

Town of Torrey Zoning Board of Appeals
Public Hearing
July 6, 2026

Present: George Dowse, Deanne Lamborn, Mary 'Connell

Excused: Chris Hansen Mark Gifford

Others present: Patty Rockwell, Dwight James-Code Officer

George opened the public hearing at 7:00

Special Use Application- Patricia Rockwell property at 930 Serenity Rd, to operate a commercial kitchen for small catering business. A special use permit is required in the Agricultural/Residential District per Torrey Zoning Law §98.41

Town Law Section 267 Art. 16 All property owner(s) within 500' of property line of land affected by a zoning change must be notified.

Notices sent in June by the Town Clerk

Pennsylvania Lines LLC 650 West Peachtree SE NW Atlanta, Georgia 30308

James Smith 875 Serenity Rd Penn Yan, NY 14527

Jeffrey Jamison PO Box 146 Penn Yan NY 14527

George & Rosa Thompson 867 Serenity Rd Penn Yan, NY 14527

Petruzzello Trust 9 Dummond Place Glen Head, NY 11545

Aris Ganster & Alexandria Depolito 832 Caton Rd Penn Yan NY 14527

Michael Wedgwood 11025 Lake St Pavilion, NY 14525

Robert Harris Etal 73 Norwood Street Geneva, NY 14456

David Peters 4864 60th Street N Kenneth City ,Fla 33709

Gary & Christine Myer 855 Serenity Rd Penn Yan, NY 14527

Culp Trust PO Box 7504 St Mary's, Georgia 31558

Serenity Vineyards 9400 Old Cedar Ave Apt # 247 Minneapolis Minn 55425-2485

Patricia Rockwell appeared on this application. She will be running a small catering business. The kitchen is 15' x 20'. It has a range, oven and sink. She will prepare food to take to events. This will be a low-key operation with no employees, no signage. The NYS Department of Health will oversee that health regulations are being met.

There was no one appearing in support or opposition to this application.

George thanked Ms. Rockwell for her attendance and closed the public hearing at 7:12PM.

Respectfully submitted,

Town of Torrey Zoning Board of Appeals
Regular Meeting
July 6, 2026

Present: George Dowse, Deanne Lamborn, Mary 'Connell

Excused: Chris Hansen Mark Gifford

Others present: Patty Rockwell, Dwight James-Code Officer

George opened the meeting at 7:15PM

Motion by Deana 2nd Mary approving the May minutes carried by all.

Special Use Application- Patricia Rockwell property at 930 Serenity Rd, to operate a commercial kitchen for small catering business. A special use permit is required in the Agricultural/Residential District per Torrey Zoning Law §98.41

Motion by Deanne to accept the application 26-1 of Patricia Rockwell as complete
2nd Mary, carried.

George went to the State Environmental Review process. He read the SEQRA short form questions aloud for members decision.

Motion by Deanne 2nd Mary to accept the completed SEQRA and declare that the proposed action will not result in any significant adverse environmental impacts carried by all.

Deanne offered the following resolution for approval 2nd by Mary,

WHEREAS, as an application SU # 26-1 was received on 5/28/26 from Patricia Rockwell property at 930 Serenity Rd, to operate a commercial kitchen for small catering business in an Ag/Res District per Torrey Zoning 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 July 6, 2026, in the town meeting room at 56 Geneva Street, Dresden, Yates County, New York, at this time information was presented on the applicant's behalf, and

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

WHEREAS, This application involves a Type II action as defined by the State Regulatory for Environmental Quality Review so that no further Environmental Assessment is required, now

THEREFORE, BE IT RESOLVED that the application Special Use # 26-1 of Patricia Rockwell property at 930 Serenity Rd, to operate a commercial kitchen for small catering business in a Ag/Res District is **GRANTED**.

This by Roll call vote Dowse Aye, Lamborn Aye, O'Connell- Aye (3 Ayes 0 Nays)

SUP 26-1 Approved

Motion to adjourn by Deanne 2nd Mary carried at 7:29pm

Respectfully submitted,