

*Town of Farmington Zoning Board of Appeals
Meeting Agenda January 23, 2017*

1. Open Meeting at 7:00 p.m.
2. Approval of Zoning Board of Appeals Meeting Minutes – December 19, 2016 Meeting. Chairperson attests to the approval and recording of these minutes with the Town Clerk’s Office.
3. Legal Notices – Chairperson attests to the publishing of the five (5) legal notices, for the public hearings on tonight’s agenda, in the January 15, 2017 edition of the Daily Messenger, the Town’s Official Newspaper; to the posting of the meeting notice on the town’s website www.townoffarmingtonny.com ; and the posting of the meeting notice upon the Town Hall Bulletin Board.
4. Continued Business – There is no continued business from the December 19, 2016 meeting.
5. PUBLIC HEARINGS -

ZB 0101-17 JOEL SHENTON AREA VARIANCE

Requests an area variance to Chapter 165, Article IV, Section 35.A. of the Town of Farmington Codes. The applicant wishes to locate an accessory structure, a pole barn with an attached lean-to, fourteen feet (14 ft.) from the front property line. The Town Code requires a minimum setback of sixty feet (60 ft.) from the front property line for an accessory structure. The property is located at 1119 Payne Road and is zoned A-80 Agricultural District.

ZB 0102-17 JOEL SHENTON AREA VARIANCE

Requests an area variance to Chapter 165, Article V, Section 58. A. of the Town of Farmington Codes. The applicant wishes to locate an accessory structure, a pole barn with an attached lean-to, in the front yard portion of the lot. The Town Code requires accessory structures to be located in the rear yard portion of the lot. The property is located at 1119 Payne Road and is zoned A-80 Agricultural District.

ZB 0103-17 MICHAEL PIGNATO AREA VARIANCE

Requests an area variance to Chapter 165, Article IV, Section 35. A. of the Town of Farmington Codes. The applicant wishes to create Lot #1, of the Michael C. Pignato Preliminary Subdivision Plat, containing a total of 36,058 square feet. The Town Code requires a minimum lot size of 40,000 square feet in this zoning district. The property is located at the northeast corner of Hathaway Drive and Perez Drive and is zoned GB General Business District and MTOD Major Thoroughfare Overlay District.

ZB 0104-17 MICHAEL PIGNATO AREA VARIANCE

Requests an area variance to Chapter 165, Article IV, Section 35. A. of the Town of Farmington Codes. The applicant wishes to create Lot #2, of the Michael C. Pignato Preliminary Subdivision Plat, containing a total of 31,024 square feet. The Town Code requires a minimum lot size of 40,000 square feet in this zoning district. The property is located at the northeast corner of Hathaway Drive and Perez Drive and is zoned GB General Business District and MTOD Major Thoroughfare Overlay District.

ZB 0105-17

MICHAEL PIGNATO

AREA VARIANCE

Requests an area variance to Chapter 165, Article IV, Section 34. of the Town of Farmington Codes. The applicant wishes to locate an office building, with a forty-one and three-tenths foot (41.3 foot) front setback from New York State Route 332, on proposed Lot #1, of the Michael C. Pignato Preliminary Subdivision Plat. The Town Code requires a minimum front setback of one hundred feet (100 feet) from the right-of-way line for State Route 332. The property is located at the northeast corner of Hathaway Drive and Perez Drive and is zoned GB General Business District and MTOD Major Thoroughfare Overlay District.

6. Board Business: Deliberation and Decision -

ZB 0101-17

JOEL SHENTON

AREA VARIANCE

ZB 0102-17

JOEL SHENTON

AREA VARIANCE

ZB 0103-17

MICHAEL PIGNATO

AREA VARIANCE

ZB 0104-17

MICHAEL PIGNATO

AREA VARIANCE

ZB 0105-17

MICHAEL PIGNATO

AREA VARIANCE

7. Public comments – open forum

8. Other Board Matters -

9. Code Enforcement Officer Update - James Morse, CEO

10. Next Meeting Date – February 27, 2017 (if necessary)

11. Adjournment

Town of Farmington
Zoning Board of Appeals Meeting Agenda
March 21, 2017

- 1. Open Meeting, Identify Rules of Procedure, Introductions and Emergency Evacuation Procedures – Chairperson DeLucia.**
- 2. Approval of Meeting Minutes – January 23, 2017 Meeting.**
- 3. Attest to publishing legal notice (published on Sunday, March 12, 2017, in the Canandaigua *Daily Messenger*), posting of property, posting of legal notice on town’s official website and on the Town Hall Bulletin Board – Chairperson DeLucia.**
- 4. Continued Board Business – There is no continued business of the Board from the January 23, 2017 meeting – Chairperson DeLucia.**
- 5. Public Hearings:**

ZB 0301-17 DONNA SADLER, 45 COACHLIGHT CIRCLE, FARMINGTON, New York 14425:
Request an area variance to Article V , Chapter 165 - 58 to the Town of Farmington Codes. The applicant wishes to locate an accessory structure, 7’ x 7’ shed in the side yard, (accessory structures are to be located in the rear yard. The property is located at 45 Coachlight Circle and zoned R-7.2 District.
- ZB 0302-17 DONNA SADLER, 45 COACHLIGHT CIRCLE, FARMINGTON, New York 14425:**
Request an area variance to Article V , Chapter 165 - 58 to the Town of Farmington Codes. The applicant wishes to locate an accessory structure, 8’ x 12’ shed in the side yard, (accessory structures are to be located in the rear yard. The property is located at 45 Coachlight Circle and zoned R-7.2 District.
- 6. Board Business – Deliberations and Decisions**
- 7. Public Comments – Open Forum**
- 8. Other Board Matters**
- 9. Code Enforcement Officer Update**
- 10. Next Meeting Date and Location - If necessary, the next meeting will be held on Tuesday, April 18, 2017 in the Town Court, 1023 Hook Road, commencing at 7:00 p.m. Eastern Daylight Savings Time.**
- 11. Adjournment**

*Town of Farmington
Zoning Board of Appeals Meeting Agenda
April 18, 2017*

Open Meeting, Identify Rules of Procedure, Introductions and Emergency Evacuation Procedures – Chairperson DeLucia.

Approval of Meeting Minutes – March 20, 2017 Meeting.

Attest to publishing legal notice (published on Sunday, April 9, 2017, in the *Canandaigua Daily Messenger*), posting of public notification sign upon the properties, posting of legal notice upon the town’s official website and on the Town Hall Bulletin Board – Chairperson DeLucia.

Continued Board Business – There is no continued business of the Board from the March 20, 2017 meeting – Chairperson DeLucia.

Public Hearings:

ZB 0401-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Article V, Chapter 165 – 43. B. (c) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The Town Code allows a maximum size for a freestanding commercial speech sign to have 64 square feet in area. The property is zoned GB General Business District.

ZB 0402-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Article V, Chapter 165 – 45. A. (2) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot freestanding commercial speech sign with moving/motion signage to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The Town Code prohibits moving/motion signage. The property is zoned GB General Business District.

ZB 0403-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Article V, Chapter 165 – 41. of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot, freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The Town Code restricts changeable-copy commercial speech signs to a maximum of 20 square feet in area. The property is zoned GB General Business District.

ZB 0404-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Article V, Chapter 165 – 45. A. (3) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The variance request is to allow for the advertising for businesses that are not located on the premises. The Town Code restricts pertinent commercial speech advertising for only a bona fide business that is conducted in or on the premises. The property is zoned GB General Business District.

ZB 0408-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Article V, Chapter 165 – 43. B. (2) (a) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot, 23 feet high, freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center

which is located at 1622 State Route 332. The Town Code restricts all ground signs to a height of not more than 15 feet above ground. The property is zoned GB General Business District.

ZB 0405-17 BURGER KING RESTAURANT 1298 STATE ROUTE 332

Request an area variance to Article V, Chapter 165 -41. A. (2) of the Town of Farmington Codes. The applicant wishes to erect a changeable-copy sign that exceeds 20 square feet in area. The Town Code restricts changeable-copy signs to a maximum of 20 square feet in area. The property is located at 1298 State Route 332 and is zoned GB General Business District.

ZB 0406-17 JOSEPH SORTINO MONARCH MANOR

Request an area variance to Article V, Chapter 165-44. of the Town of Farmington Codes. The applicant wishes to erect a second freestanding ground subdivision identification sign at the entrance to Monarch Manor which is to be located at the intersection of Monarch Drive and New Michigan Road. The Town Code restricts subdivision identification signage to one such sign. The property is located at the northeast corner of New Michigan Road and the Canandaigua/Farmington Town Line Road and is zoned IZ Incentive Zoning.

ZB0407-17 EDWARD MACK 6164 BROWNSVILLE RD.

Request an area variance to Article IV, Chapter 165-35. of the Town of Farmington Codes. The applicant wishes to have an enclosed porch remain at 49 feet from the front property line. The Town Code requires a minimum front setback of 60 feet from the front property line. The property is located at 6164 Brownsville Road and is zoned A-80 Agricultural District.

12. Board Business – Deliberations and Decisions

- ZB 0401-17**
- ZB 0402-17**
- ZB 0403-17**
- ZB 0404-17**
- ZB 0408-17**
- ZB 0405-17**
- ZB 0406-17**
- ZB 0407-17**

13. Public Comments – Open Forum

14. Other Board Matters: Re-adoption of the 2017 Zoning Board of Appeals Rules of Procedures.

15. Code Enforcement Officer Update

16. Next Meeting Date and Location - If necessary, the next meeting will be held on Tuesday, May 16, 2017 in the Town Court, 1023 Hook Road, commencing at 7:00 p.m. Eastern Daylight Savings Time.

17. Adjournment

Town of Farmington
Zoning Board of Appeals Meeting Agenda

April 18, 2017

1. **Open Meeting, Identify Rules of Procedure, Introductions and Emergency Evacuation Procedures – Chairperson DeLucia.**
2. **Approval of Meeting Minutes – March 20, 2017 Meeting.**
3. **Attest to publishing legal notice (published on Sunday, April 9, 2017, in the *Canandaigua Daily Messenger*), posting of public notification sign upon the properties, posting of legal notice upon the town’s official website and on the Town Hall Bulletin Board – Chairperson DeLucia.**
4. **Continued Board Business – There is no continued business of the Board from the March 20, 2017 meeting – Chairperson DeLucia.**
5. **Public Hearings:**

ZB 0401-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Article V, Chapter 165 – 43. B. (c) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The Town Code allows a maximum size for a freestanding commercial speech sign to have 64 square feet in area. The property is zoned GB General Business District.

ZB 0402-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Article V, Chapter 165 – 45. A. (2) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot freestanding commercial speech sign with moving/motion signage to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The Town Code prohibits moving/motion signage. The property is zoned GB General Business District.

ZB 0403-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Article V, Chapter 165 – 41. of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot, freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The Town Code restricts changeable-copy commercial speech signs to a maximum of 20 square feet in area. The property is zoned GB General Business District.

ZB 0404-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Article V, Chapter 165 – 45. A. (3) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The variance request is to allow for the advertising for businesses that are not located on the premises. The Town Code restricts pertinent commercial speech advertising for only a bona fide business that is conducted in or on the premises. The property is zoned GB General Business District.

ZB 0408-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Article V, Chapter 165 – 43. B. (2) (a) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot, 23 feet high, freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The Town Code restricts all ground signs to a height of not more than 15 feet above ground. The property is zoned GB General Business District.

ZB 0405-17 BURGER KING RESTAURANT 1298 STATE ROUTE 332

Request an area variance to Article V, Chapter 165 -41. A. (2) of the Town of Farmington Codes. The applicant wishes to erect a changeable-copy sign that exceeds 20 square feet in area. The Town Code restricts changeable-copy signs to a maximum of 20 square feet in area. The property is located at 1298 State Route 332 and is zoned GB General Business District.

ZB 0406-17 JOSEPH SORTINO MONARCH MANOR

Request an area variance to Article V, Chapter 165-44. of the Town of Farmington Codes. The applicant wishes to erect a second freestanding ground subdivision identification sign at the entrance to Monarch Manor which is to be located at the intersection of Monarch Drive and New Michigan Road. The Town Code restricts subdivision identification signage to one such sign. The property is located at the northeast corner of New Michigan Road and the Canandaigua/Farmington Town Line Road and is zoned IZ Incentive Zoning.

ZB0407-17 EDWARD MACK 6164 BROWNSVILLE RD.

Request an area variance to Article IV, Chapter 165-35. of the Town of Farmington Codes. The applicant wishes to have an enclosed porch remain at 49 feet from the front property line. The Town Code requires a minimum front setback of 60 feet from the front property line. The property is located at 6164 Brownsville Road and is zoned A-80 Agricultural District.

6. Board Business – Deliberations and Decisions

ZB 0401-17

ZB 0402-17

ZB 0403-17

ZB 0404-17

ZB 0408-17

ZB 0405-17

ZB 0406-17

ZB 0407-17

7. Public Comments – Open Forum

8. Other Board Matters: Re-adoption of the 2017 Zoning Board of Appeals Rules of Procedures.

9. Code Enforcement Officer Update

10. Next Meeting Date and Location - If necessary, the next meeting will be held on Tuesday, May 16, 2017 in the Town Court, 1023 Hook Road, commencing at 7:00 p.m. Eastern Daylight Savings Time.

11. Adjournment

Town of Farmington Zoning Board of Appeals Meeting Agenda

June 20, 2017

1. **Open Meeting, Identify Rules of Procedure, Introductions and Emergency Evacuation Procedures – Chairperson DeLucia.**
2. **Approval of Meeting Minutes – May 30, 2017 Meeting.**
3. **Attest to publishing legal notice (published on Tuesday, June 13, 2017, in the Canandaigua *Daily Messenger*), posting of public notification sign upon the properties, posting of legal notice upon the town’s official website and on the Town Hall Bulletin Board – Chairperson DeLucia.**
4. **Continued Board Business – The following applications are continued business of the Board from the May 30, 2017 meeting and will be discussed following tonight’s scheduled public hearings. ZB 0401-17; ZB 0402-17; ZB 0403-17; ZB 0404-17; ZB 0408-17; and ZB 0501-17 – Chairperson DeLucia.**
5. **PUBLIC HEARINGS**

ZB 0601-17

CHARLES LAPLANT

4909 STATE ROUTE 96

Request an area variance to Chapter 165, Article IV, Section 18 C. of the Farmington Town Code. The applicant wishes to create a new lot having two accessory structures. The Town Code limits accessory structures to one per lot in this zoning district. The property is located at 4909 State Route 96 and is zoned A-80 Agricultural District.

ZB 0602-17

LAMAR OUTDOOR ADVERTISING 55 ROCKWOOD ST.

Request an area variance to Chapter 165, Article V, Section 45. A. (12) of the Farmington Town Code. The applicant wishes to erect an off-premises commercial speech sign within 660 feet of the right-of-way, or which is intended to be viewed from along State Route 332. The Town Code restricts the placement of off-premises commercial speech signs to a minimum setback of 660 feet from the highway right-of-way. The property is located on the west side of State Route 332, south of Cobblestone Performing Arts Center and is zoned GB General Business.

ZB 0603-17

BRIAN MATTIACIO

1393 HATHAWAY DRIVE

Request an area variance to Chapter 165, Article V, Section 43. B. (a) (c) of the Farmington Town Code. The applicant wishes to erect a second two-sided ground business-identification sign on the premises. The Town Code limits two-sided ground commercial speech signage to one building-mounted business-identification sign and one two-sided ground business-identification sign on the premises. The property already has one two-sided ground business-identification sign. The property is located at 1393 Hathaway Drive and is zoned GB General Business.

ZB 0604-17

DONALD JOHNSON

355 HOOK ROAD

Request a Temporary Use Permit in accordance with the provisions of Chapter 165, Article VII, Section 91 of the Farmington Town Code. The applicant wishes to provide a food service trailer on property located at 5930 County Road 41. The property is zoned GB General Business.

6. **Board Business – Deliberations and Decisions**

ZB 0401-17

LAMAR OUTDOOR ADVERTISING

STATE ROUTE 332

Request an area variance to Chapter 165, Article V, Section 43. B. 1. (c) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The Town Code allows a maximum size for a freestanding commercial speech sign to have 64 square feet in area. The property is zoned GB General Business District.

ZB 0402-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Chapter 165, Article V, Section 45. A. (2) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot freestanding commercial speech sign with moving/motion signage to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The Town Code prohibits moving/motion signage. The property is zoned GB General Business District.

ZB 0403-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Chapter 165, Article V, Section 41. of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot, freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The Town Code restricts changeable-copy commercial speech signs to a maximum of 20 square feet in area. The property is zoned GB General Business District.

ZB 0404-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Chapter 165, Article V, Section 45. A. (3) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The variance request is to allow for the advertising for businesses that are not located on the premises. The Town Code restricts pertinent commercial speech advertising for only a bona fide business that is conducted in or on the premises. The property is zoned GB General Business District.

ZB 0408-17 LAMAR OUTDOOR ADVERTISING STATE ROUTE 332

Request an area variance to Chapter 165, Article V, Section 43. B. (2) (a) of the Town of Farmington Codes. The applicant wishes to erect a 225.75 square foot, 23 feet high, freestanding commercial speech sign to be located along the west side of State Route 332, south of the Cobblestone Performing Arts Center which is located at 1622 State Route 332. The Town Code restricts all ground signs to a height of not more than 15 feet above ground. The property is zoned GB General Business District.

ZB 0501-17 MICHAEL BEST 6165 BROWNSVILLE RD.

Request an area variance to Chapter 165, Article VI, Section 72. B. 6. of the Town of Farmington Codes. The applicant wishes to conduct a portion of a Major Home Occupation outside of the principal dwelling unit or accessory structure located on the subject property. The Town Code requires a Major Home Occupation be carried on within an existing or proposed building on the premises. A Major Home Occupation located within the principal dwelling unit may not exceed 25% of the total gross floor area, or 500 square feet of the principal dwelling unit. A Major Home Occupation may only be located within an accessory structure that is smaller in size than the principal dwelling and may not exceed 50% of the total gross floor area of the principal dwelling. The property is located at 6165 Brownsville Road and is zoned RR-80 Rural Residential District.

ZB 0601-17 CHARLES LAPLANT AREA VARIANCE

ZB 0602-17 LAMAR OUTDOOR ADVERTISING AREA VARIANCE

ZB 0603-17 BRIAN MATTIACIO AREA VARIANCE

ZB 0604-17 DONALD JOHNSON AREA VARIANCE

- 7. Public Comments – Open Forum**
- 8. Other Board Matters: Training Packet, Association of Towns 2017**
- 9. Code Enforcement Officer Update**
- 10. Next Meeting Date and Location - If necessary, the next Zoning Board of Appeals meeting will be held on Tuesday, July 18, 2017 in the Town Court, 1023 Hook Road, commencing at 7:00 p.m. Eastern Daylight Savings Time. If the Town Hall Capital Project is complete by that date then the meeting will be held in the main meeting room, at the Town Hall, 1000 County Road 8, Farmington, New York 14425. Notices will be published and posted.**
- 11. Adjournment**

July 25, 2017 meeting cancelled

Town of Farmington Zoning Board of Appeals - Meeting Agenda - August 28 , 2017

- 1. Open Meeting, Identify Rules of Procedure, Introductions and Emergency Evacuation Procedures – Chairperson DeLucia.**
- 2. Approval of Meeting Minutes – June 20, 2017 Meeting.**
- 3. Attest to publishing legal notice (published on Sunday, August 20, 2017, in the Canandaigua *Daily Messenger*), posting of public notification sign upon the properties, posting of legal notice upon the town’s official website and on the Town Hall Bulletin Board – Chairperson DeLucia.**
- 4. Continued Board Business – There is no continued business.**

5. PUBLIC HEARINGS

ZB 0801-17 JEFF SMITH 4981 MAXWELL ROAD
Request an area variance to Chapter 165, Article V, Section 58 A. of the Farmington Town Code. The applicant wishes to erect an accessory structure, (a 28’ x 32’ single story garage), to be located in the front yard portion of the lot. The Town Code requires accessory structures to be located in the rear yard portion of the lot. The property is located at 4981 Maxwell Road and is zoned A-80 Agricultural District.

ZB 0802-17 JEFF SMITH 4981 MAXWELL ROAD
Request an area variance to Chapter 165, Article IV, Section 35. A. of the Farmington Town Code. The applicant wishes to erect an accessory structure, (a 28’ x 32’ single story garage), to be located 10 feet from the front lot line. The Town Code restricts the placement of structures in the front yard portion of a lot to a minimum setback of 60 feet from the highway right-of-way line. The property is located at 4981 Maxwell Road and is zoned A-80 Agricultural District.

6. Board Business – Deliberations and Decisions

ZB 0801-17 JEFF SMITH 4981 MAXWELL ROAD AREA VARIANCE

ZB 0802-17 JEFF SMITH 4981 MAXWELL ROAD AREA VARIANCE

- 7. Public Comments – Open Forum**
- 8. Other Board Matters**
- 9. Code Enforcement Officer Update**
- 10. Next Meeting Date and Location - If necessary, the next Zoning Board of Appeals meeting will be held on Monday, September 25, 2017 at the Town Hall, 1000 County Road 8, commencing at 7:00 p.m. Eastern Daylight Savings Time. Notices will be published and posted.**
- 11. Adjournment**

Zoning Board of Appeals Meeting Agenda November 27, 2017

1. Open Meeting, Identify Rules of Procedure, Introductions and Emergency Evacuation Procedures – Chairperson DeLucia.
2. Approval of Meeting Minutes – October 23, 2017 Meeting.
3. Attest to publishing legal notice (published Sunday, November 19, 2017, in the Canandaigua Daily Messenger), posting of public notification sign on the property, posting of legal notice upon the Town’s Official Website and upon the Town Hall Bulletin Board – Chairperson DeLucia.
4. Continued Board Business – There is no continued business from the October 23, 2017 meeting.
5. **PUBLIC HEARINGS (13):**

ZB 0701-17, Indus Hospitality Group, 950 Panorama Trail S, Rochester, NY 14625: Request an area variance to Article V, Chapter 165 – 37-11 to the Town of Farmington Codes. The applicant wishes 140 parking spaces, a minimum of 191 spaces are required). The property is located at proposed Lot 2, 1301 NYS Route 332 and zoned General Business District.

ZB 0702-17, Indus Hospitality Group, 950 Panorama Trail S, Rochester, NY 14625: Request an area variance to Article IV, Chapter 165 -35 A to the Town of Farmington Codes. The applicant wishes a variance for a side setback of 22 feet, (a minimum of 30 feet is required). The property is located at proposed Lot 2, 1301 NYS Route 332, and zoned General Business District.

ZB 0703-17, Indus Hospitality Group, 950 Panorama Trail S, Rochester, NY 14625: Request an area variance to Article V, Chapter 165 -35 to the Town of Farmington Codes. The applicant wishes a variance for lot width of 15feet, (a minimum of 150 feet is required). The property is located at proposed Lot 2, 1301 NYS Route 332 and zoned General Business District.

ZB 0704-17, Indus Hospitality Group, 950 Panorama Trail S, Rochester, NY 14625: Request an area variance to Article IV, Chapter 165 – 35 A to the Town of Farmington Codes. The applicant wishes a variance for a front setback of 20 feet, (a minimum of 50 feet is required). The property is located at Lot 2, 1301 NYS Route 332 and zoned General Business District.

ZB 0705-17, Indus Hospitality Group, 950 Panorama Trail S, Rochester, NY 14625: Request an area variance to New York State Town Law 280a . The applicant wishes to create a parcel without direct access to a mapped street. The property is located at proposed Lot 2, 1301 NYS Route 332 and zoned General Business District.

ZB 0706-17, Indus Hospitality Group, 950 Panorama Trail S, Rochester, NY 14625: Request an area variance to Article IV, Chapter 165 -35A to the Town of Farmington Codes. The applicant wishes a variance for lot width of 15 feet (a minimum of 150 feet is required. The property is located at proposed Lot 3, 1301 NYS Route 332 and zoned General Business District.

ZB 0707-17, Indus Hospitality Group, 950 Panorama Trail S, Rochester, NY 14625: Request an area variance to Article IV, Chapter 165 -35 A to the Town of Farmington Codes. The applicant wishes a variance for a front setback 30 feet (a minimum of 50 feet is required). The property is located at proposed Lot 3, 1301 NYS Route 332 and zoned General Business District.

ZB 0708-17, Indus Hospitality Group, 950 Panorama Trail S, Rochester, NY 14625: Request an area variance to New York State Town Law 280a. . The applicant wishes to create a parcel without direct access to a mapped street. The property is located at proposed Lot 3 1301 NYS Route 332 and zoned General Business District.

ZB 1101-17, PAUL PRIGGON, 705 FARMINGTON RD, MACEDON, NY, 14502: Request an area variance to Article V, Chapter 165 – 58 to the Town of Farmington Codes. The applicant wishes to construct an accessory structure on vacant land. The property is located five feet south of 705 Farmington Rd and zoned RS-25 District.

ZB 1102-17, PAUL PRIGGON, 705 FARMINGTON RD, MACEDON, NY, 14502: Request an area variance to Article IV , Chapter 165 -35 to the Town of Farmington Codes. The applicant wishes to construct an accessory 0 feet from the north side property line (a minimum of 15 feet is required). The property is located five feet south of 705 Farmington Rd and zoned RS-25 District.

ZB1103-17, PAUL PRIGGON, 705 FARMINGTON RD, MACEDON, NY, 14502: : Request an area variance to Article IV , Chapter 165 -35 to the Town of Farmington Codes. The applicant wishes to construct an accessory structure 32 feet from the front property line (a minimum of 50 feet is required). The property is located five feet south of 705 Farmington Rd and zoned RS-25 District.

ZB 1104-17, JAMES RUSSELL, 216 HUCKLEBERRY RD, FARMINGTON, NY 14425:
Request an area variance to Article IV, Chapter 165 -35 to the Town of Farmington Codes. The applicant wishes approval for a lot line adjustment plan of lands creating a non-conforming lot side, (a minimum of 25,000 square feet is required). The property is located at 216 Huckleberry Rd and zoned RS-25 District.

ZB 1105-17, JAMES RUSSELL, 216 HUCKLEBERRY RD, FARMINGTON, NY 14425:
Request an area variance to Article IV, Chapter 165 -35 to the Town of Farmington Codes. The applicant wishes approval for a lot line adjustment plan of lands creating a non-conforming lot size, (a minimum of 25,000 square feet is required). The property is located at 219 Bowerman Rd and zoned RS-25 District.

6. BOARD DELIBERATIONS AND DECISIONS

ZB 0701-17	Indus Hospitality Group	Area Variance
ZB 0702-17	Indus Hospitality Group	Area Variance
ZB 0703-17	Indus Hospitality Group	Area Variance
ZB 0704-17	Indus Hospitality Group	Area Variance
ZB 0705-17	Indus Hospitality Group	Area Variance
ZB 0706-17	Indus Hospitality Group	Area Variance
ZB 0707-17	Indus Hospitality Group	Area Variance
ZB 0708-17	Indus Hospitality Group	Area Variance
ZB 1101-17	Paul Priggon	Area Variance
ZB 1102-17	Paul Priggon	Area Variance
ZB 1103-17	Paul Priggon	Area Variance
ZB 1104-17	James Russell	Area Variance
ZB 1105-17	James Russell	Area Variance

7. PUBLIC COMMENTS – OPEN FORUM DISCUSSION

8. OTHER BOARD MATTERS

9. CODE ENFORCEMENT OFFICER UPDATE

10. NEXT MEETING DATE

If necessary, the next Zoning Board of Appeals Meeting will be held on Monday, December 18, 2017 in the Farmington Town Hall, 1000 County Road 8, commencing at 7:00 p.m., Eastern Daylight Savings Time.

11. ADJOURNMENT

**Zoning Board of Appeals Meeting Agenda
December 18, 2017**

- 12. Open Meeting, Identify Rules of Procedure, Introductions and Emergency Evacuation Procedures – Chairperson DeLucia.
- 13. Approval of Meeting Minutes – November 27, 2017 Meeting.
- 14. Attest to publishing legal notice (published Sunday, December 10, 2017, in the Canandaigua Daily Messenger), posting of public notification sign on the property, posting of legal notice upon the Town’s Official Website and upon the Town Hall Bulletin Board – Chairperson DeLucia.
- 15. Continued Board Business – There is no continued business from the November 27, 2017 meeting for this meeting. There is continued business from the November 27, 2017 meeting which has been continued to January 16, 2018 (Files ZB 0701-17 through ZB 0708-17 Indus Hospitality Group).
- 16. **PUBLIC HEARINGS (3):**

ZB 1201-17, Cynthia Chierichella, 1468 Fraser Way, Farmington, NY 14425:

Request an area variance to Chapter 144, Article III, Section 144-29. J. (3) of the Town of Farmington Codes. The applicant wishes to re-subdivide Lot #230 of the Phillips Landing Subdivision Tract, creating two lots, identified as Lot #2 and Lot #3, with each proposed Lot having a minimum lot width of 30 feet. The Town Code requires minimum lot widths for lots in a cluster development shall not be less than 75% of the average lot widths occurring along the public highway for a distance of 1,000 feet in each direction. The property is located at 1468 Fraser Way and is zoned cluster development Town Law 278.

ZB 1202-17, Mr. & Mrs. Kevin Schrader, 145 Rausler Road, Farmington, NY 14425:

Request an area variance to Chapter 165, Article IV, Section 35 of the Town of Farmington Codes. The applicant wishes to erect an accessory structure that would be set back 25 feet from the front property line. The Town Code requires a minimum front set back 60 feet. The property is located at 145 Rausler Road and is zoned A-80 Agricultural District.

(continues on back)

ZB 1203-17, Mr. & Mrs. Kevin Schrader, 145 Rausler Road, Farmington, NY 14425:

Request an area variance to Chapter 165, Article V, Section 58. A. of the Town of Farmington Codes. The applicant wishes to erect an accessory structure in the front yard portion of the lot. The Town Code requires accessory structures to be located in the rear yard. The property is located at 145 Rausler Road and is zoned A-80 Agricultural District.

17. BOARD DELIBERATIONS AND DECISIONS

ZB 1201-17	Cynthia Chierichella	Area Variance
ZB 1202-17	Mr. & Mrs. Kevin Schrader	Area Variance
ZB 1203-17	Mr. & Mrs. Kevin Schrader	Area Variance

18. PUBLIC COMMENTS – OPEN FORUM DISCUSSION

19. OTHER BOARD MATTERS

20. CODE ENFORCEMENT OFFICER UPDATE

21. NEXT MEETING DATE

If necessary, the next Zoning Board of Appeals Meeting will be held on Monday, January 8, 2018 in the Farmington Town Hall, 1000 County Road 8, commencing at 7:00 p.m., Eastern Daylight Savings Time.

22. ADJOURNMENT