

Town of Torrey Zoning Board of Appeals
Public Hearing
March 4, 2024

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

Others present: Allen & Eleanor Zimmerman, Dwight James- Code Officer

Bob opened the public hearing at 7:05

Special Use 24-01 application of Allen Zimmerman property at 1522 Jensen Rd to operate a dry goods store. A Special Use permit is required to operate this type of business in the Agriculture District per Torrey Zoning Law § 98.33 k.

Torrey Planning Board recommended on February 26, 2024 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.

Notice was delivered by Code Officer to:

28.04-1-9 Elvin Zimmerman 1271 Townline Rd Penn Yan NY 14527

Mr. Zimmerman presented his application. His wife now has a dry goods store at their home on 1179 Townline Rd, they are planning to move to another property at 1522 Jensen Rd and would like to operate her store at this location.

Deann asked if there is a building onsite and is the septic large enough for both home and business?

Mr. Zimmerman will build a 50' x 80' structure and install a new septic system.

Question on parking area and driveway.

Code has visited the site, one driveway in and building site is set far back from road with plenty of parking space.

Well can accommodate both house and store.

Bob stated he visited the site and noticed two grave markers one is a veteran on the west edge by roadway. He would like to have protection around the graves while ongoing construction to avoid any disturbance.

Mr. Zimmerman said these are the graves of former owners who were farmers. He maintains the grave site and will respect the area.

Bob stated 4000 sq' of roof will create a large runoff, where will this water be directed?

Mr. Zimmerman stated the runoff will go to the road ditch line.

There being no further questions Bob closed the hearing at 7:25PM

Bob thanked the Zimmermans for attending.

Respectfully submitted,
Betty Daggett – Sec.

Town of Torrey Zoning Board of Appeals
Regular Meeting
March 4, 2024

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

Excused; Chris Hansen

Others present: Allen & Eleanor Zimmerman, Dwight James- Code Officer

Meeting called to order by Chairman Bob Constantine at 7:30PM

Bob presented February minutes for review. Motion by Deann 2nd George to approve February minutes, carried.

Special Use 24-01 application of Allen Zimmerman property at 1522 Jensen Rd to operate a dry goods store. A Special Use permit is required to operate this type of business in the Agriculture District per Torrey Zoning Law § 98.33 k.

Motion by Mark 2nd George to accept application SUP App # 24-01 as complete, carried.

SEQRA – Review

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

Bob read each question aloud for members decision, and a negative finding was determined.

Motion by Deann 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 24-01, 2nd Mark with the following resolution;

WHEREAS, as an application SUP # 24-01 of Allen Zimmerman property at 1522 Jensen Rd to operate a dry goods store. 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 4, 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

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 # 24-01** of Allen Zimmerman property at 1522 Jensen Rd to operate a dry goods store is **HEREBY GRANTED**. No stipulations.

Roll call vote - Constantine- Aye, Lamborn- Aye, Dowse – Aye, Gifford - Aye
Carried (**4 Ayes - 0 Nays**) **Excused:** Hansen

Bob made a motion to adjourn 2nd George carried at 7:42PM

Respectfully submitted
Betty Daggett- Sec.