

**TOWN OF
FARMINGTON**



**Zoning Board of Appeals Meeting Agenda
January 22, 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.

Join Zoom Meeting by clicking the following link:

<https://zoom.us/j/95476695857?pwd=dWVYODUxN11NNlhXZ2NXZUVtUnRKUT09>

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Passcode: 678772

Find your local number: <https://zoom.us/j/95476695857>

1. Open Meeting, Identify Rules of Procedure, Emergency Evacuation Procedures, Introductions of Board Members & Staff—Chairperson Yourch.
2. Approval of Meeting Minutes—December 18, 2023 Meeting.
3. Attest to publishing legal notice – There was a legal notice published on January 14, 2024 for tonight’s agenda: ZB #0101-24 Jeremy Brown -- Chairperson Yourch.

- 4. CONTINUED PUBLIC HEARINGS (2): 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:

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.

ZB #1201-23, ROBERT CLARK, 13 HOLLISTER STREET, DUNDEE, NEW YORK 14837:

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 erect an 8-foot-wide x 10-foot-long porch/deck to be attached to the front of a residence, with a proposed front setback of thirty (30) feet. The Town Code requires a minimum front setback of forty (40) feet. The property is located at 1739 Beechwood Drive and is zoned R-1-10 Residential Single Family.

- 5. PUBLIC HEARING (1): The following applications have a public hearing scheduled for this meeting.

ZB #0101-24, JEREMY BROWN, 405 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425:

The applicant is requesting an area variance to the provisions contained within Chapter 165, Article V, Section 58A, of the Farmington Town Code. The applicant wishes to erect a 40-foot-wide x 40-foot-long pole barn with open air lean-to located in the front yard portion of the lot. The Town Code requires all accessory structures in any zoning district to be located in the rear yard portion of a lot having a principal structure. The property is zoned A-80 Agricultural District and is located at 405 County Road 8, in the Town of Farmington.

- 6. BOARD DELIBERATIONS AND DECISIONS:

ZB #0301-23	Area Variance	Fowler Family Trust
ZB #1201-23	Area Variance	Robert Clark
ZB #0101-24	Area Variance	Jeremy Brown

- 7. OTHER BOARD MATTERS:

- a. 2024 Rules of Procedures

8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

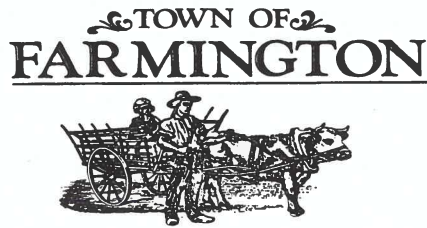
9. DIRECTOR OF DEVELOPMENT UPDATE

10. ZONING / CODE ENFORCEMENT OFFICER UPDATE

a. Open Clerk of the Board Position.

11. NEXT MEETING DATE: February 26, 2024

12. ADJOURNMENT



**Zoning Board of Appeals Meeting Agenda
 February 26, 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—January 22, 2024 Meeting.
3. Attest to publishing legal notice – There was a legal notice published on February 18, 2024, for tonight’s agenda: ZB #0201-24 The Vinyl Outlet c/o Kirk Brickwood -- Chairperson Yourch.

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

ZB #1201-23, ROBERT CLARK, 13 HOLLISTER STREET, DUNDEE, NEW YORK 14837:

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 erect an 8-foot-wide x 10-foot-long porch/deck to be attached to the front of a residence, with a proposed front setback of thirty (30) feet. The Town Code requires a minimum front setback of forty (40) feet. The property is located at 1739 Beechwood Drive and is zoned R-1-10 Residential Single Family.

- 5. PUBLIC HEARING (1): The following application has a public hearing scheduled for this meeting.

ZB #0201-24, THE VINYL OUTLET C/O KIRK BRICKWOOD, 3570 BROADWAY STREET, CHEEKTOWAGA, NEW YORK 14227

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 erect an 8-foot-wide x 12-foot-long porch/deck to be attached to the front of a residence, with a proposed front setback of thirty-eight (38) feet. The Town Code requires a minimum front setback of forty (40) feet. The property is located at 1197 Belmont Drive and is zoned R-1-10 Residential Single Family.

- 6. BOARD DELIBERATIONS AND DECISIONS:

ZB #1201-23	Area Variance	Robert Clark
ZB #0201-24	Area Variance	The Vinyl Outlet

- 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: March 25, 2024

- 12. ADJOURNMENT

**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

**TOWN OF
FARMINGTON**



**Zoning Board of Appeals Meeting Agenda
April 22, 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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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, March 25, 2024, Meeting.
3. Attest to not publishing legal notice – There was no legal notice published 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 as these public hearings were all continued to tonight’s meeting from the March 25, 2024, meeting. There also is no new application for tonight’s meeting that would have otherwise required publishing, posting, and giving public notice thereof. – Chairperson Yourch.

4. CONTINUED PUBLIC HEARINGS (7): The following applications have continued public hearings 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 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.

5. PUBLIC HEARINGS (0): There are no new public hearings scheduled for this meeting.

6. BOARD DELIBERATIONS AND DECISIONS:

ZB #0301-24	Area Variance	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 LL2
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

11. NEXT MEETING DATE: May 20, 2024

12. ADJOURNMENT



***Zoning Board of Appeals Meeting Agenda
May 20, 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, March 25, 2024, Meeting.
3. Attest to not publishing legal notice – There was no legal notice published for tonight’s agenda: ZB #0301-24 Fowler Family Trust, as this public hearing was continued to tonight’s meeting from the April 22, 2024, meeting. There also is no new application for tonight’s meeting that would have otherwise required publishing, posting, and giving public notice thereof. – Chairperson Yourch.

- 4. CONTINUED PUBLIC HEARING: The following application is a continued public hearings 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 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.

- 5. PUBLIC HEARINGS (0): There are no new public hearings scheduled for this meeting.

6. BOARD DELIBERATIONS AND DECISIONS:

ZB #0301-24	Area Variance	Fowler Family Trust
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7. OTHER BOARD MATTERS:

8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

9. DIRECTOR OF DEVELOPMENT UPDATE

10. ZONING / CODE ENFORCEMENT OFFICER UPDATE

11. NEXT MEETING DATE: June 24, 2024

12. ADJOURNMENT

**TOWN OF
FARMINGTON**



**Zoning Board of Appeals Meeting Agenda
June 24, 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, May 20, 2024, Meeting.
3. Attest to publishing legal notice ZB #0507-24 – Published on June 10, 2024, in the Daily Messenger

- 4. CONTINUED PUBLIC HEARING: The following application is a continued 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 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.

- 5. PUBLIC HEARING: The following application is a public hearing scheduled for this meeting.

ZBA #0507-24, MATTHEW CALDER, 324 HOOK ROAD, FARMINGTON, NEW YORK 14425:

The application for an Area Variance, a Front Setback, to allow for the construction of a two-story single-family building addition involving a total of 1,496 square feet, to be attached to the east side of an existing dwelling unit located on a parcel of land identified as Tax Map Account Number 8.00-1-80.300. The site is located along the west side of Hook Road, between Martz Road and Green Road and is zoned A-80 Agricultural District. The Town Code requires a front setback of sixty (60) feet, the Applicant is proposing a front setback of forty-four (44) feet, three (3) inches.

- 6. BOARD DELIBERATIONS AND DECISIONS:

ZB #0301-24	Area Variance	Fowler Family Trust
ZB #0517-24	Area Variance	Matthew Calder

- 7. OTHER BOARD MATTERS:
- 8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION
- 9. DIRECTOR OF DEVELOPMENT UPDATE
- 10. ZONING / CODE ENFORCEMENT OFFICER UPDATE
- 11. NEXT MEETING DATE: July 22, 2024
- 12. ADJOURNMENT

TOWN OF
FARMINGTON



Zoning Board of Appeals Meeting Agenda
July 22, 2024, Meeting
7:00pm

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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, June 24, 2024, Meeting.
3. Attest to not publishing legal notice – There was no legal notice published for tonight’s agenda: ZB #0301-24 Fowler Family Trust, as this public hearing was continued to tonight’s meeting from the June 24, 2024, meeting. There also is no new application for tonight’s meeting that would have otherwise required publishing, posting, and giving public notice thereof. – Chairperson Yourch.

- 4. CONTINUED PUBLIC HEARING: The following application is a continued 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 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.

- 5. PUBLIC HEARING: There is no new public hearing scheduled for this meeting.

6. BOARD DELIBERATIONS AND DECISIONS:

ZB #0301-24	Area Variance	Fowler Family Trust
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7. OTHER BOARD MATTERS:

8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

9. DIRECTOR OF DEVELOPMENT UPDATE

10. ZONING / CODE ENFORCEMENT OFFICER UPDATE

11. NEXT MEETING DATE: August 26, 2024

12. ADJOURNMENT

**TOWN OF
FARMINGTON**



**Zoning Board of Appeals Meeting Agenda
August 26, 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.

Join Zoom Meeting by clicking the following link:

<https://zoom.us/j/95476695857?pwd=dWVyODUxN11NNlhXZ2NXZUVtUnRKUT09>

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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, August 26, 2024, Meeting.
3. Attest to not publishing legal notice – There was no legal notice published for tonight’s agenda: ZB #0301-24 Fowler Family Trust, as this public hearing was continued to tonight’s meeting from the June 24, 2024, meeting. There also is no new application for tonight’s meeting that would have otherwise required publishing, posting, and giving public notice thereof. – Chairperson Yourch.

- 4. CONTINUED PUBLIC HEARING: The following application is a continued 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 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.

- 5. PUBLIC HEARING: There is no new public hearing scheduled for this meeting.

6. BOARD DELIBERATIONS AND DECISIONS:

ZB #0301-24	Area Variance	Fowler Family Trust
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7. OTHER BOARD MATTERS:

8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

9. DIRECTOR OF DEVELOPMENT UPDATE

10. ZONING / CODE ENFORCEMENT OFFICER UPDATE

11. NEXT MEETING DATE: September 23, 2024

12. ADJOURNMENT

TOWN OF
FARMINGTON



Zoning Board of Appeals Meeting Agenda
September 23, 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.

Join Zoom Meeting by clicking the following link:

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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, August 26, 2024, Meeting.
3. Attest to publishing legal notices – the following Legal Notices for tonight’s agenda were published in the Daily Messenger on Sunday September 15, 2024:

ZB #0801-24, NOELLE PORRETTA, 4484 STATE STREET, SHORTSVILLE, NEW YORK 14548: The applicant is requesting a Temporary Use Permit, on behalf of Mark Porretta Excavating, Inc., to operate an Excavating Business on land located within the A-80 Agricultural District; and in accordance with the criteria contained in Chapter 165 of the Farmington Town Code, entitled Zoning Law, Article VII, Nonconformities, Section 91 Temporary Use Permits. The applicant wishes to continue to operate their long-established excavation operations from their new site at 4484 State Street, a 2.7-acre parcel of land located along the north side of State Street Extension, between the Niagara Mohawk Power Company land and the Village of Manchester. The Temporary Use Permit is for the storage of excavation equipment and materials within an existing building and within a canvass covered structure located behind said building, and an outdoor area for the storage of materials which is located behind the existing building.

ZB #0802-24, BRIDGES FOR BRAIN INJURY, INC., 5760 DUKE OF GLOUCESTER WAY, FARMINGTON, NEW YORK 14425: The applicant is requesting a Temporary Use Permit, to operate their existing Community Collaboration For the Rehabilitation of Brain Injury Survivors & People with Disabilities on 24.7 acres of land, zoned A-80 Agricultural, at 1111 County Road 8, which is located along the east side of County Road 8, south of the Ontario County-owned Railroad and north of State Route 96; and to allow for the renovation of existing structures, to provide for educational programming, vocational and life skills, building activities for brain injury survivors and individuals with disabilities, in accordance with the criteria contained in Chapter 165 of the Farmington Town Code, entitled Zoning Law, Article VII, Nonconformities, Section 91 Temporary Use Permits.

ZB #0804-24, JACOB KIRSCH, 6179 BUCKSKIN DRIVE, FARMINGTON, NEW YORK 14425: The applicant is requesting an area variance to the provisions contained within Chapter 165, Article VI, Section 58 A., Accessory Structures, of the Farmington Town Code, to enable the placement of an Accessory Structure, a 4-foot by 8-foot, wood shed within the Front Yard portion of the St. John's Lutheran Church site, located at 153 Church Avenue, which is to be used as part of their established food pantry operations. Section 165-58 A. of the Town Code requires all Accessory Structures to be located within the rear yard portion of a lot. The property is zoned A-80 Agricultural District.

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, Sunday, September 15, 2024

- 4. CONTINUED PUBLIC HEARING:** The following application is a continued 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 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.

5. PUBLIC HEARINGS:

ZB #0801-24, NOELLE PORRETTA, 4484 STATE STREET, SHORTSVILLE, NEW YORK 14548: The applicant is requesting a Temporary Use Permit, on behalf of Mark Porretta Excavating, Inc., to operate an Excavating Business on land located within the A-80 Agricultural District; and in accordance with the criteria contained in Chapter 165 of the Farmington Town Code, entitled Zoning Law, Article VII, Nonconformities, Section 91 Temporary Use Permits. The applicant wishes to continue to operate their long-established excavation operations from their new site at 4484 State Street, a 2.7-acre parcel of land located along the north side of State Street Extension, between the Niagara Mohawk Power Company land and the Village of Manchester. The Temporary Use Permit is for the storage of excavation equipment and materials within an existing building and within a canvass covered structure located behind said building, and an outdoor area for the storage of materials which is located behind the existing building.

ZB #0802-24, BRIDGES FOR BRAIN INJURY, INC., 5760 DUKE OF GLOUCESTER WAY, FARMINGTON, NEW YORK 14425: The applicant is requesting a Temporary Use Permit, to operate their existing Community Collaboration For the Rehabilitation of Brain Injury Survivors & People with Disabilities on 24.7 acres of land, zoned A-80 Agricultural, at 1111 County Road 8, which is located along the east side of County Road 8, south of the Ontario County-owned Railroad and north of State Route 96; and to allow for the renovation of existing structures, to provide for educational programming, vocational and life skills, building activities for brain injury survivors and individuals with disabilities, in accordance with the criteria contained in Chapter 165 of the Farmington Town Code, entitled Zoning Law, Article VII, Nonconformities, Section 91 Temporary Use Permits.

ZB #0804-24, JACOB KIRSCH, 6179 BUCKSKIN DRIVE, FARMINGTON, NEW YORK 14425: The applicant is requesting an area variance to the provisions contained within Chapter 165, Article VI, Section 58 A., Accessory Structures, of the Farmington Town Code, to enable the placement of an Accessory Structure, a 4-foot by 8-foot, wood shed within the Front Yard portion of the St. John’s Lutheran Church site, located at 153 Church Avenue, which is to be used as part of their established food pantry operations. Section 165-58 A. of the Town Code requires all Accessory Structures to be located within the rear yard portion of a lot. The property is zoned A-80 Agricultural District.

6. BOARD DELIBERATIONS AND DECISIONS:

ZB #0301-24	Area Variance	Fowler Family Trust
ZB #0801-24	Temporary Use Permit	Noelle Porretta
ZB #0802-24	Temporary Use Permit	Bridges for Brain Injury
ZB #0804-24	Area Variance	Jacob Kirsch

7. OTHER BOARD MATTERS:

8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

9. DIRECTOR OF DEVELOPMENT UPDATE

10. ZONING / CODE ENFORCEMENT OFFICER UPDATE

11. NEXT MEETING DATE: October 28, 2024

12. ADJOURNMENT

TOWN OF
FARMINGTON



Zoning Board of Appeals Meeting Agenda
October 28, 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.

Join Zoom Meeting by clicking the following link:

<https://zoom.us/j/95476695857?pwd=dWVyODUxN11NNlhXZ2NXZUVtUnRKUT09>

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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, September 23, 2024, Meeting.
3. Attest to publishing legal notices – the Legal Notice for tonight’s agenda, ZB #0804-24 was published in the Daily Messenger on Sunday September 8, 2024.

ZB #0804-24, JACOB KIRSCH, 6179 BUCKSKIN DRIVE, FARMINGTON, NEW YORK 14425: The applicant is requesting an area variance to the provisions contained within Chapter 165, Article VI, Section 58 A., Accessory Structures, of the Farmington Town Code, to enable the placement of an Accessory Structure, a 4-foot by 8-foot, wood shed within the Front Yard portion of the St. John’s Lutheran Church site, located at 153 Church Avenue, which is to be used as part of their established food pantry operations. Section 165-58 A. of the Town Code requires all Accessory Structures to be located within the rear yard portion of a lot. The property is zoned A-80 Agricultural District.

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, Sunday, September 8, 2024

4. **CONTINUED PUBLIC HEARING:** The following application is a continued public hearing scheduled for this meeting.

ZB #0804-24, JACOB KIRSCH, 6179 BUCKSKIN DRIVE, FARMINGTON, NEW YORK 14425:
See legal notice description above.

5. BOARD DELIBERATIONS AND DECISIONS:

ZB #0804-24 Area Variance Jacob Kirsch

6. OTHER BOARD MATTERS:

7. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

8. DIRECTOR OF DEVELOPMENT UPDATE

- a. Association of Towns Training Courses – October 7, 2024, meeting in Corning, New York.

9. ZONING / CODE ENFORCEMENT OFFICER UPDATES

10. NEXT MEETING DATE: November 25, 2024 (if necessary)

11. ADJOURNMENT

There were no ZBA meetings for November or December 2024.

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