

Town of Torrey Planning Board Monday June 20, 2011

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

Chairman Granzin called the meeting to order at 7:05 PM.

Minutes of April meeting discussed, Motion by Elaine 2nd Sam to approve minutes with corrections noted, carried. Discussion regarding placing un approved minutes on website, motion by Sam 2nd Elaine to place un-approved minutes on website carried with a vote of 5 to 1 . Linda was the only no.

Agricultural Advisory Committee – No report. Floyd reported this is a busy time of the year for the committee to meet. He will review the Right To Farm model law and report back to the board.

Sub Division Committee-Draft is in its final form. Planning board members will meet June 30, at 8:00am to review the final draft to make a recommendation to the Town Board for their July meeting.

Waste Water Treatment –Elaine stated that it is still a work in progress.

Yates Co Planning Board –No report

Web Site Development – Went live on June 1st, the remaining permit applications will be added .

Hydro-fracking- Elaine reported that SLPWA has information available on their website.,

Old Business: None other than need for new PB member

New Business: Samuel Zimmerman appeared before the board at Code Officer Ron Kenville request to seek opinion on a signage issue he is having. On 6/6 he appeared before the Town Zoning Board for interpretation of the Town's new Zoning Law regarding signs. The board misread the law and gave him their opinion on size of "onsite" signs. Then later the Chairman visited him and explained that the Zoning board had made an error of opinion. The relocation of sign would be considered offsite to offsite. Offsite signs can only be 2 x 3 directional signs. Onsite means where business actually is conducted then the sign can be 4 x 8. As he does not own either sign location he was informed that he could not apply for an area variance. He asked the planning board their opinion if the sign could be relocated from Leach Rd & Rte 14 to City Hill & Rte 14.

Sam Selwood stated the Town Zoning Law must be adhered to. Mr. Zimmerman could apply for an off premises directional sign. He asked Ron why he had not disapproved the application. Ron stated that this law has created a hardship for Mr. Zimmerman as if he leaves his sign where it is, he must pay a higher sum of rent.

Sam S. asked if there was an appeals application, Ron said no, he has not disapproved the permit application yet. Why is Mr. Zimmerman before the planning board, normally the board reviews and recommends when the Zoning Board sends a request.

Members feel that Mr. Zimmerman should go through the appeals process.

Elaine stated all must abide by the law.

Jack inquired why the sign is being moved, was told that the landowner where sign presently is, has triple the rent. Mr. Zimmerman said he needs his sign to be on Rte 14, 60 % of his business is tourist. His main business is cabinetry and the sign on Leach Rd advertises "woodworking"

Jack asked for the specific location and remarked that the visibility would be lower due to the fact the location of the City Hill area falls well below the height of view traveling north or south on Rte 14.

Mr. Zimmerman stated he had not taken this into consideration. He thanked the board for their time and will get back with Ron to discuss this.

Discussion about notifying residents and property owners of pertinent changes in new zoning law. An announcement in the newspaper may direct to clerk for information and/or website. Elaine made a motion 2nd Sam of the drafting of letter citing new regulations to be sent out to rental properties agencies, carried by all. This letter will be signed and sent out by Town Supervisor.

Discussion regarding the Special Use application by Serenity Vineyards to operate a small farm winery at the property on 930 Serenity Rd. Upon review of the application, it was discovered that on the SEQRA submitted, line 8 and 11 have not been completed. Elaine made the motion to recommend approval of this application with the stipulation Lines 8 and 11 must be completed by applicant to the satisfaction of the ZBA and Code Officer before final approval. Carried by all.

There being no further business before the board a motion to adjourn made by Sam seconded Floyd carried at 9:00PM.

Respectfully submitted,

BDaggett