

TOWN OF
FARMINGTON



Zoning Board of Appeals Meeting Agenda
March 23, 2026
7:00pm

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join Zoom Meeting by clicking the following link:

<https://us06web.zoom.us/j/81339708691?pwd=acZvxIRSCbu1hlwbCZCXitdpukWk6z.1>

Meeting ID: 813 3970 8691

Passcode: 678772

One tap mobile

+16469313860,,81339708691#, *678772# US (New York)

1. Open Meeting, Identify Rules of Procedure, Emergency Evacuation Procedures, Introductions of Board Members & Staff —Chairperson Yourch.
2. Approval of Meeting Minutes, February 23, 2026, Zoning Board of Appeals Meeting Minutes
3. Attest to publishing of the four legal notices for tonight’s meeting, the postings on the Town Hall Bulletin Board and the Town’s website, and the posting of the Public Notice Signs on the three properties – Chairman Yourch
4. **CONTINUED PUBLIC HEARINGS (0):**

5. NEW PUBLIC HEARING (4):

(1) 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.

(2) 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.

(3) 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.

(4) 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.

6. BOARD DELIBERATIONS AND DECISIONS (2):

ZB #2026-0201	Erin George, LLC	Area Variance
ZB #2026-0202	Adrian Bellis	Area Variance
ZB #2026-0203	Adrian Bellis	Area Variance
ZB #2026-0204	Eric Honeck	Area Variance

7. OTHER BOARD MATTERS (1):

(1) Zoning Board of Appeals 2026 Rules of Procedure – discussion.

8. PUBLIC COMMENTS—OPEN FORUM DISCUSSION

9. DIRECTOR OF DEVELOPMENT UPDATE

10. ZONING / CODE ENFORCEMENT OFFICER UPDATE

11. NEXT MEETING DATE: April 27, 2026

12. ADJOURNMENT

LEGAL NOTICES

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NOTICES ARE HEREBY GIVEN THAT the Zoning Board of Appeals of the Town of Farmington, will conduct four Public Hearings on the 23rd day of March 2026, commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, New York, 14425 for the purpose of receiving testimony upon and giving consideration to the applications of:

- (1) 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.

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- (3) 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.

- (4) 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.

ALL PARTIES IN INTEREST will be given an opportunity to be heard in respect to such application. Persons may appear in person, or by agent or via Zoom.

By order of:
Thomas Yourch, Chairman, Town of Farmington Zoning Board of Appeals

Publication: Daily Messenger, March 18, 2026