

Town of Torrey Zoning Board of Appeal
Regular Meeting
May 5, 2014

Chairman Patrick Hoke, Tony Cannizzaro, JM Cougevan, Chris Hansen, Marty Gibson
Others: Andrew Castelluzzo, Ellen & Ken Campbell, Dwight James- Code Officer
Agenda: Discuss and act upon the application for Area Variance

Chairman Hoke called the meeting to order at 7:14PM following the public hearing.
Motion by Tony 2nd JM to approve the March meeting minutes, carried by all.

AV 14-3 Andrew Castelluzzo

Motion by Chris 2nd Tony to accept application # 14-3 of Andrew Castelluzzo as complete, carried.

After a brief discussion, the following motion was offered by Pat, 2nd Chris,

WHEREAS, an application, AV # 14-3 was received 1/17/14 from Andrew Castelluzzo 1396 Anthony Rd for an area variance of 3.5' to exceed the side setback requirement per Torrey Zoning Code in Ag/Res District and was filed with the Town of Torrey Zoning Board of Appeals (hereinafter ZBA) and,

WHEREAS, after due public notice of such, a public hearing on said application was held by the ZBA on May 5, 2014 in the Town meeting room at 56 Geneva St Dresden, Yates County New York, at this time information was presented on the applicants behalf, and

WHEREAS, at said hearing no one spoke in favor or opposition of this application now,

THEREFORE BE IT RESOLVED that the application AV # 14-3 for Andrew Castelluzzo of 1396 Anthony Rd for side setback variance area variance is **GRANTED**.

Roll call vote- Hoke –Aye, Cannizzaro-Aye, Cougevan-Aye, Hansen- Aye, Gibson-Aye
5 Ayes 0 Nays Carried.

Ken & Ellen Campbell, property at 1278 Arrowhead Beach Rd, appeared before the board for a zoning interpretation on a stop work order issued by code officer. They replaced a carport at their cottage with a 24'x24' - 2 story garage. They would like to install a laundry and hobby workshop. She has no storage in their cottage. The only plumbing they have is conduit in the floor. They were working on insulation when Code Officer James stopped uninvited. They were informed that new permits were required for alteration to previous approved plans and new inspection was required on electrical changes. A stop work order was issued until all permits are applied for. Mr. Campbell feels the red stop work order posted on the building was an embarrassment to his family. He stated Mr. James did not take his explanation of the project seriously. The storage area is insulated and canned lighting will provide the lighting needed for his wife to do her hobbies or bookwork.

Mr. James stated that once the proper permits applications are received and approved, he will lift the stop work order.

Board members concurred that Mr James must follow the NYS Building Code (International Code) as they were adopted by the Town Board.

Motion to adjourn by Marty 2nd Tony, carried at 7:40PM.

Respectfully submitted,
Betty M Daggett
ZBA Sec.