

Town of Torrey Planning Board Monday August 15, 2011

Present: Chairman Dave Granzin, Sam Selwood, Floyd Hoover Jack Hessney, Linda Lefko

Excused: Elaine Thiesmeyer

Chairman Granzin called the meeting to order at 7:00 PM.

Minutes of July meeting discussed, Motion by Dave 2nd Linda to approve minutes with spelling correction, carried.

Ag. Committee- No report

Sub Division draft- Jack reported that pages 16-22 are in review. Next meeting Wed. Aug 17th, 8AM
Members agree a moratorium is needed until the adoption of the Sub division law.

County Planning Board- Dave reported a review of over 10 applications at last meeting

New Business- ZBA requested review of Scott Lockwood – Flint Rd, application for height variance for an accessory building. Upon review of the Zoning Code and under definitions page 4 formula determining height be: the vertical distance measured from the mean level of the ground surrounding the building to a point midway between the highest and lowest point of the roof, but not including chimneys, spirals, towers, tanks and similar projections.

Discussion that without more detailed information on specific design of the garage it would be hard to determine exact height.

Using a 12' wall height with 4 ½ pitch roof,

1. Assuming trusses are 30' dimension
2. With no eaves over hang
3. The roof is 6 " thick, the calculated height would be 14'9" **OR**
4. With 2' overhang, the calculated height would be 14'5"

Motion by Dave, 2nd Sam, that the Lockwood height variance is minimal and recommends the variance be approved, carried by all. Dave will draft a letter to the ZBA informing of this recommendation.

Steep Slope application of Dorothy Cooper-Houston Rd. would like to excavate her property for future construction of driveway, home, and septic system. Upon review of the application it was determined to be complete and accepted for process. Questions on bedrock and how the excavation plans tie into adjoining properties arose. There was no one in attendance representing this application.

Dave requested that this decision be tabled until September meeting at which Mrs. Cooper and or her agents may be present to answer question so the board may make a decision on this application.

Land Use Law- Linda reported at the last Town Board meeting several residents appeared with concerns of possible mining (hydo- fracking) in this area and the lack of Town action on this hot issue. The residents asked the board to place a moratorium on hyfro-fracking to protect the Town of Torrey.

Towns of Milo and Jerusalem have adopted a moratorium already. Towns of Benton and Barrington are in process of adopting 1 year moratorium. Town of Geneva recently adopted a law that prohibits

1. Handling, moving or storage of hydro-fracking waste fluids
2. Horizontal or directional drilling
3. Hydro-fracking

Discussion if Town Board members have interest, contracts with gas mining they should recuse themselves from votes regarding moratoriums on hydro-fracking.

Motion by Linda, 2nd Dave, to send a recommendation letter to the Town Board. This letter will advise the Supervisor and Council to review the Comprehensive Plan of 2008 to determine if a moratorium is needed on hydro-fracking. Carried. Decision rendered will be in the Town's best interest.

Wastewater Regulations- Colby Petersen presented the latest draft of regulations for review. After a lengthy review, with revisions noted Colby will clean up draft and resend it out to planning board. Tentative draft approval at September meeting.

Discussion of increase of duties for watershed inspector, these will create additional hours on inspections season being May to October as weather allows.

John Ghidiu, advised that the Town Board should be made aware of the additional duties and hours for watershed work when Wastewater Regulations are adopted. The information will be needed to budget for the increase hours regarding salary.

Motion Linda 2nd Floyd to recommend to the Town Board to allot in budget for an increase of hours of watershed inspections. Carried.

It was discussed that there may be an increase of up to 400 hours per year for inspections upon adoption of new Wastewater Regulations.

There being no further business, motion to adjourn by Sam 2nd Dave carried at 9:00PM

Respectfully submitted,
Betty Daggett