

**Town of Torrey Planning Board April 26, 2021**

Meeting called to order at 7:00 PM by Vice Chairman George Dowse, held in the Highway Garage 56 Geneva Street, Dresden NY due to Covid restrictions.

Present: George Dowse, Floyd Hoover, Ellen Campbell, Robert Miller

Excused: Chairman Dave Granzin

Others present: Lois Hall, Paula Edelmann, Dwight James, Dale Stell, Shawn Ritchie, John Stone, Ashley Champion, Peter & Mary Beth Gamba, Bill Trembeth, Mike Schnelle, Grant Downs, Raymond & Curvin Zimmerman, Jeff Williams, Gary McIntee, John Christensen

Motion by Bob 2<sup>nd</sup> Floyd to accept the minutes of the March meeting carried by all.

**New Business:**

**Area Variance/Steep Slopes application 21-1 Jeff & Linda**

**Williams** 1730 Log Cabin Rd to install tram system from top of slope to bottom at beach. Shawn Ritchie appeared on behalf of the Williams. Mr. Ritchie is with FLX Tram. FLX Trams are the project engineers. No heavy equipment will be used on slope or near lake. Pillars will be driven with jack hammers 6' to 12' into the ground. The system will be aluminum so no corrosion issues.

Brief discussion on design, Floyd with his experience as career welder suggested some design changes in construction of trams. Mr. Ritchie thanked him for his ideas.

Area Variance requested for this project is less than 10'.

Neighbor Alan Raines sent a letter of support of this project he has financial interest in, as it will also benefit his property.

Bob made a motion 2<sup>nd</sup> Ellen declaring this a minor disturbance, exempt from steep slopes review. No SEQRA is required.

Ellen made a motion to recommend approval to the ZBA of this Area Variance, 2<sup>nd</sup> Floyd, carried by all.

**Steep Slopes application: Nathan & Jeannine Meyer** 1707 Log Cabin Rd. Shawn Ritchie FLX Trams presented the application.

There will be no soil disturbance.

Motion by Bob 2<sup>nd</sup> Floyd declaring this a minor disturbance, exempt from Steep slopes review, no SEQRA needed. Carried by all.

**Special Use Application Raymond & Curvin Zimmerman** 2347 Rte 14 would like to operate a business building storage sheds for resale. They are constructing a 74' x 140' building to operate business in.

Storage of completed shed will be an area between building and Long Point Rd.

Discussion about septic and water. Mr. Zimmerman stated they are building on a former barn site; water & septic will be available.

Bob inquired as to height of new 74' x 140' building, Mr. Zimmerman stated 20'

Bob made a motion 2<sup>nd</sup> Floyd to recommend approval of this application to the ZBA, carried by all.

**Special Use Application Modification Michael Schnelle** 846 Rte 14. Would like to relocate his roadway and parking lot for new outside pavilion and eventually future warehouse, tasting room.

Discussion on pavilion design and layout.

On April 22, 2021 Yates County Planning board recommended this application's approval stated this application as presented has a positive countywide impact.

Floyd made a motion to recommend approval of Special Use Modification application to ZBA, 2<sup>nd</sup> Ellen carried by all.

**Norbut Solar Farm SEQRA/Site Plan Review** Hansen Point Rd, John Stone Project Manager, Ashley Champion- Atty. Both represented Norbut Solar appeared on this application. Lead Agency notices were sent out and the time over 30 days has elapsed for response Planning Board is the lead agency in

this review, Mr. Stone stated since last meeting the lot coverage has been reduced to 26%.

Ellen inquired if set backs are included in open space area. Discussion on methodology, utilizes top view looking down.

Discussion on where power will go, Local residents will be able to purchase energy going to the public electric grid. Paula Edelman has a direct view from her porch, she invited Dan Huntington to her property to take pictures from her view, Mr. Stone was unaware of these photos. Mrs. Edelman grew up on this property a grape farm. She opposes turning farmland into commercial.

John Christensen, Chronicle Express stated view shed will impact value of property. Solar farm will depreciate value. Mr. Stone shares Mrs. Edelman's concern. He will bring a view shed photo simulation at broad angle to the ZBA meeting.

Solar is not a permanent use on land. At end of solar panel use the land can be returned to Agricultural.

Discussion on scenic vista areas in town. Bill Trembeth of Fisher Associates stated he received a letter from state historical preservation SHPO. There was a study of visibility for scenic views and structures. None were identified in this area.

#### **Norbut Solar Farm Application SPR # 20-1 SEQRA Review**

As the Planning Board at a previous meeting of Norbut Solar Farm application 20-1 declared itself Lead Agency, following no responses from lead agency notices sent to interested parties.

George introduced the SEQRA Part 2 Long Form Impact assessment and determination review.

George read each of the SEQRA Long Form Part 2 questions aloud to the members for decision, upon completion of the EAF Long Form Part 2 , Floyd made a motion 2<sup>nd</sup> by Bob declaring a negative declaration finding *that the proposed action will not result in any significant adverse environmental impact,*

This by roll call vote:

George Dowse- Aye, Floyd Hoover- Aye, Ellen Campbell -Nay,  
Robert Miller- Aye

Vote carried 3 Ayes-1 Nay noting Chairman Granzin: Absent

**Norbut Solar Farm Application 20-1 Site Plan**

George presented the Site Plan for decision. After a lengthy discussion, Bob made a motion to approve this Site Plan # 20-1 with one stipulation, its approval is contingent upon the Yates County Planning Board Approval, this motion seconded by Floyd

This by Roll Call

George Dowse- Aye, Floyd Hoover- Aye, Ellen Campbell -Nay,  
Robert Miller- Aye Vote carried 3 Ayes-1 Nay

noting Chairman Granzin Absent

There being no further business before the board, Bob made a motion 2<sup>nd</sup> by Ellen to adjourn carried by all at 9:20

Respectfully submitted,

Betty M. Daggett- Sec.