

Zoning Board of Appeal
Regular meeting
December 3, 2012

Chairman Cannizzaro called the monthly meeting to order at 7:20 PM

Present– Tony Cannizzaro, JM Cougevan, Chris Hansen, Marty Gibson, Pat Hoke
Others– Sam Selwood, Ivan Eberly, Ron Kenville, Matthew Orend, Walter Plassche

Chairman presented Matthew Orend's application # 48–12 for an area variance on his property at 1704 Log Cabin Rd. Town of Torrey.

Motion by Chris 2nd by Pat to accept the application as complete, carried by all.

Chairman read the SEQRA short form to the Board.

Each item was read and negative decision was determined.

Motion by JM, 2nd by Marty that the application is a Type II action and will not have a significant adverse impact on the environment therefore no further action is needed, with negative findings determined, carried by all. 5 Ayes 0 Nays

After a brief discussion the Chairman introduced the following resolution 2nd by Mr. Marty,

WHEREAS, an application was received on 10/18/12 from Tim Stong DBA IBS Builders on behalf of Matthew Orend owner of property at 1704 Log Cabin Rd, for a 2' area variance to the Town Zoning side setbacks for non-conforming lots in an Ag/Res District as defined in the Town of Torrey Zoning Ordinance, filed with the Town of Torrey Zoning Board of Appeals (hereinafter ZBA), and

WHEREAS, after due notice a public hearing on said application was held by the ZBA on 12/3/12 at 7:00 PM in the town of Torrey meeting room at 56 Geneva Street, Dresden, New York, and at this time information was presented on the applicants behalf, and

WHEREAS at said hearing, all those desiring to be heard having been heard, and

WHEREAS this application involves a Type II action as defined by the State Regulations for Environmental Quality Review (SEQRA), so that no further environmental assessment is required, now

THEREFORE BE IT RESOLVED that the application # 48–12 of Matthew Orend– 1704 Log Cabin Rd. Town of Torrey for a 2' area variance to side set back on his property in an Ag/Res District as required in the Torrey Zoning Ordinance under § 98–160 is hereby **GRANTED**.

Roll call vote: Cannizzaro Aye, Cougevan Aye, Hoke Aye, Gibson Aye Hansen Aye
5 Ayes 0 Nays

Ron Kenville appeared before the board with a zoning interpretation request.

Shady Willow School would like to construct an 8' solid fence around the property to protect the children and act as a sound barrier.

Sam Selwood sited at the Planning Board review of this project it was questioned why construct the building so near state road. Mr. Eberly stated that the playground would be in the rear to keep the children away from the road, Sam asked why a fence would be needed as the children are in the rear of the property not the front. Mr. Eberly said children run all over, can't control that. He also said they need a sound barrier from the traffic noise.

The board members concurred that an 8' solid fence should be allowed at this site

Chris asked Ron Kenville about signage.

There being no further business before the board JM made a motion to adjourn, 2nd

Marty carried at 7:38PM

Respectfully submitted

Betty M. Daggett