Town of Farmington

1000 County Road 8

Farmington, New York 14425

**Zoning Board of Appeals**

*Established July 15, 1957*

**Monday, January 27, 2025 7:00 p.m.**

**MINUTES—Draft**

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*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*

Jody Binnix

Kelly Cochrane

**Board Members Excused:** Tom Lay

**Staff Present:**

Dan Delpriore, Code Enforcement Officer, Town of Farmington

Paula Ruthven, Zoning Officer, Town of Farmington

**Applicant’s Present:**

Carol Power, Collett Rd, Farmington

Attending: Barb Case, Steve Maier, Bob Weidmayer, Doug Templeton, Dale Power, Dan Koflanovich, Tammy Figler.

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**1. MEETING OPENING**

The January 27, 2025, meeting of the Zoning Board of Appeals was called to order at 7:00 p.m. by Mr. Yourch.

The Pledge of Allegiance was recited.

Mr. Yourchsaid that the meeting would be conducted according to the Rules of Procedure approved by the Zoning Board of Appeals on January 22, 2024.

This meeting was held both in person at the Farmington Town Hall and virtually on Zoom.

**2. APPROVAL OF MINUTES OF OCTOBER 28, 2024**

A motion was made by MS. COCHRANE seconded by MS. BINNIX, that the minutes of the OCTOBER 28, 2024, meeting be approved.

Motion carried.

**3. LEGAL NOTICE**

The following Legal Notice was published in the Canandaigua *Daily Messenger* news­paper on Friday, January 17, 2025:

**ZB #1201-2024, Cheryl Power, 153 Church Avenue, Farmington, New York 14425,** for an area variance to allow replacement of St. John's Lutheran Church’s existing freestanding manual changeable copy sign to be replaced [Tax Map Account number 1.20-1-29.100, containing a total of 1.6 acres of land]. The existing sign is in a state of disrepair and is no longer functional as an identification sign for either the church or for its pre-school services. The Town Code, Chapter 165, Article V, Section 45 A. does not allow changeable copy signs, except for time-and-temperature signs.

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

By order of:

Thomas Yourch, Chairperson

Zoning Board of Appeals

TOWN OF FARMINGTON

**4. CONTINUED PUBLIC HEARING(S): None**

**5. PUBLIC HEARING**

Mr. Yourch opened the public hearing on the following application.

**ZB #1201-2024, Cheryl Power, 153 Church Avenue, Farmington, New York 14425,** for an area variance to allow replacement of St. John's Lutheran Church’s existing freestanding manual changeable copy sign to be replaced [on Tax Map Account number 1.20-1-29.100], containing a total of 1.6 acres of land]. The existing sign is in a state of disrepair and is no longer functional as an identification sign for either the church or for its pre-school services.  The Town Code, Chapter 165, Article V, Section 45 A. does not allow changeable copy signs, except for time-and-temperature signs.

Mr. Yourch: OK, with that said. Who is here to speak on behalf of the application? Please state your name and address for the record.

Ms. Power: Yes, I am Cheryl Power, I live at 5771 Collett Road in Farmington. I am the preschool director St. John's Christian preschool, and we are supported and sponsored by St. John’s Lutheran Church in Farmington, at 153 Church Avenue, Pastor Robert Weidmayer is here, and Doug Templeton is here. Doug is from Hanlon Architects, he helped guide me through this process and updated our existing site plan. We also have many members of our congregation here as support tonight. We are here to request approval of this new electronic sign for St. Lutheran Church and preschool. The existing sign is not functional with limited visibility. When trying to nail down an installation date on that sign, we were not able to do so, it's that old. The reason we chose an electronic sign was because of the many activities that St. John’s provides and supports in our community and feel that this sign will effectively inform the community of these activities. While providing weekly services twice a week and Sunday school, we are also a preschool which provides Christian early education to 3-4- and five-year-olds. These students come from Farmington and many of their surrounding towns and have many activities throughout the year. We have an open house for registrations in the fall, special services for preschool, special holiday activities and closing ceremonies. We would like to be able to utilize the sign for such things. Also, St. John's is a polling place, we sponsor troop impact 50 and we have an active food cupboard. St. John’s Lutheran Church hosts many community activities, craft festivals, dinners, Youth Sunday School activities, trunk or treat and many special holiday services and activities. Also, I personally spoke with many of the neighbors in in the area that are directly impacted by the new sign, one of which is here tonight. Thank you, Tammy, and I showed them the plan and they had no objections. I'd like to thank the board for considering this project. And thank you so much.

Mr. Yourch: Thank you. Staff comments?

Ms. Ruthven: You have the resolution in front of you and I have no additional comments.

Mr. Yourch: OK, Dan?

Mr. Delpriore: So, we have done the research for this and there has been a few digital signs approved by the zoning board with similar conditions. We do have another church that you guys approved as well, the conditions are identical to the approval for that church that has been drafted for tonight. The digital signs are only allowed for what you guys have approved in the past to display one message for 24 hours. They're not allowed to be scrolling messages or changing messages or flashing different displays, but they are allowed with your approval to be a digital sign that can display, I think how it is worded is when you are open, which is harder for a church because you don’t have a regular business hours. That's when we default back to the 24-hour rule of every 24 hours the sign can change, but during that period it should not change except for time and temperature.

Mr. Yourch: All right. Public comments? Sure, go ahead. Just state your name and address to the record.

Ms. Figler: I'm Tammy Figler and I live at 150 Church Avenue, and I wrote this down so I would not ramble. I live directly across the street; I look out my front window and the cross is right there and I've done so for the entirety of my life, with the exception of a few handful of years. St. John’s is a pilar in our Community and has been for as long as I can remember. My grandparents were members of this church as well as now, my aunts and uncles. I am not a member of that church. A sign in there yard directing people to them and what they do should be a no brainer. My parents live in the corner of Allen Padgham Road and Church Avenue, and I can speak for them as they are not in any way able to be here this night. They are not objectionable to the sign either, as far as I'm concerned, this should be a unanimous vote of approval by the board given what Saint John’s represents in our community, how long it's been there and who they ultimately represent. [Our Lord and Savior Jesus Christ] and it would be a shame if anyone thinks that the bureaucracy of the Town of Farmington is more important than that. Thank you.

Mr. Yourch: Anybody else?

Mr. Yourch: No one from the room. Do we have anyone online?

Mr. Yourch: There is no one online right Carol.

Ms. Marvel: No

Mr. Yourch: No Public comments.

Mr. Yourch: Board member comments?

Ms. Binnix: I have no comments.

Mr. Delpriore: I just want to confirm the resolution that you're looking at has 8 conditions.

Mr. Yourch: Yes, that's what I have.

Mr. Delpriore: I just want to make sure that you have the most recent one there was a version that was sent out with seven that was recalled.

Mr. Yourch: I have eight.

Ms. Cochrane: I have eight.

Ms. Binnix: I have seven printed out.

Ms. Ruthven: the one that I just gave you is the wrong one.

Ms. Binnix: That's OK.

Mr. Delpriore: So, it would be the one with eight that is the correct one. I just want to make sure that is the one that you are voting on.

Mr. Yourch: With that said, and no other public comments, we will close the public hearing.

Mr. Yourch: So, we move on to the deliberations and decisions.

**6. BOARD BUSINESS—DELIBERATIONS AND DECISION**

**ZB #1201-2024 Cheryl Power Area Variance**

**153 Church Avenue**

**Farmington, N.Y. 14425**

◼ A motion was made by MS. BINNIX, seconded by MS. COCHRANE, 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 #1201-2024

Applicant: Cheryl Power, 153 Church Avenue

Farmington, New York 14425

Action:Area Variance to replace an Accessory Structure, a manual changeable copy freestanding sign with an electronic changeable copy freestanding sign, to be located within the Front Yard portion of St. John’s Lutheran Church property, located at 153 Church Avenue.

**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.

**NOW, THEREFORE, BE IT RESOLVED** THAT the Board finds that the Action is classified a Type II Action under Section 617.5 (c) (9) and (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 MS. BINNIX and seconded by MS. COCHRANE at a regularly scheduled meeting of the Zoning Board of Appeals held on Monday, January 27, 2025. Following discussion, the following roll call vote was recorded:

Kelly Cochrane Aye

Jody Binnix Aye

Tom Lay Excused

Vacant   -

Thomas Yourch Aye

Motion carried.

I, Carol Marvel, Clerk *Pro-Tem* of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Farmington Zoning Board of Appeals for the January 27, 2025, meeting.

◼ A motion was made by MS. BINNIX, seconded by MS. COCHRANE, that the reading of the complete findings and decisions of the Public Hearing resolution be waived, and that the determinations and conditions resolution be approved:

**Town of Farmington Zoning Board of Appeals Area Variance Findings and Decision**

Applicant: Cheryl Power File: ZB#1201-2024

153 Church Avenue   Zoning District: NB Neighborhood Business

    Farmington NY 14425 County Planning Action on: Exempt

County Referral #: 7-2025

Public Hearing held on: January 27, 2025

**Property Location:** 153 Church Avenue, Farmington, New York 14425

**Property Owner:**  St. John’s Lutheran Church, 153 Church Avenue, Farmington, New York      14425

**Applicable Section of Town Code:** Chapter 165, Article V, Section 45 A.

**Requirement for Which Variance is Requested:** The applicant is requesting an area variance to allow for the replacement of an existing freestanding manual changeable copy sign, an accessory structure, with a freestanding electronic changeable copy sign to only advertise the church services and its’ pre-school services.  The proposed accessory structure will be placed on the same portion of the property at 153 Church Avenue, as the existing manual changeable copy sign is located.  The Town Code, Chapter 165, Article V, Section 45 A., does not allow changeable copy signs except for time-and-temperature changeable copy signs.

**State Environmental Quality Review Determination: The** granting of an area variance for an accessory structure is classified as a Type II Action under Part 617.5 (c) (9) and (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:** The Ontario County Planning Board has reviewed the Town’s referral packet and has determined this is an Exempt Action under their Rules of Procedure.

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        \_X\_ No

**Reasons:** The Zoning Board of Appeals (hereinafter referred to as the Board) finds that the character of this neighborhood is predominantly single-family residential sites, on lots fronting along the north side of Allen Padgham Road and along both sides of Church Avenue.  The Board further finds the proposed accessory structure will be in the same area of the St. John’s Lutheran Church parcel as the existing manual changeable copy sign.  The Board further finds that there are no complaints in the Town’s property file associated with the existing operations of the Church’s freestanding manual changeable copy sign.  The Board further finds that there is no information on file that the granting of the requested area variance, to allow an electronic changeable copy freestanding sign of the same size with conditions, will produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties.

**2.** Whether the benefit sought by the applicant can be achieved by a feasible alternative to the requested area variance. \_\_\_\_ Yes      \_\_X\_\_ No

**Reasons:** The Board finds the area of the church’s property being proposed for the freestanding electronic changeable copy sign has been used for years for the existing freestanding manual changeable copy sign.  The Board further finds that the existing freestanding manual changeable copy sign is no longer functional.  The Board further finds that this portion of the site when combined with the proposed realignment of the freestanding electronic changeable copy sign will have greater visibility for motorists passing along both the Allen Padgham Road and Church Avenue. The Board further finds that electrical service is available to this portion of the site. The Board further finds that replacing the freestanding manual changeable copy sign with the proposed electronic changeable copy sign, in generally the same location, is most desirable. The Board, based upon these findings, determines that the benefit to the applicant cannot be achieved by a feasible alternative to the requested area variance.

**3.** Whether the requested variance is substantial. \_\_X\_ Yes \_\_ \_\_ No

**Reasons:** The Board finds that the requested freestanding electronic changeable copy sign is not a time-and-temperature sign and, therefore, is not permitted.  The Board further finds that granting an area variance to allow a freestanding electronic changeable copy sign involves a variance of one hundred percent (100%) from that prohibited by the 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    \_X\_ No

**Reasons:**  The Board has classified the proposed Action as a Type II Action under Section 617.5 (c) of article 8 of the New York State Environmental Conservation Law (ECL). The Board finds that Type II Actions listed within the ECL 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. \_X\_\_ Yes        \_\_\_ No

**Reasons:** The Board finds that the alleged difficulty is self-created, as an area variance is necessary to allow for the replacement of the proposed freestanding electronic changeable copy sign.  The Board further finds that replacing the accessory structure in the same portion of the parcel would be most appropriate for continuing the church’s messages. The Board further finds that the applicant has followed all steps required in seeking approval for the proposed sign.

The Board, based upon these findings determines that the difficulty facing the applicant with complying with the Town’s restriction, cannot be achieved without some form of relief.  The Board further finds that the relief being requested is felt to be the minimum relief necessary for allowing the continuation of the church’s important community services to our residents.

**DETERMINATION OF THE ZONING BOARD OF APPEALS**

**BASED UPON THE ABOVE FACTORS**

The Zoning Board of Appeals, after reviewing the above five proofs, makes the following decision:

**That the benefit to the applicant does outweigh any known detriment to the community or neighborhood; and, therefore, the requested area variance to replace an existing freestanding manual changeable copy sign with a freestanding electronic changeable copy sign of the same size and in the same location on the St. John’s Lutheran Church property, at 153 Church Avenue is APPROVED with the following conditions:**

1. The proposed accessory structure shall be located within the same area of the site and in the location shown on the drawing prepared by Hanlon Architects, entitled “St. John’s Lutheran Church Sign Alterations,” Project 24-104, Site Layout Sketch and Sign Plan Detail, dated 12-12-24; and the sign shall be sized in accordance with the sign detail provided by Skylight Signs, Inc., dated 11/11/2024; and
2. The proposed freestanding electronic changeable copy sign’s lighting intensity is to comply with the Town’s Lighting Standards contained in Chapter 165 of the Town Code; and
3. The proposed electronic changeable copy sign is to operate on a timer and the sign is to remain off during dark (nighttime) periods when the Church’s services are not operating, with the exception of special evening church related events and religious holiday events; and
4. The proposed freestanding electronic changeable copy sign is not to have any animated, flashing or moving messages scrolled across the sign face; and
5. There is to be a landscaped area installed, with a width of at least two feet in radius, surrounding the base of the proposed freestanding sign on or before May 31, 2025.  Said landscaping is to be maintained by the Church; and
6. There shall be no light trespass from the proposed freestanding sign onto adjacent highways or neighboring properties; and
7. Any commercial speech signage intended to be displayed shall first be coordinated with the Town Code Enforcement Officer and shall comply with the sign standards contained in Chapter 165 of the Town Code; and
8. All inspections shall be performed and accepted by Town Code Enforcement Official(s) prior to issuance of the Certificate of Compliance.

**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 be provided to the applicant.

The above resolution was offered by MS. BINNIX and seconded by MS. COCHRANE at a regularly scheduled meeting of the Zoning Board of Appeals held on Monday, January 27, 2025. After Board discussion, the following roll call vote was recorded:

Kelly Cochrane Aye

Vacant  -

Jody Binnix Aye

Tom Lay Excused

Thomas Yourch Aye

Motion: Carried

I, Carol Marvel, Clerk *Pro-Tem* of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Farmington Zoning Board of Appeals Meeting for January 27, 2025.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ L.S.

Carol Marvel

Clerk *Pro-tem* of the Zoning Board of Appeals

**7. OTHER BOARD MATTERS**

**Review and approval of the 2025 Rules of Procedure**

Mr. Yourch confirmed that prior to the meeting the clerk provided the board members and Town staff with the draft 2025 Rules of Procedure.

Mr. Delpriore confirmed that there were no changes made by staff.

Mr. Yourch asked if there were any desired changes, hearing none.

A motion was made by MS. COCHRANE, seconded by MS. BINNIX, that the following resolution be approved:

**Town of Farmington Zoning Board of Appeals Resolution**

**2025 Rules of Procedure**

**ADOPTED—January 27, 2025**

**WHEREAS,** the Town of Farmington Zoning Board of Appeals (hereinafter referred to as the Board) has given consideration to the need to adopt Rules of Procedure for conducting the busi­ness of the Board during the calendar year 2025; and

**WHEREAS,** the Board has determined that such Rules of Procedure are in the best interests of the Town; and

**WHEREAS,** the Board determines the action to adopt Rules of Procedure is a Type II Action, under Part 617.5 (c) (20) of the State Environmental Quality Review (SEQR) Regulations, in that it involves routine agency administration, not including new programs or major re-ordering of priorities that may affect the environment.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby adopt the 2025 Rules of Procedure as amended per this document appended to the minutes of the meeting of Zoning Board of Appeals on January 27, 2025:

Jody Binnix Aye

Tom Lay Excused

Kelly Cochrane Aye

Thomas Yourch Aye

Vacant Seat -

Motion carried.

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

None

**9. DIRECTOR OF DEVELOPMENT UPDATE**

Next meeting you have a variance coming in front of you for a variance, for Victor Farmington Ambulance, for their new location on County Rd 8 and Route 96. It has to do with the MTOD overlay District. MTOD comes out to County Rd 8, which says they need to have sidewalks. They are requesting a variance and offering an easement to the town for future sidewalk consideration, but they don’t feel the need to put in sidewalks at this point. So, they are coming to this board to consider that, so that is what will be coming to your next meeting.

Ms. Binnix: More unusual than we typically see

Mr. Delpriore: We don’t usually see variances given to the MTOD. This has opened the minds of town staff, and we are looking at possibly a code change to allow this determination to be in front of the Planning Board and allow them when they are reviewing a site plan to say there is enough development here that requires the sidewalks or to determine if an easement is more appropriate than putting sidewalks in that would be difficult for the town to maintain. That is one of the things to consider here. If we put sidewalks in, they are going to be dedicated. They will be difficult to maintain the corner that is not connected to anything else. It makes sense to put it in the planning boards arena they would have a better feel of what is coming. In this case if they knew there was more development coming, they would say that it makes sense because then they could be connected. So, this is something that is going to be under review, unfortunately for the Ambulance Corp they did not want to wait on their remodel and development on the corner, so they decided to go the variance route. It is in front of the Planning Board for site plan and they are referring it to you guys. This would be similar to how we handled Fowler, a site plan was submitted and Planning Board determined that a variance was required to move forward. They are starting the SEQR process, so you guys won’t have to worry about SEQR. The Planning Board has plans to be lead agency. With that being said it is really just coming in front of you guys in February for the sidewalks to see if you feel the relief is justified or not. There is a little more background because there is some town discussion on that. We will discuss this again and Ron will share his thoughts. Ron wrote most of the MTOD so I think it will be good to hear from him during discussion. You are probably going to see some sort of draft come from us knowing that we are looking at a code change. The Ambulance will come in and they will make their presentation but in front of you for consideration is literally just the resolution. The location is on the corner of Route 96 and County Road 8. Tom will not have to recuse himself, if he wants to, he could but he just needs to bring an awareness to his proximity to the location. If he does recuse himself, that leaves three board members, and you would all need to vote the same or it is an automatic denial. If no one has any issues with his proximity to the situation that is fine, he just needs to make it publicly known that his business is one of the neighboring locations. Interestingly his Business is not considered MTOD because the MTOD ends on the West side of County Road 8. Ron will share more about this but there is a Town law on the state level that the Overlay Districts are required to end at a County Rd. We can pick County Road 8 or 28, obviously we felt 28 was too far out and now we are faced with this situation as one of the requirements in the MTOD.

Another thing is the file numbers for the projects are changing. They are currently the month and the year [i.e. ZB #1201-24]; they are changing to the year and then the month [i.e. ZB #2025-0101]. Moving forward the numbers will be ZBA 2025-month and day. Do you have any issues with us making that change? There were no voiced concerns with this proposed numbering change.

The other thing is the shared file that we have been using for Planning Board for a while. Paula should have shared this with you.

Ms. Cochrane: I like it, but I wish it was one file. It was difficult to get everything printed because it is broken out by forms.

Mr. Delpriore: We can take a look at that Kelly. If there are things that you would like to see differently bring that to us and we will look at them to see if there is something that we can do to improve the process. If you want us to, we can still print them for you. We still occasionally print for the Planning Board and there is one member of the Planning Board that brings her laptop and looks at things in real time. We are working on moving more digital and there may be more to come on that as we are looking at new software that will improve the process for staff and applicants.

Mr. Delpriore: That is that I am not going to go over any of the projects that Ron normally talks about. Ron will give you a full update at your next meeting.

Mr. Yourch: We need to approve the 2025 meeting dates. I don’t have 2025 in front of me as I thought so we will have to just add that to next month.

Mr. Delpriore: We will make sure that is in your shared file, and we will add that to the February meeting under other board matters. There are a couple of them that had to be move because of holidays. I think all the others were straight forward. We will put together a resolution and post the dates to the shared drive.

Ms. Binnix: Can we get the cheat sheet for how to run the meeting that John provided in the past.

Mr. Delpriore: Paula is not in the office on Fridays, so we are going to try to get the information out to you the Thursday before the Monday meeting. It used to be our policy to have it up by Friday we are just going to move it up a day just so that you are aware.

Mr. Yourch: I don’t mind the extra day because if I see something I am not trying to catch up on Monday and I have the weekend.

Ms. Binnix: Yeah, that’s why I like the link so that you can start looking at everything and get your head wrapped around it.

Mr. Delpriore: So, we are going to start putting things in there already for your next meeting. Even though we are not sending the resolutions out until the Thursday before the applications and the site plans will be there as soon as we get it. I will have Paula send you reminder emails to let you know something is there.

Ms. Cochrane: Is our open position on the board advertised somewhere here? How do you go about filling that?

Mr. Delpriore: It is something that is handled by the Supervisor. Usually, it is a situation where someone has shown interest in the past or they are coming off another committee. We also have the clerk of the board open. We have not been aggressively searching for candidates, it has been posted on social media a couple of times. We are fortunate to have Carol filling in for us.

**10. CODE ENFORCEMENT OFFICER UPDATE**

* Next Meeting will be February 24, 2025

**11. TRAINING OPPORTUNITIES**

**◼ 2025 Municipal Bootcamp Trainings:**

A free annual program to provide certification credits to newly elected officials, planning and zoning boards, and municipal officials presented by Hancock Estabrook and MRB Group.

Thursday, February 27, 2025, 6:00 p.m.–7:00 p.m.

Session 2: From Big to Small – Translating Comprehensive Plans Into Land Use Regulation.

Thursday, March 27, 2025, 6:00 p.m.–7:00 p.m.

Session 3: Under the Tent: Open Meetings, Record Keeping and Engaging the Public in Community Development.

**Thursday, April 24, 2025, 6:00 p.m.–7:00 p.m.**

**Session 4: Environmentally Speaking – The Nuts & Bolts of SEQR**

**Thursday, May 22, 2025, 6:00 p.m.–7:00 p.m.**

**Session 5: Planning Board Basics: Roles of the Planning Board in Community Development**

**Thursday, June 26, 2025, 6:00 p.m.–7:00 p.m.**

**Session 6: Zoning Board Basics: Roles of the Zoning Board in Community Development**

**Thursday, July 24, 2025, 6:00 p.m.–7:00 p.m.**

**Session 7: Soaking Up the Sun: Solar and Battery Storage and the Local Review Process**

**Thursday, September 25, 2025, 6:00 p.m.–7:00 p.m.**

**Session 8: Putting the Home in Hometown: Strategies for Attracting Housing Investments to Your Community**

**Thursday, October 24, 2025, 6:00 p.m.–7:00 p.m.**

**Session 9: Short but Not Too Short: How Short-Term Rentals Are Changing The Development and Regulatory Landscape.**

**Thursday, December 18, 2024, 6:00 p.m.–7:00 p.m.**

**Session 10: Santa’s Nice and Naughty List: The Best and Worst of 2025**

[**Registration**](https://register.gotowebinar.com/register/6313635904156504157)

◼ **New York Planning Federation Recorded Webinars:**

For information: (518) 512-5270 or [nypf@nypf.org](http://nypf@nypf.org)

◼ **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, February 24, 2025, 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 MS. COCHRANE, that the meet­ing be adjourned.

Motion carried by voice vote. The meeting was adjourned at 7:31 p.m.

Respectfully submitted,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ L.S.

Carol Marvel

Clerk *Pro Tem* of the Zoning Board of Appeals