

Town of Torrey Zoning Board of Appeals  
Public Hearing  
November 1, 2021

Board Members present: Chairman Chris Hansen, Mark Gifford, Bob Constantine, George Dowse Deanne Lamborn

Others: Mike Schnelle, Dwight James Code Officer

Chairman opened the public hearing at 7:02 and asked the secretary to note all members present.

Public Hearing on Special Use Modification # 21-5 of Michael Schnelle ,846 Route 14 to construct a new bottling room and warehouse attached to south end of existing winery building. A special use permit modification is needed as the original footprint will be expanded in an Agricultural District per Torrey Zoning § 98.33.

Torrey Planning Board recommended October 18<sup>th</sup>, 2021 approval of this application.

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 property owners by clerk:*

Rohit & Grace Mirchandani- 701 Route 14 Penn Yan NY 14527  
James & Stacie Hillmire - 918 Crowsnest Rd Penn Yan, NY 14527  
Frost Wines – 3962 Rte 14 Dundee NY 14837  
Roger Jensen – 1122 Angus Rd Penn Yan NY 14527  
Sharon Lockner – 840 Rte 14 Penn Yan NY 14527  
Petruzziello Trust – 9 Dummond Place, Glenn Head NY 11545  
Serenity Vineyard 930 Davy Rd Penn Yan NY 14527  
Jim Smith 875 Serenity Rd Penn Yan NY 14527

Mr. Schnelle was asked to present his application. This is phase II of a three-phase plan he introduced to the board in June. He is running out of space and needs to expand. He will add a production room and warehouse for storage.

Discussion on water runoff and drainage control. He has two ponds on the property, one for irrigation and the other a dry pond.  
New building runoff will go into existing pond.

With no one appearing to speak in support or opposition of the application and no further discussion, Chris closed the public hearing at 7:16pm

He thanked Mr. Schnelle for his appearance and explanation of project.

Respectfully submitted,

Betty M. Daggett- Sec.

Town of Torrey Zoning Board of Appeals

Regular Meeting  
November 1, 2021

Present: Chairman Chris Hansen, Mark Gifford, Bob Constantine, George Dowse, Deanne Lamborn

Others present: Mike Schnelle, Dwight James- Code Officer

Chairman opened the meeting at 7:19pm.

Motion by Mark 2<sup>nd</sup> Bob to approve August minutes carried by all.

**Special Use Modification # 21-05** of Michael Schnelle ,846 Route 14 to construct a new bottling room and warehouse attached to south end of existing winery building. A special use permit modification is needed as the original footprint will be expanded in an Agricultural District per Torrey Zoning § 98.33.

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

Chairman stated the Planning Board did the SEQRA short form in October a negative finding was determined.

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

**WHEREAS**, as an application SU Modification #**21-05** of Michael Schnelle, 846 Route 14 to construct a new bottling room and warehouse attached to south end of existing winery building . 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 November 1, 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, no one appeared to speak in favor or opposition of this application, and

**THEREFORE, BE IT RESOLVED** that the application Special Use Modification **21-05** of Michael Schnelle ,846 Route 14 to construct a new bottling room and warehouse attached to south end of existing winery building. A special use permit modification is needed as the original footprint will be expanded in an Agricultural District per Torrey Zoning § 98.33.

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.