

Town of Torrey Zoning Board of Appeals
Public Hearing
March 6, 2023

Present- Vice Chair George Dowse, Deanne Lamborn, Mark Gifford

Excused: Robert Constantine, Chris Hansen

Others present: Stephen Nolt, Dwight James- Code Officer

George opened the public hearing at 7:08

Special Use Permit 23-1 application for Stephen Nolt 1024 Nutt Rd to construct a 60' x 96' pole barn to store equipment and materials for his construction business. .
A special use permit is needed per Torrey Zoning Law in an Ag District.

Yates County Planning Board on February 24, 2023 determined this application had no countywide or intermunicipal impact.

Town of Torrey Planning Board on February 27, 2023 recommended 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 February 23, 2023 by the Deputy Clerk.

Ecco Domain USA Inc PO Box 1130 Modesto Ca 95353

John Tuller 11 Church St Honeoye Falls NY 14472

Decker Family Trust 942 David Downey Rd Penn Yan, NY 14527

Michael Doyle 54 Lake Street Hammondsport NY 14840

Dave Christiansen 1160 Nutt Rd Penn Yan NY 14527

Petruzzello Trust 9 Drummond Place Glen Head NY 11545

Special Use Permit 23-1 application for Stephen Nolt 1024 Nutt Rd to construct a 60' x 96' pole barn to store equipment and materials for his construction business. A special use permit is needed per Torrey Zoning Law in an Ag District.

Mr. Nolt presented his application and plans. He would like to construct a shop to store forms, material and equipment to keep out of the weather at his residence.

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

There being no questions on the application George closed the hearing at 7:35pm

Respectfully submitted,

Betty M Daggett - Sec

Town of Torrey Zoning Board of Appeals
Regular Monthly Meeting
March 6, 2023

Present- Vice Chair George Dowse, Deanne Lamborn, Mark Gifford

Excused: Robert Constantine, Chris Hansen

Others present: Stephen Nolt, Dwight James- Code Officer

George opened the monthly meeting at 7:40pm

November meeting minutes tabled

Special Use Permit 23-1 application for Stephen Nolt 1024 Nutt Rd to construct a 60' x 96' pole barn to store equipment and materials for his construction business. A special use permit is needed per Torrey Zoning Law in an Ag District.

Motion Deanne, 2nd Mark, to accept application SU 23-12-1 of Stephen Nolt 1024 Nutt Rd as complete, carried by all.

SEQRA – Review

George presented Part 2 SEQR short form. Motion by Mark, to declare Town ZBA as lead agency 2nd Deanne, carried.

George read each question aloud for members decision,

Motion by Deanne 2nd Mark to accept the completed SEQRA and it's finding a negative declaration that the proposed action will not result in any significant adverse environmental impacts. Carried by all.

Motion by George to Grant Special Use Permit 23-1 , 2nd Mark with the following resolution;

WHEREAS, as an application SUP # 23-1 of for Stephen Nolt 1024 Nutt Rd to construct a 60' x 96' pole barn to store equipment and materials for his construction business. was received on 8/30/2022. A Special Use permit is required to operate this type of business in the Agriculture District per Torrey Zoning Law§ 98.33 k and was filed with the Town of Torrey Zoning Board of Appeals (hereinafter ZBA) and,

WHEREAS, after due public notice of such, a public hearing on said application was held by the ZBA on march 6, 2023 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 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 SUP # 23-1 of for Stephen Nolt 1024 Nutt Rd to construct a 60' x 96' pole barn to store equipment and materials for his construction business. is **HEREBY GRANTED**.

Roll call vote: Dowse Aye, Lamborn Aye, Gifford Aye 3 Aye 0 Nays

George made a motion to adjourn 2nd Mark carried at 7:50PM

Respectfully submitted,

Betty M. Daggett- Sec