

Town of Torrey Planning Board February 18, 2013

Meeting called to order at 7:01 PM by Chair Dave Granzin

Members present – Jack Hessney Sam Selwood, Floyd Hoover, Elaine Thiesmeyer,

Excused: Linda Lefko

Motion by Elaine 2nd Sam to accept the minutes of the January meeting carried by all.

New Business: Reviews

Steep Slopes application 01-13 of Mary Richtmyer at 2248 Hansen Spur alteration of property line separating Hansen & Richtmyer parcels to include installation of parking area and corresponding elevation improvement of said boundary line.

Dwight James – CEO elevation of said property line.

After review of application, site plan, and discussion, Elaine made a motion recommending approval of this application, 2nd by Sam, carried by all.

Area Variance application # 05-13 for Webster Martin, property at 1485 Quenan Rd, to install a 14' x 72' single wide mobile home. An area variance is needed as this is not permitted in Zoning.

Mr. Martin would like to place the mobile home on a start up dairy farm he is building for one of his sons on Quenan Rd. He has the dairy barn built already and hopes to have cows after harvest season this year.

Building a permanent home on this property at this time would create a considerable financial hardship for him, more specifically his son, who will be “renting” the property during this start up period.

Sam inquired what length of time before the permanent home would be built, and mobile home removed, Mr. Martin answered about 10 years.

Jack inquired as to when construction on a new home would begin?

Mr. Martin stated 5 to 10 year timeframe to be financially ready to build a permanent home.

Discussion regarding adding a time stipulation to a variance, Elaine concerned the legality issue of adding a time stipulation to a variance.

Motion by Elaine 2nd Sam to recommend approval of this application pending town lawyers opinion on the “validity of this variance with a 5 year stipulation from date of approval”. Carried by all.

Special Use Permit Modification Application # 08-13 for Samuel Zimmerman Oak Grove Woodworking at 2390 Hazard Rd. Mr. Zimmerman would like to remove an existing 36' x 80' workshop and replace with a 60' x 100' commercial steel building. The new structure will require modification of original special use permit due to increased size and new location on site.

Following a discussion on site plan and application, Sam made a motion to recommend approval of this Special Use Permit modification, 2nd by Elaine, carried.

Old Business:

Steep Slopes Application - Town of Torrey would like to place a Salt Storage structure at the Stone pile at 2260 Rt.e 14. A Steep Slopes permit is needed as excavation required for base causing a land disturbance within 50' of an area with a slope of 15% or greater per town law 04/09.

This review was tabled from January meeting when the application was deemed incomplete due to missing information. Jeff Finger –Torrey Highway Superintendent appeared with a site drawing and SEQRA form. Former Code Officer had already issued the permit and Mr. Finger was unaware of a pending steep slopes application process. The Town is not exempt from this type of application process.

Jack read the preliminary site plan checklist A-L and SEQRA

Elaine made the motion to accept the application as complete 2nd Floyd, carried by all

Jack declared the Planning Board as the lead agency on the short form State Enviromental Quality Review Assessment (SEQRA) for unlisted actions. Sam read Part III Impact Assessment.

After careful deliberation on each question the planning board finds the proposed action will not result in any significant adverse environmental impact, therefore declaring a negative findings determination.

This by motion of Elaine 2nd Jack, carried by all.

Sam made the motion to Grant the Steep Slopes application for a Salt Storage building at 2260 Rte. 14 2nd Floyd carried by all.

Land Subdivison Law was adopted by the Town Board February 12, 2013.

Steep Slopes Application, Cheryl Lonie 1939 Perry Point Rd, Code has met with owners rep Roger Raguso and landscape planner. No excavation until detailed information has been submitted to Yates County Soil & Water.

Floyd reported that Ag Advisory Committee has not scheduled a meeting to date.

No further information regarding signs from Jim Rusack NYS DOT,
Clerk contacted Jim and was directed to contact TODS.

Code Officer James stated that he has left messages for contact with NYS TODS (Tourist Oriented Directional Signs) Sign program.

Motion to adjourn by Floyd at 7:50pm 2nd Elaine, carried.

Respectfully submitted,

Betty M. Daggett
Town Clerk