

# TOWN OF FARMINGTON ZONING BOARD OF APPEALS 2014 ANNUAL REPORT

**WHEREAS**, The Town of Farmington Zoning Board of Appeals (hereinafter referred to as the Board) has given consideration to the need to summarize key activities from 2014; and

**WHEREAS**, the Board has determined that such a Summary Report shall be filed with the Town Supervisor after the first Zoning Board of Appeals meeting of the Calendar Year (a deviation from the 2014 Rules of Procedure requiring filing prior to first Board meeting in February, noting no official board business in January, 2015).

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby adopt the following Summary Report:

**A. Training Requirements:**

Board members attended training offered by the Association of Towns, the Genesee Finger Lakes Regional Planning Association, and the Bond, Schoenick & King Case Law Update. In addition, training hours were provided by the Director of Development for the board through the review of the New York State Planning conference materials with a discussion regarding application to our town. All training was completed within the allocated 2014 budget.

**B. Significant Matters Under Review**

Following is a summary of matters and disposition. All matters were subject to Chapter 165. All matters were evaluated based on the requirement to provide the minimum relief necessary to meet the objective when no other viable alternatives were available. Details of the Board Findings are found in the meeting minutes posted on the town website.

Number	Article	Section	Brief Description	Disposition
0201-14	V	58A	Structure to remain in side yard	Approve
0401-14	VII	88A	Addition to existing structure	Approve
0501-14	V	58A	Accessory structure in front yard	Deny
0502-14- 0520-14	IV	21E1 21E2 21G2	Setback variances, width variances, total area variance, rear setback variances	Approve
0601-14	V	58B	Shed >200 sq ft.	Approve
0701-14	IV	35A	Side setback variance	Approve
0702-14	IV	35A	Front setback variance	Approve
0703-14	VII	91	Temporary Use Permit	Approve
0901-14	V	61B	Chain link fence 6ft vs. 4ft	Approve
1001-14	V	35A	Existing structure 16" from property line	Deny
1002-14	V	58	Accessory structure in Front Yard	Approved
1201-14	IV	19F1	Septic system replacement setback	Approved

<b>Number</b>	<b>Article</b>	<b>Section</b>	<b>Brief Description</b>	<b>Disposition</b>
1202-14	IV	19F1	Septic system replacement setback	Approved

- C. Significant Personnel Changes: Adrian Bellis, ZBA Member, accepted a position with the Town Planning Board. The ZBA vacancy will be filled as soon as reasonably possible.
- D. 2015 Plans: The board began a review of Definitions in Chapter 165 for opportunities to clarify and standardize. This work will continue in 2015.

The above Report was reviewed at a regularly scheduled meeting of the Town of Farmington Zoning Board of Appeals, held on Monday, February 23, 2015.