

Town of Torrey Planning Board August 19, 2013

Meeting called to order at 7:00 PM.

Members present –Chairman Dave Granzin, Jack Hessney, Sam Selwood , Elaine Thiesmeyer, Floyd Hoover, Linda Lefko Excused: Tim Hansen

Minutes from the July 15 meeting, moved by Dave seconded by Sam with corrections noted, approved.

Ag Committee- No report

County PB – No report.

Comp Plan Review –Committee to be determine

Recommended Law changes- Committee Meeting Tuesday September 10th at 8:00 am.

New Business: Site Plan Review.

NYSEG representatives from CG Power Solutions presented site maps and plans for the construction of a Control House on NYSEG property located on Lampman Hill Rd.

Presently NYSEG “ Relays and Site controls” are located inside the former AES Greenidge Station Power Plant. Dave asked if the Yates County Soil & Water has reviewed these plans and sent a recommendation.

Code Officer James stated he has not received response yet.

Board members agreed that a Steep Slopes review is not needed for this project.

Motion by Dave 2nd Sam to approve the site plan is contingent on the YCS&W recommendation. Carried.

Dave presented the short form SEQRA for review.

Each item of Part II was read aloud, and after careful consideration of each item, it was determined that this application would not have a negative impact to the environment.

Motion by Dave 2nd Elaine to accept the SEQRA Short form and declare its negative findings, carried by all.

Steep Slopes application 2-13 Robert Kase would like to construct a parking area for his RV on his property.

He has no structures on site. Will place 20- 2x2x6 concrete blocks 2 high for length of 60’. Plans to use RV for duck hunting. Gravel and drain tile will be installed. Asked if there will be a substantial runoff of storm-water? Code Officer replied, Yates County Soil & Water has visited site and sent a letter with recommendations for erosion control. Motion by Linda 2nd Sam to approve this application with the implementation of YCSW plan, carried.

Suburban Propane purchased Wyman Oil and the propane facility at 1630 Rte. 14. Since spring the propane trucks are being parked within the fenced area of the 30,000 gal tank along with an assortment on smaller tanks and a metal roll off container. Acting on a complaint the Code Officer contacted Crystal Miller SP Manager who completed a Special Use application and SEQRA. After consulting with Town Attorney, who advised since the original was a use variance no other variances should be approved.

Members agreed that Suburban needs to submit an outline to proceed.

Sue Davie of Arrowhead Beach Rd appeared before the board to question what the plans are at the propane tank. She opposes all the truck being park so close inside the fence as potential fire hazards.

Dave offered a letter to be drafted and sent to Suburban with the following options

1. Conform to original permit
2. Petition for a new variance
3. Petition to change law

and there must be a response of action within 30 days, to be completed in 90 days.

Motion by Dave 2nd Sam, carried.

Dwight gave an update on rental permits. He is receiving responses to the letters he sent out, he has about 12 responses so far. He then goes to the property for an inspection before issuing permit.

Kate Henderson of Schneider Law Office appeared with corrected sub division maps of Timothy Hansen. Here was an error found and the plat changed. After reviewing the correction, Dave made a motion to accept and approve the new corrected sub division maps, 2nd by Floyd carried Dave stamped the new maps.

Dwight reported that he has been working with Bill Clark on the camper and tent site on Rte 14. Mr. Clark has been very agreeable to cleaning up the area. He now has obtained a temporary permit for camping at this site.

Dwight was asked the progress on the land reclamation at the Eskildsen gravel pit. Floyd Bucky Lane would like to build houses in this area. Members will meet with Mr. Lane to discuss his plans September 5, 2013 at 7:00PM at the gravel pit.

John & Esther Earle of Torrey Ridge Winery have applied for a area variance for a sign they recently installed this spring on their property at 2770 Rte. 14.

A discussion on signage that was already on site before the 2011 zoning law was adopted. There were three large signs prior to the 2011 law. Warthog Cider is the latest sign installed over 64 sq. ft. in spring 2013. Discussion on the need for percentage of coverage presently for variance.

Elaine made the motion 2nd by Jack to recommend to the ZBA to disapprove this application for variance 5 Ayes , Dave voting Nay. 5-1. Dave will draft a letter to the ZBA.

Dwight reported that he has received information of a retail propane tank operation on Raymond Zimmerman's farm at 2456 Rte. 14. A resident reported that there are a lot of tanks behind the barn

He joined the consortium for propane and went to Mr. Zimmerman's farm to pick out a tank. Dwight will contact Mr. Zimmerman.

There being no further business, Sam made the motion to adjourn 2nd Elaine carried at 9:10 PM.

Respectfully yours,
Betty M. Daggett