

TOWN OF
FARMINGTON



***Zoning Board of Appeals Meeting Agenda
January 24, 2022 Meeting
7:00pm***

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join Zoom Meeting by clicking the following link:

<https://zoom.us/j/95476695857?pwd=dWVyODUxN1NNIhXZ2NXZUVtUnRKUT09>

Meeting ID: 954 7669 5857

Passcode: 678772

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Meeting ID: 954 7669 5857

Passcode: 678772

Find your local number: <https://zoom.us/u/aeHVeyDjKe>

1. Open Meeting, Identify Rules of Procedure, Emergency Evacuation Procedures, Introductions of Board Members & Staff —Chairperson Marshall.
2. Approval of Meeting Minutes—December 27, 2021 Meeting.
3. Attest to publishing legal notice – There was no legal notice published.

4. CONTINUED PUBLIC HEARING (1): The following application is a continued public hearing scheduled for this meeting.

ZB #1002-21: SCOTT A. HARTER P.E. 7172 VICTOR-PITTSFORD ROAD VICTOR, NY 14564

The applicant requests an area variance, on behalf of his client, and in accordance with Chapter 165, Article V, Section 58 of the Farmington Town Code. The applicant's client wishes to erect a 3,456 square-foot accessory structure (a barn) in the front yard portion of their lot located at 640 County Road 8 in the Town of Farmington. The Town Code requires all accessory structures to be located within the rear yard portion of the lot. The property is located at 640 County Road 8 and is zoned RR-80 Rural Residential.

5. BOARD DELIBERATIONS AND DECISIONS:

ZB #1002-21

Area Variance

Scott A. Harter P.E.

6. OTHER BOARD MATTERS:

- a. Review of 2022 Rules of Procedure

7. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

8. DIRECTOR OF DEVELOPMENT UPDATE

9. CODE ENFORCEMENT/ ZONING OFFICER UPDATE

- a. Open Clerk of the Board Position.

10. NEXT TENTATIVE MEETING DATE February 28, 2022

11. ADJOURNMENT

TOWN OF
FARMINGTON



***Zoning Board of Appeals Meeting Agenda
February 28, 2022 Meeting
7:00pm***

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. Open Meeting, Identify Rules of Procedure, Emergency Evacuation Procedures, Introductions of Board Members & Staff —Chairperson Marshall.
2. Approval of Meeting Minutes—January 24, 2022 Meeting.
3. Attest to publishing legal notice – There were two (2) legal notices published on February 20, 2022 for tonight’s agenda: ZB 0201-22, A Safe Place Storage, ZB 0202-22, A Safe Place Storage — Chairperson Marshall.

5. PUBLIC HEARINGS (2): The following applications have public hearings scheduled for this meeting.

ZB #0201-22: A SAFE PLACE STORAGE 6025 DENNY DRIVE FARMINGTON, NY 14425

The applicant requests an area variance, in accordance with Chapter 165, Article VI, Section 165-84.1 K of the Farmington Town Code. The applicant wishes to erect a 130ft wide x 131ft long mini-warehouse building [having a total square footprint of 16,929 square feet in area]. The Town Code states the max width for a mini-warehouse structure shall be 40 feet [with a maximum square footprint of 8,000 square feet in area]. The property is located at 6025 Denny Drive and is zoned LI-Limited Industrial.

ZB #0202-22: A SAFE PLACE STORAGE 6025 DENNY DRIVE FARMINGTON, NY 14425

The applicant requests an area variance, in accordance with Chapter 165, Article VI, Section 165-84.1 Q of the Farmington Town Code. The applicant is requesting dedicated outdoor storage spaces designated to store vehicles. Town Code states There shall be no outdoor storage of materials or goods on a mini-warehouse site. The property is located at 6025 Denny Drive and is zoned LI Limited Industrial.

4. BOARD DELIBERATIONS AND DECISIONS:

ZB #0201-21	Area Variance	A Safe Place Storage
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ZB #0202-21	Area Variance	A Safe Place Storage
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5. OTHER BOARD MATTERS:

- a. Review of 2022 Rules of Procedure

6. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

7. DIRECTOR OF DEVELOPMENT UPDATE

8. CODE ENFORCEMENT/ ZONING OFFICER UPDATE

- a. Open Clerk of the Board Position.

9. NEXT MEETING DATE March 28, 2022

10. ADJOURNMENT

TOWN OF
FARMINGTON



***Zoning Board of Appeals Meeting Agenda
March 28, 2022 Meeting
7:00pm***

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. Open Meeting, Identify Rules of Procedure, Emergency Evacuation Procedures, Introductions of Board Members & Staff —Chairperson Marshall.
2. Approval of Meeting Minutes—February 28, 2022 Meeting.
3. Attest to publishing legal notice – There was one (1) legal notice published on March 20, 2022 for tonight’s agenda: ZB 0301-22, Meyer’s RV -- Chairperson Marshall.

4. CONTINUED PUBLIC HEARING (1): The following application has a continued public hearing scheduled for this meeting.

ZB #0201-22: A SAFE PLACE STORAGE 6025 DENNY DRIVE FARMINGTON, NY 14425

The applicant requests an area variance, in accordance with Chapter 165, Article VI, Section 165-84.1 K of the Farmington Town Code. The applicant wishes to erect a 130ft wide x 131ft long mini-warehouse building [having a total square footprint of 16,929 square feet in area]. The Town Code states the max width for a mini-warehouse structure shall be 40 feet [with a maximum square footprint of 8,000 square feet in area]. The property is located at 6025 Denny Drive and is zoned LI-Limited Industrial.

5. PUBLIC HEARINGS (1): The following application has a public hearing scheduled for this meeting.

ZB #0301-22, MEYERS RV, 6200 NEW YORK STATE ROUTE 96, FARMINGTON, NEW YORK 14425:

The applicant requests an Area Variance to the provisions contained within Chapter 165, Article IV, Section 165-34.2 J (1) (a) of the Farmington Town Code. The applicant wishes to erect a one hundred eighteen (118) square foot (total sign area) building mounted commercial speech sign on the front building elevation facing State Route 96. The Town Code restricts the maximum size of a building mounted commercial sign to 48 square feet in sign area when facing State Route 96. The property is located at 6200 State Route 96 and is zoned GB General Business, MTOD Major Thoroughfare Overlay District, and MSOD Main Street Overlay District.

5. BOARD DELIBERATIONS AND DECISIONS:

ZB #0201-21	Area Variance	A Safe Place Storage
ZB #0301-21	Area Variance	Meyer's RV

6. OTHER BOARD MATTERS:

- a. Review of 2022 Rules of Procedure

7. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

8. DIRECTOR OF DEVELOPMENT UPDATE

9. CODE ENFORCEMENT/ ZONING OFFICER UPDATE

- a. Open Clerk of the Board Position.

10. NEXT MEETING DATE April 25, 2022

11. ADJOURNMENT

TOWN OF
FARMINGTON



***Zoning Board of Appeals Meeting Agenda
May, 23, 2022 Meeting
7:00pm***

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1. Open Meeting, Identify Rules of Procedure, Emergency Evacuation Procedures, Introductions of Board Members & Staff —Chairperson Marshall.
2. Approval of Meeting Minutes—March 28, 2022 Meeting.
3. Attest to publishing legal notice – There were two (2) legal notices published on May 15, 2022 for tonight’s agenda: ZB #0501-22, Matthew Fox, and ZB #0502-22, James Russell -- Chairperson Marshall.

4. PUBLIC HEARINGS (2): The following applications have a public hearing scheduled for this meeting.

ZB #0501-22, MATTHEW FOX, 5842 TWEED TRAIL, FARMINGTON, NEW YORK 14425:

Request an Area Variance to the provisions contained within Chapter 165, Article V, Section 61 A of the Town of Farmington Codes. The applicant wishes to erect a fence six (6) feet in height to be located within the front yard portion of a lot. Per Town Code fences may be permitted that are four (4) feet or lower in height within the front yard portion of a lot. The lot is located at 5842 Tweed Trail and is zoned IZ Incentive Zoning.

ZB #0502-22, JAMES RUSSELL, 5040 HERENDEEN ROAD, FARMINGTON, NEW YORK 14425:

Request an Area Variance to the provisions contained within Chapter 165, Schedule 1, Attachment 1, of the Farmington Town Code. The applicant wishes to erect an 8-foot x 47-foot deck to be attached to the front of a residence, with a proposed front setback of 40.6-feet. The Town Code requires a minimum front setback of sixty (60) feet. The property is located at 5040 Herendeen Road and is Zoned A-80 Agriculture.

5. BOARD DELIBERATIONS AND DECISIONS:

ZB #0501-21	Area Variance	Matthew Fox
ZB #0502-21	Area Variance	James Russell

6. OTHER BOARD MATTERS:

7. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

8. DIRECTOR OF DEVELOPMENT UPDATE

9. CODE ENFORCEMENT/ ZONING OFFICER UPDATE

a. Open Clerk of the Board Position.

10. NEXT MEETING DATE June 27, 2022

11. ADJOURNMENT

TOWN OF
FARMINGTON



Zoning Board of Appeals Meeting Agenda
June 27, 2022 Meeting
7:00pm

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. Open Meeting, Identify Rules of Procedure, Emergency Evacuation Procedures, Introductions of Board Members & Staff —Chairperson Marshall.
2. Approval of Meeting Minutes—May 23, 2022 Meeting.
3. Attest to publishing of legal notice – There was one (1) legal notice published on June 15, 2022 for tonight’s agenda: ZB #0601-22, Rory & Andrea Stave -- Chairperson Marshall.

4. CONTINUED PUBLIC HEARING (1): The following application has a continued public hearing scheduled for this meeting. ***Withdrawn***

ZB #0501-22, MATTHEW FOX, 5842 TWEED TRAIL, FARMINGTON, NEW YORK 14425:

Request an Area Variance to the provisions contained within Chapter 165, Article V, Section 61 A of the Town of Farmington Codes. The applicant wishes to erect a fence six (6) feet in height to be located within the front yard portion of a lot. Per Town Code fences may be permitted that are four (4) feet or lower in height within the front yard portion of a lot. The property is zoned IZ Incentive Zoning.

5. PUBLIC HEARING (1): The following application has a public hearing scheduled for this meeting.

ZB #0601-22, RORY & ANDREA STAVE, 53 COACHLIGHT CIRCLE, FARMINGTON, NEW YORK 14425:

Request an Area Variance to the provisions contained within Chapter 165, Schedule 1, Attachment 1, of the Farmington Town Code. The applicant wishes to erect a 9-foot 11-inch x 12-foot-long deck to be attached to the front of a residence, with a proposed front setback of 27-feet 1-inch. The Town Code requires a minimum front setback of thirty-five (35) feet. The property is zoned R-7.2 Planned Subdivision District.

6. BOARD DELIBERATIONS AND DECISIONS:

ZB #0501-21

Area Variance

Matthew Fox

ZB #0601-21

Area Variance

Rory & Andrea Stave

7. OTHER BOARD MATTERS:
8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION
9. DIRECTOR OF DEVELOPMENT UPDATE
10. CODE ENFORCEMENT/ ZONING OFFICER UPDATE
- a. Open Clerk of the Board Position.
11. NEXT MEETING DATE July 25, 2022
12. ADJOURNMENT

TOWN OF
FARMINGTON



Zoning Board of Appeals Meeting Agenda
July, 25 2022 Meeting
7:00pm

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. Open Meeting, Identify Rules of Procedure, Emergency Evacuation Procedures, Introductions of Board Members & Staff —Acting Chairperson Yourch.
2. Approval of Meeting Minutes—June 27, 2022 Meeting.
3. Attest to publishing legal notice – There were two (3) legal notices published on July 17, 2022 for tonight’s agenda: ZB #0701-22, Allison Ricker, ZB #0702-22, John Hotto, and ZB #0703-22, John Hotto -- Acting Chairperson Yourch.

4. PUBLIC HEARINGS (3): The following applications have a public hearing scheduled for this meeting.

ZB #0701-22, ALLISON RICKER, 200 HOOK RD, FARMINGTON, NEW YORK 14425:

Request an Area Variance to the provisions contained within Chapter 165, Article V, Section 55 B. of the Town of Farmington Code. The applicant wishes to keep farm animals (chickens) on premises with less than 5 acres of land and located within the RS-25 Residential Suburban Zoning District. Per Town Code farm animals shall be allowed on land located within the A-80 Agricultural District and the RR-80 Rural Residential District and no farm animals shall be housed or kept within an outdoor area on any premises of less than five acres. The subject lot contains a total of 3.45 acres of land located at 200 Hook Rd and is zoned RS-25 Residential Suburban.

ZB #0702-22, JOHN HOTTO, 1105 RIDGEWAY AVENUE, ROCHESTER, NEW YORK 14615:

Request an Area Variance to the provisions contained within Chapter 165, Schedule 1, Attachment 1, of the Farmington Town Code. The applicant wishes to erect a structure (warehouse) with a proposed front setback of thirty (30) feet. The Town Code requires a minimum front setback of seventy-five (75) feet. The property is located along the south side of Loomis Road, between State Route 332 and Plastermill Road and is Zoned GB-General Business.

ZB #0703-22, JOHN HOTTO, 1105 RIDGEWAY AVENUE, ROCHESTER, NEW YORK 14615:

Request an Area Variance to the provisions contained within Chapter 165, Article IV, Section 34 G. (3), of the Farmington Town Code. The applicant wishes to erect a structure (warehouse) with a proposed setback from State Route 332 of fifty (50) feet. The Town Code requires a minimum setback from State Route 332 of one hundred (100) feet. The property is located along the south side of Loomis Road, between State Route 332 and Plastermill Road and is Zoned GB-General Business.

5. BOARD DELIBERATIONS AND DECISIONS:

ZB #0701-21	Area Variance	Allison Ricker
ZB #0702-21	Area Variance	John Hotto
ZB #0702-21	Area Variance	John Hotto

6. OTHER BOARD MATTERS:
7. PUBLIC COMMENTS—OPEN FORUM DISCUSSION
8. DIRECTOR OF DEVELOPMENT UPDATE
9. ZONING / CODE ENFORCEMENT OFFICER UPDATE
 - a. Open Clerk of the Board Position.
 - b. Open Board Member Position.
10. NEXT MEETING DATE August 22, 2022
11. ADJOURNMENT

TOWN OF
FARMINGTON



***Zoning Board of Appeals Meeting Agenda
August 22, 2022 Meeting
7:00pm***

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. Open Meeting, Identify Rules of Procedure, Emergency Evacuation Procedures, Introductions of Board Members & Staff —Chairperson Yourch.
2. Approval of Meeting Minutes—July 25, 2022 Meeting.
3. Attest to publishing of legal notice – There was one (1) legal notice published on June 15, 2022 for tonight’s agenda: ZB #0801-22, Edward J. Pasciak -- Chairperson Yourch.

4. CONTINUED PUBLIC HEARING (1): The following application has a continued public hearing scheduled for this meeting.

ZB #0701-22, ALLISON RICKER, 200 HOOK RD, FARMINGTON, NEW YORK 14425:

Request an Area Variance to the provisions contained within Chapter 165, Article V, Section 55 B. of the Town of Farmington Code. The applicant wishes to keep farm animals (chickens) on premises with less than 5 acres of land and located within the RS-25 Residential Suburban Zoning District. Per Town Code farm animals shall be allowed on land located within the A-80 Agricultural District and the RR-80 Rural Residential District and no farm animals shall be housed or kept within an outdoor area on any premises of less than five acres. The subject lot contains a total of 3.45 acres of land located at 200 Hook Rd and is zoned RS-25 Residential Suburban.

5. PUBLIC HEARING (1): The following application has a public hearing scheduled for this meeting.

ZB #0801-22, EDWARD J. PASCIAK, 5770 BONNIE BRAE CIRCLE, FARMINGTON, NEW YORK 14425:

Request an Area Variance to the provisions contained within Chapter 165, Schedule 1, Attachment 1, of the Farmington Town Code. The applicant wishes to erect a 10-foot-wide x 10-foot-long deck to be attached to the front of a residence, with a proposed front setback of 26-feet 5-inch. The Town Code requires a minimum front setback of thirty-five (35) feet. The property is zoned R-7.2 Planned Subdivision District.

6. BOARD DELIBERATIONS AND DECISIONS:

ZB #0701-21	Area Variance	Allison Ricker
ZB #0801-21	Area Variance	Edward J. Pasciak

7. OTHER BOARD MATTERS:
8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION
9. DIRECTOR OF DEVELOPMENT UPDATE
10. CODE ENFORCEMENT/ ZONING OFFICER UPDATE
- a. Open Clerk of the Board Position.
 - b. Open Board Member Position
11. NEXT MEETING DATE September 26, 2022
12. ADJOURNMENT

TOWN OF
FARMINGTON



***Zoning Board of Appeals Meeting Agenda
September, 26 2022 Meeting
7:00pm***

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. Open Meeting, Identify Rules of Procedure, Emergency Evacuation Procedures, Introductions of Board Members & Staff —Chairperson Yourch.
2. Approval of Meeting Minutes—July 25, 2022 and August 22, 2022
3. Attest to publishing legal notice – There was one (1) legal notice published on September 18, 2022 for tonight’s agenda: ZB #0901-22, Phil Mandrino -- Chairperson Yourch.

4. PUBLIC HEARING (1): The following application has a public hearing scheduled for this meeting.

ZB #0901-22, PHILIP MANDRINO, 1696 NEW MICHIGAN ROAD, FARMINGTON, NEW YORK 14425:

The applicant wishes to construct a 2,560 square foot accessory structure, a pole barn forty (40) feet by sixty-four (64) feet in size, that would extend into the side yard portion of the lot. The Town Code requires accessory structures to be located only within the rear yard portion of the lot.

5. BOARD DELIBERATIONS AND DECISIONS:

ZB #0901-22

Area Variance

Phil Mandrino

6. OTHER BOARD MATTERS:

7. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

8. DIRECTOR OF DEVELOPMENT UPDATE

9. ZONING / CODE ENFORCEMENT OFFICER UPDATE

a. Open Clerk of the Board Position.

10. NEXT MEETING DATE October 24, 2022

11. ADJOURNMENT

TOWN OF
FARMINGTON



***Zoning Board of Appeals Meeting Agenda
November 28, 2022 Meeting
7:00pm***

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1. Open Meeting, Identify Rules of Procedure, Emergency Evacuation Procedures, Introductions of Board Members & Staff —Chairperson Yourch.
2. Approval of Meeting Minutes—September 26, 2022 Meeting.
3. Attest to publishing legal notices – There were two (2) legal notices published on November 20, 2022 for tonight’s agenda: ZB #1101-22, James Russell, & ZB #1102-22 Marathon Engineering -- Chairperson Yourch.

4. PUBLIC HEARINGS (2): The following applications have a public hearing scheduled for this meeting.

ZB #1101-22, JAMES RUSSELL, 5040 HERENDEEN ROAD, FARMINGTON, NEW YORK 14425:

Request an Area Variance to the provisions contained within Chapter 165, Schedule 1, Attachment 1, of the Farmington Town Code. The applicant has erected a forty (40) foot x fifty-two (52) foot pole barn, in his side yard. Town Code requires all accessory structures to be located in the rear yard portion of any lot. The property is located at 5040 Herendeen Road and is Zoned A-80 Agriculture.

ZB #1102-22, MARATHON ENGINEERING, 39 CASCADE DR, ROCHESTER, NEW YORK 14614:

Requesting on behalf of their client an Area Variance to the provisions contained within Chapter 165, Schedule 1, Attachment 1, of the Farmington Town Code. The applicant wishes to erect a 1,570 Sq ft Residence, to replace a 1,360 Sq ft residence that was previously destroyed by fire, with a proposed front setback of twenty-seven (27) feet. The Town Code requires a minimum front setback of sixty (60) feet. The property is located at 191 Ellsworth Road and is zoned A-80 Agricultural.

5. BOARD DELIBERATIONS AND DECISIONS:

ZB #1101-22	Area Variance	James Russell
ZB #1102-22	Area Variance	Marathon Engineering

6. OTHER BOARD MATTERS:

- a. Discussion on the Keeping of Chickens within the Town of Farmington.
- b. Review and approval of the 2023 Zoning Board of Appeals submittal deadlines and meeting dates.

7. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

8. DIRECTOR OF DEVELOPMENT UPDATE:

9. ZONING / CODE ENFORCEMENT OFFICER UPDATE

- a. Open Clerk of the Board Position.

10. NEXT MEETING DATE Tentatively December 19, 2022

11. ADJOURNMENT