

Town of Farmington

1000 County Road 8
Farmington, New York 14425

ZONING BOARD OF APPEALS

Established July 15, 1957

Monday, January 24, 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: Jeremy Marshall, *Chairperson*
Kelly Cochran
Tod Ruthven
Jody Binnix

Board Members Excused: Thomas Yourch

Staff Present:
John Weidenborner, Town of Farmington Zoning Officer

Staff Via Zoom:
Ron Brand, Town of Farmington Director of Development

Applicant’s Present:
None

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. by Mr. Marshall.

The Pledge of Allegiance was recited.

Mr. Marshall said that the meeting would be conducted according to the Rules of Procedure approved by the Zoning Board of Appeals on January 25, 2021, as amended above.

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. A sign-in sheet was not used to avoid contact with pens, pencils and papers. 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 DECEMBER 27, 2021

■ A motion was made by MS. BINNIX seconded by MR. RUTHVEN, that the minutes of the December 27, 2021, meeting be approved.

Motion carried.

3. LEGAL NOTICE

NONE

4. CONTINUED PUBLIC HEARING

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

Request an Area Variance 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 zoned RR-80 Rural Residential.

Mr. Marshall continued the Public Hearing on this application and asks if there is anyone who would like to speak for against this application.

Hearing none. Mr. Marshall then asks for any further questions from staff.

Mr. Weidenborner states that he received an email from the applicant withdrawing his area variance application.

Mr. Marshall then closes the Public Hearing on this application.

5. BOARD BUSINESS—DELIBERATIONS AND DECISION

NONE

6. OTHER BOARD MATTERS

- The Board Members reviewed the Draft 2022 Rules of Procedures. Based on the number of changes, they have requested the Clerk of the Board update the draft. Once the updates have been made the Clerk will email the updated draft to the Board Members for review prior to the February 28, 2022, scheduled meeting.
- Mr. Marshall and Mr. Ruthven will not be in attendance at the February 28, 2022, meeting.

7. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

NONE

8. DIRECTOR OF PLANNING AND DEVELOPMENT UPDATE

- There are two Public Hearings on the Town Board Agenda for tomorrow night. One is for the amendments to Chapter 165 which is also known as the Solar Legislation Amendment. The second Public Hearing is on the Comprehensive Plan. Both have received recommendations of approval from County Planning.

9. ZONING OFFICER UPDATE

- Next Meeting will be February 28, 2022, with two applications on the agenda for A Safe Place Storage
- Open Clerk of the Board of Position

10. 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.

Sessions in 2022:

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

Getting it Together: The Basics of Running a Meeting

Thursday, February 24, 2022, 6:00 p.m. to 7:00 p.m.

Planning for Success: The Planning Board Role in Community Development

Thursday, March 24, 2022, 6:00 p.m. to 7:00 p.m.

How Appealing: The Role of the Zoning Board of Appeals in Community Development

Thursday, April 28, 2022, 6:00 p.m. to 7:00 p.m.

Here Comes the Sun: Shaping Solar and Battery Storage Projects

Thursday May 19, 2022, 6:00 p.m. to 7:00 p.m.

Keep the Grass Green and the Water Clean: Your Role in SEQR Review

Thursday, June 23, 2022, 6:00 p.m. to 7:00 p.m.

How it All Fits Together: Long-Range Plans and Near-Term Challenges

Thursday, July 28, 2022, 6:00 p.m. to 7:00 p.m.

Ask Us Anything: Hot Topics in Planning, Zoning and Community Development

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>

11. NEXT MEETING

The next regular meeting of the Zoning Board of Appeals will be held on Monday, February 28, 2022, at 7:00 p.m. at the Farmington Town Hall, 1000 County Road 8.

12. ADJOURNMENT

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

Motion carried by voice vote. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

_____ L.S.

Sarah Mitchell

Clerk *Pro Tem* of the Zoning Board of Appeals