

***Town of Farmington Zoning Board of Appeals
Meeting Agenda February 29, 2016***

Open Meeting at 7:00 p.m.

Approval of Zoning Board of Appeals Meeting Minutes – December 28, 2015.

Legal Notices – Chairperson attests that there were no legal notices required to be published in the Town’s Official Newspaper, The Daily Messenger, for this meeting. Public Notices were sent to the Daily Messenger, posted upon the Town’s website and Town Hall Bulletin Board.

Continued Business – There is no continued business from the December 28th meeting.

PUBLIC HEARINGS - NONE

Board Business: Deliberations and Decisions - NONE

Public comments – open forum

Other Board Matters - 2016 Rules of Procedure - Review and Approval
- 2015 Annual Report – Review and Approval

Director of Development Update - Excused

Code Enforcement Officer Update - James Morse, CEO

Next Meeting Date – March 28, 2016

Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda March 28, 2016***

Open Meeting at 7:00 p.m.

Approval of Zoning Board of Appeals Meeting Minutes – February 20, 2015.

Legal Notices – Chairperson attests to the publishing of two legal notices for the public hearings on tonight’s agenda in 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 on the Town Hall Bulletin Board.

Continued Business – There is no continued business from the February 20th meeting.

PUBLIC HEARINGS -

ZB 0301-16 ROBERT & LINDA BAILEY AREA VARIANCE
5165 Fox Road
Palmyra, NY 14522

Request an area variance to Article V, Chapter 165, Article V, Section 18. B. to the Town of Farmington Codes. The applicant wishes to subdivide a two acre parcel with an existing barn, (an accessory structure without a principle structure). The property is located at 5165 Fox Road and zoned A-80 Agricultural District.

ZB0302-16 RON & KIM KAISER AREA VARIANCE
5329 Shortsville Road
Shortsville, NY 14548

Request an area variance to Article V, Chapter 165 -62 (B) to the Town of Farmington Codes. The Applicant wishes to erect an aboveground swimming pool in the side yard, (swimming pools are to be located in the rear yard). The property is located at 5329 Shortsville Rd and zoned A-80 District.

Board Business: Deliberations and Decisions -

ZB 0301-16 ROBERT & LINDA BAILEY AREA VARIANCE

ZB 0302-16 RON & KIM KAISER AREA VARIANCE

Public comments – open forum

Other Board Matters - G/FLRPC Training Conference

Director of Development Update - Excused

Code Enforcement Officer Update - James Morse, CEO

Next Meeting Date – April 25, 2016

Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda June 27, 2016***

Open Meeting at 7:00 p.m.

Approval of Zoning Board of Appeals Meeting Minutes – April 11, 2016 Meeting.

Legal Notices – Chairperson attests to the publishing of the (1) legal notice for the public hearing on tonight’s agenda in the June 19, 2016 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 on the Town Hall Bulletin Board.

Continued Business – There is no continued business from the April 11th meeting.

PUBLIC HEARING -

ZB 0601-16	KRISTY SWANSON 847 Hook Road Farmington, New York 14425	AREA VARIANCE
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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, a 40 foot by 60 foot detached private garage, to be located within the front yard portion of the lot. The Town Code requires accessory structures to be located in the rear yard portion of a lot. The property is located at 847 Hook Road and zoned RR-80 Rural Residential District.

Board Business: Deliberation and Decision -

ZB 0601-16	KRISTY SWANSON	AREA VARIANCE
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Public comments – open forum

Other Board Matters -

- a. Adoption of June 27, 2016 Rev. 1 ZBA Rules of Procedure
 - i. Addition of statement in Rules of Procedure to allow Chair of the Board to approve minutes if there is no subsequent meeting to facilitate approval within forty (40) days of the previous meeting.

Code Enforcement Officer Update - James Morse, CEO

Next Meeting Date – To be determined

Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda August 22, 2016***

Open Meeting at 7:00 p.m.

Approval of Zoning Board of Appeals Meeting Minutes – July 18, 2016 Meeting.

Legal Notices – Chairperson attests to the publishing of four (4) legal notices for the public hearings on tonight’s agenda in the August 14, 2016 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 on the Town Hall Bulletin Board.

Continued Business – There is no continued business from the July 18th meeting.

PUBLIC HEARINGS -

ZB 0801-16 MATTHEW CALABRESE AREA VARIANCE
5725 Bean Pole Circle
Farmington, New York 14425

Request an Area Variance to Chapter 165, Article IV, Section 35 of the Town of Farmington Codes. The applicant wishes to construct a deck 19 inches from the south side yard property line. The Town Code requires a minimum setback of 7.5 feet from the side yard property line. The property is located at 5726 Bean Pole Circle and is zoned R-7.2 Planned Subdivision District.

ZB 0802-16 LARRY PFALTZGRAF AREA VARIANCE
2 Windigo Lane
Farmington, New York 14425

Request an Area Variance to Chapter 165, Article IV, Section 35 of the Town of Farmington Codes. The applicant wishes to construct an addition to the principal structure that would be eighteen (18) feet from the rear property line. The Town Code requires a minimum rear yard setback of 30 feet. The property is located at 2 Windigo Lane and is zoned R-7.2 Planned Subdivision District.

ZB 0803-16 DR. MARK DIMARTINO, DDS AREA VARIANCE
126 East Main Street
Victor, New York 14564

Request an Area Variance to Chapter 165, Article V, Section 34.G. (2) to the Town of Farmington Codes. The applicant wishes to construct a 4,100 square foot building that would be twenty (20) feet from the front property line along Hathaway Drive. The Town Code requires a minimum front setback of fifty (50) feet. The property is located along the east side of Hathaway Drive, approximately 400 feet north of Perez Drive and is zoned GB General Business with the MTOD Major Thoroughfare Overlay District.

ZB 0804-16 DR. MARK DIMARTINO, DDS AREA VARIANCE
126 East Main Street
Victor, New York 14564

Request an Area Variance to Chapter 165, Article V, Section 34.G. (3) to the Town of Farmington Codes. The applicant wishes to construct a 4,100 square foot building that would be ninety two (92) feet from the front property line along State Route 332. The Town Code requires a minimum front setback of one hundred (100) feet. The property is located along the west side of State Route 332, approximately 400 feet north of Perez Drive and is zoned GB General Business with the MTOD Major Thoroughfare Overlay District.

Board Business: Deliberations and Decisions -

ZB 0801-16	MATTHEW CALABRESE	AREA VARIANCE
ZB 0802-16	LARRY PFALTZGRAF	AREA VARIANCE
ZB 0803-16	DR. MARK DIMARTINO, DDS	AREA VARIANCE
ZB 0804-16	DR. MARK DIMARTINO, DDS	AREA VARIANCE

Public comments – open forum

Other Board Matters -

Code Enforcement Officer Update - James Morse, CEO

Next Meeting Date – September 26, 2016 (if necessary)

Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda October 24, 2016***

Open Meeting at 7:00 p.m.

Approval of Zoning Board of Appeals Meeting Minutes – September 26, 2016 Meeting.
Chairperson attests to the approval and recording of these minutes with the Town Clerk's Office.

Legal Notices – Chairperson attests to the publishing of the (2) legal notices for the public hearings on tonight's agenda in the October 16, 2016 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 on the Town Hall Bulletin Board.

Continued Business – There is no continued business from the September 26th meeting.

PUBLIC HEARINGS -

ZB 1001-16 DAVID CHAPMAN AREA VARIANCE
5513 Holtz Road
Farmington, New York 14425

Requests an area variance to Chapter 165, Article V, Section 58. A. of the Town of Farmington Codes. The applicant wishes to keep an accessory structure, a 30 foot by 50 foot detached pole barn (with an unknown sized addition that has been added to the pole barn), that is to be located 3 feet - 6 inches within the side yard portion of the adjacent lot that is owned by Michael Collins. The Town Code requires accessory structures to be located only in the rear yard portion of a lot and located five feet from an adjacent property line. The property is located at 5513 Holtz Road and is zoned A-80 Agricultural District.

ZB 1002-16 Mr. & Mrs. MICHAEL COLLINS AREA VARIANCE
579 County Road 8
Farmington, New York 14425

Requests an area variance to Chapter 165, Article V, Section 58.A. of the Town of Farmington Codes. The applicant wishes to keep an accessory structure, a 30 foot by 50 foot detached pole barn (with an unknown sized addition that has been added to the pole barn), that is owned by David Chapman, 5513 Holtz Road, that is to be located 3 feet – 6 inches within the rear yard portion of the their lot. The Town Code requires accessory structures to be located in the rear portion of a lot and located five feet from an adjacent property line. The property is located at 579 County Road 8 and is zoned A-80 Agricultural District.

Board Business: Deliberation and Decision -

ZB 1001-16 DAVID CHAPMAN AREA VARIANCE

ZB 1002-16 MR. & MRS. MICHAEL COLLINS AREA VARIANCE

Public comments – open forum

Other Board Matters -

Code Enforcement Officer Update - James Morse, CEO

Next Meeting Date – To be determined

Adjournment

Town of Farmington Zoning Board of Appeals
Meeting Agenda November 28, 2016

Open Meeting at 7:00 p.m.

Approval of Zoning Board of Appeals Meeting Minutes – October 24, 2016 Meeting.
Chairperson attests to the approval and recording of these minutes with the Town Clerk’s Office.

Legal Notices – Chairperson attests to the publishing of the three (3) legal notices, for the public hearings on tonight’s agenda, in the November 21, 2016 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.

Continued Business – There are two (2) continued public hearings from the October 24th meeting – ZB 1001-16, David Chapman, Area Variance; and ZB 1002-16, Mr. & Mrs. Michael Collins, Area Variance.

ZB 1001-16 DAVID CHAPMAN AREA VARIANCE
5513 Holtz Road
Farmington, New York 14425

Requests an area variance to Chapter 165, Article V, Section 58. A. of the Town of Farmington Codes. The applicant wishes to keep an accessory structure, a 30 foot by 50 foot detached pole barn (with an unknown sized addition that has been added to the pole barn), that is to be located 3 feet - 6 inches within the side yard portion of the adjacent lot that is owned by Michael Collins. The Town Code requires accessory structures to be located only in the rear yard portion of a lot and located five feet from an adjacent property line. The property is located at 5513 Holtz Road and is zoned A-80 Agricultural District.

ZB 1002-16 Mr. & Mrs. MICHAEL COLLINS AREA VARIANCE
579 County Road 8
Farmington, New York 14425

Requests an area variance to Chapter 165, Article V, Section 58.A. of the Town of Farmington Codes. The applicant wishes to keep an accessory structure, a 30 foot by 50 foot detached pole barn (with an unknown sized addition that has been added to the pole barn), that is owned by David Chapman, 5513 Holtz Road, that is to be located 3 feet – 6 inches within the rear yard portion of the their lot. The Town Code requires accessory structures to be located in the rear portion of a lot and located five feet from an adjacent property line. The property is located at 579 County Road 8 and is zoned A-80 Agricultural District.

PUBLIC HEARINGS -

ZB 1101-16 SCOTT JOHNSON AREA VARIANCE

Requests an area variance to Chapter 165, Article V, Section 58.A. of the Town of Farmington Codes. The applicant wishes to reconstruct a detached private garage that was recently destroyed by a tree falling upon the original structure. The original structure was a detached private garage having a total building area of 484 square feet (a 22 foot by 22 foot design). The proposed structure would have a total building area of 720 square feet (a 24 foot by 30 foot design). The previous structure was located in the front yard

portion of the lot. The applicant wishes to keep the new private garage, an accessory structure, within the front yard portion of their lot. The Town Code requires accessory structures to be located in the rear yard portion of a lot. The property is located at 6227 County Road 41 and is zoned RR-80 Rural Residential District.

ZB 1102-16 ORLANDO CRESPO AREA VARIANCE

Requests an area variance to Chapter 165, Article V, Section 58.C. of the Town of Farmington Codes. The applicant wishes to construct an accessory structure, a 120 square foot shed (10 feet by 12 feet in area), to be placed upon the lot within the side yard area. The Town Code allows a maximum size for an accessory structure located within this zoning district of 100 square feet in area. The property is located at 62 Lored Road, within the Farmington Mobile Home Community along Mertensia Road, and is zoned RMF – Residential Multiple Family District.

ZB 1103-16 ORLANDO CRESPO AREA VARIANCE

Requests an area variance to Chapter 165, Article V, Section 58.C. of the Town of Farmington Codes. The applicant wishes to be allowed to construct a second accessory structure, a storage shed having a total of 120 square feet in area, to be placed upon a lot. The Town Code restricts accessory structures to one, 100 square foot structure, per lot. The property is located at 62 Lored Road, within the Farmington Mobile Home Community along Mertensia Road, and is zoned RMF – Residential Multiple Family District.

Board Business: Deliberation and Decision -

ZB 1001-16 DAVID CHAPMAN AREA VARIANCE

ZB 1002-16 MR. & MRS. MICHAEL COLLINS AREA VARIANCE

ZB 1101-16 SCOTT JOHNSON AREA VARIANCE

ZB 1102-16 ORLANDO CRESPO AREA VARIANCE

ZB 1103-16 ORLANDO CRESPO AREA VARIANCE

Public comments – open forum

Other Board Matters -

Code Enforcement Officer Update - James Morse, CEO

Next Meeting Date – December 19, 2016

***Town of Farmington Zoning Board of Appeals
Meeting Agenda December 19, 2016***

Open Meeting at 7:00 p.m.

Approval of Zoning Board of Appeals Meeting Minutes – November 28, 2016 Meeting.
Chairperson attests to the approval and recording of these minutes with the Town Clerk’s Office.

Legal Notices – Chairperson attests to the publishing of the two (2) legal notices, for the public hearings on tonight’s agenda, in the December 11, 2016 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.

Continued Business – There is no continued business from the November 28, 2016 meeting.

PUBLIC HEARINGS -

ZB 1201-16 DANIEL GUTH AREA VARIANCE

Requests an area variance to Chapter 165, Article V, Section 58.C. of the Town of Farmington Codes. The applicant wishes to construct a 144 square foot (12 foot by 12 foot) storage shed to be placed upon the lot within the side yard area. The Town Code allows a maximum size for an accessory structure located within this zoning district of 100 square feet in area. The property is located at 54 Northrup Lane, in the Woodlawn Mobile Home Park, and is zoned RMF – Residential Multiple Family District.

ZB 1202-16 BURGER KING AREA VARIANCE

Requests an area variance to Chapter 165, Article V, Section 41. A. (6) of the Town of Farmington Codes. The applicant wishes to display a message center sign, an attention device. The Town Code does not allow a sign to consist of animated or moving parts. The property is located at 1298 State Route 332 and is zoned GB General Business District.

Board Business: Deliberation and Decision -

ZB 1201-16 DANIEL GUTH AREA VARIANCE

ZB 1202-16 BURGER KING AREA VARIANCE

Public comments – open forum

Other Board Matters -

Code Enforcement Officer Update - James Morse, CEO

Next Meeting Date – January 23, 2017 (if necessary)

Adjournment