

Town of Torrey Zoning Board of Appeals  
Public Hearing  
August 2, 2021

Present: Chairman Chris Hansen, Bob Constantine, George Dowse

Excused: Mark Gifford

Others: Deanne Lamborn, Ashley Champion, Jon Stone, Mary Dedie, Jared Bailey  
Lisa Wood, Dave Granzin, Dwight James Code Officer

Chairman opened the public hearing at 7:01pm and asked the secretary to note members present.

Public Hearing on application Special Use Modification # 21-4 of Jared Bailey dba Back Achers Campground 2830 Jared Rd. Mr Bailey is requesting approval to expand the campground by 95 campsites to existing 39 sites on western side of property. Improvements to include new bath house, rec space, water and sewer sites and limited tent sites. A modification is required to original special use permit as operation footprint is expanding, this per Torrey Zoning §98.33.

Torrey Planning Board recommended approval of this application on July 19, 2021.

Yates County Planning Board recommended at the June 24, 2021 meeting to approve this application as it has a positive county wide impact.

Town Law Section 267 Art. 16 All property owner(s) within 500' of property line of land

affected by a zoning change must be notified.

*Notices sent to the following by clerk:*

Town of Milo Clerk 137 Main Street Penn Yan, NY 14527

Camp Seneca Lake 200 Camp Road Penn Yan, NY 14527

Jewish Community Center David Pieramico 1200 Edgewood Ave Rochester, NY 14618

Wilmer & Susan Hoover 2850 Rte 14 Penn Yan, NY 14527

Stephen & Heather LaBarr 2931 Pompey Rd Himrod NY 14842

Mary Dedie Ann Marie Dedie 2985 Pompey Rd Himrod NY 14842

David Hill 308 Keuka Street Penn Yan, NY 14527

James Dox Gary Dox 285 Orland Drive Rochester, NY 14622

Arthur & Arlene Zimmerman 2375 Hazard Rd Penn Yan, NY 14527

Aaron Ray & Grace Martin 2811 Rte 14 Penn Yan, NY 14527

LaBarr Family Wealth Trust 2996 Wood Rd Himrod, NY 14842

Mr. Bailey was asked to present his application. Presently he has application into the DEC for his septic system

Bob asked a question about the retention pond. Mr. Bailey explained the site plan drawings, the septic system operation in relation to the lake.

He is expanding the operations to financially help him keep the land in its present form without sub dividing farm land for ie: development. He has over 1200' of lakefront adding to the land taxes he pays.

No one appeared to speak in support or opposition of this application

With no further questions or discussion Chris closed the hearing at 7:14PM.  
Respectfully submitted

Betty M. Daggett  
ZBA Sec.

DRAFT

Town of Torrey Zoning Board of Appeal  
August 2, 2021  
Regular meeting

Present: Chairman Chris Hansen, Bob Constantine, George Dowse

Excused : Mark Gifford

Others present: Jared Bailey, Lisa Wood, Mary Dedie, Ashley Champion, Jon Stone, Dave Granzin, Dwight James- Code Officer

Chairman opened the meeting at 7:15pm.

Motion by Chris 2<sup>nd</sup> Bob to approve May minutes with noted corrections on Special Use decision for Norbut Solar, to add the names of the 3 (5mw) sites and correct the SEQRA as Type 1, carried by all.

**Special Use Modification # 21-04 Jared Bailey dba BackAchers Campground**  
2830 Jared Rd. to expand the footprint of original Special use Permit by adding 95 new campsites to existing 39 campsites.

Motion to accept application as complete by George 2<sup>nd</sup> Bob carried.

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

Motion by George 2<sup>nd</sup> Bob to accept the completed SEQRA and a negative declaration made that the proposed action will not result in any significant adverse environmental impacts, carried by all.

Chris offered the following resolution, 2<sup>nd</sup> by George

**WHEREAS**, as an application SU Modification # 21-04 Special Use Modification # 21-4 of Jared Bailey dba BackAchers Campground 2830 Jared Rd. Mr. Bailey is requesting approval to expand the campground by 95 campsites to existing 39 sites on western side of property. Improvements to include new bath house, rec space, water and sewer sites and limited tent sites. A modification is required to original special use permit as operation footprint is expanding, this per Torrey Zoning §98.33. by 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 August 2, 2021 in the town meeting room at 56 Geneva Street, Dresden, Yates County, New York, at this time information was presented on the applicant's behalf, and

**WHEREAS**, at said hearing, all present were allowed to speak in favor or opposition of this application, 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 Modification # 21-4 of Jared Bailey dba BackAchers Campground 2830 Jared Rd to expand the campground by 95 campsites to the existing 39 sites on western side of property, with new bath house, rec space, water and sewer, and limited tent sites in an Ag/Res District is hereby **GRANTED**.

This by roll call vote Hansen- Aye, Constantine - Aye Dowse- Aye (3 Ayes 0 Nays)

George made a motion to adjourn 2<sup>nd</sup> by Bob, carried by all at 7:23pm.

Respectfully submitted,

Betty M. Daggett  
ZBA Sec.