

## Zoning Board of Appeals

August 22, 2011

Public Hearing Height Variance

# 25-11 Scott Lockwood

Present: JM Cougevan, Marty Gibson, Tony Cannizzaro, Patrick Hoke, Chris Hansen

Chairman JM Cougevan opened meeting/hearing at 7:00PM.

Others present: Eloise, Steve and Michelle Shaner, Scott & Diane Lockwood, Sam Selwood and Linda Lefko – Torrey Planning Board

Chairman read the sequence order of the hearing.

Secretary presented receipts of notification from the following property owners:

Alan & Linda Lefko – 1277 Elmira Rd Penn Yan, NY 14527

Dan & Karen Ugine – 1279 Elmira Rd Penn Yan, NY 14527

Mark & Alexis Gifford – 1285 Elmira Rd Pen Yan, NY 14527

John & Anne Fishetti – 86 Factory Rd Cogan Station, PA 17728

Paul & Carol Pembroke – 3545 Dewey Rd Shortsville NY 14548

Fryer Trust – 1313 Geneva Rd Penn Yan, NY 14527

James & Valerie Shaffstahl 198 Jewett Parkway, Buffalo, NY 14214

Margaret Hayes – 95 Highland Parkway, Rochester, NY 14620

Mark & Pam Hobbs – 1315 Anthony Rd Penn Yan, NY 14527

Steve & Michelle Shaner – 1305 Anthony Rd Penn Yan, NY 14527

Ken & Eloise Shaner – 1291 Anthony Rd Penn Yan, NY 14527

Terry Scherer – 1281 Elmira Rd Penn Yan, NY 14527

Aaron Mousso – 1259 Anthony Rd Penn Yan, NY 14527

Robert & Eva Kennedy – 1255 Anthony Rd Penn Yan, NY 14527

Chairman read statement of the case before the board.

Scott Lockwood 1291 Flint Rd applied for a building permit to construct a garage for a boat and equipment storage on his property. He has been referred by the code officer to the ZBA for a height variance due to the height restriction in the Town zoning 98.10.

Torrey Planning Board reviewed this application at the 8/15/11 meeting.

The Planning Board sent a letter recommending approval of this variance as it is their opinion that this is a minimal variance request.

Scott Lockwood presented his case. He is a seasonal resident along the lakefront. He and his family plan to permanently move to this property in 2015. In his site plan he has placed the location of the garage at the rear of his lot near the railroad property, which will not interfere with neighbor's view of the lake. He is trying to keep in the character of the neighborhood.

Michelle Shaner 1305 Anthony Road is a neighbor directly west of the proposed project site. She is concerned over the increased dust due to contractors traveling a shared roadway to and from the property as they excavate the site. The roadway runs past her house to Anthony Road. She and her son have medical problems and the dust aggravates their breathing conditions.

Scott Lockwood apologized and stated he will inform all his contractors.

Asked what would be stored in the garage.. Scott stated his 23' boat, trailers and mowers.

There being no one further wishing to be heard Chairman Cougevan closed the hearing at 7:12PM

Respectfully submitted