

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

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

Others present: Sam Solomon, Dwight James- CEO

Bob opened the public hearing at 7:06

Area Variance application # 24-2 of Sam Solomon dba Spotted Duck 999 Rte. 54 to add an 11 ½ Sq.' sign to the side of an existing building for better photo area versus customers taking photos at roadside sign.

An area variance is required as the sign exceed the maximum signage allowed in a Community Center District in the Town of Torrey.

Yates County Planning Board on June 27, 2024 recommended that this area variance has no countywide impact.

Town of Torrey Planning Board on July 15, 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.

Clerk sent notices to

39.82-1-1 Reiners Trust 961 Rte 54 Penn Yan NY

39.04-1-3 Ross Tuccio 975 Rte 54 Penn Yan, NY

39.04-1-8 Rodney B Jensen 1006 Rte 54 Penn Yan, NY

39.04-1-6 LouAnn Mitchell 1009 Rte 54 Penn Yan, NY

51-02-1-11 Floyd Hoover 1793 Ridge Rd Penn Yan, NY

39.82-1-11.1 Jeff Dean PO Box 31 Dresden NY

Sam Solomon appeared to present his application. Many visitors will stand by sign near road to take pictures which is a safety concern crossing his parking lot to the road front. He would like to place a sign on the side of an existing building for a better and safer photo spot.

No one appeared to speak in support or opposition of this application.

Mark asked what will deter customers from walking to the roadway sign, Sam stated he will have arrows redirecting people to the photo spot.

Discussion on turning the roadside sign 90 degrees.

Sam stated would not make the business any easier to locate

Deanne asked if the roadside sign could be reduced in size.

Code Officer stated the existing sign in 24sq' and code allows is 32sq' per side.

There being no further questions,  
Bob closed the hearing at 7:24.

Respectfully submitted  
Betty Daggett- Sec.

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

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

Others Present: Sam Solomon , Dwight James    CEO

Bob opened the regular monthly meeting at 7:25PM

Minutes

June - Mark made motion to approve 2<sup>nd</sup> Deanne, carried, George abstained

July- Deanne made a motion to approve 2<sup>nd</sup> Mark carried, Bob abstained

**New Business:** Area Variance application # 24-2 of Sam Solomon dba Spotted Duck 999 Rte. 54 to add an 11 ½ Sq.' sign to the side of an existing building for better photo area versus customers taking photos at roadside sign.

Motion by Deanne 2<sup>nd</sup> Mark to accept Area Variance # 24-02 application of Sam Solomon dba Spotted Duck at 999 Rte 54 as complete, carried.

Deanne made a motion to Grant the Area Variance # 24-02, 2<sup>nd</sup> Mark with the following resolution

**WHEREAS**, as an application # 24-2 of Sam Solomon dba Spotted Duck 999 Rte. 54 to add an 11 ½ Sq.' sign to the side of an existing building for better photo area versus customers taking photos at roadside sign. An area variance is required as the sign exceed the maximum signage allowed in the Community Center District in the Town of Torrey 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 August 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 application of Sam Solomon dba Spotted Duck 999 Rte. 54 to add an 11 ½ Sq.' sign to the side of an existing building for better photo area versus customers taking photos at roadside sign is **HEREBY GRANTED.**

Roll Call Vote

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

Bob thanked Mr. Solomon for attending.

Bob adjourned the meeting at 7:33Pm

Respectfully yours

Betty M. Daggett  
ZBA Secretary