

## Town of Torrey Zoning Board of Appeals

February 1, 2021  
Special Use # 21-1  
Public Hearing

Present: Chairman Chris Hansen, Mark Gifford, Bob Constantine  
Excused: George Dowse

Others present: Roseann Blauvelt, Dan Huntington-Norbut Solar, Dwight James, Code Officer.

Chairman Hansen opened the public hearing at 7:24pm.  
He asked the secretary to note members present.

**Special Use Application # 21-1** of Darlene Smith property at 1720 Rte. 14 to operate a craft brewery in an existing building. A special use permit is required to operate a craft beer operation including food services in the Community Center District per Torrey Zoning § 98.65.

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 to the following by clerk:*

Harold Johnson 889 Rte 54 Penn Yan, NY 14527  
Carl & Mary Nelson 886 Rte 54 Penn Yan, NY 14527  
Peter & Mauve Chapman 875 Rte 54 Penn Yan, NY 14527  
Carol Brown 853 Rte 54 Penn Yan, NY 14527  
Aaron Martin 1748 Pre Emption Rd Penn Yan, NY 14527  
Joseph Ostroski 852 Rte 54 Penn Yan, NY 14527  
Nancy Preziosi PO Box 133 Dresden NY 14441  
Leo J DelRossa 860 Rte 54 Penn Yan, NY 14527  
Mary Henderson 876 Rte 54 Penn Yan, NY 14527  
Cynthia Davis 842 Rte 54 Penn Yan NY 14527  
Mike Garrison 827 Rte 54 Penn Yan, NY 14527  
Paul Perotto – Mr. Twistees 758 Pre Emption Rd Geneva NY 14456  
Dan Higgins – 214 Billsboro Rd Geneva NY 14456  
Mike Kenyon - Dairymans Diner- Box 81 Dresden NY 14441  
Daryl & Nate Daggett Box 82 Dresden NY 14441  
Tim Hansen - 2244 Hansen Pt Penn Yan, NY 14527  
Dresden Commons – Box 188 Dresden NY 14441  
Darlene Smith 4116 Pre Emption Rd Himrod NY 14842  
Village of Dresden PO Box 156 Dresden NY 14441

**Torrey Planning Board** on January 18, 2021 recommended approval of this application.

Darlene Smith appeared on this application. She and her son would like to operate a craft beer brewery in an existing barn at 1720 Route 14. She will run a food service with dining in or take out.

Mr. Gifford questioned her hours of operation listed on her application.  
Her hours of operation will vary with the seasons Tentatively for now 11am-6:00pm.  
Discussed were also the quiet hours in town law 9pm -7am.

Discussion on entrance /exit to Route 14. Present driveway is narrow  
Mrs. Smith stated she is working with DOT for a permit for a second entrance. A second entrance will help avoid hazardous situation of cars stopped on the highway waiting to enter property.

Brief discussion on signage and off premises signage.

Rose Blauvelt is property owner on west side. Her concern was with noise and the earlier discussion, answered her concerns.

With no further discussion or questions on application # 21-1,  
Chairman thanked all attendees and closed the hearing at 7:40PM

Respectfully submitted

Betty Daggett- Sec.

## Town of Torrey Zoning Board of Appeals

February 1, 2021

Regular meeting

Chris Hansen, Mark Gifford, Bob Constantine

Excused: George Dowse

Others present: Darlene Smith, Dan Huntington, Dwight James, Code Officer

Mr. Gifford mad a motion to accept the December minutes 2<sup>nd</sup> Mr. Hansen carried.

**Special Use Application # 21-1** of Darlene Smith property at 1720 Rte. 14 to operate a craft brewery in an existing building. A special use permit is required to operate a craft beer operation including food services in the Community Center District per Torrey Zoning § 98.65.

Motion by Mr. Hansen, 2<sup>nd</sup> Mr. Gifford to accept the application as complete.

Mr. Hansen introduced the Short Form SEQR. He read each question aloud to the members for decision.

Each item was read and a negative finding was determined.

Motion by Mr. Constantine, 2<sup>nd</sup> Mr. Gifford to accept the completed SEQRA and declare that the proposed action will not result in any significant adverse environmental impacts carried.

Mr. Hansen offered the following resolution 2<sup>nd</sup> by Mark,

**WHEREAS**, as a Special Use # 21-1 application was received from Darlene Smith, property at 1720 Rte. 14 to operate a craft beer operation in an existing building. A special use permit is required to operate a craft beer operation including food services in the Community Center District per Torrey Zoning § 98.65. 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 February 1, 2021 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 # 21-1 of Darlene Smith, property at 1720 Rte. 14, to operate a craft beer operation including food services in the Community Center District is hereby **GRANTED**.

**This by roll call vote:** Hansen-Aye, Gifford – Aye, Constantine - Aye  
3 Ayes 0 Nays

Motion to adjourn by Mr. Hansen 2<sup>nd</sup> Mr. Gifford carried at 8:46pm

Respectfully submitted  
Betty Daggett- Sec.