

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

Present; Robert Constantine, George Dowse, Deanne Lamborn, Mark Gifford

Excused: Chris Hansen

Others Present: Ken Allen, Dwight James

Chairman Constantine opened the public hearing at 7:00PM.

AV 23-5 Area Variance application of Kenneth Allen property at 1698 Long Point Beach Rd, to extend existing wrap around deck 6 feet at north end. An area variance is required as the north end of deck will be closer to the mean high water mark and not meet the setback requirement of 10' per Torrey Zoning Law 98.160 § "C" in an Ag/Res District

Town of Torrey Planning Board on October 16th 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 10/24/2023*

Walter & Anita Plassche

1705 Log Cabin LLC

Matthew & Lisa Orend

Barry & Suzette Phillips

Renate Backs

Weiss Trust

Charles Nessler

Mary Joan & Richard LeClaire

Nathaniel Henderson

Donald & Carol Bartold

Michele Farrell

Justin Jessup

Joseph & Cynthia Cevette

Mr. Allen presented his application. His present deck is too narrow to have furniture on deck with room to walk around. He would like expand the deck and have it on an angle with the break wall.

There was no one appearing to speak in support or opposition of AV 23-5.

Bob asked if neighbors view will be impacted. Mr. Allen stated his neighbor's house is set way back, they have no issue with the deck.

Asked if there will be a runoff issue, Deanne visited the site and noted there will be little erosion disturbance to area as deck built on stilts and will not interfere with waters natural flow.

There being no further questions, Bob closed the hearing at 7:12PM

Respectfully submitted,

Town of Torrey Zoning Board of Appeals
Regular Meeting
November 6, 2023

Present; Robert Constantine Chairman, Mark Gifford, George Dowse, Deanna Lamborn

Excused: Chris Hansen,

Others Present: Dwight James, Ken Allen

Bob opened the regular monthly meeting at 7:15PM

August Minutes- George made a motion to approve Mark 2nd, carried.

New Business: Area Variance # 23-5 application of Ken Allen 1698 Long Point Beach Rd. to extend existing wrap around deck 6 feet at north end. An area variance is required as the north end of deck will be closer to the mean high water mark and not meet the setback requirement of 10' per Torrey Zoning Law 98.160 § "C" in an Ag/Res District

Motion by Bob 2nd George to accept application Area Variance # 23-5 application of Ken Allen 1698 Long Point Beach Rd. as complete, carried.

After a brief discussion, Bob made a motion to Grant the Area Variance # 23-5, 2nd George with the following resolution

WHEREAS, as an application Area Variance# 23-5 application of Ken Allen 1698 Long Point Beach Rd. to extend existing wrap around deck 6 feet at north end. An area variance is required as the north end of deck will be closer to the mean high water mark and not meet the setback requirement of 10' per Torrey Zoning Law 98.160 § "C" in an Ag/Res District 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 November 6, 2023 in the town court 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

THEREFORE, BE IT RESOLVED that the application for Area Variance # 23-5 application of Ken Allen 1698 Long Point Beach Rd. to extend existing wrap around deck 6 feet at north end. An area variance is required as the north end of deck will be closer to the mean high water mark and not meet the setback requirement of 10' per Torrey Zoning Law 98.160 § "C" in an Ag/Res District is hereby ***Granted***

Roll call vote:

Constantine – Aye, Lamborn-Aye, Dowse – Aye, Gifford – Aye, (4 Ayes 0 Nays)

Deanne made a motion to adjourn 2nd Bob, carried at 7:22PM

Respectfully submitted,