

*Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**ZONING BOARD OF APPEALS**

*Established July 15, 1957*

**Monday, March 23, 2026, 7:00 p.m.**

*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*  
Ralph Bocchino  
Kelly Cochran  
Matthew DeMarco  
Tom Lay

**Staff Present:**  
Ron Brand, Director of Planning and Development  
Paula Ruthven, Zoning Officer, Town of Farmington  
Cadin Lloyd, Code Officer, Town of Farmington

**Guests Present:**  
Erin George, 183 Honeysuckle Lane, Farmington, NY 14425  
Adrian Bellis, 5440 Holtz Rd, Farmington, NY 14425  
Eric Honeck, 2730 Transit Road, West Seneca, NY 14224  
Jason Drummy (Remote), 1512 Osburn Lane, Farmington, NY 14425  
Pat Shipp, 6124 Caleb Court, Farmington, NY 14425  
Donna Burke, 1608 Caleb Court, Farmington, NY 14425  
Mike Snackey, address unknown

**1. MEETING OPENING**

The March 23, 2026, 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. Yourch said 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.

Mr. Yourch introduced the members of the Zoning Board of Appeals and Town Staff members.

**2. Approval of Minutes of February 23, 2026, Zoning Board of Appeals Meeting.**

**A motion was made by MR. DEMARCO and seconded by MR. BOCCHINO that the February 23, 2026, meeting minutes be approved as written.** With no additional discussion, Ayes were unanimous.

Motion carried.

**3. LEGAL NOTICE**

Chairman Yourch attested to the publishing of the legal notices, on March 18, 2026, in the Daily Messenger, and the posting of property for the eight public hearings for tonight's meeting.

**4. CONTINUED PUBLIC HEARINGS: (0)**

Mr. Yourch stated that there were no continued public hearings.

**5. PUBLIC HEARINGS**

**ZB 2026-0201**, for Erin George, 183 Honeysuckle Lane, Farmington NY 14425, for an area variance involving Tax Map Account 1.19-2-27.000, a corner lot of the Sweetbriar Subdivision, to allow relief from the Town Code requirement [Chapter 165-35 Schedules- Schedule I ] for relief from the setback requirement to construct an enclosed mudroom with an open porch, in the RS-25, Residential-Suburban District. The applicant is asking for a 9-foot relief from the 50-foot setback requirement.

Chairman Yourch opened the public hearing at 7:01pm.

Ms. Erin George was present to speak on behalf of the application.

She explained that she is looking to add an enclosed mudroom and a small, covered porch onto her home, totaling 6-by-8 feet, which would require relief from the 50-foot setback. She explained that currently, there is a pinchpoint in her house for traffic flow, from the front door opening to both the stairs and the living room.

Mr. Brand stated that he has prepared two resolutions, one to classify the application as SEQR Type 2, and a second resolution to approve the application with conditions which have been distributed to the applicant.

Ms. George confirmed that she has received the draft resolutions.

There were no additional comments from the public, either in the meeting room or online, town staff, or Board members at this time.

Chairman Yourch closed the public hearing at 7:05pm.

**ZB 2026-0202**, for Adrian Bellis, located at 5540 Holtz Road, Farmington NY 14425, for an area variance involving Tax Map Account 9.03-1-6.400, to allow relief from the Town Code requirements [Chapter 165 Section 58-B], to construct a private garage with a maximum height of 25 feet as measured from existing grade to the peak of the roof. The proposed private garage is classified as an accessory structure to the principal structure on the lot. The property is zoned A-80 Agricultural. and

**ZB 2026-0203**, for Adrian Bellis, located at 5540 Holtz Road, Farmington NY 14425, for an area variance involving Tax Map Account 9.03-1-6.400, to allow relief from the Town Code requirement [Chapter 165 Section 10] to construct an Accessory Structure containing a total of 4,320 square feet in area. The Town Code defines an Accessory Structures shall be subordinate in area, extent or purpose to the principal building or principal use served; contributes to the comfort, convenience or necessity of occupants of the principal building or principal use. to construct a private garage, to be located in the rear yard portion of the lot, containing a total of 4,230 square feet in area. The property is zoned A-80 Agricultural.

Chairman Yourch stated that as both applications are for the same applicant, both public hearings would be held simultaneously. He opened the public hearings at 7:06pm.

Mr. Adrian Bellis was present to speak on behalf of the application. He explained that he is trying to get approval for a private garage, for storage of some items that are currently outside.

Ms. Kelly Cochrane noted that the structure is sizeable, and asked Mr. Bellis if this was the smallest structure he would consider, or if he could downsize it. Mr. Bellis explained that he could build a smaller private garage, but he would need an addition later and would prefer that everything is built at once. Chairman Yourch asked if the desired location was the only location on the property that the garage could be built. Mr. Bellis explained that due to the location of the septic, the taper of the land, and the drainage swale, as well as the location being lined up with the driveway and part of the house, it is the best location. Mr. Lay asked about the height at 25-feet tall. Mr. Bellis stated that the sidewall is 14-feet tall and tapers up to the peak. The taller building also allows for overhead doors. He noted that Town Code

goes by peak of the building.

Mr. Brand stated that the Town of Farmington Planning Board has an application for an amendment to the final site plan, which is dependent on the two area variances being granted by the Zoning Board of Appeals. He noted that since the accessory structure is 4,320 square feet building area it is over the threshold of a maximum of 4,000 square feet to enable it to be classified as Type 2 Action under SEQR. The Planning Board has classified the Action as Unlisted Action. The Planning Board has initiated a coordinated review with the Zoning Board of Appeals on this Action and has declared its' intent to be designated as the Lead Agency at their April 1, 2026, meeting, if the Zoning Board of Appeals agrees and returns the completed Town SEQR Response Form. He also noted that the Town Board has received a draft local law for establishing a moratorium on accessory structures, with a public hearing that could be scheduled for April 14, followed by adoption and filing with the State Department of State.

There were no additional comments from the public, either those attending in the meeting room, online, town staff, or Board members at this time.

Chairman Yourch tabled further discussion on the public hearing to the Board Business and Deliberations section below in the agenda.

**ZB 2026-0204**, for Eric Honeck, located at 6114 Caleb Court, Farmington NY 14425, for an area variance involving Tax Map Account 41.01-1-93.000, to allow relief from the Town Code requirement [Chapter 165-34.1 IZ], for relief from the minimum side setback requirement for a single-family residence in the Incentive Zoning District for the Hathaway's Corners Incentive Zoning project. The applicant is asking for relief of 8 inches from the 10-foot minimum side setback requirement.

Chairman Yourch opened the public hearing at 7:16pm.

Mr. Eric Honeck was present to speak on behalf of the application. He stated that during construction, the location of the house shifted eight inches. He is asking for relief for the 8-inches and noted that the request does not affect the site's grading, drainage, crest, or invert of swale.

Mr. Brand stated that he has prepared two resolutions, one to classify the application as SEQR Type 2, and a second resolution to approve the application with conditions which have been distributed to the applicant. Mr. Honeck confirmed that he has received the resolutions.

An online attendee, that did not state their name or address, as well as Mr. Jason Drummey, 1512 Osburn Lane, also online, commented about drainage and flooding issues in the area. They expressed concerns that a reduction in setback would exacerbate conditions and were hoping for a drainage assessment before granting relief.

Mr. Cadin Lloyd, Code Officer, stated that he consulted with Mr. Lance Brabant, from MRB Group, the Town's Engineers, earlier in the day. Mr. Brabant reviewed the final site plan maps, dated May 10, 2024, and checked it against the master grading plan. He explained that the final survey is substantially conforming to the master grading plan, which is the goal. The side setback reduction of 8-inches would not change the site's draining features. In the front of the lot storm water runoff is tied to the Town storm water sewer, just as every other house in the development. As the house is basically the same size as others, it is not changing lot coverage or altering the grading plan. An email was sent to the Town's website on March 21, 2026, at 10:07 am from Seyhan Sagcan, 1518 Osburn Lance, Farmington, NY 14425, [seyhan.cagcan@gmail.com](mailto:seyhan.cagcan@gmail.com) and received by the Code Department on Monday, March 23, 2026. The email mentions past issues on other lots located in the development, especially with topsoil and final grading by the developer, Marrano Homes. Mr. Lloyd stated that he has a topsoil analysis done on July 7, 2023, of soil samples taken from 1514 Osburn Lane, as well as some of the stockpiles from around the development, and they were found to be in compliance with the established Town guideline values. Mr. Lloyd also addressed comments about the character of the neighborhood, that in the opinion of the writer is supposed to be for smaller houses. He noted that most houses in the neighborhood are 2.5 stories tall. This house has a full second story, instead of a second story loft, but it is still in compliance with the original subdivision approval. The original approval also gives a maximum of 40% lot coverage, and lot coverage for this house is roughly 16%. He explained that when a final survey is done, Marrano Homes submits the survey to the Town Code Department, and MRB looks at it to make sure water is getting to the project's stormwater ponds, swales, and drainage areas as it is supposed to go to. Variations are sent to Marrano to correct. No Certificates of Occupancy can be granted before it meets the master grading plan.

An additional online comment questioned a tree line. Mr. Lloyd replied that street trees must be installed if a house is completed between June 1 and October 31, each year or prior to May 31<sup>st</sup> of the following calendar year.

Mr. Drummey stated that there is supposed to be four inches of topsoil [installed on his property] and he was present when it was installed, and this did not occur [on his property]. He stated that [he felt] granting further variances and flexibility should not be given to a builder that does not follow through, and he does not support the variance.

Mr. Mike Snackey, address unknown, stated that he has a swale in his backyard. He stated that last year there was a foot of standing water that he had to manually push to a swale. He noted that he would rather have the variance granted than an abandoned house.

Ms. Pat Shipp stated that she wants the neighborhood to continue to grow and supports the variance.

Ms. Donna Burke stated that while the variance is for a few inches, it is indicative to the [lack of] attention to detail given in the area. She is in support of the variance but sees it as an opportunity to hold the builder accountable.

Mr. Cadin Lloyd stated that one local homeowner had reached out to the Code Office and after investigation, her backyard was regraded a couple of times to help with drainage. He noted that he is not aware of any site's drainage issues unless homeowners contact the town office.

Mr. Matt Demarco asked if the 8-inch setback would have an impact on the drainage. Mr. Lloyd replied that through his talks with the MRB Group, the Town Engineer, the variance will not adversely impact the drainage.

There were no additional comments from the public, either from the meeting room, online, town staff, or Board members at this time.

Chairman Yourch closed the public hearing at 7:39 pm.

## 6. BOARD BUSINESS—DELIBERATIONS AND DECISION

ZB 2026-0201

Erin George

Area Variance

**Mr. DeMarco made a motion to waive the reading of the draft SEQR resolution submitted by the Town Staff and to accept as presented. Ms. Cochrane seconded the motion.** A voice vote of the five members unanimously voted to pass the motion.

**Motion carried.** Full Resolution in Appendix I.

**Mr. Bocchino made a motion to waive the reading of complete findings contained in the draft resolution submitted by the Town Staff and to read the determination portion only.**

**Mr. Lay seconded the motion.** The motion was approved by a unanimous vote.

Chairman Yourch read the Determination as follows:

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

**That the benefit to the applicant does outweigh any known detriment to the community or neighborhood; and, therefore, the requested area variance is GRANTED WITH THE FOLLOWING CONDITIONS:**

1. **The exterior of the proposed additions to the Principal Structure is to match to the extent practical the exterior treatment and color of the existing Principal Structure.**
2. **The proposed additions shall be maintained by the property owner at all times.**
3. **Any exterior light fixture(s) to be installed as part of the proposed building additions shall comply with the Town's Dark Sky lighting regulations contained in Chapter 165 of the Town Code.**
4. **A Building Permit shall be obtained by the applicant prior to the start of construction.**

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

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

After reading the above conditions, Chairperson Yourch asked the applicant if he understood the conditions of approval and if there were any objections. Hearing none, a roll call vote to approve adoption of the resolution with conditions was recorded.

**Motion carried.** Full Resolution is attached in Appendix II.

**ZB 2026-0202 & 03**

**Adrian Bellis**

**Area Variances**

**Mr. Bocchino made a motion to waive the reading of the draft SEQR resolution, identifying the Town Planning Board declaration of intent to be Lead Agency, submitted by the Town Staff and to accept as presented. Ms. Cochrane seconded the motion.** A voice vote of the five members unanimously voted to pass the motion.

**Motion carried.** Full Resolution is attached in Appendix III.

**Ms. Cochrane made a motion to adjourn the public hearing to their next meeting on Monday April 27, 2026.**

**Mr. Bocchino seconded the motion.** The motion was approved by a unanimous vote.

**Motion carried.** Full Resolution is attached in Appendix IV.

**ZB 2026-0204****Eric Honeck****Area Variance**

**Ms. Cochrane made a motion to waive the reading of the draft SEQR resolution submitted by the Town Staff and to accept as presented. Mr. Lay seconded the motion.** A voice vote of the five members unanimously voted to pass the motion.

**Motion carried.** Full Resolution is attached in Appendix V.

**Mr. Bocchino made a motion to waive the reading of complete findings contained in the draft resolution submitted by the Town Staff and to read the determination portion only.**

**Mr. Demarco seconded the motion.** The motion was approved by a unanimous vote.

Chairman Yourch read the Determination as follows:

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

**That the benefit to the applicant does outweigh any known detriment to the community or neighborhood; and, therefore, the requested area variance is GRANTED WITH THE FOLLOWING CONDITIONS:**

- 1. The Final Site Plan drawing for 6114 Caleb Court is to be amended identifying the 8-inch setback dimension and a note added to the drawing that this area variance has been granted, providing these conditions of approval, the ZBA file number and date of approval.**
- 2. The amended Final Site Plan drawing is to be approved by the Planning Board prior to the issuance of a Certificate of Occupancy by the Town Code Enforcement Officer.**
- 3. The approved amended Final Site Plan drawing is to be made part of the Town's Property File for 6114 Caleb Court.**

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

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

**Motion carried.** Full Resolution is attached in Appendix VI.

## **7. OTHER BOARD MATTERS (1):**

**(1) Zoning Board of Appeals 2026 Rules of Procedure - Discussion**

With there being no additional comments from Board members on the draft under review, Ms. Kelly Cochrane made a motion to accept the Rules of Procedure as presented. Mr. Ralph Bocchino seconded the motion, which passed unanimously via voice vote.

**8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION - None**

**9. DIRECTOR OF DEVELOPMENT UPDATE –**

Mr. Brand stated that along with the moratorium on accessory structures, he is preparing regulations on E-bikes that are currently being reviewed by local and state law enforcement agencies. Once he has feedback from them, the draft local law will be submitted to the Town Board for consideration.

**10. ZONING & CODE ENFORCEMENT DATE**

Ms. Ruthven stated that there are three applications for the April 27, 2026, meeting. Mr. Lloyd stated that submissions for Building Permits are beginning to increase.

**11. NEXT MEETING**

The next regular meeting of the Zoning Board of Appeals will be on Monday, April 27, 2026.

**12. 2026 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. Questions and registration: <https://www.hancocklaw.com/events/2024-municipal-bootcamp-trainings/>

Upcoming Trainings:

**Thursday, March 26, 2026, 6:00pm-7:00pm**

Session 3: GETTING IT TOGETHER – The Basics of running A meeting and the open meetings law

**Thursday, April 23, 2026, 6:00pm-7:00pm**

Session 4: Soaking up the Sun – Solar and battery storage and the local review process

**Thursday, May 28, 2026, 6:00pm-7:00pm**

Session 5: Water, Water Everywhere – the impact of wetlands on development

**Thursday, June 25, 2026, 6:00pm-7:00pm**

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

**Thursday, July 23, 2026, 6:00pm-7:00pm**

Session 7: Growing Intentionally – The Role of Local Leadership in Attracting Investment and Economic Development

**Thursday, September 24, 2026, 6:00pm-7:00pm**

Session 8: A Storm is Brewing – How Development Review Addresses Stormwater Management and Water Quality

**Thursday, October 22, 2026, 6:00pm-7:00pm**

Session 9: Funding Your Priorities – Developing and Managing Competitive Grant Applications

**Thursday, December 17, 2026: 6:00pm-7:00pm**

Session 10: Santa’s Naughty and Nice List – The Best and Worst of 2026

■ New York Planning Federation Recorded Webinars: For information: (518) 512-5270 or [nypf@nypf.org](mailto:nypf@nypf.org)

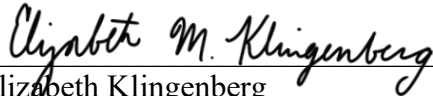
■ Future Training Opportunities Online: Ontario County Planning Department website now lists upcoming training: <https://www.co.ontario.ny.us/192/Training>

**12. ADJOURNMENT**

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

Motion carried by voice vote. The meeting was adjourned at 7:49 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Elizabeth Klingenberg L. S.  
Clerk of the Zoning Board of Appeals

Appendices:

Appendix I: ZB 2026-0201 Erin George SEQR

Appendix II: ZB 2026-0201 Erin George Approval with Conditions

Appendix III: ZB 2026-0202 and 0203 Adrian Bellis SEQR, Planning Board Lead Agency

Appendix IV: ZB 2026-0202 and 0203 Adrian Bellis Tabling Public Hearing

Appendix V: ZB 2026-0204 Eric Honeck SEQR

Appendix VI: ZB 2026-0204 Eric Honeck Approval with Conditions

**APPENDIX I**

**TOWN OF FARMINGTON  
ZONING BOARD of APPEALS RESOLUTION  
SEQR CLASSIFICATION**

File: ZB #2026-0201

Action: Classifying the Action under the State’s Environmental Quality Review Act (SEQRA), involving granting an area variance to allow relief from a Town Code requirement [Chapter 165-35, Schedule 1] that requires a front yard setback of 50 feet. The applicant is proposing to construct a building addition having a front yard setback of 41 feet. The property is located along the east side of Honeysuckle Lane at the northeast corner of the intersection with Bittersweet Drive and is zoned RS-25 Residential Suburban District.

**Whereas** the Town of Farmington Zoning Board of Appeals (hereinafter referred to as Zoning Board of Appeals) has reviewed the provisions of Sections 617.4 and 617.5 of 6 NYCRR Part 617, the State’s Environmental Quality Review Act (SEQRA) Regulations; and

**Whereas** the Zoning Board of Appeals has received and reviewed the Applicant’s Part 1, Short Environmental Assessment Form (SEAF) as part of the application process; and

**Whereas** the Zoning Board of Appeals must classify the proposed Action under consideration.

**Now, therefore, be it resolved** that the Zoning Board of Appeals does hereby determine the proposed Action identified above herein, involves the granting of a single area variance required by the above referenced section of Chapter 165 of the Farmington Town Code, is classified as a Type II Action [§617.5 (c) (9)].

**Be it further resolved** that Type II Actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under the State’s Environmental Conservation Law, article 8.

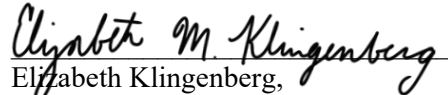
**Be it finally resolved** that the Zoning Board of Appeals directs the filing of this classification with the project file and requests a copy be provided to: the Applicant, Erin George, 181 Honeysuckle Lane, Farmington, New York 14425.

The above resolution was offered by Matthew Demarco and seconded by Kelly Cochrane at a regular scheduled meeting of the Town of Farmington Zoning Board of Appeals held on Monday, March 23, 2026. Following discussion thereon, the following roll call vote was taken and recorded in the meeting minutes.

Ralph Bocchino	Aye
Kelly Cochrane	Aye
Matthew Demarco	Aye
Tom Lay	Aye
Tom Youch	Aye

MOTION CARRIED.

I, Elizabeth Klingenberg, Clerk of the Zoning Board of Appeals, do hereby attest to the accuracy of the above Action and to it being recorded in the minutes of the March 23, 2026, Zoning Board of Appeals Meeting.

  
Elizabeth Klingenberg,  
Clerk of the Zoning Board of Appeals

**APPENDIX II**

**TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
AREA VARIANCE FINDINGS AND DECISION**

**APPLICANT:** Erin George **File:** ZB #2026-0201  
183 Honeysuckle Lane **Zoning District:** RS-25 Residential Suburban  
Farmington, NY 14425 **Published Legal Notice on:** March 18, 2026  
**County Planning Action on:** N.A.

**County Referral #:** N.A.  
**Public Hearing held on:** March 23, 2026

**Property Location:** 183 Honeysuckle Lane, Farmington, NY 14425

**Property Owner:** Erin George  
**Applicable Section of Town Code:** Chapter 165-35, Schedule 1.

**Requirement for Which Variance is Requested:** The applicant is requesting an area variance to allow a proposed addition to the Principal Structure, a mud room and attached open porch to be constructed within the front yard portion of the above referenced property [Tax Map Account #1.19-2-27.000], having a 41-foot setback from the front property line. The Town Code, Chapter 165-35, Schedule 1, requires a minimum 50-foot setback.

**State Environmental Quality Review Determination:** The granting of a single Area Variance for a setback from a lot line is classified as a Type II Action under Part 617.5 (c) (9) of the State 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:** Exempt from referral by the adopted Ontario County Planning Board By-laws.

**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  No

**Reasons:** The Zoning Board of Appeals (hereinafter referred to as the Board) finds that the character of this neighborhood is comprised of single-family dwellings fronting along both sides of Honeysuckle Lane and Bittersweet Drive. The Board further finds that the subject property is classified as a Corner Lot with front yard setbacks along both public streets. The Board further finds that the proposed addition would involve only a variance to the front setback along Honeysuckle

Lane. The Board determines that granting the requested Area Variance to allow construction of an addition in the proposed location, along the west side of the Principal Structure, will not create 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 re-requested variance.  Yes  No

**Reasons:** The Board finds that the proposed addition to the principal structure would be the most feasible solution for providing the proposed mud room and attached open porch addition to the layout of the Principal Structure. The Board further finds that the proposed addition will have the least visible impact upon nearby properties. The Board, based upon these findings, determines that the benefit to the community cannot be achieved by a feasible alternative to the requested side lot line setback variance.

3. Whether the requested variance is substantial.  Yes  No

**Reasons:** The Board finds that the requested relief of 9 feet from the required 50 feet front yard setback involves granting a variance of eighteen percent (18%) from that required by Town Code. The Board has consistently found that a variance involving encroachment of fifty percent (50%) or more is a substantial variance.

4. Whether the proposed variance will have an adverse effect or impact upon the physical en-viron-mental conditions in the neighborhood or district.  Yes  No

**Reasons:** The Board has considered the criteria for determining significance, as set forth in 6 NYCRR, Part 617.7 of the SEQR Regulations. The Board finds that the proposed Action is clas--sified as a Type II Action under 6 NYCRR, Part 617.5 (c) (9) of article 8 of the New York State Environmental Con--servation Law (ECL). 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 by making this classification has satisfied the pro-cedural 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.  Yes  No

**Reasons:** The Board finds that the alleged difficulty is not self-created, as the Applicant could construct not construct the proposed building additions in a different location that would complement the existing layout of the Principal Structure thereby eliminating the need for the requested area variance. Therefore, based upon this finding, the Board determines that the alleged difficulty is not self-created and that granting the requested relief would be granting the minimum area variance relief otherwise required by New York State Town Law.

**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 is GRANTED WITH THE FOLLOWING CONDITIONS:**

- 1. The exterior of the proposed additions to the Principal Structure is to match to the extent practical the exterior treatment and color of the existing Principal Structure.**
- 2. The proposed additions shall be maintained by the property owner at all times.**
- 3. Any exterior light fixture(s) to be installed as part of the proposed building additions shall comply with the Town’s Dark Sky lighting regulations contained in Chapter 165 of the Town Code.**
- 4. A Building Permit shall be obtained by the applicant prior to the start of construction.**

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

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

The above resolution was offered by Ralph Bocchino and seconded by Tom Lay at a regularly scheduled meeting of the Zoning Board of Appeals held on Monday, March 23, 2026. After Board discussion, the following roll call vote was recorded:

Ralph Bocchino	Aye
Kelly Cochran	Aye
Matt DeMarco	Aye
Tom Lay	Aye
Thomas Yourch	Aye

MOTION

CARRIED.

I, Elizabeth Klingenberg, Clerk of the Zoning Board of Appeals 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 for the March 23, 2026, Meeting.



\_\_\_\_\_  
Elizabeth Klingenberg,  
Clerk of the Zoning Board of Appeals

L.S.

### APPENDIX III

#### TOWN OF FARMINGTON ZONING BOARD of APPEALS RESOLUTION SEQR CLASSIFICATION

File: ZB #2026-0202 & -0203

Applicant: Adrian Bellis, 5540 Holtz Road, Farmington, New York 14425

Action: Classifying the Action under the State's Environmental Quality Review Act (SEQRA), involving granting two area variances to allow relief from a Town Code requirement [Chapter 165, Section 58-B] to construct a Private Garage, an Accessory Structure, with a height of 25-feet above existing grade and a total square footage of 4,320 square feet as an Unlisted Action. The Town Code restricts the height of Accessory Structures to 15 feet above existing grade and does not have a maximum square foot restriction for a Private Garage Accessory Structure on a lot containing more than one acre of land. The property is identified as Tax Map Account 9.03-1-6.400 and is located at 5540 Holtz Road and is zoned A-80 Agricultural.

**Whereas** the Town of Farmington Zoning Board of Appeals (hereinafter referred to as Zoning Board of Appeals) has reviewed the provisions of Sections 617.4, 617.5 and 671.6 of 6 NYCRR Part 617, the State's Environmental Quality Review Act (SEQRA) Regulations; and

**Whereas** the Zoning Board of Appeals has received and reviewed the March 19, 2026, Project Notification Review Letter (PNRL) from the Town Planning Board informing the Zoning Board of Appeals of that Board's pending application for an amendment to the Final Site Plan for the property located at 5540 Holtz Road, involving approval for constructing an Accessory Structure, a Private Garage, and related site improvements; and

**Whereas** the PNRL also identifies the Town Planning Board's declaration of intent to be designated the lead agency for a coordinated review with the Zoning Board of Appeals that began on Thursday March 19, 2026, and is scheduled to end at noon on Friday April 17, 2026; and

**Whereas** the proposed area variances referenced above are part of a classified Unlisted Action by the Town Planning Board, and whereas the Zoning Board of Appeals must respond to the PNRL by agreeing with said classification or objecting thereto and also either agree with the Town Planning Board's request to be designated the lead agency or request that the Zoning Board of Appeals be designated as the lead agency for this coordinated review under the SEQRA Regulations, within the time specified in the PNRL; and

**Whereas** the Zoning Board of Appeals must complete and return the Town's SEQR Response Form, on or before noon on Friday April 17, 2026, identifying their agreement with or objection to the Town Planning Board's declared intent to be designated the lead agency and providing any comments on the Action under consideration.

**Now, therefore, be it resolved** that the Zoning Board of Appeals does hereby determine that there is no objection to the proposed Action being classified an Unlisted Action by the Town Planning Board, in accordance with the provisions contained in 6NYCRR Part 617, as being an Unlisted Action.

**Be it further resolved** that the Zoning Board of Appeals has no objection to the Town Planning Board being designated the lead agency for the pending applications before both agencies.

**Be it further resolved** that the Zoning Board of Appeals authorizes the Chairperson to sign the Town SEQR Response Form in accordance with the provisions contained in this resolution and to return it along with a certified copy of this resolution to the Town Director of Planning and Development not later than noon on Friday April 17, 2026.

**Be it further resolved** that the Zoning Board of Appeals does hereby authorize the Chairperson to make the following comments on the Town’s SEQR Response Form:

- 1. **The two pending Applications before the Zoning Board of Appeals require findings and ultimately a determination to be made on 5 standard items that are addressed for each requested area variance application. These items require a finding and determination on ...**
  - a.) **“Whether an undesirable change will be produced in the character of the neighborhood or a detriment to near by properties will be created by granting of the Area Variance;” and**
  - b.) **“Whether the benefit sought by the applicant can be achieved by a feasible alternative to the requested variance;” and**
  - c.) **“Whether the requested variance is substantial;” and**
  - d.) **“Whether the proposed variance will have an adverse effect or impact upon the physical environmental conditions in the neighborhood or district;” and**
  - e.) **“Whether the alleged difficulty was self-created which consideration shall be relevant to the decision of the board of appeals but not necessarily preclude the granting of the Area Variance.”**

The Zoning Board of Appeals requests input from the Town Planning Board only on what feasible alternative, if any, is there to the proposed drawing design that is being considered by the Planning Board. If the Town Planning Board finds that there are no alternatives fine. If the Planning Board were to determine that a feasible alternative would have a more positive effect upon protecting the environmental considerations to be determined under SEQR, then we would like to know this as well.


**Be it finally resolved** that the Zoning Board of Appeals directs the filing of this resolution and the Town’s SEQR Response Form with the project file and requests a copy be provided to: the Applicant; the Applicant’s Engineer; the Town Director of Planning and Development; the Clerk of the Town Planning Board; and the Town Clerk.

The above resolution was offered by Ralph Bocchino and seconded by Kelly Cochrane at a regular scheduled meeting of the Town of Farmington Zoning Board of Appeals held on Monday, March 23, 2026. Following discussion thereon, the following roll call vote was taken and recorded in the meeting minutes.

Ralph Bocchino	Aye
Kelly Cochrane	Aye
Matthew Demarco	Aye
Tom Lay	Aye
Tom Yourch	Aye

MOTION CARRIED

I, Elizabeth Klingenberg, Clerk of the Zoning Board of Appeals, do hereby attest to the accuracy of the above Action and to it being recorded in the minutes of the March 23, 2026, Zoning Board of Appeals Meeting.

  
Elizabeth Klingenberg,  
Clerk of the Zoning Board of Appeals

**APPENDIX IV**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
ADJOURNMENT OF THE PUBLIC HEARINGS AND CONTINUATION**

**ZB #2026-0202            Height Variance Application**  
**ZB #2026-0203            Application to permit an Accessory Structure to be larger in Area  
                                 than Principal Structure**

**APPLICANT:                Adrian Bellis, 5540 Holtz Road, Farmington, New York 14425**

**ACTION:                    Adjournment of the Public Hearings and continuation to Monday, April  
                                 27, 2026.**

**WHEREAS** the Town of Farmington Zoning Board of Appeals (hereinafter referred to as the ZBA) has opened jointly the public hearings upon these two Actions; and

**WHEREAS** the ZBA has received public testimony at the public hearings which is to be entered into the public record; and

**WHEREAS,** the ZBA has also tonight received from the Town of Farmington Planning (hereinafter referred to as the PB) a SEQR Project Notification Review Letter dated March 19, 2026, that requires a response on or before noon on Friday April 17, 2026; and

**WHEREAS** the ZBA has by resolution earlier this evening agreed with the PB’s declaration of intent to be designated the lead agency under the provisions of 6NYCRR Part 617, the State’s Environmental Quality Review Act (SEQRA); and

**WHEREAS** the ZBA’s SEQRA resolution stays any further action upon these two pending Actions until SEQRA has been complied with by the established lead agency.

**NOW, THEREFORE, BE IT RESOLVED** that the ZBA does hereby move to adjourn these two public hearings upon the above referenced Actions to Monday, April 27, 2026, commencing again at 7:00 p.m., on that day.

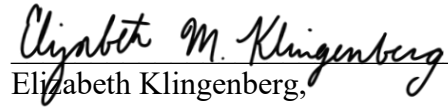
**BE IT FURTHER RESOLVED** that the ZBA directs a certified copy of this resolution be provided to the PB, the Applicant, the Applicant’s Engineer, the Town Director of Planning and Development, the Town Code Enforcement Officer, the Town Zoning Enforcement Officer and the Town Clerk.

The above resolution was offered by Kelly Cochrane and seconded by Ralph Bocchino at a regularly scheduled meeting of the Town of Farmington Zoning Board of Appeals on Monday, March 23, 2026. After Board discussion, the following roll call vote was taken and recorded in the official minutes of the Town of Farmington Zoning Board of Appeals for this date.

Ralph Bocchino	Aye
Kelly Cochrane	Aye
Matt DeMarco	Aye
Tom Lay	Aye
Thomas Yourch	Aye

MOTION CARRIED.

I, Elizabeth Klingenberg, Clerk of the Farmington Zoning Board of Appeals 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 for the March 23, 2026, meeting.

 L.S.  
Elizabeth Klingenberg,  
Clerk of the Board of Appeals

**APPENDIX V**

**TOWN OF FARMINGTON  
ZONING BOARD of APPEALS RESOLUTION  
SEQR CLASSIFICATION**

File: ZB #2026-0204

**Applicant:** Eric Honeck, on behalf of The Morrano/Marc Equity Corporation, 2730 Transit Road, West Seneca, New York 14224.

**Action:** Classifying the Action under the State’s Environmental Quality Review Act (SEQRA), involving granting an area variance to allow relief from a Town Code requirement [Chapter 165-34.1] that requires a minimum side yard setback of 10 feet for residential structures located within the Hathaway’s Corner Incentive Zoning District. The applicant is requesting a variance of eight inches (8”) from the minimum side yard setback of 10 feet. The property is identified as Tax Map Account 41.01-1-93.000 and is located at 6114 Caleb Court.

**Whereas** the Town of Farmington Zoning Board of Appeals (hereinafter referred to as Zoning Board of Appeals) has reviewed the provisions of Sections 617.4 and 617.5 of 6 NYCRR Part 617, the State’s Environmental Quality Review Act (SEQRA) Regulations; and

**Whereas** the Zoning Board of Appeals has received and reviewed the Applicant’s Part 1, Short Environmental Assessment Form (SEAF) as part of the application process; and

**Whereas** the Zoning Board of Appeals must classify the proposed Action under consideration.

**Now, therefore, be it resolved** that the Zoning Board of Appeals does hereby determine the proposed Action identified above herein, involves the granting of a single area variance required by the above referenced section of Chapter 165 of the Farmington Town Code, is classified as a Type II Action [§617.5 (c) (9)].

**Be it further resolved** that Type II Actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under the State’s Environmental Conservation Law, article 8.

**Be it finally resolved** that the Zoning Board of Appeals directs the filing of this classification with the project file and requests a copy be provided to: the Applicant.


The above resolution was offered by Kelly Cochran and seconded by Tom Lay at a regular scheduled meeting of the Town of Farmington Zoning Board of Appeals held on Monday, March 23, 2026. Following discussion thereon, the following roll call vote was taken and recorded in the meeting minutes.

Ralph Bocchino	Aye
Kelly Cochran	Aye
Matthew Demarco	Aye
Tom Lay	Aye

Tom Yourch                      Aye

MOTION CARRIED.

I, Elizabeth Klingenberg, Clerk of the Zoning Board of Appeals, do hereby attest to the accuracy of the above Action and to it being recorded in the minutes of the March 23, 2026, Zoning Board of Appeals Meeting.

  
Elizabeth Klingenberg,  
Clerk of the Zoning Board of Appeals

**APPENDIX VI**

**TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
AREA VARIANCE FINDINGS AND DECISION**

**APPLICANT:** Eric Honeck  
c/o The Morrano/Marc  
Equity Corporation  
2730 Transit Road  
West Seneca, NY 14224

**File:** ZB #2026-0204  
**Zoning District:** IZ Incentive Zoning  
**Published Legal Notice on:** March 18, 2026  
**County Planning Action on:** N.A.  
**County Referral #:** N.A.  
**Public Hearing held on:** March 23, 2026

**Property Location:** 6114 Caleb Court, Farmington, NY 14425

**Property Owner:** The Marrano/Marc Equity Corporation, 2730 Transit Road, West Seneca, New York 14224

**Applicable Section of Town Code:** Chapter 165-34.1.

**Requirement for Which Variance is Requested:** The applicant is requesting an area variance to allow a Principal Structure, within the front yard portion of the above referenced property [Tax Map Account #41.01-1-93.000], having a side yard setback from the front property line on nine feet four inches (9' 4"). The Town Code, requires a minimum 10-foot side setback in the Hathaway's Corners Incentive Zoning District.

**State Environmental Quality Review Determination:** The granting of a single Area Variance for a setback from a lot line is classified as a Type II Action under Part 617.5 (c) (9) of the State 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:** Exempt from referral by the adopted Ontario County Planning Board By-laws.

**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 comprised of single-family dwellings fronting along both sides of Caleb Court. The Board further finds that the proposed area variance is for an existing structure to the

side setback along the parcel's west property line. The Board determines that granting the requested Area Variance for the existing Principal Structure, will not create 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 re-requested variance.  Yes  No

**Reasons:** The Board finds that it would be creating an unnecessary and undesirable hardship upon the applicant to have to correct the eight-inch error that has been made in the placement of the structure on the existing lot. The Board further finds that the eight-inch setback is not visible to the passing motorist or pedestrian. The Board, based upon these findings, determines that the benefit to the community cannot be achieved by a feasible alternative to the requested side lot line setback variance.

3. Whether the requested variance is substantial.  Yes  No

**Reasons:** The Board finds that the requested relief of 8 inches from the required 120 inches (10 feet) side yard setback involves granting a variance of six percent (6 %) from that required by Town Code. The Board has consistently found that a variance involving encroachment of fifty percent (50%) or more is a substantial variance.

4. Whether the proposed variance will have an adverse effect or impact upon the physical environmental conditions in the neighborhood or district.  Yes  No

**Reasons:** The Board has considered the criteria for determining significance, as set forth in 6 NYCRR, Part 617.7 of the SEQRA Regulations. The Board finds that the proposed Action 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 Board finds that Type II Actions listed within the ECL have been determined not to have a significant adverse impact upon the environment and by making this classification has 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 Variance.  Yes  No

**Reasons:** The Board finds that the alleged difficulty is self-created, as the Applicant did not construct the dwelling in accordance with established building procedures which could have discovered the error prior to constructing the Principal Structure thereby eliminating the need for the requested area variance. The Board determines that although the alleged difficulty is

self-created, that granting the requested relief would be granting the minimum area variance relief otherwise required by New York State Town Law.

**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 is GRANTED WITH THE FOLLOWING CONDITIONS:**

- 1. The Final Site Plan drawing for 6114 Caleb Court is to be amended identifying the 8-inch setback dimension and a note added to the drawing that this area variance has been granted, providing these conditions of approval, the ZBA file number and date of approval.**
- 2. The amended Final Site Plan drawing is to be approved by the Planning Board prior to the issuance of a Certificate of Occupancy by the Town Code Enforcement Officer.**
- 3. The approved amended Final Site Plan drawing is to be made part of the Town’s Property File for 6114 Caleb Court.**

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


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

The above resolution was offered by Ralph Bocchino and seconded by Matthew Demarco at a regularly scheduled meeting of the Zoning Board of Appeals held on Monday, March 23, 2026. After Board discussion, the following roll call vote was recorded:

Ralph Bocchino	Aye
Kelly Cochran	Aye
Matt DeMarco	Aye
Tom Lay	Aye
Thomas Yourch	Aye

**MOTION CARRIED.**

I, Elizabeth Klingenberg, Clerk of the Zoning Board of Appeals 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 for the March 23, 2026, Meeting.

  
Elizabeth Klingenberg, L.S.  
Clerk of the Zoning Board of Appeals