

Town of Farmington

1000 County Road 8
Farmington, New York 14425

ZONING BOARD OF APPEALS

Established July 15, 1957

Monday, August 22, 2022, 7:00 p.m.

MINUTES—Approved

The minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Zoning Board of Appeals. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Zoning Board of Appeals adopted Rules of Procedure. The audio recording is retained for four months.

Board Members Present: Thomas Yourch, *Chairperson*
Tod Ruthven
Jody Binnix

Board Member Excused: Kelly Cochran

Staff Present:
John Weidenborner, Town of Farmington Zoning Officer
Ron Brand, Town of Farmington Director of Development

Applicant’s Present:
Edward Pasciak, 5770 Bonnie Brae Circle, Farmington
Allison Ricker, 200 Hook Road, Farmington

Others Present:
Stephen Schneider, 5768 Bonnie Brae Circle, Farmington
Tom Lay, Hook Road, Farmington

Virtually via Zoom:
None

- 1. MEETING OPENING**
The meeting was called to order at 7:00 p.m. by Mr. Yourch.

The Pledge of Allegiance was recited.

Mr. Yourch said that the meeting would be conducted according to the Rules of Procedure approved by the Zoning Board of Appeals on March 28, 2022.

This meeting was held both in person at the Farmington Town Hall and virtually on Zoom. The safety measures were implemented in accordance with the Governor's relevant Executive Orders regarding the COVID-19 pandemic. The names of those attending tonight's meeting is available for public tracing should it be deemed necessary. Hand sanitizers were available throughout the building. Public access was restricted to the lobby, the main meeting room, and the public restrooms.

2. **APPROVAL OF MINUTES OF JULY 25, 2022**

■ Approval of the July 25, 2022, minutes was laid over until the September 26, 2022, as there was not a quorum of those who participated in the July meeting.

3. **LEGAL NOTICE**

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on Sunday, August 14, 2022:

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.

SAID BOARD OF APPEALS WILL MEET at said time and place to hear all persons in support of, or having objections to, such matters.

By order of:
Thomas Yourch, Chairperson
Zoning Board of Appeals
TOWN OF FARMINGTON

4. **CONTINUED PUBLIC HEARING**

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 containing 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 Road.

Mr. Yurch continues the public hearing on this application and asks if there is anyone in attendance, either in person or online, that wishes to speak on behalf of this application.

Allison Ricker was present to speak on behalf of this application. She stated that she has five chickens. She said that she was not aware that she could not have chickens otherwise she would not have gotten them. Her neighbors sent letters and signed papers that the chickens do not annoy them. She said that she does not have close neighbors but the closest ones around her signed the paper. She said she loves her chickens, and they are her pets.

Mr. Yurch then asked for questions and comments from Town Staff.

Mr. Brand asks the applicant if she has a rooster or if they are all hens.

Ms. Ricker states that she has five hens.

Mr. Brand states that this public hearing was continued from the July 25, 2022, meeting. The resolutions have been updated to reflect the current date and have been distributed to everyone as well as posted upon the Town website.

Mr. Weidenborner adds that the applicant has stated that she currently does not have any close neighbors, however the Planning Board is reviewing a site plan for the lot directly next to her. This will put neighbors within about forty feet of her house. That is one of the concerns with the RS-25 zoning district does allow for smaller lot sizes as opposed to across the street in the A-80 district and they are farms. There is the potential of getting houses closer together and that is why the Town Board has deemed that they do not allow the chickens on the smaller lot size such as the neighborhoods and tighter communities. Unfortunately, the applicant lives on the very edge of this zoning district so it appears like she is in farmland but there are a bunch of lots on either side of her that one is being built on currently and the other is for sale for a residential lot that will put neighbors within fifty feet. That is the concern with having chickens within this community and with the Town Code being updated recently that is why the resolution was drafted the way it was.

Mr. Yurch then asks if there were any public comments.

Hearing none. He asks for questions or comments from the board.

Ms. Binnix said that she did have questions earlier however they were answered by Mr. Weidenborner.

Mr. Yurch then asks for any further comments from the public. Hearing none he asks for comments from the Board.

Hearing none. Mr. Yourch closes the public hearings for ZB #0701-22.

5. PUBLIC HEARING

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.

Mr. Yourch opens the public hearing for the above application.

Edward Pasciak was present to speak on behalf of this application. He would like to put the deck on the front of the house to improve the appearance but more importantly the existing steps are dangerous.

Stephen Schneider said he has been Mr. Pasciak's neighbor for forty-five years and has absolutely no qualms about him putting up a 10x10 deck.

Mr. Yourch then asks for staff comments.

Mr. Brand states that two resolutions have been drafted for the boards consideration one is the Type II SEQR resolution and the other is a resolution to approve with conditions. This application is fairly straight forward as we have seen a few of these recently.

Mr. Weidenborner says that Town staff is still working on updating the code on this. It is a slow process changing a law, but they are working on a making an amendment to allow decks within the first ten feet of a setback. We have seen a growing trend of residents wanting to put on front decks on their houses. The code is in the process of being changed but they are just going along with what the board has done in the past with approving it within the first ten feet.

Mr. Yourch then asks for any further comments from the public. Hearing none he asks for comments from the Board.

Hearing none. Mr. Yourch closes the public hearings for ZB #0801-22.

6. BOARD BUSINESS—DELIBERATIONS AND DECISION

ZB #0701-22	Allison Ricker 200 Hook Road Farmington, N.Y. 14425	Area Variance
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■ A motion was made by MR. RUTHVEN, seconded by MS. BINNIX, that the reading of the following State Environmental Quality Review (SEQR) resolution be waived, and that the resolution be approved as submitted by the Town staff:

**FARMINGTON ZONING BOARD OF APPEALS RESOLUTION
SEQR RESOLUTION—TYPE II ACTION**

ZB #0701-22

**APPLICANT: ALLISON RICKER, 200 HOOK RD, FARMINGTON, NEW YORK
14425**

ACTION: Request an Area Variance to the provisions contained within Chapter 165, Article V, Section 55 B. of the Town of Farmington Code. The Town Code prohibits the keeping of farm animals on any parcel having less than 5 acres of land. The parcel is located within the RS-25 Residential Suburban Zoning District. The subject lot contains a total of 3.45 acres of land located at 200 Hook Road.

WHEREAS, the Town of Farmington Zoning Board of Appeals (hereinafter referred to as the Board) has reviewed the criteria, under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action; and,

NOW, THEREFORE, BE IT RESOLVED THAT the Board finds that the Action is classified a Type II Action under Section 617.5 (c) of the SEQR Regulations.

BE IT FURTHER RESOLVED THAT Type II Actions are not subject to further review under Part 617.

NOW, THEREFORE, BE IT RESOLVED THAT the Board in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the Town file upon this Action.

The above resolution was offered by MR. RUTHVEN and seconded by MS. BINNIX at a regularly scheduled meeting of the Zoning Board of Appeals held on Monday, August 22, 2022. Following discussion, the following roll call vote was recorded:

Kelly Cochran	Excused
Jody Binnix	Aye
Tod Ruthven	Aye
Thomas Yourch	Aye
One vacant position	—

Motioned carried.

■ A motion was made by MR. RUTHVEN, seconded by MS. BINNIX, that the reading of the complete Area Variance Findings and Decision resolution be waived, and that the Chairperson read aloud the Determination of the Zoning Board of Appeals.

Motion carried by voice vote.

**TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS AND DECISION**

APPLICANT: ALLISON RICKER
200 Hook Road
Farmington, NY 14425

File: ZB #0701-22
Zoning District: RS-25 Residential-Sub
Published Legal Notice: July 17, 2022
County Planning Action: N/A
County Referral #: N/A
Public Hearing held on: July 25, 2022 &
August 22, 2022

Property Location: 200 Hook Road, Farmington, New York 14425

Applicable Section of Town Code: Chapter 165. Schedule 1, Attachment 1

Requirement for Which Variances are Requested: Request an Area Variance to the provisions contained within Chapter 165, Article V, Section 55 B. of the Town of Farmington Code. The Code restricts the keeping of farm animals within an outdoor area on any parcel having less than five acres of land. The applicant wishes to keep farm animals (chickens) on land with less than 5 acres that is located within the RS-25 Residential Suburban Zoning District. The subject lot contains a total of 3.45 acres of land located at 200 Hook Road.

State Environmental Quality Review Determination: The granting of an Area Variance is classified as a Type II Action under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations. Type II Actions have been determined, under the SEQR Regulations, not to have a substantial adverse impact upon the environment or are otherwise precluded from further environmental review under article 8 of the State Environmental Conservation Law.

County Planning Referral Recommendation: N/A Exempt Action by Ontario County Planning Board Bylaws.

FACTORS CONSIDERED AND BOARD FINDINGS

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the Area Variance.
 X Yes No

Reasons: The Zoning Board of Appeals (hereinafter referred to as Board) finds that the property is a residential lot, located in a predominantly low-density rural residential area of the Town, fronting along a Town highway and it is not being farmed. The Board further finds the lot has a total

area of 3.45 acres and that the parcel in question was subdivided by a previous owner out of a larger plot that originally contained 28.53 acres involving mostly active agricultural land to create three smaller residential lots, in 2013. The applicant purchased one of the smaller residential lots.

The Board further find that Chapter 165, Article V, Section 55. The Keeping of Animals, was amended by the Town Board in 2021. The Board further finds that in this instance there has not been any practical difficulty identified which could help the Board in making its decision that any relief being granted would in fact be the minimum relief required under the Farmington Town Code.

The Board, based upon these findings, determines that the granting of the requested Area Variance will likely create an undesirable change in the character of the neighborhood; or create a detriment to nearby properties.

2. Whether the benefit sought by the applicant can be achieved by a feasible alternative to the requested variance. Yes No

Reasons: The Board finds that the only other alternative available to the applicant would be to acquire additional acreage. The Board further finds there are no other feasible alternatives for the applicant to achieve that would provide the same outcome for this property without requiring the granting of an area variance reducing the minimum lot size. Therefore, based upon these findings, the Board determines that the benefit to the applicant cannot be achieved by a feasible alternative.

3. Whether the requested variance is substantial. Yes No

Reasons: The Board finds that the keeping of animals is only permitted within either the side or rear yard portions of the lot and not closer than five feet to side and/or rear property lines. The applicant’s request to allow the free range of chickens on the property and into the front yard portion of the lot involves an area variance of one hundred percent (100%). The Board has consistently found that granting an area variance involving a reduction of fifty percent (50%) or more from what is authorized by Town Code is a substantial variance.

4. Whether the proposed variance will have an adverse effect or impact upon the physical environmental conditions in the neighborhood or district. Yes No

Reasons: The Board has given consideration to the criteria for determining significance, as set forth in Section 617.7 of the SEQRA Regulations. The Board finds that the proposed Action is classified as a Type II Action under Section 617.5 (c) of the New York State Environmental Conservation Law (ECL), Article 8. The Board finds that Type II Actions have been determined not to have a significant adverse impact upon the environment and has thereby satisfied the procedural requirements of the ECL.

5. Whether the alleged difficulty was self-created which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the Area Variance.

Yes No

Reasons: The board finds that the alleged difficulty was self-created in that the applicant is proposing the keeping of farm animals (chickens) on a lot that is neither zoned for the keeping of farm animals, nor having the minimal acreage for the keeping of farm animals.

**DETERMINATION OF THE ZONING BOARD OF APPEALS
BASED UPON THE ABOVE FACTORS**

The Zoning Board of Appeals, after reviewing the above five factors, finds:

The benefit to the applicant DOES NOT outweigh the detriment to the community or neighborhood; and, therefore, the requested area variance for the keeping of animals is **DENIED.**

NOW, THEREFORE, BE IT RESOLVED that the Board in making this Determination has satisfied the procedural requirements under New York State Town Law and the Town of Farmington Town Code.

BE IT FINALLY RESOLVED that the Board directs this Resolution be placed in the public file upon this Action and that a copy hereof be provided to the applicant.

The above resolution was offered by MR. RUTHVEN and seconded by MS. BINNIX at a regularly scheduled meeting of the Zoning Board of Appeals held on Monday, August 22, 2022. Following discussion, the following roll call vote was recorded:

Kelly Cochrane	Excused
Jody Binnix	Aye
Tod Ruthven	Aye
Thomas Yourch	Aye
Vacant	-

Motion carried.

Ms. Ricker then asks who is going to come get the chickens.

Mr. Weidenborner tells her to call the office tomorrow and they can figure out a solution and give her some time. He said they will figure out a plan together.

Ms. Ricker agrees.

ZB #0801-22	Edward Pasciak	Area Variance
	5770 Bonnie Brae Circle	
	Farmington, N.Y. 14425	

■ A motion was made by MR. RUTHVEN, seconded by MS. BINNIX, that the reading of the following State Environmental Quality Review (SEQR) resolution be waived, and that the resolution be approved as submitted by the Town staff:

**FARMINGTON ZONING BOARD OF APPEALS RESOLUTION
SEQR RESOLUTION—TYPE II ACTION**

ZB #0801-22

**APPLICANT: EDWARD J. PASCIAK
5770 BONNIE BRAE CIRCLE,
FARMINGTON, NEW YORK 14425**

ACTION: Area Variance to erect a 10’ x 10’ porch to be attached on the front of the residence, creating a proposed front setback of 26-foot 5-inches.

WHEREAS, the Town of Farmington Zoning Board of Appeals (hereinafter referred to as the Board) has reviewed the criteria, under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action; and,

NOW, THEREFORE, BE IT RESOLVED THAT the Board finds that the Action is classified a Type II Action under Section 617.5 (c) (12) of the SEQR Regulations.

BE IT FURTHER RESOLVED THAT Type II Actions are not subject to further review under Part 617.

NOW, THEREFORE, BE IT RESOLVED THAT the Board in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the Town file upon this Action.

The above resolution was offered by MR. RUTHVEN and seconded by MS. BINNIX at a regularly scheduled meeting of the Zoning Board of Appeals held on Monday, August 22, 2022. Following discussion, the following roll call vote was recorded:

Kelly Cochrane	Excused
Jody Binnix	Aye
Tod Ruthven	Aye
Thomas Yourch	Aye
Vacant	-

Motion carried.

■ A motion was made by MR. RUTHVEN, seconded by MS. COCHRANE, that the reading of the complete Area Variance Findings and Decision resolution be waived, and that the Chairperson read aloud the Determination of the Zoning Board of Appeals.

Motion carried by voice vote.

**TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS AND DECISION**

APPLICANT: Edward J. Pasciak 5770 Bonnie Brae Circle Farmington, N.Y. 14425	File: ZB #0801-22 Zoning District: R-7.2 Planned Subdivision Published Legal Notice on: August 14, 2022 County Planning Action on: N/A County Referral #: N/A Public Hearing held on: August 22, 2022
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Property Location: 5770 Bonnie Brae Circle, Farmington, New York 14425

Applicable Section of Town Code: Chapter 165A, Schedule 1, Attachment 1.

Requirement for Which Variances are Requested: The applicant wishes to erect a ten-foot-wide (10 foot) by ten-foot-long (10 foot) porch, to be attached to the front of the residence located at the above address, with a proposed front setback of 26-feet 5-inch. The Town Code requires a minimum front setback of thirty-five (35) feet in the R-7.2 Planned Subdivision District.

State Environmental Quality Review Determination: The granting of an Area Variance for an a 100-square-foot accessory structure is classified as a Type II Action under Part 617.5 (c) (16) of the State Environmental Quality Review (SEQR) Regulations. Type II Actions have been determined, under the SEQR Regulations, not to have a substantial adverse impact upon the environment or are otherwise precluded from further environmental review under article 8 of the State Environmental Conservation Law (ECL).

County Planning Referral Recommendation: N/A. Exempt Action by Ontario County Planning Board Bylaws.

FACTORS CONSIDERED AND BOARD FINDINGS

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the Area Variance.
 Yes No

Reasons: The Zoning Board of Appeals (hereinafter referred to as the Board) finds that the character of this neighborhood is predominantly single-family dwellings. The Board further finds that there are other properties in the district having single-family dwellings which have had similar variances granted for front yard setbacks to accommodate porches. The Board finds that the porch is in keeping with the character of the neighborhood noting there are other structures in the area with front porches. The Board further finds that town staff is currently working on a code amendment to allow decks and porches within the first 10ft of the front setback on residential lots. The

Board, based upon these findings, determines that the granting of the requested Area Variance will not create an undesirable change in the character of the neighborhood; or create a detriment to nearby properties.

2. Whether the benefit sought by the applicant can be achieved by a feasible alternative to the requested variance. Yes No

Reasons: The Board finds there are no other options available to install a porch attached to the front of the residence without requiring a variance from this setback. Therefore, based upon these findings, the Board determines that the benefit to the applicant cannot be achieved by a feasible alternative design

3. Whether the requested variance is substantial. Yes No

Reasons: The Board finds that the requested encroachment into the front yard setback involves a variance of twenty-three percent (26%) from that required by town code. The Board has consistently found that a variance involving fifty percent (50%) or more is a substantial variance.

4. Whether the proposed variance will have an adverse effect or impact upon the physical environmental conditions in the neighborhood or district. Yes No

Reasons: The Board has given consideration to the criteria for determining significance, as set forth in Section 617.7 of the SEQRA Regulations. The Board finds that the proposed Action is classified as a Type II Action under Section 617.5 (c) of the New York State Environmental Conservation Law (ECL), Article 8. The Board finds that Type II Actions have been determined not to have a significant adverse impact upon the environment and has thereby satisfied the procedural requirements of the ECL.

5. Whether the alleged difficulty was self-created which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the Area Variance. Yes No

Reasons: The Board finds that the alleged difficulty is self-created due to the applicant’s choice of wanting to attach a porch on the front of the residence.

**DETERMINATION OF THE ZONING BOARD OF APPEALS
BASED UPON THE ABOVE FACTORS**

The Zoning Board of Appeals, after reviewing the above five proofs, finds:

The Board based upon its review of the record on this application finds that the benefit to the applicant does outweigh any known detriment to the community or neighborhood; and, therefore, the requested area variance to erect a porch twenty-six feet five inches (26.5) from the front lot line instead of the required thirty-five (35) foot front setback is **APPROVED with the following conditions:**

1. **The porch addition is to match, to the extent practical, the exterior treatment of the existing structure.**
2. **The porch addition shall not be enclosed.**
3. **Any light fixture to be installed as part of the proposed porch addition shall comply with the Town’s Dark Sky lighting regulations contained in Chapter 165 of the Town Code.**
4. **A Building Permit shall be acquired by the applicant prior to the start of construction.**

NOW, THEREFORE, BE IT RESOLVED that the Board in making this Determination has satisfied the procedural requirements under New York State Town Law and the Town of Farmington Town Code.

BE IT FINALLY RESOLVED that the Board directs this Resolution be placed in the public file upon this Action and that a copy hereof be provided to the applicant.

The above resolution was offered by MR. RUTHVEN and seconded by MS. BINNIX at a regularly scheduled meeting of the Zoning Board of Appeals held on Monday, August 22, 2022. Following discussion, the following roll call vote was recorded:

Kelly Cochrane	Excused
Jody Binnix	Aye
Tod Ruthven	Aye
Thomas Yourch	Aye
Vacant	-

Motion carried.

7. OTHER BOARD MATTERS

None

8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

None

9. DIRECTOR OF DEVELOPMENT UPDATE

- Introduced Tom Lay to the board members as he will be filling the vacancy they currently have on the board. He is expected to be appointed by the Town Board at Wednesday night’s meeting (August 25, 2022).
- The Town has started the process of soliciting engineer firms for the TAP Grant. We are hoping to get a better price for concrete when it’s time to start pouring. Some areas may need to be modified because of cost.
- Looking into Air B&B regulations. A number of communities have got involved with them from various aspects, some of which go beyond zoning and planning issues.

- Planning Board has a full slate for their September 7, 2022, agenda to include a few final site plan approvals, preliminary approval for lot #4 of the Loomis Road Industrial Park, and the Hathaway’s Corners final subdivision approval of Phase 2A.
- Potential new application for a 216-lot subdivision on Route 96 just east of the Finger Lakes Racetrack part of the Power’s Property.
- Ongoing traffic studies for the Farmington Market Center, GLN Project and the Farmington Commons Plaza

10. ZONING OFFICER UPDATE

- Next Meeting will be September 26, 2022, for one application
- Open Clerk of the Board of Position

11. TRAINING OPPORTUNITIES

■ 2022 Municipal Bootcamp:

Hancock Estabrook and MRB Group are offering a free annual training program to assist local governments, municipal officials, and planning and zoning boards. The program will include 10 hours of remote training designed to provide a comprehensive education that encompasses all aspects of municipal governance. Each program in the series will be provided remotely on the fourth Thursday of each month with subject matter experts from MRB Group and knowledgeable attorneys from Hancock Estabrook LLP. Topics will be lively, useful and—potentially as important—qualify for the education requirements for members of planning boards and zoning boards of appeal.

Remaining sessions in 2022:

Thursday, September 22, 2022, 6:00 p.m. to 7:00 p.m.

What Not to Say and What Really Not to Do: Avoiding Sexual Harassment

Thursday, October 27, 2022, 6:00 p.m. to 7:00 p.m.

A History Lesson: Managing Projects with Historic Significance

Thursday, December 22, 2022, 6:00 p.m. to 7:00 p.m.

Santa’s Nice and Naughty List: The Best and Worst of 2022

Select this link for the 2022 Municipal Bootcamp information page. RSVP and registration tab are at the bottom of the website page.

<https://www.hancocklaw.com/events/the-2022-municipal-bootcamp/>

■ New York Planning Federation Recorded Webinars:

For information: (518) 512-5270 or nypf@nypf.org

The Essentials of Planning and Zoning:

Introduction to Planning, Zoning and Land Use

Everything You've Ever Wanted to Know About Preparing a Comprehensive Plan
 Understanding and Applying SEQRA (NY State Environmental Quality Review Act)
 The What, Why, and How of Site Plan Review
 Common Mistakes and Mishaps in Site Plan Review

Meeting Process and Communication:

Enhancing Transparency Effectiveness in Planning Proceedings
 Innovations and Best Practices for Planning/Zoning Boards
 Engaging Diverse Communities and Dealing with Difficult People
 Working with Elected Officials and Understanding Everyone's Role in Planning
 The Open Meetings Law for Zoning and Planning Boards, Part 2
 Working with Developers to Foster Investment in the Community
 Communication, the Media and Social Media
 Open Government and Planning and Zoning Decision Making

■ **General Code e-Code**

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.
 Information:

<https://www.generalcode.com/training/>

■ **Future Training Opportunities Online:**

Ontario County Planning Department website now lists upcoming training:

<https://www.co.ontario.ny.us/192/Training>

12. NEXT MEETING

The next regular meeting of the Zoning Board of Appeals will be held on Monday, September 26, 2022, at 7:00 p.m. both in-person at the Farmington Town Hall, 1000 County Road 8, and on ZOOM.

13. ADJOURNMENT

■ A motion was made by MS. BINNIX, seconded by MR. RUTHVEN, that the meeting be adjourned.

Motion carried by voice vote. The meeting was adjourned at 7:23 p.m.

Respectfully submitted,

L.S.

Sarah Mitchell
 Clerk *Pro Tem* of the Zoning Board of Appeals