

Town of Torrey Planning Board Monday July 18, 2011

Present: Chairman Dave Granzin, Elaine Thiesmeyer, Sam Selwood, Floyd Hoover Jack Hessney

Excused: Linda Lefko

Chairman Granzin called the meeting to order at 6:52 PM.

Minutes of June meeting discussed, Motion by Elaine 2nd Sam to approve minutes, carried.

Agricultural Advisory Committee – Floyd reported that the Right to Farm Law is being reviewed.

Sub Division Committee-Jack reported still meeting, the draft is going to this board for review.

Meeting date was set on this review with a clean draft for July 28th at 8:00 AM

County Planning Board- Dave reported 10+ applications were reviewed last meeting.

Hydo-fracking waste disposal- Will be on next months agenda for discussion and recommendation to the Town board for action.

Old Business

Discussion on new zoning changes, how to inform the lakefront residents. Dave reported that at last weeks town board meeting this was discussed and decided there was no need for further notice. The changes were advertised in a newspaper articles in the Chronicle Express & Finger Lakes Times. The clerk has also sent out the Town newsletter with the newspaper article about zoning changes to all property owners.

Temporary housing- Ron Kenville – Code Officer, was in attendance. He has received calls on temporary housing questions, specifically campers. A discussion regarding as to identifying temporary housing. Board members agreed that Ron should follow up on signed complaints; he can also act on visual sightings as he drives around the area.

Elaine will compile a list of short term rentals and temporary housing. A letter was sent out to area real estate rental agencies, informing them of changes to zoning. The clerk has received response calls from a few of the real estate agents, whom she discussed changes with them. She also directed them the town website for the zoning code in its entirety.

Board members agreed that Town Attorney Scott Falvey should be contacted for opinion on a letter notifying specific property owners along the lake regarding short term rentals.

Ron Kenville introduced John & Alice Fischetti - 1283 Elmira Rd. Ron asked for an interpretation of the zoning law by the planning board. The Fischetti's would like to convert an existing garage into sleeping quarters and game room for their sons. The building was plumbed in by previous owner over 25 years ago.

Dave explained the function of the planning board. Planning Board bylaws state they may not interpret the Zoning Ordinance. The planning board offers recommendations when asked to review applications by the Zoning Board of Appeals prior to the public hearing on such application. The Fischetti's must make out an building permit application to the Code Officer who then determines if a special use or variance permit is needed. If application is denied by code officer then an appeal's process to the ZBA is next action.

John Fischetti stated he would like to connect the garage and house but following remodeling on the house there is electric lines running overhead between the house and garage. Zoning does not allow two dwellings on the property that are not attached. They were considering a landscaping connection for the two structures. Asked how many bedrooms presently in the house, Mrs. Fischetti replied 4. With the two added bedrooms in the garage it would create an additional burden on the septic system. Asked how big septic tank on property, records

showed there was a new 1000 gal. tank installed in Oct. of 2000.

Board members agreed that the Fischetti's should follow the normal application process. If there is an appeal it will be then, when the ZBA will send the application to this board for review and recommendation.

Waste Water Regulations- Colby Petersen was present and emailed draft to members earlier for review. The draft was discussed page by page. Members suggested editing changes to be considered. Colby made notes of all changes and will email a clean draft to all members with the changes noted.

There being no further business before the board, motion to adjourn by Elaine, 2nd Sam carried by all at 9:20PM.

Respectfully submitted,