

Town of Torrey Planning Board May 19, 2014

Meeting called to order at 7:02PM by Chairman Dave Granzin

Present: Jack Hessney, Sam Selwood, Floyd Hoover, Linda Lefko, Elaine Thiesmeyer

Motion by Linda 2<sup>nd</sup> Dave to accept the minute of April meeting carried by all.

Dave reported that the Yates County Planning Board is very busy reviewing applications each month. He said that any given month the board may have 10 applications submitted for review and recommendation.

New Business: Reviews

**Site Plan Review and Height Area Variance** application of Michael Schnell dba Red Tail Ridge Winery 846 Rte. 14. Mike would like to construct a three story addition onto existing winery. Question on guidelines for SEQRA short form, Code Officer James will check on these questions with Shawna Bonshak.

Mike stated this is the final phase of his project. The addition is for a larger tasting room, a wine storage area, an events area and a personal residence on top floor. States building upward will save green space on the property. Discussion on dry pond, erosion control, grade and elevation changes, footprint is about 2000 sq' Basement will be a barrel cellar 4' above 4' below ground level.

Question; with the height plans at 10' higher than zoning allows, will houses view west of property be blocked? Mike stated that the houses to the west set at a 100' higher elevation so view will not be blocked Existing tasting room will be used for storage or additional office space.

Yates County Soil & Water comments were entered into the minutes: silt fence to be placed closer to structure and questioned how roof water will be managed. Rick Ayers-Tech did not think this was a big concern.

Site Plan review approved with the stipulation that the short form SEQRA be completed,

Motion by Dave 2<sup>nd</sup> Linda approval of this Site Plan is contingent on the submission of the SEQRA short form to Code Office, carried.

Motion by Floyd 2<sup>nd</sup> Sam, to recommend approval of the area variance for height of structure, carried.

AV14-5 Chris Hansen dba: Climbing Bines Craft Ale 511 Hansen Pt. Rd would like a sign area variance to install an additional two sided 4' x 8' sign along Rte. 14. Chris stated this would be an on premise sign as he has just purchased an additional 11 acres for the business. It is one continuous lot. The existing carved sign on the tasting room cannot be viewed from the highway, so traffic can view it. With a total sign elevated height of 20' there was a concern on wind damage. Chris stated they are using sturdy poles to supporting the sign from wind damage.

Question on the existing weigh scale on this property, Chris stated City Hill Excavation has an easement to keep it there and continue using it.

Motion by Floyd 2<sup>nd</sup> Sam recommending approval of this area variance application for the sign, carried.

Ryan Wallace appeared before the board on a solar project that is in the planning stage. His company has a contract with Tim Hansen to purchase 11 acres of land on Rte. 14 behind and south of Tim's storage business. The solar power will be 3,000 panel system ( 800 Kilowatts at peak time) on an 8 acre parcel. Land to be disturbed would be less than an acre. There will be natural borders planted around the parcel with an 6' fence. Panel height is estimated at 8' with the panels facing south towards houses on Rte. 54. He is planning to keep frontage along Rte. 14 open for future projects. A transformer is under discussion with NYSEG as there is not a third phase power line near this parcel or Rte. 54 Spur. The third phase would be needed. Lines could be run up Rte. 54 and buried underground to the project.

Question on glare, Mr. Wallace stated the angle or geometry would be minimal. The panels do not track the sun. This system turns off when grid goes down, however the state is encouraging a large battery system to back up the smart grid during failure. The energy could then be directed towards a specific area. Current zoning does not allow alternative energy into this district. Board agrees that a variance or amending of the town law could be pursued by the applicant. Mr. Wallace reported that in the Town of Geneva, he has a Carter Road Solar Project under way , the Town is reviewing a town ordinance to regulate the size of the system for alternative energy uses.

Locally, Lakeland Equipment recently had a 200 panel system installed on their building & grounds. The perimeters of the system to be installed and supply lines are determined by NYSEG.

Mr. Wallace's company has just received a grant from the state for this Torrey project. One stipulation of the grant is that the project has to be initiated within three months. (By August 2014)

Board suggested that changing the law would be the most expedient way to pursue the permits needed for this project. Mr. Wallace stated that the Town of Geneva proposed Law regulating Alternate Energy has raised the interest of others competitive companies. The Geneva public hearing on this law is being held this week.

Industrial Zone- Rick Faulkner of Faulkner Truss would like to construct a mini storage on his property located in an industrial district. Mini storage is not allowed in this district. Presently it is allowed in light industry.

Board agreed that when reviewing the law changes for the Alternate Energy, Mini storage can also be addressed.

Motion by Jack 2<sup>nd</sup> Floyd to adjourn at 8:35PM carried.

Respectfully submitted  
Betty M. Daggett- Sec