

Town of Torrey Zoning Board of Appeals
Public Hearing
June 2, 2025

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

Others present: Peter Sorgi- Attorney for Applicant, and Dwight James- CEO agent of the Salvation Army.

Mark opened the public hearing at 7:0 pm

Area Variance AV 25-1 of Rachel Krajewski property at 00 Downey Rd TM # 64.02-1-1.123 is seeking a height area variance for a proposed accessory structure that exceeds the maximum height allowed in an Ag/Rex District. A 6.8' height variance is being sought.

Town of Torrey Planning Board on April 21, 2025 recommended approval of this application with the following stipulation

1. *Proof that the Sub Division approved on March 18, 2024 by the Planning Board (SD 24-1) was filed with the Yates county Clerk before this hearing date.*

Town Law Section 267 Art.16 All property owner(s) within 500' of property line of land affected by a zoning change notified.

Carner Dev Group 149 Reiter Rd East Aurora NY 14052

Salvation Army PO Box 148 Syracuse, NY 13206

Barbara Fraser 18 Columbia Ct. Fairport NY 14450

David Schlegal 538 Winding Creek Rd Webster NY 14580

Greg Musser 1584 Stonemill Rd Lancaster, Pa 17603

Mr. Sorgi presented the application. This will be an event space.

The Code Office pointed out that further permits will be needed for Special Use if this is an event venue. Mr. Sorgi then corrected that this building may be used by treehouse guest.

This building will not be in the neighbors viewshed and he believes that it will not cause any environmental issues.

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

There being no further questions or discussion, Mark thanked everyone in attendance and closed the hearing at 7:15PM.

Respectfully submitted,
Dwight James- CE

Town of Torrey Zoning Board of Appeals
Regular Meeting
June 2, 2025

Present: Chairman Mark Gifford, Deanne Lamborn, Robert Constantine
George Dowse Excused: Chris Hansen
Others Present: Peter Sorgi, Dwight James CEO, agent of Salvation Army
Mark opened the regular monthly meeting at 7:17PM

New Business: Area Variance AV 25-1 of Rachel Krajewski property at Downey Rd TM # 64.02-1-1.123 is seeking a height area variance for a proposed accessory structure that exceeds the maximum height allowed per Torrey Zoning Law 98.21§1 which allows the mean height of an accessory building to be no more than 14' in an Ag/Rec District
The height area variance requested is 6'8".

Motion: Deanne 2nd George to accept application HAV 25-1 of Rachel Krajewski property at Downey Rd as complete, carried.

SEQRA – Review Mark presented Part 2 SEQR short form. Motion by Deanne to declare Town ZBA as lead agency 2nd Bob, carried.

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

Motion by Deanne 2nd George 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 Height Area Variance # 25-1, 2nd Deanne with the following resolution;

WHEREAS, as an application of Rachel Krajewski property at Downey Rd TM # 64.02-1-1.123 is seeking a height area variance for a proposed accessory structure that exceeds the maximum height allowed per Torrey Zoning Law 98.21§1 which allows the mean height of an accessory building to be no more than 14' in an Ag/Rec 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 June 2, 2025 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 HAV # 25-1 Rachel Krajewski TM 64.021-1.123 seeking a Height Area Variance of 6'8" for an accessory building to be built is **HEREBY GRANTED**.

Roll call vote: Gifford- Aye Lamborn-Aye, Dowse-Aye, Constantine- Aye
Hansen-absent (4 Ayes 0 Nays)

Mark adjourned the meeting at 7:25pm

Respectfully submitted
Dwight James- CEO