

Town of Torrey Zoning Board of Appeals
Public Hearing
February 6, 2017

Present: Chairman Chris Hansen, James Cougevan, Marty Gibson,
Excused: Tony Cannizzaro, Matt Canavan

Others Present: Matt Leach

Chairman opened the public hearing on AV # 17-14 at 7:00pm
He asked the secretary to note all members present.

Application Area Variance # 17-14, Matthew Leach 2573 Rte. 14 requesting to construct
an 12' x 18 ' lean to that will not meet front setback requirements.

Chairman read list of property owners notified per Town Law Sec 267 Art.

Charles & Carol Leach 2601 Rte 14 Penn Yan
Margaret Henderson 930 Leach Rd Penn Yan
Mike & Christine Lanphear 2613 Rte 14 Penn Yan
PreJean Winery 2635 Rte 14 Penn Yan
Edwin Zimmerman 522 East Leach Rd Penn Yan

Yates County Planning Board recommended approval of this application on 1/26/17.
Torrey Planning Board recommended approval of this application on 1/16/17

Mr. Leach would like to build a 12' x 18' lean to on an existing garage for his maple
syrup operation. There will be one solid block side wall on the east. He will tarp the
south-side wall to block weather. He needs an area variance as this lean to does not
meet the setback requirements from State Rte. 14 as allowed in an Agricultural/
Residential District in Torrey Zoning Ordinance § 98.42.

No one appeared to speak in favor or opposition of this area variance application.

There being no further discussion by audience or board members, Chairman thanked all
present and closed the public hearing at 7:10PM

Respectfully submitted,