

Town of Torrey Zoning Board of Appeals
Public Hearing
February 5, 2024

Present; Robert Constantine, George Dowse, Deanne Lamborn

Excused: Chris Hansen, Mark Gifford

Others Present: Joe Ostroski, Roseann Blauvelt, Dwight James, Brynn & Addisyn Lewis, and new owners of Torrey Station property.

Chairman Constantine opened the public hearing at 7:03PM.

AV 24-01 Area Variance application of Roseann Blauvelt property at 852 Rte. 54 to construct a 6' x 8' porch on the roadside of new home under construction. An area variance is required as the porch will not meet the front set back requirements per § 98.66 of the Town of Torrey Zoning Law in the Community Center District.

Town of Torrey Planning Board on January 22, 2024 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*

Harold Johnson 889 Rte 54 Penn Yan, NY 14527

Carl & Mary Nelson 886 Rte 54 Penn Yan, NY 14527

Peter & Mauve Chapman 875 Rte 54 Penn Yan, NY 14527

Carol Brown 853 Rte 54 Penn Yan, NY 14527

Aaron Martin 1748 Pre-Emption Rd Penn Yan, NY 14527

Nancy Preziosi PO Box 133 Dresden NY 14441

MaClain Hendricks 860 Rte 54 Penn Yan, NY 14527

Mary Henderson 876 Rte 54 Penn Yan, NY 14527

Cynthia Davis 842 Rte 54 Penn Yan NY 14527

Mike Garrison 827 Rte 54 Penn Yan, NY 14527

Dan Higgins – 214 Billsboro Rd Geneva NY 14456

Brenda Race 791 Billsboro Rd Geneva, NY 14456

Daryl & Nate Daggett Box 82 Dresden NY 14441

Tim Hansen - 2244 Hansen Pt Penn Yan, NY 14527

Dresden Commons – Box 188 Dresden NY 14441

Darlene Smith 4116 Pre Emption Rd Himrod NY 14842

Village of Dresden PO Box 156 Dresden NY 14441

Cross Country Fill Up Corp 1290 Fairway 7, Macedon, NY 14502

Mrs. Blauvelt presented her application. Original double wide mobile home removed was over 50 years old. New home with attached garage will have an entryway on the roadside also. Would like a 6 x 8 porch for this entryway. Original footprint of home is already in road right of way placed pre zoning law.

There was no one appearing to speak in support or opposition of AV 24-01.

Deanne asked if there was going to be a cellar or crawl space under the home. Mrs. Blauvelt stated a crawl space.

George asked what the actual size of porch, as drawings show 6' x 8' , (8' wide instead of 6' on the permit application).

Mr. James stated 8' is the correct width on the submitted plan drawings and does not impact the setback.

There being no further questions by audience or board members, Bob closed the public hearing at 7:15pm

Respectfully submitted,

Town of Torrey Zoning Board of Appeals
Regular Meeting
February 5, 2024

Present; Robert Constantine Chairman George Dowse, Deanne Lamborn

Excused: Chris Hansen, Mark Gifford

Others Present: Dwight James, owners of Torrey Station property

Bob opened the regular monthly meeting at 7:18PM

November Minutes- Deanne made a motion to approve George 2nd, carried.

New Business: AV 24-01 Area Variance application of Roseann Blauvelt property at 852 Rte. 54 to construct a 6' x 8' porch on the roadside of new home under construction. An area variance is required as the porch will not meet the front set back requirements per § 98.66 of the Town of Torrey Zoning Law in the Community Center District.

Motion by Deanne 2nd George to accept Area Variance # 24-01 application of Rose Blauvelt 852 Rte. 54 as complete, carried.

Bob made a motion to Grant the Area Variance # 24-01, 2nd Deanne with the following resolution

WHEREAS, as an application AV 24-01 Area Variance of Roseann Blauvelt property at 852 Rte. 54 to construct a 6' x 8' porch on the roadside of new home under construction. An area variance is required as the porch will not meet the front set back requirements per § 98.66 of the Town of Torrey Zoning Law in the Community Center 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 February 5, 2024 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

THEREFORE, BE IT RESOLVED that the Area Variance application of Roseann Blauvelt property at 852 Rte. 54 to construct a 6' x 8' porch on the roadside of new home under construction in the Community Center District of the Town of Torrey is hereby ***Granted***

Roll call vote:

Constantine – Aye, Lamborn-Aye, Dowse – Aye, (3 Ayes 0 Nays)

George made a motion to adjourn 2nd Deanne, carried at 7:28PM

Respectfully submitted,