

Town of Torrey Zoning Board
Regular meeting
October 2, 2017

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

Others Present: Marvin & Harold Zimmerman, Elaine Allen, Armin Weiss, Dwight James- Code Officer

Chairman called the meeting to order at 7:46PM

Motion by Tony 2nd Matt , to approve the minutes of June meetings carried by all.

New Business-

Special Use application # 17-14 of Marvin & Harold Zimmerman 2901 Rte. 14

The Zimmerman's would like to operate a car and small truck repair business at 2901 Rte. 14. A special use permit is required for retail sales in an agricultural district per Torrey Zoning Law § 98.33

Motion by Tony 2nd by Marty to accept the application # 17-14 as complete carried by all.

Chairman read the SEQRA short form questions to the members for decision. Each item was read and a negative finding was determined.

Motion by Marty 2nd Tony, to accept the completed SEQRA and its finding a negative declaration, that the proposed action will not result in any significant adverse environmental impacts. Carried by all.

Chairman offered the following resolution 2nd by Matt

WHEREAS, as an application SU 17-14 was received on 8/29/17 from Marvin & Harold Zimmerman 2901 Rte. 14 and was filed with the Town of Torrey Zoning Board of Appeal (hereinafter ZBA)

WHEREAS, after due public notice of such, a public hearing on said application was held by the ZBA on October 2, 2017 in the town meeting room at 56 Geneva Street, Dresden, Yates County, New York, at this time information was presented on the applicants behalf, and

WHEREAS, at said hearing all desiring to be heard were heard, and

WHEREAS: This application involves a Type II action as defined by the State Regulatory for Environmental Quality Review so that no further Environmental Assessment is required, now

THEREFORE BE IT RESOLVED that the application Special Use # 17-14 of Marvin & Harold Zimmerman 2901 Rte. 14 to operate a car and small truck repair business on their property in Agriculture District is hereby:

Granted with the following stipulations :

1. Facilities and procedures are in place and followed to properly dispose of all waste hazardous to the environment(ie: oil, gas, antifreeze, tires, scrap metals)
2. Should the business be discontinued or abandoned all vehicles and potential pollutant materials must be removed
3. No cars without current registration are allowed to be parked outside the buildings for more than 14 days. Verified by work order date.
4. Full compliance with all New York State, Yates County and Town of Torrey rules, regulations, licenses and permits regarding vehicle repair shops.
5. Annual \$ 25.00 renewal fee of this permit must be paid to Town of Torrey.
- 6.

Failure to comply with any of the said stipulations will result in immediate revocation of the Town of Torrey Special Use Permit.

This by unanimous roll call vote: Hansen- Aye Cannizzaro - Aye Gibson - Aye Cougevan – Aye Canavan- Aye 5 Ayes 0 nays

Area Variance application # 17-19 of Verizon Wireless 975 Carlsen Rd

to construct a 150' monopole with 4' lightning rod at 975 Carlsen Rd property owned by Fox Run Vineyards.

An area variance for height is required as this mono pole and lightening rod exceeds the maximum height allowed in the agricultural district per Torrey Zoning Law § 98.34

Motion by Tony 2nd by Matt to accept the application # 17-19 as complete carried by all.

After discussion the following resolution was introduced by Chris, 2nd Tony

WHEREAS, an application, AV # 17-19 was received 9/9/17 from Verizon Wireless for an Area Height Variance at 975 Carlsen Rd and was filed with the Town of Torrey Zoning Board of Appeal (hereinafter ZBA) and,

WHEREAS, after due public notice of such, a public hearing on said application was held by the ZBA on October 2, 2017 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 all those desiring to be heard, having been heard,

NOW THEREFORE BE IT RESOLVED that the application AV # 17-19of Verizon Wireless to construct a 150' monopole with 4' lightning rod at 975 Carlsen Rd property owned by Fox Run Vineyards, is hereby **GRANTED**.

This by unanimous roll call vote: Hansen- Aye Cannizzaro - Aye Gibson - Aye

Cougevan – Aye Canavan- Aye 5 Ayes 0 Nays

Area Variance application # 17-18 of Stephen Allen 1694 Long Point Beach

to construct a 12' X 20' deck on the south side of his home closer to side lot line than allowed per Torrey Zoning Law § 98.42.

Motion by Marty 2nd by Tony to accept the application # 17-18 as complete carried by all.

Discussion about the lot line concerns of property owners at 1695 Long Point Beach, who requested the ZBA final actions taken, be based on the new survey and boundary line agreement between them and the Allen's. The board concurred that the setback is build **no closer** than 5 feet of property line.

Tony introduced the following resolution 2nd by Marty

WHEREAS, an application, AV # 17-18 was received 8/3/17 from Stephen Allen 1694 Long Point Beach for a side setback area variance and was filed with the Town of Torrey Zoning Board of Appeal (hereinafter ZBA) and,

WHEREAS, after due public notice of such, a public hearing on said application was held by the ZBA on October 2, 2017 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 all those desiring to be heard, having been heard,

NOW THEREFORE BE IT RESOLVED that the application AV # 17-18 of Stephen Allen 1694 Long Point Beach to construct a 12' X 20' deck on he south side of his home closer to side lot line than allowed per Torrey Zoning Law § 98.42., is hereby **GRANTED with the following stipulation**,

- 1. South Side setback must be at the least five (5) feet from property line.**

This by unanimous roll call vote: Hansen- Aye Cannizzaro - Aye Gibson - Aye
Cougevan – Aye Canavan- Aye 5 Ayes 0 Nays

Being no further business before the board, Matt made a motion 2nd Marty, to adjourn. Carried at 8:05pm

Respectfully submitted