

Zoning Board of Appeal
Regular monthly meeting
August 4, 2014

Present: Chairman Patrick Hoke, , JM Cougevan, Chris Hansen

Absent: Tony Cannizzaro, Marty Gibson

Others: Mike Christine and Shawn Lamphear Dwight James – Code Officer

Mr. Hoke called the meeting to order at 7:28PM.

Motion by Chris 2nd JM to approve, minutes of July meeting, carried.

New Business:

>**Special Use Permit Modification Application # 14-2* of Michael Lanphear** 2613 Rte 14 to operate his auto repair shop full time.

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

Mr. Hoke presented the short form SEQRA to the Board for review and decision.

Each item was read and negative decision was determined.

Motion by JM 2nd Chris to accept the SEQRA and its negative findings, carried by all.

After a brief discussion Chris made the motion 2nd JM, to **Grant** Special Use Permit Modification # 14-2* of Michael Lanphear 2613 Rte 14 to operate his auto repair business full time with the following resolution:

WHEREAS, an application was received 6/30/14 from Michael Lanphear 2613 Rte 14 for a Special Use Permit Modification. Mr. Lanphear request to change the operation of his auto repair shop to full time, a modification of use per Torrey Zoning Code in Ag District and was filed with the Town of Torrey Zoning Board of Appeals (hereinafter ZBA) and,

WHEREAS, after due public notice of such, a public hearing on said application was held by the ZBA on August 4, 2014 in the Town meeting room at 56 Geneva St Dresden, Yates County New York, at this time information was presented on the applicants behalf, and

WHEREAS, at said hearing all desiring to speak in favor or opposition of this application were allowed to speak, now,

THEREFORE BE IT RESOLVED that the application SUP Modification # 14-2* for Michael Lanphear of 2613 to operate his auto repair shop as a full time business is hereby GRANTED with the following stipulations:

1. Facilities and procedures are in place and followed to properly dispose of all waste hazardous to the environment(ie: oil, gas, antifreeze, tires, scrap metals)
2. Should the business be discontinued or abandoned all vehicles and potential pollutant materials must be removed
3. No cars without current registration are allowed to be parked outside the buildings for more than 14 days. Verified by work order date.
4. Full compliance with all New York State, Yates County and Town of Torrey rules, regulations, licenses and permits regarding vehicle repair shops.

This by roll call vote: Hoke- Aye, Cougevan- Aye, Hansen- Aye 3 Ayes 0 Nays
Mr. Cannizzaro, Mr. Gibson- both absent

>**Height Area Variance for Michael Lanphear** 2613 Rte 14 to build a new shop with height that will exceed maximum height allowed in an Ag Res District under
“ Accessory structures.”

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

After a brief discussion Chris made the motion **to Grant the height area variance** 2nd by JM,
with no stipulations

This by roll call vote: Hoke- Aye, Cougevan- Aye, Hansen- Aye 3 Ayes 0 Nays 2 Absent
Mr. Cannizzaro, Mr. Gibson both absent

There being no further business before the board, motion to adjourn by Pat 2nd Chris carried at
7:38PM

Respectfully submitted,