

TOWN OF
FARMINGTON



Zoning Board of Appeals Meeting Agenda
March 25, 2024 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—February 26, 2024 Meeting.
3. Attest to publishing legal notice – There was a legal notice published on March 17, 2024 for tonight’s agenda: ZB #0301-24 Fowler Family Trust, ZB #0302-24 Evan Van Epps c/o Brickwood Management, ZB #0303-24 – ZB #0307-24 Pintail Crossing LLC -- Chairperson Yourch.

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

ZB #0301-23, FOWLER FAMILY TRUST, 6176 HUNTERS DRIVE, FARMINGTON, NEW YORK 14425: (WITHDRAWN BY APPLICANT'S ATTORNEY ON FEBRUARY 21, 2024.)

The applicant is requesting an Area Variance to the provisions contained in Chapter 165, Attachment 1, Schedule 1 of the Farmington Town Code. The applicant wishes to create a third lot that would have a minimum lot width of thirty (30) feet. The Town Code requires a minimum lot width of one hundred and twenty-five (125) feet. The proposed lot would be parts of a proposed re-subdivision of the Lot No. R 5-A with tax ID # 29.13-1-5.100, and Lot No. R-5-B with tax ID # 29.13-1-5.200 of the Pheasants Crossing Subdivision. These three (3) proposed lots would be located along the west side of Pheasants Crossing and within the Pheasants Crossing Subdivision Tract. All lots are zoned RS-25 Residential Suburban.

5. PUBLIC HEARINGS (7): The following applications have a public hearing scheduled for this meeting.

ZB #0301-24, FOWLER FAMILY TRUST, 6176 HUNTERS DRIVE, FARMINGTON, NEW YORK 14425:

The applicant is requesting an area variance to the provisions contained within Chapter 165, Schedule 1, Attachment 1, of the Farmington Town Code. The applicant wishes to create a third lot, to be known as Lot R5-C, that would have a minimum lot width of twenty-two (22) feet. The Town Code requires a minimum lot width of 125 feet. The proposed lot would be part of a proposed re-subdivision of Lot # R5-A with tax ID #29.13-1-5.100 and Lot #R5-B with tax ID #29.13-1-5.200 of the Pheasants Crossing Subdivision. These three (3) proposed lots would be located along the west side of Pheasants Crossing and within the Pheasants Crossing Subdivision Tract. All lots are zoned RS-25 Residential Suburban.

ZB #0302-24, EVAN VAN EPPS c/o BRICKWOOD MANAGEMENT, 25 SILVERLIGHT WAY, ROCHESTER, NEW YORK 14624:

The applicant is requesting an area variance to the provisions contained within Chapter 165, Article VI, Section 79-G-1, of the Farmington Town Code. The Town of Farmington has requested Pintail Crossing become a Town dedicated road creating the need for an area variance for a proposed front setback of twenty-two (22) feet for proposed Building E. The Town Code requires a minimum front setback of seventy (70) feet. The property is located on the north side of Pintail Crossing west of Red Fern Drive and is zoned RMF Residential Multiple Family.

ZB #0303-24, PINTAIL CROSSING LLC, 1000 UNIVERSITY AVENUE SUITE 500, ROCHESTER, NEW YORK 14607:

The applicant is requesting an area variance to the provisions contained within Chapter 165, Article VI, Section 79-G-1, of the Farmington Town Code. The Town of Farmington has requested Pintail Crossing become a Town dedicated road creating a proposed front setback of two (2) feet for the existing building #8. The Town Code requires a minimum front setback of seventy (70) feet. The property is located at 5792 Pintail Crossing and is zoned RMF Residential Multiple Family.

ZB #0304-24, PINTAIL CROSSING LLC, 1000 UNIVERSITY AVENUE SUITE 500, ROCHESTER, NEW YORK 14607:

The applicant is requesting an area variance to the provisions contained within Chapter 165, Article VI, Section 79-G-2, of the Farmington Town Code. The Town of Farmington has requested Pintail Crossing become a Town dedicated road creating a proposed rear setback of thirty-one (31) feet for the existing building #8. The Town Code requires a minimum rear setback of forty (40) feet. The property is located at 5792 Pintail Crossing and is zoned RMF Residential Multiple Family.

ZB #0305-24, PINTAIL CROSSING LLC, 1000 UNIVERSITY AVENUE SUITE 500, ROCHESTER, NEW YORK 14607:

The applicant is requesting an area variance to the provisions contained within Chapter 165, Article VI, Section 79-G-2, of the Farmington Town Code. The Town of Farmington has requested Pintail Crossing become a Town dedicated road creating a proposed side setback of thirty-one (31) feet for the existing building #8. The Town Code requires a minimum rear setback of forty (40) feet. The property is located at 5792 Pintail Crossing and is zoned RMF Residential Multiple Family.

ZB #0306-24, PINTAIL CROSSING LLC, 1000 UNIVERSITY AVENUE SUITE 500, ROCHESTER, NEW YORK 14607:

The applicant is requesting an area variance to the provisions contained within Chapter 165, Article VI, Section 79-K, of the Farmington Town Code. The Town of Farmington has requested Pintail Crossing become a Town dedicated road creating proposed front and side yard parking for all the existing buildings. The Town Code requires all open parking lots be located in the rear yard portion of the lot. The property is located at 5792 Pintail Crossing and is zoned RMF Residential Multiple Family.

ZB #0307-24, PINTAIL CROSSING LLC, 1000 UNIVERSITY AVENUE SUITE 500, ROCHESTER, NEW YORK 14607:

The applicant is requesting an area variance to the provisions contained within Chapter 165, Article V, Section 37-4-c, of the Farmington Town Code. The Town of Farmington has requested Pintail Crossing become a Town dedicated road creating proposed three (3) feet buffer for parking for the existing building #7. The Town Code requires all open parking areas for five or more vehicles that adjoins a residential area have a planted buffer strip at least ten (10) feet wide shall be provided between the parking area and the adjoining residential area. The property is located at 5792 Pintail Crossing and is zoned RMF Residential Multiple Family.

6. BOARD DELIBERATIONS AND DECISIONS:

ZB #0301-23	Area Variance - Withdrawn	Fowler Family Trust
ZB #0301-24	Area Variance – Continuation	Fowler Family Trust
ZB #0302-24	Area Variance	Evan Van Epps/Brickwood
ZB #0303-24	Area Variance	Pintail Crossing LLC
ZB #0304-24	Area Variance	Pintail Crossing LLC
ZB #0305-24	Area Variance	Pintail Crossing LLC
ZB #0306-24	Area Variance	Pintail Crossing LLC
ZB #0307-24	Area Variance	Pintail Crossing LLC

7. OTHER BOARD MATTERS:
8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION
9. DIRECTOR OF DEVELOPMENT UPDATE
10. ZONING / CODE ENFORCEMENT OFFICER UPDATE
 - a. Open Clerk of the Board Position.
11. NEXT MEETING DATE: April 22, 2024
12. ADJOURNMENT