

## **Town of Torrey Zoning Board of Appeals**

Public Hearing May 5, 2014

Present: Chairman Patrick Hoke, VC-Tony Cannizzaro, Chris Hansen, James Cougevan, Martin Gibson  
Others present: Andrew Castelluzzo. Ken & Ellen Campbell, Dwight James, Code Officer.

Chairman Hoke opened the public hearing at 7:02 PM. He asked the secretary to note all members present.

Application 14-3 of Andrew Castelluzzo 1396 Anthony Rd, for a Side Setback Area Variance as he would like to build closer to side property line than allowed in an Ag/ Res District per Town Zoning Law.

Mr. Hoke read list of property owners notified per Town Law Sec 267 Art. 16

Floyd & Debra Nelson 866 David Downey Rd Penn Yan, NY 14527  
Linda Decker 942 David Downey Rd Penn Yan, NY 14527  
Klass Martens 1443 Ridge Rd Penn Yan, NY 14527  
Eric & Michele Sheldon 829 Rock Haven Rd Penn Yan, NY 14527  
Holly Jayne 818 Rock Haven Rd Penn Yan, NY 14527  
Jay & Marietta Hollister 826 Rock Haven Rd Penn Yan, NY 14257  
Peter & Cynthia Miller 1445 Anthony Rd Penn Yan, NY 14527  
Charles & Sharon Ellis 1390 Anthony Rd Penn Yan, NY 14527  
Jeff & Pam Race 1385 Anthony Rd Penn Yan, NY 14527  
Dick & Jean Mashewske 1364 Anthony Rd Penn Yan, NY 14527  
Alan & Joyce DelRossa PO Box 215 Dresden, NY 14441  
Chester & Sandra Hoffman PO Box 322 Dresden, NY 14441

Mr. Hoke read letters dated April 21, 2014 from the Torrey Planning Board approving this action and April 24, 2014 from the Yates County Planning Board approving this application.

Mr. Castelluzzo was asked to present his case. Would like to add a bedroom, office and  $\frac{3}{4}$  bath to the south side of his home. He needs an area variance of 3.5' to the side setback requirements of the Zoning Law for a Ag/Res District. His lot is 150' deep but his septic system runs across his rear yard limiting construction in this area.

No one spoke in support or opposition of this application

Marty inquired as to drainage and storm water runoff. This was a concern phoned in by a neighbor to the clerk. He is tied into the drainage pipes of neighbors on the north side of his home. The addition will be on the south side with gutters and downspouts to allow the runoff into the lawn towards David Downey Road.

Code stated this property is a corner lot with two road right a ways, limiting expansion. The variance is minimal, 3.5'.

There being no further discussion, Chairman closed the hearing at 7:08PM

Respectfully submitted,