

***Town of Farmington Zoning Board of Appeals
Meeting Agenda June 28, 2010***

1. Open Meeting at 7:00 p.m.
2. 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.

(Continues on the back of this sheet)

#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:
 - a.
 - b.
8. Director of Development Update:
9. Code Enforcement Officer Update:
10. **Next Meeting Date – July 26, 2010**
11. Adjournment

ZBA Agenda 6. 28.10