Town of Farmington

1000 County Road 8

Farmington, New York 14425

**Zoning Board of Appeals**

*Established July 15, 1957*

**Monday, February 24, 2025 7:00 p.m.**

**MINUTES—Draft**

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*The minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Zoning Board of Appeals. Remarks de­liv­ered dur­ing discussions are summarized and are not intended to be verbatim trans­criptions. An audio record­ing of the meeting is made in ac­cord­ance with the Zoning Board of Appeals adopted Rules of Pro­ce­dure. The audio re­cord­ing is retained for four months.*

**Board Members Present:** Thomas Yourch, *Chairperson*

Jody Binnix

 Tom Lay

**Board Members Excused:** Kelly Cochrane

**Staff Present:**

Ron Brand, Director of Planning

Dan Delpriore, Code Enforcement Officer, Town of Farmington

Paula Ruthven, Zoning Officer, Town of Farmington

**Applicant’s Present:**

Jared Palmer,

Alex Amering

Attending: Ralph Bocchino, Farmington

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**1. MEETING OPENING**

The February 24, 2025, meeting of the Zoning Board of Appeals was called to order at 7:00 p.m. by Mr. Yourch.

The Pledge of Allegiance was recited.

Mr. Yourchsaid that the meeting would be conducted according to the Rules of Procedure approved by the Zoning Board of Appeals on January 27, 2025.

This meeting was held both in person at the Farmington Town Hall and virtually on Zoom.

**2. APPROVAL OF MINUTES OF January 27, 2025**

A motion was made by MS. BINNIX seconded by MR. LAY, that the minutes of the JANUARY 27, 2025, meeting be approved.

Motion carried.

**3. LEGAL NOTICE**

The following Legal Notice was published in the Canandaigua *Daily Messenger* news­paper on Thursday, February 20, 2025:

**ZB 2025-0101, Victor Farmington Ambulance,** 5505 State Rt 96 Farmington, New York 14425, for an area variance. This action involves the Real Property Tax Map Account number 30.00-1-32.100, containing a total of 2.53 acres of land. The intent is to construct an additional 1,767 sq ft three bay ambulance bay addition. The applicant is proposing to grant the Town an easement for future sidewalk construction – in lieu of constructing the sidewalks at this time (no pedestrian network currently exists on neighboring properties along Route 96 or County Road 8). The property is zoned GB General Business and MTOD Major Thoroughfare Overlay District.

 **SAID BOARD OF APPEALS WILL MEET** at said time and place to hear all persons in support of, or having objections to, such matter.

 By order of:

 Thomas Yourch, Chairperson

 Zoning Board of Appeals

 TOWN OF FARMINGTON

**4. CONTINUED PUBLIC HEARING(S): None**

**5. PUBLIC HEARING**

Mr. Yourch opened the public hearing on the following application.

**ZB 2025-0101, Victor Farmington Ambulance,** 5505 State Rt 96 Farmington, New York 14425, for an area variance. This action involves the Real Property Tax Map Account number 30.00-1-32.100, containing a total of 2.53 acres of land. The intent is to construct an additional 1,767 sq.ft. three bay ambulance bay addition. The applicant is proposing to grant the Town an easement for future sidewalk construction – in lieu of constructing the sidewalks at this time (no pedestrian network currently exists on neighboring properties along Route 96 or County Road 8). The property is zoned GB General Business and MTOD Major Thoroughfare Overlay District.

Mr. Yourch: Could you state your name and address for the record.

Mr. Amering:  Good evening, Alex Amering with Costich Engineering offices at 217 Lakeview, Rochester, NY.

Mr. Amering: With me is Jared Palmer from Victor Farmington Ambulance.

Mr. Amering: The intro you provided I think was pretty thorough, so I'll try to keep it short up here.

Mr. Amering: Obviously, Victor Farmington Ambulance bought this last year. As part of their needs for the property, they need an Ambulance Bay. We put together drawings for a building expansion. We're working towards a site plan application. During that process, we're going through a code review with the town staff. At that point we were in discussions about the sidewalk requirement and obviously that led us to you guys here. Obviously, granting an area variance for relief from that code section. As you mentioned, County Road 8 doesn't currently have any sidewalks. On route 96, I believe you have to get up across from the racetrack before you start to see some sidewalks I believe on the Northside. Obviously, being at a corner lot the sidewalks along the frontage for this project would be a pretty large cost item. Obviously, the ambulance, due to the nature, you know, their operation, they operate under fixed budgets and essentially the cost of the sidewalk would have to come out of somewhere else in the budget. So obviously as part of our application, we went through the five burden approved standards required by New York State zoning law. I don't think I'll get into those specifics as much unless the board would like or if there's any feedback from the public. As you mentioned, we would be granting a 10-foot-wide sidewalk easement that would allow a legal right in the future. Whether it was by the applicant or the town using some other kind of source, they could come in and install the sidewalks. Again, I'll, I'll try to keep it strictly to the request before this board, but obviously if you have questions more relative to the site plan application or the building or anything like that I'll try to answer.

Mr. Lay: I just would like to disclose that I own a business that has a working relationship with the Ambulance Corp. It's been a long ongoing, but it is strictly a service for hire. I do not have any financial interest or any other type of relationship personally, so I just want to make sure that people know that.

Mr. Brand: And do you have any legal interest in the property?

Mr. Lay: I do not.

Mr. Brand: Do you have any legal or financial interest in the application before you?

Mr. Lay: I do not.

Mr. Brand: There's no conflict of interest.

Mr. Yourch: Staff comments.

Ms. Ruthven: I'm all set. I agree with the Resolution. I have no objections.

Mr. Brand: The resolution identifies the fact that this is a Type 2 action under SEQR. It also is an exempt action on the County Planning Board bylaws, so you don't have to wait for a county planning review. A single variance for an existing site for expansion of existing building, so we're good to go from that end. I drafted a resolution giving some draft findings. Helping the determination to approve with the condition that the easements be filed prior to signing the final site plan for this project. So that ten years from now when you have the opportunity for more TAP grant money maybe we'll be down there at the corner by then, who knows? That's all.

Mr. Delpriore: So, this application is being reviewed by the Planning Board, it needs a variance before it can be moved forward so they are referring from planning to zoning and that's why it's in front of you tonight. Also, staff has been tasked with looking at the code for the MTOD for possibly a review of that, to allow the planning board to make the determination if easement or if sidewalks at the time of site plan review would be required instead of how the code is written right now that says sidewalks are required.

Mr. Brand: There is one other thing and that is an administrative action on the board's part following the public hearing dealing with the coordinated review under SEQR, you have a Class 2 action. You have no further involvement in SEQR, so you have no objection to the planning board being the lead agency.

Mr. Brand: I just wanted to record that in the public hearing.

Mr. Yourch: Any public comments from the room? I think we have one person online or that is us.

Mr. Yourch: OK.

Mr. Yourch: We are good in the room.

Mr. Yourch: All right, board members questions.

Mr. Lay: No, I think it's pretty well covered.

Ms. Binnix: I'm good.

Mr. Yourch: All right, then we'll close the public hearing.

Mr. Yourch: We will move on to deliberations and decisions.

**6. BOARD BUSINESS—DELIBERATIONS AND DECISION**

**ZB #2025-0101 Victor Farmington Ambulance Area Variance**

 **Jared Palmer**

 **5505 State Rt 96**

 **Farmington, N.Y. 14425**

n A motion was made by MS. BINNIX, seconded by MR. LAY, that the reading of the following State Environmental Quality Review (SEQR) resolution be waived, and that the resolution be approved as submitted by the Town staff:

**FARMINGTON ZONING BOARD OF APPEALS RESOLUTION**

**SEQR RESOLUTION—TYPE II ACTION**

**ZB #2025-0101**

 **APPLICANT:** Jared Palmer, Victor Farmington Ambulance

 1321 East Victor Road

 Victor, New York 14564

**ACTION:** Area Variance to the provisions of §165-34 J. (3) (g) [6] which

 requires sidewalks are to be provided along all sites fronting along state

 and county highways within the mapped MTOD Major Thoroughfare

 Overlay District that connect to, or contribute to, the completion of a

 pedestrian network in the area.

**WHEREAS,** the Town of Farmington Zoning Board of Appeals (hereinafter referred to as the Board) has reviewed the criteria, under 6 NYCRR, Part 617.5 (c) of article 8 of the New York State Environmental Conservation Law (ECL), the State’s Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board finds that the Action is classified a Type II Action under Section 617.5 (c) (9) of the SEQR Regulations.

**BE IT FURTHER RESOLVED THAT** Type II Actions are not subject to further review under Part 617 of the ECL.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the Town file upon this Action.

The above resolution was offered by MS. BINNIX and seconded by MR. LAY at a regularly scheduled meeting of the Zoning Board of Appeals held on Monday, February 24, 2025. Following discussion, the following roll call vote was recorded:

Kelly Cochrane - Excused

Jody Binnix - Aye

Tom Lay - Aye

Vacant

Thomas Yourch – Aye

Motion carried.

I, Carol Marvel, Clerk Pro-Tem of the Board, do hereby attest to the accuracy of the above resolu-tion being acted upon and recorded in the minutes of the Farmington Zoning Board of Appeals for the February 24, 2025, meeting.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ L. S.

Carol Marvel, Clerk Pro-Tem of the Board

◼ A motion was made by MS. BINNIX, seconded by MR. LAY, that the reading of the complete findings and decisions of the Public Hearing resolution be waived, and that the determinations and conditions resolution be approved:

**Town of Farmington Zoning Board of Appeals Area Variance Findings and Decision**

**APPLICANT:** Jared Palmer **File:** ZB #2025-0101

1321 East Victor Road **Zoning Districts:** GB General Business &

Victor, New York 14564 MTOD Major Thoroughfare Overlay

**Published Legal Notice on:** 2/20/2025

**County Planning Action on:** Exempt Action

 **County Referral #:**

 **Public Hearing held on:** February 24, 2025

**Property Location:** 5505 State Route 96, Farmington, New York 14425

**Property Owner:** Victor Farmington Ambulance, 1321 East Victor Road, Victor, NY 14564

**Applicable Section of Town Code:** Chapter 165, Article IV, Section 34 J. (3) (g) [6]

**Requirement for Which Variance is Requested:** The applicant is requesting an area variance to allow relief from the requirement that sidewalks are to be provided along all sites fronting along state and county highways and other Town highways within the mapped MTOD Major Thoroughfare Overlay District that connect to, or contribute to, the completion of a pedestrian network in the area.

**State Environmental Quality Review Determination:** The granting of an area variance for an accessory structure is classified as a Type II Action under 6 NYCRR, Part 617.5 (c) (9) of article 8 of the New York State Environmental Conservation Law (ECL), the State’s Environmental Quality Review (SEQR) Regulations. Type II Actions have been determined, under the SEQR Regulations, not to have a substantial adverse impact upon the environment or are otherwise precluded from further environmental review under article 8 of the State Environmental Conservation Law (ECL).

**County Planning Referral Recommendation:** The Ontario County Planning Board Bylaws, Appendix B: Referrals to be Eliminated by the Revisions to the County Planning Board Review Process, classifies this application an Exempt Action [Item 12. All permits or variances involving the expansion of existing uses in existing buildings on existing lots].

**FACTORS CONSIDERED AND BOARD FINDINGS**

**1.** Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the Area Variance.

\_\_\_ Yes \_X\_ No

**Reasons:** The Zoning Board of Appeals (hereinafter referred to as the Board) finds that the character of this neighborhood is a mix of commercial and industrial uses, on lots fronting along the south side of State Route 96 and along both sides of County Road 8 south of State Route 96.

The Board further finds the proposed expansion of the former URMC Medical Building is to be used as Station No. 2 of the Victor Farmington Ambulance service and will involves the continued use of this building for medical purposes for the community. The Board further finds that upon completing tonight’s public hearing upon this application that there are no public concerns with the proposed reuse of this medical building or the existing site. The Board, based upon these findings determines that the proposed reuse of this property will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties.

**2.** Whether the benefit sought by the applicant can be achieved by a feasible alternative to the requested area variance. \_\_\_\_ Yes \_X\_\_ No

**Reasons:** The Board finds the provisions of §165-34 J. (3) (g) [6] requires the installation of sidewalks on sites fronting along state and county highways within the mapped MTOD Major Thoroughfare Overlay District that either connect to or contribute to, the completion of a pedestrian network in the area. The Board further finds that when the MTOD regulations were created, as part of a joint effort sponsored by the New York State Department of Transportation (DOT) with the Towns of Canandaigua and Farmington, as part of the DOT’s State Route 332 Major Highway Improvement Project, that regulations necessitated sidewalks along the Major State and County Highways in both municipalities. The Board further finds that in the Town of Farmington, the decision was made to end the MTOD at County Road 8 and not continue it to County Road 28. The Board further finds that requiring sidewalks on this site at this time, would not connect to, but could contribute to the completion of a pedestrian network in the area by the MTOD regulations, at some unknown future point in time. The Board further finds that the Town of Farmington Proposed Sidewalk Master Plan, Phase 2, does not envision, at this time, extending sidewalks to the intersection of State Route 96 and County Road 8. The Board further finds that requiring sidewalks, at this time along both frontages of the site [State Route 96 and County Road 8] could encourage pedestrians to use these facilities which would not end at safe points for crossing these two major highways. The Board further finds that granting the Town ten-foot-wide pedestrian easement across the entire site’s frontages at this time would be a meaningful contribution to completing the pedestrian network in the area. The Board based upon these findings determines to the applicant cannot achieve a feasible alternative to the requested area variance.

**3.** Whether the requested variance is substantial. \_\_X\_ Yes \_\_ \_\_ No

**Reasons:** The Board finds that the requested area variance, for not requiring the installation of sidewalks at this time, across both the property’s State Route 96 and County Road 8 frontages, involves granting a variance of one hundred percent (100%) from that required by the Town Code. The Board has consistently found that a variance involving fifty percent (50%) or more is a substantial variance.

**4.** Whether the proposed variance will have an adverse effect or impact upon the physical environ-mental conditions in the neighborhood or district. \_\_\_ Yes \_X\_ No

**Reasons:** The Board in accordance with the provisions of 6 NYCRR, Part 617.5 (c) of article 8 of the New York State Environmental Conservation Law (ECL), has classified the proposed

Action as a Type II Action. The Board finds that Type II Actions listed within the ECL have been determined not to have a significant adverse impact upon the environment and has thereby satisfied the procedural requirements of the ECL.

**5.** Whether the alleged difficulty was self-created which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the Area Vari-ance. \_X\_\_ Yes \_\_\_ No

**Reasons:** The Board finds that the alleged difficulty is self-created, as an area variance is necessary to not require the installation of sidewalks across the frontages of the subject property at this time. The Board further finds that requiring the applicant to grant and file a sidewalk/pedestrian easement across the subject property’s entire frontages of State Route 96 and County Road 8 would be most appropriate for complying with the intent of this Section of Chapter 165 of the Farmington Town Code and providing for completing the envisioned pedestrian network in the area, at the appropriate time. The Board further finds that the applicant is following all required steps in seeking approvals for the proposed redevelopment of this property for Station No. 2 of the Victor Farmington Ambulance Corps, a service to the community.

The Board, based upon these findings determines that the difficulty facing the applicant with complying with the Town’s restriction, cannot be achieved without some form of relief. The Board further finds that the relief being requested is felt to be the minimum relief necessary for allowing the redevelopment of this site and the applicant’s continuing community services to our residents.

**DETERMINATION OF THE ZONING BOARD OF APPEALS**

**BASED UPON THE ABOVE FACTORS**

The Zoning Board of Appeals, after reviewing the above five proofs, makes the following decision:

**That the benefit to the applicant does outweigh any known detriment to the community or neighborhood; and, therefore, the requested area variance which otherwise requires sidewalks to be provided, at this time, along all sites fronting along state and county highways within the mapped MTOD Major Thoroughfare Overlay District that connect to, or contribute to, the completion of a pedestrian network in the area is APPROVED with the following conditions:**

1. The applicant is to grant to the Town of Farmington a ten-foot-wide pedestrian easement that is to be used in the future for the construction of pedestrian sidewalks across the property’s entire frontages along both State Route 96 and County Road 8. This easement is to first be accepted by the Town Board and then filed in the office of the Ontario County Clerk and the Farmington Town Clerk’s Office prior to the issuance of any External Building Permit for this site’s redevelopment.

2. There is to be a General Note added to the Final Site Plan drawing identifying the filed Liber and Page Numbers for the above referenced easement prior to the Planning Board Chairperson’s signing of the final drawing.

3. A copy of the Ontario County Clerk’s recording for the above cited pedestrian easement is to be filed with the Town Development Office prior to the issuance of any Building Permit associated with the subject site’s redevelopment.

**NOW, THEREFORE, BE IT RESOLVED** that the Board in making this Determination has satisfied the procedural requirements under New York State Town Law and the Town of Farmington Town Code.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be provided to John Robortella, Clerk of the Town Planning Board, for distribution to the Town Planning Board members.

**BE IT FINALLY RESOLVED** that the Board directs this Resolution be placed in the public file upon this Action and that a copy be provided to the applicant and another copy to the applicant’s engineer.

The above resolution was offered by MS. BINNIX and seconded by MR. LAY at a regularly scheduled meeting of the Zoning Board of Appeals held on Monday, February 24, 2025. After Board discussion, the following roll call vote was recorded:

Kelly Cochrane Excused

Vacant

Jody Binnix Aye

Tom Lay Aye

Thomas Yourch Aye

Motion: Carried

I, Carol Marvel, Clerk Pro-Tem of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Farmington Zoning Board of Appeals Meeting for February 24, 2025.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ L.S.

Carol Marvel

Clerk Pro-tem of the Zoning Board of Appeals

**7. OTHER BOARD MATTERS**

Mr. Yourch: So, we have other board matters with three resolutions in front of us, one for approving the Zoning Board of Appeals meeting dates. You guys have seen them.

Mr. Lay: Yes.

Ms. Binnix: Yes.

Mr. Yourch: Any changes? Any comments.

Ms. Binnix: I am good with the dates; I just might not be at the July meeting.

Mr. Lay: Yeah, I probably won't be at the December meeting but the other ones are good.

Mr. Yourch: OK. And then we have a resolution approving the order of the Minutes.

Mr. Yourch: And then the third one, the resolution agreeing with the Planning Boards request to be the lead agency for coordinated review for PB 2025-0104 for Victor Farmington Ambulance Preliminary Site Plan Application.

Mr. Yourch: So, you guys have seen all those?

Mr. Yourch: I'd like to block the three of those together for an approval.

* 1. Resolution approving the 2025 Zoning Board of Appeals Meeting dates.

TOWN OF FARMINGTON

ZONING BOARD OF APPEALS RESOLUTION

**WHEREAS,** the Town of Farmington Zoning Board of Appeals (hereinafter referred to as

Zoning Board), has received from the Town of Farmington Town Board (hereinafter referred to

 as Town Board) the Zoning Board of Appeals 2025 Application Schedule, County Meeting

Submittal and the Zoning Board of Appeals Meeting Schedules; and

**WHEREAS,** the Zoning Board is identified has reviewed this document.

**NOW, THEREFORE, BE IT RESOLVED** that the Zoning Board accepts this document and directs it be filed with the Town Development Office.

The above resolution was made by Ms. Binnix and seconded by Mr. Lay

at a meeting of the Town of Farmington Zoning Board of Appeals held on Monday, February 24, 2025. After discussion the following vote was taken and recorded in the meeting minutes:

Kelly Cochrane - Excused

Jody Binnix - Aye

Tom Lay - Aye

Tom Yourch - Aye

Motion: Carried

I, Carol Marvel, Clerk *Pro-Tem* of the Zoning Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Farmington Zoning Board of Appeals for the February 24, 2025, meeting.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ L.S.

Carol Marvel, Clerk *Pro-Tem* of the Zoning Board

* 1. Resolution approving the Order of Meetings – 2025 Zoning Board of Appeals.

TOWN OF FARMINGTON

ZONING BOARD OF APPEALS RESOLUTION

**WHEREAS,** the Town of Farmington Zoning Board of Appeals (hereinafter referred to as

Zoning Board), has received from the Town Development Office (hereinafter referred to as

Development Office) the Order of Meetings – ZBA document; and

**WHEREAS,** the Zoning Board has reviewed said document.

**NOW, THEREFORE, BE IT RESOLVED** that the Zoning Board accepts this document and directs it to be filed with the Town Development Office.

The above resolution was made by Ms. Binnix and seconded by Mr. Lay.

at a meeting of the Town of Farmington Zoning Board of Appeals held on Monday, February 24, 2025. After discussion the following vote was taken and recorded in the meeting minutes:

Kelly Cochrane - Excused

Jody Binnix - Aye

Tom Lay - Aye

Tom Yourch - Aye

Motion: Carried

I, Carol Marvel, Clerk *Pro-Tem* of the Zoning Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Farmington Zoning Board of Appeals for the February 24, 2025, meeting.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ L.S.

Carol Marvel, Clerk *Pro-Tem* of the Zoning Board

* 1. Resolution agreeing with the Planning Board’s request to be designated lead agency for the coordinated review, PB # 2025-0104, Victor Farmington Ambulance Preliminary Site Plan.

ZB #2025-0101

February 24, 2025, SEQR Response Form Decision

TOWN OF FARMINGTON

ZONING BOARD OF APPEALS SEQR RESOLUTION

File: ZB #2025-0101, Victor Farmington Ambulance Station 2

Preliminary Site Plan

**WHEREAS,** the Town of Farmington Zoning Board of Appeals (hereinafter referred to as

Zoning Board), has received from the Town Development Office (hereinafter referred to as

Development Office) a Project Notification Review Letter (PNRL) dated February 6, 2025, a

request for the Planning Board to be designated as the Lead Agency for the coordinated review

of PB #2025-0104, Victor Farmington Ambulance Station 2 – Preliminary Site Plan Application,

under the State Environmental Quality Review (SEQR) Regulations, and a request for

comments; and

**WHEREAS,** included with the PNRL was the Town’s SEQR Response form to be completed, signed and returned to the Director of Planning & Development; and

**WHEREAS,** the Zoning Board has reviewed said documents.

**NOW, THEREFORE, BE IT RESOLVED** that the Zoning Board has no objection to the Planning Board being designated the lead agency for said application.

**BE IT FURTHER RESOLVED** that the Zoning Board directs the Chairperson to complete the Town SEQR Response Form indicating the above decision.

**BE IT FURTHER RESOLVED** that the Clerk *Pro-Tem* of the Zoning Board is to scan said Form and to return it electronically to the Town Director of Planning & Development, on or before Friday, February 28, 2025.

**BE IT FURTHER RESOLVED** that the Clerk *Pro-Tem* of the Zoning Board is to also attach to the Town’s SEQR Response Form a certified copy of the Zoning Board’s decision on File ZB # 2025-0101,

The above resolution was made by Ms. Binnix and seconded by Mr. Lay at a meeting of the

Town of Farmington Zoning Board of Appeals held on Monday, February 24, 2025. After

discussion the following vote was taken and recorded in the meeting minutes:

Kelly Cochrane - Excused

Jody Binnix - Aye

Tom Lay - Aye

Tom Yourch - Aye

Motion: Carried

I, Carol Marvel, Clerk *Pro-Tem* of the Zoning Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Farmington Zoning Board of Appeals for the February 24, 2025, meeting.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ L.S.

Carol Marvel, Clerk *Pro-Tem*

Town of Farmington Zoning Board of Appeals

**8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION**

None

**9. DIRECTOR OF DEVELOPMENT UPDATE**

Mr. Brand: I would like to introduce a perspective member to the Zoning Board of Appeals. Ralph Bocchino. Ralph is observing tonight. The town board may have a waiver of the rule tomorrow night to appoint him. That was discussed late this afternoon and we welcome her Ralph. He and I sat for an hour, and I didn't put him to sleep so that's a good sign. He'll be joining the podium there. We appreciate Ralph. Ralph, would you like to tell us a little bit about you.

Mr. Bocchino: Sure. My name is Ralph Bocchino. I live here in Pumpkin Hook, originally from New York City. I still have the lingering accent you pick up on. I have been here for about 44 years. Don't hold it against me, but I was a banker for 46 years here in Rochester and currently I'm on the Board of Miss Julie’s School of Beauty for helping women who have been human trafficked, and I have no background in that, I just volunteered for it. That's what I'm currently doing.

Ms. Binnix: Welcome, welcome.

Mr. Lay: Very nice. Welcome.

Mr. Yourch: Welcome.

**10. CODE ENFORCEMENT OFFICER UPDATE**

* Checking in to see if the One drive is working out well for you.
* Next Meeting TBD, there are no new or continuing projects at this time.
* The building department has new software coming in that will give you access to applications and projects in real time. It is a web-based software that you will be able to log into. We will continue to use One drive for quite some time. We will phase the one drive out once we iron out any issues with the new software.
* Clerk of the Board is still vacant.

**11. TRAINING OPPORTUNITIES**

**◼ 2025 Municipal Bootcamp Trainings:**

A free annual program to provide certification credits to newly elected officials, planning and zoning boards, and municipal officials presented by Hancock Estabrook and MRB Group.

**Thursday, March 27, 2025, 6:00 p.m.–7:00 p.m.**

Session 3: Under the Tent: Open Meetings, Record Keeping and Engaging the Public in Community Development.

**Thursday, April 24, 2025, 6:00 p.m.–7:00 p.m.**

Session 4: Environmentally Speaking – The Nuts & Bolts of SEQR

**Thursday, May 22, 2025, 6:00 p.m.–7:00 p.m.**

Session 5: Planning Board Basics: Roles of the Planning Board in Community Development

**Thursday, June 26, 2025, 6:00 p.m.–7:00 p.m.**

Session 6: Zoning Board Basics: Roles of the Zoning Board in Community Development

**Thursday, July 24, 2025, 6:00 p.m.–7:00 p.m.**

Session 7: Soaking Up the Sun: Solar and Battery Storage and the Local Review Process

**Thursday, September 25, 2025, 6:00 p.m.–7:00 p.m.**

Session 8: Putting the Home in Hometown: Strategies for Attracting Housing Investments to Your Community

**Thursday, October 24, 2025, 6:00 p.m.–7:00 p.m.**

Session 9: Short but Not Too Short: How Short-Term Rentals Are Changing The Development and Regulatory Landscape.

**Thursday, December 18, 2024, 6:00 p.m.–7:00 p.m.**

Session 10: Santa’s Nice and Naughty List: The Best and Worst of 2025

[**Registration**](https://register.gotowebinar.com/register/6313635904156504157)

**New York Planning Federation Recorded Webinars:**

For information: (518) 512-5270 or [nypf@nypf.org](http://nypf@nypf.org)

**General Code e-Code**

Daily drop-in lunchtime training Q&A sessions plus webinars in several categor­ies.

Information: <https://www.generalcode.com/training/>

**Future Training Opportunities Online:**

Ontario County Planning Department website now lists upcoming training:

https://www.co.ontario.ny.us/192/Training

**12. NEXT MEETING**

The next regular meeting of the Zoning Board of Appeals will be determined at a later date because there are no new or continuing hearings.

**13. ADJOURNMENT**

A motion was made by MS. BINNIX, seconded by MR. LAY, that the meet­ing be adjourned.

Motion carried by voice vote. The meeting was adjourned at 7:22 p.m.

Respectfully submitted,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ L.S.

Carol Marvel

Clerk *Pro Tem* of the Zoning Board of Appeals