

Town of Torrey Zoning Board of Appeals
Public Hearing May 4, 2015

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

Others Present: Scott & Ruth Osborne, Richard & Nyotis Nelson, Brian Mosch, Ryan Wallace, Dwight James Code Officer

Chairman opened the public hearing on Special Use application 15-5 at 7:05

He asked the secretary to note all members present.

Application Special Use 15-5 of Scott Osborne dba Fox Run Winery 975 Carlson Rd to install a large solar collection system on his property. Due to the size of the system a Special Use Permit is needed in an Ag District per Torrey Zoning Law.

Chairman read list of property owners notified per Town Law Sec 267 Art. sent out by this office.

Yates County Planning Board did not require a review of this project.

Torrey Planning Board recommended approval of this application on 4/28/15.

Ryan Wallace of Quik Solar presented the application and project plan. The energy produced from this system is for the Winery and outbuildings usage only. This will save money and make the winery energy independent.

The project proposes 6 arrays of solar panels to be nine feet tall. The total length of the two rows will be @ 300 feet long. Only ground disturbance will be for the post and trenching wiring to the buildings. Looking to the future there may be batteries to back up system and provide energy to the neighbors. Discussion on visual impact of project, a buffer of boxwood and hedgerows will be planted.

Scott Osborne spoke that his intentions are to have an alternate energy source which is environmental friendly.

Richard Nelson is a neighbor to this project site. one spoke in support or opposition of this application. The visual impact concerns him. He stated glass and steel are not pretty view. He questioned the height of the arrays.

Mr. Wallace stated the arrays will follow the contour and terrain of the land but not higher than 9 feet tall from the ground.

Mr. Nelson suggested to move the array up the hill more to the east or switch building sites and put the array on the north side of the roadway due east from his property.

Mrs. Nelson stated that her view from her kitchen nook would be the arrays at the present project site.

After a review and discussion on this, Mr. Mosch did a mock up on the photo of the site plans where the arrays will be moved to, more easterly up the hill.

Mr. and Mrs. Nelson reviewed the new site for the placement of arrays. The mock up drawing showed the arrays moved to be flush to pole on East end @ 150' uphill. They approved this change and agreed that was a better solution to resolve their visual issue. Mr. Nelson accepted this change by signing his name on the drawing

There being no one desiring to speak for or against the application and the board members satisfied with information received , Chairman closed the public hearing at 7:43pm.

Respectfully submitted,
Betty M. Daggett - Sec