

Town of Torrey Zoning Board of Appeals  
Public Hearing November 4, 2013

**Application AV 43-13 of John & Esther Earle, 2770 Rte 14**, for an Area Variance to exceed the maximum square footage allowed for signage in an Ag District.

Present: Chairman Tony Cannizzaro, Patrick Hoke, James Cougevan, Martin Gibson, Chris Hansen.

Others present: John Earle, Scott Lockwood, Neil Holtzman, Dwight James- Torrey Code Officer, Betty Daggett,

Chairman Cannizzaro opened the public hearing at 7:05 PM. He asked the secretary to note all members present.

Notifications were sent to property owners within 500' of the Earle property at 2770 Rte 14. The secretary sent notices to Wilmer Hoover, Aaron Martin, Ray Martin, Arthur Zimmerman and Margaret Henderson.

The Chairman read the recommendations of the Torrey Planning Board dated October 21, 2013. The planning board determined that this application is not substantial and recommends application be approved.

Mr. Earle stated the reason he needs signage is that his place of business is actually 3 businesses now. He has a winery-Torrey Ridge, a meadery - Earle Estates and newest business Warthog Cidery. As the wine industry grows and competition is great, he felt compelled to go into a new direction to prosper. The additional signage is to attract new customers.

There was no one to speak in support or opposition to this area variance application.

Pat asked if a sign has been removed. Mr. Earle had appeared before the board in September regarding an issue with his signs and area variance requested.

Mr. Earle has three signs that were grandfathered Torrey Ridge, Earle Estates and Redneck Wines, as they were installed prior to the adoption of the new 2011 Zoning Law. Unaware of the zoning law change, this spring he added a fourth sign for the Warthog Cidery. He will remove one of the original signs grandfathered and replace it with the Warthog Cidery. He is requesting that he be allowed to add a 5 foot stringer at the bottom of one sign.

There being no further statements or questions, Chairman thanked Mr. Earle, stating that the board would make decisions at the regular monthly meeting for his time and went on to the next application at 7:16 PM.

**Application AV 51-13 Hillard & Nancy Sarver 1280 Arrowhead Beach Rd.** for an area variance of 1.7 feet closer to side lot line than allowed for non-conforming lots in Ag/ Res District.

Present: Chairman Tony Cannizzaro, Patrick Hoke, James Cougevan, Martin Gibson, Chris Hansen

Others present: John Earle, Scott Lockwood, Neil Holtzman, Dwight James-Torrey Code Officer, Betty Daggett

Chairman asked the secretary to note all members present.

Notification was sent to property owners within 500' of the Sarver property at 1280 Arrowhead Beach Rd The secretary sent notices to Arrowhead Beach Assoc.

Ramin Family Ltd, Jimmerson -etal, Annette Harris- etal, Marjorie Ewing, Alice Anthony, Williams Trust, James & Kirstin Darr , Kathy Rauscher, Sunny Buchanan-etal,

Oliver Boucher , Brad Champlin , Dieter & Maxine Schwarzbauer , Robert Muldowney, Kenneth Campbell

The Chairman read the recommendations of the Torrey Planning Board dated October 21, 2013. The planning board determined that this application is not substantial and recommends application be approved

Dwight presented the application, explained that the other access to the home is in the front or basement. The steps on the side lot would need very little variance, a little over 1' is needed.

There was no one to speak in support or opposition to this area variance application.

With no further questions or discussions, the Chairman thanked Dwight for his information of the application and acting on the owner's behalf.

Chairman made a motion to move on to the next application at 7:20 pm.

**Application AV 55-13 Scott Lockwood 1291 Flint Rd** to build a structure 1' closer to side lot line than allowed in an Ag/ Res District.

Present: Chairman Tony Cannizzaro, Patrick Hoke, James Cougevan, Martin Gibson, Chris Hansen

Others present: John Earle, Scott Lockwood, Neil Holtzman, Dwight James-Torrey Code Officer, Betty Daggett

Chairman asked the secretary to note all members present.

Notification was sent to property owners within 500' of the Lockwood property at 1291 Flint Rd. Notices went to Alan & Linda Lefko, Dan & Karen Ugine, Mark & Alexis Gifford, John & Anne Fischetti, Paul & Carol Pembroke, Fryer Trust, James & Valerie Shaffstahl, Margaret Hayes, Mark & Pam Hobbs, Steve & Michelle Shaner, Thomas Cornish, Terry Scherer, Scott Plyter, Eva Kennedy.

The Chairman read the recommendations of the Torrey Planning Board dated October 21, 2013. The planning board determined that this application is not substantial and recommends application be approved.

Mr. Lockwood plans on building a stick built retirement home at his lake property. The roof line overhang on one side will be 1' closer to side lot line than allowed in the Ag/Res District.

There was no one to speak in support or opposition to this area variance application.

With no further discussion or questions the Chairman thanked Mr. Lockwood. Chairman stated this application will be review and decide upon at the monthly meeting following the public hearing. He then moved onto the next application at 7:25pm.

**Application AV 56-13 Kimberly Holtzman 2007 Perry Point Rd** to build a structure that exceed height requirements in an Ag/Res District.

Present: Chairman Tony Cannizzaro, Patrick Hoke, James Cougevan, Martin Gibson, Chris Hansen

Others present: John Earle, Scott Lockwood, Neil Holtzman, Dwight James-Torrey Code Officer, Betty Daggett

Chairman asked the secretary to note all members present.

Notification was sent to property owners within 500' of the Holtzman property at 2007 Perry Point Rd. Secretary sent notices to Jerry Linkhorn, Alvin & Elise Gauvin Harrison Davis, Sara Jane Meisner, Linda Grattan- Thomas Killian, Ivan Eberly Martin & Fiona Gibson, Jeffrey & Yvonne Martin

The Chairman read the recommendations of the Torrey Planning Board dated October 21, 2013. The planning board determined that this application is not substantial and recommends application be approved.

Neil Holtzman appeared on behalf this application. They are planning on building a two story A frame on this property. The height is 33 feet and they need a 5' variance to the zoning law for Ag/Res District. The home will be located at a lower

level, recessed into the bank with actual peak of the rooftop 9' higher than top of bank .

There was no one to speak in support or opposition to this area variance application.

The secretary presented an email she received, supporting this project, from neighbors Jeff & Yvonne Martin.

There being no further discussion on any of the applications before the board, Chairman closed the public hearing at 7:30PM

Motion to adjourn from the public hearing meeting and move into the regular November meeting by JM 2<sup>nd</sup> Pat, at 7:33pm.

Respectfully submitted  
Betty Daggett  
ZBA Secretary