

Town of Torrey Zoning Board of Appeals
Public Hearing
April 3, 2023

Present- Chairman Robert Constantine, George Dowse, Deanne Lamborn, Mark Gifford
Excused: Chris Hansen

Others present: John Cowell, Dwight James- Code Officer

Bob opened the public hearing at 7:01

Area Variance 23-1 application of John Cowell 903 Serenity Rd to combine three contiguous parcels into 2 parcels and move the lot line. An Area Variance is needed as the final parcels created will not meet the lot line dimensions schedule per Torrey Zoning § 98.42 in an Ag/Res District.

Town of Torrey Planning Board on March 20, 2023 recommended approval of this application contingent on setbacks being met with septic system on new parcel.

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 March 20th by the Clerk.

Kenneth McClure 891 Serenity Rd Penn Yan, NY 14527

William & Nancy McGowan 895 Serenity Rd Penn Yan, NY 14527

Barbara Smith 9400 Old Cedar Ave S Apt 242 Bloomington MN 55425

Chester & Mary Briggs 915 Serenity Rd Penn Yan NY 14527

Kyle Jensen & Devin Broadwell 876 Davy Rd Penn Yan, NY 14527

Edward & Jennifer Clarke 152 Rock Canal Rd Havertown, Pa 19083

Terry & Kathy Jamison 4233 Cavehill Rd. Spray Hill Fla 34606

Donna Cary & Roger McKenzie 901 Serenity Rd Penn Yan NY 14527

David Theismeyer 12 Orchard Lane Penn Yan, NY 14527

Don Sottile & Sharon Tyler 2000 North Ave Penn Yan, NY 14527

Thomas Patrick 1540 Rte 14 Penn Yan, NY 14527

Kevin & Allison Beck 926 Davy Rd Penn Yan, NY 14527

John Cowell 903 Serenity Rd presented his application. He would like to downsize. He owns three contiguous parcels; one is his residence. He would like to combine two lots into one parcel to sell and move the lot line 61.8 ft to increase the size of his residence parcel. The addition of land would allow more lawn space for his family activities. He has a shed on the parcel which will be removed.

Discussion on parcel to be created and meeting setback requirements for septic system. Mr Cowell will have engineer make the adjustments allowing more footage to meet setbacks. He will have new drawings for next month's meeting.

There being no one present to speak in support or opposition and no further questions from the board, Bob closed the public hearing at 7:30pm.

Respectfully submitted,
Betty M. Daggett- Sec

Town of Torrey Zoning Board of Appeals
Regular Monthly Meeting
April 3, 2023

Present- Robert Constantine- Chairman, George Dowse, Deanne Lamborn, Mark Gifford

Excused: Chris Hansen

Others present: John Cowell, Dwight James- Code Officer

Bob opened the monthly meeting at 7:35pm

Motion by George 2nd Mark to approve the minutes of the March meeting carried.

Area Variance application 23-1 of John Cowell. Per the recommendation of the planning board, Mr. Cowell is having his engineer redesign the plans to allow more setback space and will submit the new design at the May meeting.

Deanne made a motion to table Mr. Cowell's review until May meeting and more information is presented, 2nd by Mark, carried.

There being no further business before the board, Bob made a motion to adjourn at 7:40 that was 2nd by George, and carried.

Respectfully submitted

Betty M Daggett