

***Town of Farmington Zoning Board of Appeals
Meeting Agenda January 25, 2010***

1. Open Meeting at 7:00 p.m.
2. Approval of December 21, 2009 Zoning Board of Appeals Meeting Minutes.
3. Public hearings (Legal Notices published in the Daily Messenger on Monday, January 18, 2010).

#ZB 0101-10 THOMPSON HEALTH

AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 43. B. (1) (c) of the Farmington Town Code. The applicant wishes to erect an additional (a second) ground commercial speech business identification sign on their property. The Town Code allows for one two-sided ground commercial speech business identification sign. The property is located at 1160 Corporate Drive and is zoned PD Planned Development District.

#ZB 0102-10 THOMPSON HEALTH

AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 43. B. (1) (c) of the Farmington Town Code. The applicant wishes to erect an 81 square foot additional ground commercial speech business identification sign on their property. The Town Code allows for one two-sided ground commercial speech business identification sign to have a maximum allowed square footage of 64 square feet. The property is located at 1160 Corporate Drive and is zoned PD Planned Development District.

4. Board Business:
 - a. #ZB 0101-10 Thompson Health Area Variance
 - b. #ZB 0102-10 Thompson Health Area Variance
5. Public comments – open forum
6. Other Board Matters:
 - a. Update on 2010 appointments by Town Board - Hemminger
 - b. Rules of Procedure – to be discussed and acted upon
7. Director of Development Update
 - a. Filing of Local Law #6 of 2009
8. Code Enforcement Officer Update
9. **Next Meeting Date – February 22, 2010**
10. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda February 22, 2010***

3. Open Meeting at 7:00 p.m.
4. Approval of December 21, 2009 and January 25, 2010 Zoning Board of Appeals Meeting Minutes.
3. Public hearings (Legal Notices published in the Daily Messenger on Monday, February 15, 2010).

#ZB 0201-10 VERNA COWLEY

AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 55 of the Farmington Town Code. The applicant wishes to create a parcel of land containing 4.6 acres of land to be used for the housing and keeping of animals. The Town Code requires a minimum of five acres of land for the housing and keeping of animals. The property is located at 1022 Hook Road and is zoned GI General Industrial District.

4. Board Business:
 - a. #ZB 0101-10 Thompson Health, Area Variance
 - b. #ZB 0102-10 Thompson Health, Area Variance
 - c. #ZB 0201-10 Verna Crowley, Area Variance
5. Public comments – open forum
6. Other Board Matters:
 - c.
 - d.
7. Director of Development Update
 - a. Filing of Local Law #6 of 2009 – Board Members Inserts are in the Board’s mailbox in the Town Hall. Please make necessary amendments to your copies of the Town Code Books.
8. Code Enforcement Officer Update
 - a.
9. **Next Meeting Date – March 22, 2010**
10. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda March 22, 2010***

5. Open Meeting at 7:00 p.m.
6. Approval of February 22, 2010 Zoning Board of Appeals Meeting Minutes.
3. Public hearings (Legal Notices published in the Daily Messenger on Monday, March 15, 2010).

#ZB 0301-10 THOMPSON HEALTH

AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 43. B. (2) (c) of the Farmington Town Code. The applicant wishes to erect a free-standing commercial speech ground sign identifying some of the individual businesses located in the Building at 1160 Corporate Drive. The Town Code prohibits ground signs identifying individual businesses where more than one use or activity exists upon a single parcel of land. The property is located at 1160 Corporate Drive and is zoned PD Planned Development District.

4. Board Business:
 - a. #ZB 0101-10 Thompson Health, Area Variance
 - b. #ZB 0102-10 Thompson Health, Area Variance
 - c. #ZB 0301-10 Thompson Health, Area Variance
5. Public comments – open forum
6. Other Board Matters:
 - e.
 - f.
7. Director of Development Update:
 - a. Draft Official Zoning Map and Local Law.
 - b. Draft Local Law to delete the LC Land Conservation District (Chapter 165, Section 32 of the Town Code).
8. Code Enforcement Officer Update:
 - a.
 - b.
9. **Next Meeting Date – April 26, 2010**
10. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda April 26, 2010***

7. Open Meeting at 7:00 p.m.
8. Approval of March 22, 2010 Zoning Board of Appeals Meeting Minutes.
3. Public hearings (Legal Notices published in the Daily Messenger on Monday, April 19, 2010).

#ZB 0401-10 Jon Stone c/o Ryan Homes

AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 35. of the Farmington Town Code. The applicant wishes to construct a single family dwelling twenty (20) feet from the front property line. The Town Code requires a minimum sixty (60) foot set back from the front property line. The property is located at 290 Stonefield Lane, Lot #21 of the Stonewood Subdivision and is zoned A-80 Agricultural District.

#ZB 0402-10 Nancy Weaver

USE VARIANCE

The applicant is requesting a use variance to the provisions of Chapter 165, Article V, of the Farmington Town Code. The applicant wishes to construct a second single family dwelling, a second principal building, on a single parcel of land. The Town Code specifies that no lot in a residential district shall have more than one principal building. The property is located at 1432 Sand Hill Road and is zoned A-80 Agricultural District.

4. Board Business:
 - a. #ZB 0401-10 Jon Stone c/o Ryan Homes, Area Variance
 - b. #ZB 0402-10 Nancy Weaver, Use Variance
5. Public comments – open forum
6. Other Board Matters:
7. Director of Development Update:
8. Code Enforcement Officer Update:
9. **Next Meeting Date – May 24, 2010**
10. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda May 24, 2010***

- 9. Open Meeting at 7:00 p.m.
- 10. Approval of April 26, 2010 Zoning Board of Appeals Meeting Minutes.
- 3. Continued Public hearing (Legal Notices published in the Daily Messenger on Monday, April 19, 2010).

#ZB 0401-10 Jon Stone c/o Ryan Homes AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 35. of the Farmington Town Code. The applicant wishes to construct a single family dwelling twenty (20) feet from the front property line. The Town Code requires a minimum sixty (60) foot set back from the front property line. The property is located at 290 Stonefield Lane, Lot #21 of the Stonewood Subdivision and is zoned A-80 Agricultural District.

- 4. Public hearings (Legal Notices published in the Daily Messenger on Monday, May 17, 2010).

#ZB 0501-10 Mr. & Mrs. Peter Ferstead AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 21. G. of the Farmington Town Code. The applicant wishes to construct a deck 20 feet from the rear property line. The Town Code specifies that a structure must be set back a minimum of 30 feet from the rear property line. The property is located at 1257 Holland Drive and is zoned R-7.2 Planned Subdivision District.

#ZB 0502-10 Ronald Figler AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 35. of the Farmington Town Code. The applicant wishes to erect an addition to his private garage that will be located 12.4 feet from the south side property line. The Town Code specifies that such a structure must be set back a minimum of 30 from the side property line. The property is located at 150 Church Avenue and is zoned NB Neighborhood Business.

#ZB 0503-10 George Derue AREA VARIANCE

The 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 wishes to erect two commercial speech ground signs on his property (Lot #2 of the George Mercier Subdivision). The Town Code allows only one ground sign on a parcel of land. The property is located at 6000 Mercier Boulevard and is zoned IZ Incentive Zoning District.

(Continues on the back of this sheet)

5. Board Business:
 - a. #ZB 0401-10 Jon Stone c/o Ryan Homes, Area Variance
 - b. #ZB 0501-10 Mr. & Mrs. Peter Ferstead, Area Variance
 - c. #ZB 0502-10 Ron Figler, Area Variance
 - d. #ZB 0503-10 George Derue, Area Variance

6. Public comments – open forum

7. Other Board Matters:
 - a. On-site-use Wind Energy Local Law
 - b. Wind Energy Farm District Local Law

8. Director of Development Update:

9. Code Enforcement Officer Update:

10. **Next Meeting Date – June 28, 2010**

11. Adjournment

Town of Farmington Zoning Board of Appeals

Meeting Agenda June 28, 2010

11. Open Meeting at 7:00 p.m.
12. Approval of May 24, 2010 Zoning Board of Appeals Meeting Minutes.
3. Continued Public hearings from the May 24, 2010 Meeting (Legal Notices published in the Daily Messenger on Monday, April 19, 2010).

#ZB 0501-10 Mr. & Mrs. Peter Ferstead AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 21. G. of the Farmington Town Code. The applicant wishes to construct a deck 20 feet from the rear property line. The Town Code specifies that a structure must be set back a minimum of 30 feet from the rear property line. The property is located at 1257 Holland Drive and is zoned R-7.2 Planned Subdivision District.

#ZB 0503-10 George Derue AREA VARIANCE

The 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 wishes to erect two commercial speech ground signs on his property (Lot #2 of the George Mercier Subdivision). The Town Code allows only one ground sign on a parcel of land. The property is located at 6000 Mercier Boulevard and is zoned IZ Incentive Zoning District.

4. Public hearings (Legal Notices published in the Daily Messenger on Monday, June 21, 2010).

#ZB 0601-10 James Dayton AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 62 of the Farmington Town Code. The applicant wishes to locate a hot tub in the side yard portion of a lot. The Town Code requires hot tubs to be located in the rear yard portion of a lot. The property is located at 1304 County Road 8 and is zoned GB General Business.

#ZB 0602-10 Donald Hamblin AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 35 of the Farmington Town Code. The applicant wishes to erect a garage addition one foot from the side yard property line. The Town Code requires a minimum side yard set back of 7.5 feet. The property is located at 62 Farmbrook Drive and is zoned R-7.2 Planned Subdivision District.

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#ZB 0603-10 Home Leasing, LLC TEMPORARY USE PERMIT

The applicant is requesting a Temporary Use Permit as provided for under Chapter 165, Article VII, Section 91 of the Farmington Town Code. The applicant wishes to place a freestanding commercial speech sign advertising available space within a senior housing project located on Lot #2 of the George A. Mercier Incentive Zoning Site. The Town Code allows for a Temporary Use Permit to be granted for such a temporary purpose for a maximum period of time of up to two years. The temporary sign is to be placed on Lot #1 which is located at the north west corner of New York State Route 332 and Mercier Boulevard and is zoned IZ Incentive Zoning.

#ZB 0501-10 Mr. & Mrs. Peter Ferstead

AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 21. G. (1) of the Farmington Town Code. The applicant wishes to erect a deck seventeen (17) feet from the rear lot line. The Town Code requires a structure to be located a minimum of thirty (30) feet from a rear lot line. The property is located at 1257 Holland Drive and is zoned R-7.2 Planned Subdivision District.

5. Board Business:
 - a. #ZB 0501-10 Mr. & Mrs. Peter Ferstead, Area Variance
 - b. #ZB 0502-10 Ronald Figler, Area Variance
 - c. #ZB 0503-10 George Derue, Area Variance
 - d. #ZB 0601-10 James Dayton, Area Variance
 - e. #ZB 0602-10 Donald Hamblin, Area Variance
 - f. #ZB 0603-10 Home Leasing, LLC, Temporary Use Permit
6. Public comments – open forum
7. Other Board Matters:
 - c.
 - d.
8. Director of Development Update:
9. Code Enforcement Officer Update:
10. **Next Meeting Date – July 26, 2010**
11. Adjournment

**Town of Farmington Zoning Board of Appeals
Meeting Agenda July 26, 2010**

13. Open Meeting at 7:00 p.m.
14. Approval of June 28, 2010 Zoning Board of Appeals Meeting Minutes.
15. Public hearings (Legal Notices published in the Daily Messenger on Monday, July 19, 2010).

#ZB 0701-10 Mr. & Mrs. Thomas Covert

AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 58 of the Farmington Town Code. The applicant wishes to locate an accessory structure, a 10 ft. by 20 ft. storage shed, two feet from the rear property line. The Town Code requires accessory structures to be located a setback of five feet from all property lines. The property is located at 6158 Doe Haven Drive and is zoned R-1-15 District.

#ZB 0703-10 Mr. & Mrs. Thomas Covert

AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 58 of the Farmington Town Code. The applicant wishes to locate an accessory structure, a 10 ft. by 20 ft. storage shed, three feet from the north side property line. The Town Code requires accessory structures to be located a setback of five feet from all property lines. The property is located at 6158 Doe Haven Drive and is zoned R-1-15 District.

#ZB 0702-10 Erik Carvotta

AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 55 of the Farmington Town Code. The applicant wishes to keep four dogs on his 2.9 acre property. The Town Code requires a minimum of five (5) acres of land for the keeping of animals on any nonfarm residential premises. The property is located at 765 Weigert Road and is zoned A-80 Agricultural District.

4. Board Business:
 - a. #ZB 0701-10 Mr. & Mrs. Thomas Covert, Area Variance
 - b. #ZB 0702-10 Erik Carvotta, Area Variance
 - c. #ZB 0703-10 Mr. & Mrs. Thomas Covert, Area Variance
5. Public comments – open forum
6. Other Board Matters
7. Director of Development Update
8. Code Enforcement Officer Update
9. **Next Meeting Date – August 23, 2010**
10. Adjournment

**Town of Farmington Zoning Board of Appeals
Meeting Agenda August 23, 2010**

- 16. Open Meeting at 7:00 p.m.
- 17. Approval of July 26, 2010 Zoning Board of Appeals Meeting Minutes.
- 18. Public hearings continued from the July 26, 2010 Zoning Board of Appeals Meeting (Legal Notices published in the Daily Messenger on Monday, July, 19, 2010).

#ZB 0701-10 Mr. & Mrs. Thomas Covert AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 58 of the Farmington Town Code. The applicant wishes to locate an accessory structure, a 10 ft. by 20 ft. storage shed, two feet from the rear property line. The Town Code requires accessory structures to be located a setback of five feet from all property lines. The property is located at 6158 Doe Haven Drive and is zoned R-1-15 District.

#ZB 0703-10 Mr. & Mrs. Thomas Covert AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 58 of the Farmington Town Code. The applicant wishes to locate an accessory structure, a 10 ft. by 20 ft. storage shed, three feet from the north side property line. The Town Code requires accessory structures to be located a setback of five feet from all property lines. The property is located at 6158 Doe Haven Drive and is zoned R-1-15 District.

#ZB 0702-10 Erik Carvotta AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 55 of the Farmington Town Code. The applicant wishes to keep four dogs on his 2.9 acre property. The Town Code requires a minimum of five (5) acres of land for the keeping of animals on any nonfarm residential premises. The property is located at 765 Weigert Road and is zoned A-80 Agricultural District.

- 19. Public hearing (Legal Notices published in the Daily Messenger on Monday, August 16, 2010).

#ZB 0801-10 Ralf Sosnowski AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 35. A. of the Farmington Town Code. The applicant wishes to construct an open porch roof over an existing patio area with a fifteen foot, four inch (15', 4") rear yard setback. The Town Code requires a minimum rear yard setback of thirty (30) feet. The property is located at 1130 Jensen Court and is zoned R 7.2 Planned Subdivision District.

- 5. Board Business:
 - a. #ZB 0701-10 Mr. & Mrs. Thomas Covert, Area Variance
 - b. #ZB 0702-10 Erik Carvotta, Area Variance
 - c. #ZB 0703-10 Mr. & Mrs. Thomas Covert, Area Variance
 - d. #ZB 0801-10 Ralf Sosnowski, Area Variance

6. Public comments – open forum
7. Other Board Matters
8. Director of Development Update
9. Code Enforcement Officer Update
10. **Next Meeting Date – September 27, 2010 ***
11. Adjournment

***SEPTEMBER MEETING RESCHEDULED FOR OCTOBER 11, 2010**

***Town of Farmington Zoning Board of Appeals
Meeting Agenda October 11, 2010***

20. Open Meeting at 7:00 p.m.
21. Approval of August 23, 2010 Zoning Board of Appeals Meeting Minutes.
22. Public hearing (Legal Notices published in the Daily Messenger on Monday, October 4, 2010).

#ZB 1001-10 Ryan Homes of New York

AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 34.1., of the Farmington Town Code. The applicant wishes a side yard setback of 7.83 feet from the property line to construct a single family dwelling on Lot #341, Section 3 South, of the Auburn Meadow Subdivision. The Town Code requires a minimum side yard setback of eight (8) feet. The property is located at 1681 Lillybrook Court and is zoned IZ Incentive Zoning District.

5. Board Business:
 - a. #ZB 0701-10 Mr. & Mrs. Thomas Covert, Area Variance
 - b. #ZB 0703-10 Mr. & Mrs. Thomas Covert, Area Variance
 - d. #ZB 1001-10 Ryan Homes of New York, Area Variance
6. Public comments – open forum
7. Other Board Matters

8. Director of Development Update
9. Code Enforcement Officer Update
10. **Next Meeting Date – October 25, 2010 and/or November 22, 2010**
11. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda November 22, 2010***

23. Open Meeting at 7:00 p.m.
24. Approval of October 27, 2010 Zoning Board of Appeals Meeting Minutes.
25. Public hearing (Legal Notices published in the Daily Messenger on Monday, November 15, 2010).

#ZB 1101-10 Mary Benson-Hartman

USE VARIANCE

The applicant is requesting an use variance to the provisions of Chapter 165, Article VI, Section 20, of the Farmington Town Code. The applicant wishes to construct a 600 square foot addition to an existing dwelling that is to be used for an in-law apartment. The application is for a independent (or second) dwelling unit on a parcel of land. The Town Code allows for one principal dwelling per parcel of land. The property is located at 82 Hook Road and is zoned RS-25 Residential/Suburban District.

#ZB 1102-10 Anthony Valenti

Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 43. B. (2) c. of the Farmington Town Code. The applicant wishes to erect an additional commercial speech ground sign identifying an individual business. The property is located at 6146 New York State Route 96 and is zoned GB General Business.

4. Board Business:
 - a. #ZB 1101-10 Mary Benson-Hartman Use Variance
 - b. #ZB 1102-10 Anthony Valenti Area Variance
5. Public comments – open forum
6. Other Board Matters
7. Director of Development Update
8. Code Enforcement Officer Update

9. **Next Meeting Date – December 20, 2010**

10. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda December 20, 2010***

26. Open Meeting at 7:00 p.m.

27. Approval of November 22, 2010 Zoning Board of Appeals Meeting Minutes.

28. New Business: None

29. Continued Public hearings from the November 22, 2010 Meeting (Legal Notices published in the Daily Messenger on Monday, November 15, 2010).

#ZB 1101-10 Mary Benson-Hartman

USE VARIANCE

The applicant is requesting an use variance to the provisions of Chapter 165, Article VI, Section 20, of the Farmington Town Code. The applicant wishes to construct a 600 square foot addition to an existing dwelling that is to be used for an in-law apartment. The application is for a independent (or second) dwelling unit on a parcel of land. The Town Code allows for one principal dwelling per parcel of land. The property is located at 82 Hook Road and is zoned RS-25 Residential/Suburban District.

#ZB 1102-10 Anthony Valenti

Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 43. B. (2) c. of the Farmington Town Code. The applicant wishes to erect an additional commercial speech ground sign identifying an individual business. The property is located at 6146 New York State Route 96 and is zoned GB General Business.

5. Board Business:

a. #ZB 1101-10 Mary Benson-Hartman

Use Variance*

b. #ZB 1102-10 Anthony Valenti

Area Variance**

6. Public comments – open forum

7. Other Board Matters: Set Meeting Schedule for 2011.

8. Director of Development Update

9. Code Enforcement Officer Update

10. **Next Meeting Date – January 24, 2011**

11. Adjournment

* #ZB 1101-10, Use Variance Application, has been withdrawn by the applicant. The Zoning Board of Appeals will need to enter into the public hearing record the information pertaining to the withdrawal and then close the public hearing.

** #ZB 1102-10, Area Variance, there will be two resolutions to be acted upon, after the public hearing is closed.