Town of Torrey Zoning Board of Appeals
Public Hearing
September 14, 2026

Present; Chairman Mark Gifford, George Dowse, Deanne Lamborn, Mary O'Connell
Excused: Chris Hansen

Others present: Christopher Christensen, Dwight James

Mark opened the public hearing at 7:05PM

Area Variance Application: 26-3 of Christopher & Heather Christensen- property at 1219 Anthony Rd for front set back of 33.5' feet for 50' setback requirement to construct a 8 x 10 deck. An area variance is needed as this application will exceed the maximum front setback for a lot allowed in an Ag/Res District per Torrey Zoning Law, Article XX § 98.42

Town of Torrey Planning Board on July 23, 2026 recommended approval of this application.

Town Law Section 267 Art.*1*6 All property owner(s) within 500' of property line of land affected by a zoning change must be notified.
Notices sent in January by the Code Office

29.68-1-1 John & Dorothy Pfeffer 1191 Anthony Beach Rd. Penn Yan NY
29.68-1-2 Mark & Patricia Pascucci121 Evendale Rd Rochester NY
29.68-1-3 John Ghidiu 1207 Anthony Beach Rd Penn Yan NY
29.75-1-4 Sandra Graf 1211 Anthony Beach Rd Penn Yan, NY
29.75-1-2 Jerome Tarpy 704 Admirals Walk Buffalo, NY
29.75-1-5 John & Rita Zollo 1213 Anthony Beach Rd Penn Yan, NY
29.75-1-6 Shaun & Diedra Kirk 1476 East Victor Rd. Victor, NY
29-59-1-5 Doug & Trudy Rowe 1192 Anthony Beach Rd. Penn Yan, NY
29.67-1-12 Rita Venuti 1177 Anthony Rd Penn Yan, NY
29-67-1-11 Richard & Bonnie Lerman 1202 Anthony Rd Penn Yan, NY
29.75-1-2 & 29.67-1-9 Wm. Gelder 1179 Anthony Beach Rd Penn Yan, NY
29.76-1-4 & 39.02-1-2.11 John Tuller 1241 Anthony Beach Rd Penn Yan, NY
29.67-1-5 & 29.67-1-6 Julie Alford PO Box 172 Penn Yan, NY
29.67-1-8 Rich & Chris Grunberg 1175 Anthony Beach Rd Penn Yan, NY
29.07-1-1 Town of Torrey

Christopher Christensen appeared on this application.
He would like to replace the fiberglass steps in front of his home with an 8 X10 deck.
Deanne inquired where the new steps would be located.
Mr. Christensen stated the steps will be off the north side of deck not towards the road.

In 2024 his new module home was installed and stepped it back from original footprint per Code Officer request. This deck is less of a variance request because of the step back.

Brief discussion on the original location of previous home in relation to the roadside and garage

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There being no one appearing in support or opposition of this application and no further questions from the board members. Mark closed the public hearing at 7:15PM.

Mark thanked Mr. Christensen for his participation on this application.
Respectfully submitted,

Betty Daggett- Sec.

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Town of Torrey Zoning Board of Appeals
Monthly meeting
September 14, 2026

Present; Chairman Mark Gifford, George Dowse, Deanne Lamborn, Mary O'Connell
Excused: Chris Hansen

Others: Christopher Christensen, Dwight James- CEO

Mark opened the meeting at 7:30PM

Minutes of the July meeting –Motion by George 2nd Deanne to approve carried with name correction, carried.

Area Variance Application: 26-3 of Christopher & Heather Christensen- property at 1219 Anthony Rd for front set back of 33.5' feet for 50' setback requirement to construct a 8 x 10 deck. An area variance is needed as this application will exceed the maximum front setback for a lot allowed in an Ag/Res District per Torrey Zoning Law, Article XX § 98.42

Motion by George 2nd Mary to accept application AV26-3 as complete, carried.

Motion by Mark 2nd George to Grant Area Variance 26-3 of Christopher & Heather Christensen 1219 Anthony Road for construction on 8 x 10' deck on the west side of their home carried by all.

Roll call vote: Gifford Aye, Dowse Aye, Lamborn Aye, O'Connell Aye (4 Aye 0 Nays)

Motion to adjourn by Deanne 2nd Bob carried at 7:45PM

Respectfully submitted,
Betty M Daggett – Sec.

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