

Town of Torrey Zoning Board of Appeals
Public Hearing
July 1, 2024

Present; Vice Chair George Dowse, Mark Gifford, Deanne Lamborn
Excused; Robert Constantine, Chris Hansen

Others present: Amand Brower, Will Dalton, Dwight James- CEO

George opened the public hearing at 7:04

Application: # 24-3 Area Variance application of Amanda Brower- property ay 739 Albany Rd for front set back of 2 feet for her non-conforming lakefront lot. An area variance is needed as this application will exceed the maximum front setback for a non-conforming lot allowed in an Ag/Res District per Torrey Zoning Law, Article XX § 98.160.

Town of Torrey Planning Board on June 16, 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.

19.04-1-2 Fox Run Vineyards

19.67-1-2 Fox Run Vineyards

19.75-1-1 Fox Run Vineyards

19.66-1-3 Jonathan Pierce

19.66-1-1.121 Walter Mayo

19.74-1-7 William Brown

19.74-1-2 David & Vanessa Goff

19.66-1-2 Richard & Linda Kircher

Amanda Brower presented her application. After purchasing property there was a rock slide that did extensive damage to the house. She has been doing a big renovation and needed a 2nd entryway. The first and second courses align now. She is reducing the size of her deck to allow the added egress into the house. Joist are already in place waiting to tie into the existing floor joist. She has spoke with her neighbors Pierce and Goff who have no issues with the area variance. The property is over bank and does not impede any viewshed. Mark is familiar with property, Deanne visited the site, both had no questions... There was no one in attendance to speak in support of opposition to this application.

George closed the hearing at 7:17.

Respectfully submitted
Betty Daggett- Sec.

Town of Torrey Zoning Board of Appeals
Regular meeting
July 1, 2024

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

Others present: Amand Brower, Will Dalton, Dwight James- CEO

George opened the meeting at 7:19 pm

Minutes of the June tabled.

New Business- Application: # 24-3 Area Variance application of Amanda Brower- property ay 739 Albany Rd for front set back of 2 feet for her non-conforming lakefront lot. An area variance is needed as this application will exceed the maximum front setback for a non-conforming lot allowed in an Ag/Res District per Torrey Zoning Law, Article XX § 98.160.

Motion by Deanne 2nd by Mark to accept the application AV 24-3 as complete carried.

There being no further discussion, George offered the following resolution

WHEREAS, an application, AV # 24-3 was received 5/30/24 from Amanda Brower for her property at 739 Albany Rd for front set back of 2 feet for her non-conforming lakefront lot. An area variance is needed as this application will exceed the maximum front setback for a non-conforming lot allowed in an Ag/Res District per Torrey Zoning Law, Article XX § 98.160 and was filed with the Town of Torrey Zoning Board of Appeals (hereinafter ZBA) and,

WHEREAS, notice of said public hearing was duly advertised in the official newspaper of the Town of Torrey, on June 26, 2024, and all other notices required by law to be given were properly served, posted or given and,

WHEREAS, after due public notice of such, a public hearing on said application was held by the ZBA on July 1, 2024 in the Town meeting room at 56 Geneva St Dresden, Yates County New York, at this time information was presented on the applicant's behalf, and

WHEREAS, at said hearing no one spoke in favor or opposition of this application now

THEREFORE BE IT RESOLVED that the application AV # 24-3 of Amanda Brower for her property at 739 Albany Rd for front set back of 2 feet for her non-conforming lakefront lot. In an Ag/Res District is hereby **GRANTED**.

Roll call vote- Dowse – Aye, Gifford – Aye, Lamborn - 3 Ayes 0 Nays Carried.
Constantine, Hansen Absent-

There being no further business Deanne made a motion to adjourn 2nd Mark, carried at 7:25PM

Respectfully submitted