

Town of Torrey Zoning Board of Appeals
Leach Public Hearing
January 2, 2017

Present: Chairman Christopher Hansen, Tony Cannizzaro –VC, James Cougevan,
Marty Gibson, Matt Canavan

Others Present: Howard Leach, Dwight James- Code Officer

Chairman Hansen opened the public hearing on Modification of Special Use Permit 16-11 at 7:00pm

He asked the secretary to note all members present.

Modification of Special Use application # 16-11 (original 37-01) of Howard Leach 2669 Rte 14 Town of Torrey.

Written notice of this public hearing was sent to the following property owners directly affected by this application;

Charles & Carol Leach 2601 Rte 14 Penn Yan
Mike & Christine Lanphear 2613 Rte 14 Penn Yan
PreJean Winery 2635 Rte 14 Penn Yan
Harvey Leid 2695 Rte 14 Penn Yan

Mr. Hansen read the Town and County Planning Boards recommendations.
Torrey Planning Board on 12/19/16 recommended approval with no stipulations.
Yates County Planning Board in a letter dated 12/22/16 recommended approval.

Mr. Leach stated he would like to construct a secured 16' x 28' building for a produce stand on his property. He has experienced high amount of produce theft and will now have the stand occupied during the day and closed and locked at night.
He has a Special Use Permit but would need a modification due to the change of site plan footprint as defined for application in an Ag/Res district per Torrey Zoning Code.

Discussion on electric and setbacks. At this time Mr. Leach will not install electric to the building. The building will be located at the northern part of his property, setback well past the NYS DOT ROW of 60'. There is a driveway already at this site off of Rte 14 with plenty of parking area.

There was no one to speak in support or opposition of this application.

No further discussion by board members on this application.

Mr. Hansen closed the public hearing on SUP Mod 16-11 at 7:15pm

Respectfully submitted

Betty M Daggett