

***Zoning Board of Appeals Meeting Agenda***

***June 23, 2025, 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=dWVyODUxN1lNNlhXZ2NXZUVtUnRKUT09>

Meeting ID: 954 7669 5857

Passcode: 678772

One tap mobile

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Dial by your location

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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 Yourch.
2. Approval of Meeting Minutes, April 28, 2025, Meeting.
3. Attest to publishing legal notices – the following Legal Notices for tonight’s agenda were published in the Daily Messenger on Friday June 17, 2025:

**NOTICE IS HEREBY GIVEN THAT** the Zoning Board of Appeals of the Town of Farmington, will conduct Public Hearings on the **23rd day of June 2025,** commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, New York, 14425 for the purpose ofreceiving testimony upon and considering the applications of:

ZB 2025-0501, Ed & Joanne Borghi, 803 Hook Rd Farmington, NY 14425: Requesting an area variance for Tax Map Account 17.00-2-31.000 to allow relief from the Town Code requirement [Chapter 165, Schedule I] front set back 60 feet minimum. The applicant is proposing a 7-foot by 14-foot deck with a front set back of 49 feet. The property is zoned RR-80.

ZB 2025-0502, Todd Cunningham, 1674 Lillybrook Ct. Farmington, NY 14425: Requesting an area variance for Tax Map Account 41.10-1-321.100 to allow relief from the Town Code requirement [Incentive Zoning Conditions] front set back 40 feet minimum. The applicant is proposing a 7-foot by 18-foot roof over the entrance patio with a front set back of 35 feet. The property is zoned RR-80 & Incentive Zoning.

ZB 2025-0503, Michael Bezer, 6169 Co Rd 41 Farmington, NY 14425: Requesting an area variance for Tax Map Account 41.06-1-15.000 to allow relief from the Town Code requirement [Chapter 165-58 (A)**].**  All accessory structures in any zoning district shall be located in the rear yard portion of a lot having a principal structure and shall have a minimum rear yard setback of five feet. The applicant is proposing a 12-foot by 20- foot shed that has been interpreted not to be the rear portion of the lot. The property is zoned RS25- Residential Suburban.

ZB 2025-0504, Vance Kannapel, 5050 Rushmore Road, Palmyra, NY 14522: Requesting an area variance for Tax Map Account 18.00-2-10.310 to allow relief from the Town Code requirement [Chapter 165, Article V, Section 62 B] that swimmingpools shall be located in the rear yard portion of a lot and not closer than 10 feet to the side or rear property lines. Due to the orientation of the house on the lot, the back yard is technically considered the front yard. The property is zoned A-80 Agricultural.

**ALL PARTIES IN INTEREST** will be given an opportunity to be heard in respect to such applications. Persons may appear in person, or by agent or via Zoom.

By order of:

Thomas Yourch, Chairman, Town of Farmington Zoning Board of Appeals

Publication: Daily Messenger, June 17, 2025

1. **CONTINUED PUBLIC HEARING(S):** None
2. **PUBLIC HEARING:**

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1. **BOARD DELIBERATIONS AND DECISIONS:**

**ZB 2025 0501**  **Area Variance** **Ed & Joanne Borghi**

**ZB 2025 0502**  **Area Variance** **Todd Cunningham**

**ZB 2025 0503**  **Area Variance** **Michael Bezer**

**ZB 2025 0504**  **Area Variance** **Vance Kannapel**

**7. OTHER BOARD MATTERS:** None

**8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION**

1. **DIRECTOR OF DEVELOPMENT UPDATE**
2. **ZONING / CODE ENFORCEMENT OFFICER UPDATE**
3. **NEXT MEETING DATE:** July 28, 2025
4. **ADJOURNMENT**