

TOWN OF  
**FARMINGTON**



**Zoning Board of Appeals Meeting Agenda  
May 20, 2019**

1. Open Meeting, Identify Rules of Procedure, Introductions and Emergency Evacuation Procedures—Chairperson DeLucia.
2. Approval of Meeting Minutes—April 22, 2019 Meeting.
3. Attest to publishing legal notice – There is one published legal notice, published in the Daily Messenger on Sunday, May 12, 2019 for tonight’s agenda—Chairperson DeLucia.
4. CONTINUED BOARD BUSINESS—There are the following continued public hearings from: September 24, 2018; November 26, 2018; December 17, 2018; January 28, 2019; and April 22, 2019 meetings:

**ZB #0902-18, DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK, NEW YORK 10003:**

Request an area variance to Chapter 165, Article V, Section 65.3. F. of the Town of Farmington Codes. The applicant wishes to erect solar panels having a setback of 20 feet from along the south property line on proposed Lot 2 of Delaware River Solar, LLC Solar Energy Facility Site Plan, dated July 3, 2018. The Town Code requires a minimum rear setback of 160 feet. The property is located at 466 Yellow Mills Road and is zoned A-80 Agricultural District.

**ZB #0903-18, DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE NEW YORK, NEW YORK 10003:**

Request an area variance to Chapter 165, Article V, Section 65.3. F. of the Town of Farmington Codes. The applicant wishes to erect solar panels having a setback of 20 feet along the south property line on proposed Lot 3 of Delaware River Solar, LLC Solar Energy Facility Site Plan, dated July 3, 2018. The Town Code requires a minimum rear setback of 160 feet. The property is located at 466 Yellow Mills Road and is zoned A-80 Agricultural District.

**ZB #0904-18, DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE NEW YORK, NEW YORK 10003:**

Request an area variance to Chapter 165, Article V, Section 65.3. F. of the Town of Farmington Codes. The applicant wishes to erect solar panels having a setback of 20 feet along the north property line on proposed Lot 3 of Delaware River Solar, LLC Solar Energy Facility Site Plan, dated July 3, 2018. The Town Code requires a minimum front setback of 180 feet. The property is located at 466 Yellow Mills Road and is zoned A-80 Agricultural District.

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**ZB #0905-18, DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE NEW YORK, NEW YORK 10003:**

Request an area variance to Chapter 165, Article V, Section 65.3. F. of the Town of Farmington Codes. The applicant wishes to erect solar panels having a setback 20 feet along the north property line of proposed Lot 4 of Delaware River Solar, LLC Solar Energy Facility Site Plan, dated July 3, 2018. The Town Code requires a minimum front setback of 180 feet. The property is located at 466 Yellow Mills Road and is zoned A-80 Agricultural District.

- 5. PUBLIC HEARING (1): There is one new public hearing scheduled for this meeting.

**ZB #0501-19, LUCAS MARSH, 6059 HOLLY LANE, FARMINGTON, NEW YORK 14425:**

Request an area variance to Chapter 165, Article V, Section 58. B. of the Town of Farmington Codes. The applicant wishes to erect an accessory structure, a wooden storage building, having a total of 384 square feet in area. The Town Code restricts the size of an accessory structure to a maximum of 200 square feet in area. The property is located at 6059 Holly Lane and is zoned both RS-25 Residential Suburban and A-80 Agricultural District.

- 6. BOARD DELIBERATIONS AND DECISIONS:

<b>ZB #0902-18</b>	<b>Area Variance</b>	<b>Delaware River Solar LLC</b>
<b>ZB #0903-18</b>	<b>Area Variance</b>	<b>Delaware River Solar LLC</b>
<b>ZB #0904-18</b>	<b>Area Variance</b>	<b>Delaware River Solar LLC</b>
<b>ZB #0905-18</b>	<b>Area Variance</b>	<b>Delaware River Solar LLC</b>
<b>ZB #0501-19</b>	<b>Area Variance</b>	<b>Lucas Marsh</b>

- 7. PUBLIC COMMENTS—OPEN FORUM DISCUSSION
- 8. OTHER BOARD MATTERS
- 9. CODE ENFORCEMENT OFFICER UPDATE
- 10. NEXT MEETING DATE
- 11. ADJOURNMENT

**NOTICE:** The next Zoning Board of Appeals Meeting, if needed, will be held on Monday, June 24, 2019 in the Farmington Town Hall, 1000 County Road 8, commencing at 7:00 p.m., Eastern Daylight Saving Time. **Please take further notice that this location may change depending upon a Planning Board determination of significance upon the four pending Delaware River Solar Applications. If it is determined that the June Zoning Board of Appeals meeting will require a larger meeting room then the meeting will be moved to the Town Highway Facility, 985 Hook Road, Farmington, New York 14425.**