

***Town of Farmington Zoning Board of Appeals  
Meeting Agenda January 26, 2015***

1. Open Meeting at 7:00 p.m.
2. Approval of Zoning Board of Appeals Meeting Minutes – December 22, 2014.
3. Legal Notices – There are no legal notices to publish as there are no public hearings scheduled.
4. Continued Business – There are no continued items carried over from the December 22, 2014 Meeting.
5. Board Business: Deliberation and Decision.
  - a. Rules of Procedure - 2015
6. Public comments – open forum
7. Other Board Matters -
8. Director of Development Update -
  - a. FedEx – Zoning Board of Appeals will be an Involved Agency for this Site Plan Application as there are some Area Variances going to be requested. Planning Board is expected to initiate the SEQR Process at their February 18, 2015 Meeting.
9. Code Enforcement Officer Update
10. **Next Meeting Date – February 23, 2015**
11. Adjournment

***Town of Farmington Zoning Board of Appeals  
Meeting Agenda February 23, 2015***

1. Open Meeting at 7:00 p.m.
2. Approval of Zoning Board of Appeals Meeting Minutes – December 22, 2014 and January 26, 2015.
3. Legal Notices – Chairperson attests to the publishing of Legal Notices for ZB 0201-15 and ZB 0202-15 in the Monday, February 16, 2015 edition of the Daily Messenger.
4. Continued Business – There are no continued items carried over from the January 26, 2015 Meeting.
5. PUBLIC HEARINGS

**ZB 0201-15                      Anthony Guadagno, Jr.                      Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V. Section 58. A. of the Farmington Town Code. The Applicant desires to erect a detached garage that would be located within the Side Yard Setback of the Lot. The Town Code requires Accessory Structures, the detached garage, to be located in the Rear Yard portion of the Lot. The property is located at 4462 Latting Road and is zoned A-80 Agricultural District.

**ZB 0202-15                      Skylight Signs, Inc.                      Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V. Section 43. B. (1) (a) of the Farmington Town Code. The Applicant desires to erect a second building mounted commercial speech business identification sign upon the west side of the Farmington Commons Plaza building. The Town Code restricts such business identification signage to one sign per business to be erected upon the building. The property is located at 6081 New York State Route 96 and is zoned GB General Business District.

6. Board Business: Deliberation and Decision.

**ZB 0201-15                      Anthony Guadagno, Jr.                      Area Variance**

**ZB 0202-15                      Skylight Signs, Inc.                      Area Variance**

7. Public comments – open forum
8. Other Board Matters -
  - a. Rules of Procedure – 2015
  - b. FedEx – Zoning Board Resolution regarding Lead Agency Status
9. Director of Development Update -
  - a. FedEx – Planning Board is expected to declare themselves as the Lead Agency for the SEQR Process at their March 18, 2015 Meeting.

***Town of Farmington Zoning Board of Appeals  
Meeting Agenda March 16, 2015***

1. Open Meeting at 7:00 p.m.
2. Approval of Zoning Board of Appeals Meeting Minutes – February 23, 2015.
3. Legal Notices – Chairperson attests to the publishing of Legal Notices for ZB 0301-15 ZB 0302-15 and ZB 0303-15 in the Monday, March 9, 2015 edition of the Daily Messenger.
4. Continued Business – There is one item carried over from the February 23, 2015 Meeting, a resolution to File ZB 0202-15, an over-ride County Planning Board Recommendation of Denial.
5. PUBLIC HEARINGS

**ZB 0301-15                      JDC Property Group                      Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 61 of the Farmington Town Code. The Applicant desires to erect a 9 foot high security fence surrounding the side and rear portions of the site; and a 17 foot high security gate to be erected in the front yard portion of the site. The Town Code allows a fence in the front yard to be a maximum of four (4) feet in height and a maximum height of eight (8) feet in height in the side and rear yards of a lot. The property is located on the north side of Collett Road, approximately 600 feet west of Hook Road and is zoned GI General Industrial District.

**ZB 0302-15                      JDC Property Group                      Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V, Chapter 165 -37 of the Farmington Town Code. The Applicant request a reduction in the number of on-site parking spaces required for the proposed development of the site. The Applicant is proposing a total 693 spaces where the Town Code requires a total of 751 spaces. The property is located on the north side of Collett Road, approximately 600 feet west of Hook Road and is zoned GI General Industrial District.

**ZB 0303-15                      JDC Property Group                      Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 64. of the Farmington Town Code. The Applicant desires to erect site light poles at a height of forty-five (45) feet. The Town Code allows site light poles to be a maximum height of thirty (30) feet. The property is located at on the north side of Collett Road, approximately 600 feet west of Hook Road and is zoned GI General Industrial District.

***Town of Farmington Zoning Board of Appeals  
Meeting Agenda March 23, 2015***

1. Open Meeting at 7:00 p.m.
2. Legal Notices – Chairperson attests to the publishing of Legal Notices for the meeting in the Monday, March 16, 2015 edition of the Daily Messenger.
3. Continued Business – There is one item carried over from the February 23, 2015 Meeting, a resolution to File ZB 0202-15, an over-ride County Planning Board Recommendation of Denial.
4. PUBLIC HEARINGS  
  
There are no PUBLIC HEARINGS.
5. Board Business: Deliberation and Decision.  
  

<b>ZB 00202-15</b>	<b>Sterling Optical Override</b>	<b>Area Variance</b>
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6. Public comments – open forum
7. Other Board Matters -
8. Director of Development Update -
9. Code Enforcement Officer Update -
11. **Next Meeting Date – April 27, 2015**
12. Adjournment

***Town of Farmington Zoning Board of Appeals  
Meeting Agenda May 18, 2015***

1. Open Meeting at 7:00 p.m.
2. Approval of Zoning Board of Appeals Meeting Minutes – April 27, 2015.
3. Legal Notices – Chairperson attests to the publishing of Legal Notices for ZB 0402-15 in the Monday, April 20, 2015 edition of the Daily Messenger. The Chairperson also attests to the posting of tonight’s agenda on the Town’s website [www.townoffarmingtonny.com](http://www.townoffarmingtonny.com) and upon the bulletin board located in the foyer to the Town Hall.
4. Continued Business – ZB 0402-15, continued from the April 27, 2015 Meeting.
5. PUBLIC HEARINGS

**ZB 0402-15                      William Larsen                      Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article IV. Section 18. B. of the Farmington Town Code. The Applicant desires to erect an Accessory Structure, a pole barn, upon Lot #4 of the proposed “Larsen – Hook Road Subdivision.” At the present there is no Principal Structure located on this parcel of land. The Town Code restricts Accessory Structures to a Lot having a Principal Structure. The property is located on the west side of Hook Road, between Martz Road and Green Road and is zoned Town Law Section 278 District.

6. Board Business: Deliberation and Decision.

**ZB 0402-15                      William Larsen                      Area Variance**

7. Public comments – open forum
8. Other Board Matters -
9. Director of Development Update -
10. Code Enforcement Officer Update -
11. **Next Meeting Date – June 22, 2015**
12. Adjournment

***Town of Farmington Zoning Board of Appeals  
Meeting Agenda June 22, 2015***

1. Open Meeting at 7:00 p.m.
2. Approval of Zoning Board of Appeals Meeting Minutes – May 18, 2015.
3. Legal Notices – Chairperson attests to the publishing of Legal Notices for ZB 0601-15 in the Sunday, June 14, 2015 edition of the Daily Messenger. The Chairperson also attests to the posting of tonight’s agenda on the Town’s website [www.townoffarmingtonny.com](http://www.townoffarmingtonny.com) and upon the bulletin board located in the foyer to the Town Hall.
4. Continued Business – **ZB #0402.1-15** William Larsen, Area Variance, to allow an Accessory Structure to be placed upon Lot #4, of the Larsen-Hook Road Subdivision Tract. Public hearing continued from May 18, 2015 Meeting.
5. PUBLIC HEARING  

<b>ZB 0601-15</b>	<b>Allen Jackson</b>	<b>Use Variance</b>
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Applicant is requesting a use variance to the provisions of Chapter 165, Article IV. Section 18. B. of the Farmington Town Code. The Applicant desires to continue the use of an existing structure as a two-family residential dwelling. The Town Code allows single-family detached dwellings as a Permitted Principal Use in the A-80 Agricultural District. The property is located 5138 Maxwell Road.
6. Board Business: Deliberation and Decision.  

<b>ZB 0601-15</b>	<b>Allen Jackson</b>	<b>Use Variance</b>
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7. Public comments – open forum
8. Other Board Matters -
9. Director of Development Update -
10. Code Enforcement Officer Update -
11. **Next Meeting Date – July 27, 2015**
12. Adjournment

***Town of Farmington Zoning Board of Appeals  
Meeting Agenda July 27, 2015***

1. Open Meeting at 7:00 p.m.
2. Approval of Zoning Board of Appeals Meeting Minutes – June 22, 2015.
3. Legal Notices – Chairperson attests to the publishing of Legal Notices for ZB 0701-15, ZB 0702-15, ZB 0703-15, ZB 0704-15 and ZB 0705-15 in the Sunday, July 19, 2015 edition of the Daily Messenger. The Chairperson also attests to the posting of tonight’s agenda on the Town’s website [www.townoffarmingtonny.com](http://www.townoffarmingtonny.com) and upon the bulletin board located in the foyer to the Town Hall.
4. Continued Business – There is no continued business from the June meeting.
5. PUBLIC HEARINGS

**ZB 0701-15                      John Gligora    Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V., Section 58. B. of the Farmington Town Code. The Applicant desires to construct a two story Accessory Structure. The Town Code allows only a single story Accessory Structure. The property is located 5900 Allen Padgham Road and is zoned RS-25 Residential Suburban District.

**ZB 0702-15                      James Zurich    Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V., Section 58.A. of the Farmington Town Code. The Applicant desires to construct an Accessory Structure in the Side Yard portion of the Lot. The Town Code allows Accessory Structures to be located only in the Rear Yard portion of the Lot. The property is located at 315 Sheldon Road and is zoned A-80 Agricultural District.

**ZB 0703-15                      Victor Association of Cultural & Performing Arts, Inc.    Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V., Section 37.A. (11) of the Farmington Town Code. The Applicant desires to decrease the amount of on-site parking spaces required for a proposed building addition to the site. The Town Code requires 114 parking spaces, the Applicant is proposing a total of 87 parking spaces. The property is located at 1622 State Route 332 and is zoned GB General Business District.

***Town of Farmington Zoning Board of Appeals  
Meeting Agenda July 27, 2015***

1. Open Meeting at 7:00 p.m.
2. Approval of Zoning Board of Appeals Meeting Minutes – June 22, 2015.
3. Legal Notices – Chairperson attests to the publishing of Legal Notices for ZB 0701-15, ZB 0702-15, ZB 0703-15, ZB 0704-15 and ZB 0705-15 in the Sunday, July 19, 2015 edition of the Daily Messenger. The Chairperson also attests to the posting of tonight’s agenda on the Town’s website [www.townoffarmingtonny.com](http://www.townoffarmingtonny.com) and upon the bulletin board located in the foyer to the Town Hall.
4. Continued Business – There is no continued business from the June meeting.
5. PUBLIC HEARINGS

**ZB 0701-15                      John Gligora    Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V., Section 58. B. of the Farmington Town Code. The Applicant desires to construct a two story Accessory Structure. The Town Code allows only a single story Accessory Structure. The property is located 5900 Allen Padgham Road and is zoned RS-25 Residential Suburban District.

**ZB 0702-15                      James Zurich    Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V., Section 58.A. of the Farmington Town Code. The Applicant desires to construct an Accessory Structure in the Side Yard portion of the Lot. The Town Code allows Accessory Structures to be located only in the Rear Yard portion of the Lot. The property is located at 315 Sheldon Road and is zoned A-80 Agricultural District.

**ZB 0703-15                      Victor Association of Cultural & Performing Arts, Inc.    Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V., Section 37.A. (11) of the Farmington Town Code. The Applicant desires to decrease the amount of on-site parking spaces required for a proposed building addition to the site. The Town Code requires 114 parking spaces, the Applicant is proposing a total of 87 parking spaces. The property is located at 1622 State Route 332 and is zoned GB General Business District.



***Town of Farmington Zoning Board of Appeals  
Meeting Agenda August 24, 2015***

1. Open Meeting at 7:00 p.m.
2. Approval of Zoning Board of Appeals Meeting Minutes – July 27, 2015.
3. Legal Notices – Chairperson attests that no legal notices are required for tonight’s agenda. The Chairperson also attests to the posting of tonight’s agenda on the Town’s website [www.townoffarmingtonny.com](http://www.townoffarmingtonny.com) and upon the bulletin board located in the foyer to the Town Hall.
4. Continued Business – There is one continued business from the July meeting, a resolution to over-ride the Ontario County Planning Board’s recommendation of denial for three area variances for commercial speech signage at the proposed Burger King Restaurant.
5. PUBLIC HEARINGS - There are no public hearings scheduled.
6. Board Business: Deliberations and Decisions.

**ZB 0705-15**

**The Holland Trotta Project**

**Area Variance**

**A resolution to over-ride the Ontario County Planning Board’s referral # 90.1 of 2015, a recommendation of denial of three area variances for commercial speech signage at the proposed Burger King Restaurant, 1290 State Route 332.**

7. Public comments – open forum
8. Other Board Matters -
9. Director of Development Update -
10. Code Enforcement Officer Update -
11. **Next Meeting Date – September 28, 2015**
12. Adjournment

***Town of Farmington Zoning Board of Appeals  
Meeting Agenda September 28, 2015***

1. Open Meeting at 7:00 p.m.
2. Approval of Zoning Board of Appeals Meeting Minutes – August 24, 2015.
3. Legal Notices – Chairperson attests that legal notices were published in the Town’s Official Newspaper, The Daily Messenger, on Sunday, September 20, 2015. The Chairperson also attests to the posting of tonight’s agenda on the Town’s website [www.townoffarmingtonny.com](http://www.townoffarmingtonny.com) and upon the bulletin board located in the foyer to the Town Hall.
4. Continued Business – There is no continued business from the August 24th meeting.
5. PUBLIC HEARINGS -

**ZB 0901-15                      Bob Stowe    Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 35.A. of the Farmington Town Code. The Applicant desires to construct a garage addition to be located 16.6 feet from the side property line. The Town Code requires a twenty foot (20’) side yard setback from a property line. The property is located 1365 County Road 8 and is zoned RR-80 Rural Residential.

**ZB 0903-15                      Mark Dean    Area Variance**

Applicant is requesting an area variance to the provisions of Chapter 165, Article V., Section 58. B. of the Farmington Town Code. The Applicant desires to construct an Accessory Structure having a second story. The Town Code requires only a single story for an Accessory Structure. The property is located at 1198 Mertensia Road and is zoned RMF Residential Multiple-Family.

6. Board Business: Deliberations and Decisions.

**ZB 0901-15                      Bob Stowe    Area Variance**

**ZB 0903-15                      Mark Dean    Area Variance**

7. Public comments – open forum
8. Other Board Matters -
9. Director of Development Update -
10. Code Enforcement Officer Update -
11. **Next Meeting Date – October 26, 2015**

12. Adjournment  
*C:My Docs. ZBA Agenda9.28.15*



7. Public comments – open forum
8. Other Board Matters -
9. Director of Development Update -
10. Code Enforcement Officer Update -
11. **Next Meeting Date – December 28, 2015**

12. Adjournment

*C:My Docs. ZBA Agenda 11.23.15*



**ZB 1202-15**

**Lloyd Twitchell**

**Temporary Use Permit**

17. Public comments – open forum
18. Other Board Matters - Rules of Procedure Review and Approval at January Meeting
  - Chapter 165 Critique Report
  - Case Law Update
19. Director of Development Update -
20. Code Enforcement Officer Update -
11. **Next Meeting Date – January 25, 2016**
13. Adjournment

*C:My Docs. ZBA Agenda 12.28.15*