

Town of Torrey Zoning Board of Appeals  
Public Hearing  
July 7, 2025

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

Others present: Josh Williamson, Marvin Zimmerman, Kay Benesh, Dwight James- CEO

Mark opened the public hearing at 7:06

**Height Area Variance** application # 25-2 of Josh Williamson, property on City Hill Rd. TM # 64.01-1-19.1 to construct an accessory building with a mean height of 18'6". An area variance is required as this structure will exceed the maximum 14' height allowed in an Agricultural District in the Town of Torrey.

Town of Torrey Planning Board on June 16, 2025 recommended approval of this application

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.

Clerk sent notices to

Linda Collins TM# 64.01-1-17 633 City Hill Rd. Penn Yan, NY 14527

Alan & Rachel Doan TM# 64.01-1-18 629 City Hill Rd. Penn Yan, NY 14527 Frank & Linda Francisco TM# 64.01-1-2.11 620 city Hill Rd. Penn Yan, NY 14527

Mark & Kathleen Benesh TM# 64.01-1-3.2 600 City Hill Rd. Penn Yan, NY 14527

David & Toby Bond TM# 64.01-1-4 590 City Hill Rd. Penn Yan, NY 14527

Seneca Lake Duck Hunters Assoc. TM# 52.03-1-7 PO Box 15 Dresden, NY 14441

Raymond & Etta Zimmerman TM# 64.01-1-6.112 2456 SR.14 Penn Yan, NY 14527

Arthur & Arlene Zimmerman TM# 64.01-1-15 2375 Hazard Rd. Penn Yan, NY 14527

Josh Williamson appeared on his application. This is an accessory building that he added trusses to for more storage adding the extra height. Following this build he plans on building his home on this property and will store building materials in this accessory structure during the home construction.

Kay Benesh of City Hill Rd, a neighbor to this property, inquired if this was going to be a business operation. Mr. Williamson stated no it will be his home. Discussion as to why the accessory structure is being built first and where is the home to be built on the property.

Mr. Williamson explained the plans for his property, the assessor building is for storage, asked about the use of the upstairs in this structure, will it have living quarters,

Mr. Williamson said no living quarters in the assessor building. The house will be built at a later time on the east side of property.

No one appeared to speak in support or opposition of this application,

Mark thanked Mr. Williamson for his attendance at this hearing, and then moved on to the next application

**Special Use Modification** application # 25-2 of Marvin & Harold Zimmerman DBA Pine Ridge Tire & Automotive, 2857 Rte. 14 to construct a 25' x 65' addition to northside of existing building, expanding the work area of business. An application for modification is required, as the original footprint of Special Use Permit # 17-14 at 2857 Rte. 14 will be increased .

Yates County Planning Board on May 29, 2025 recommended approval as this application has no countywide impact.

Town of Torrey Planning Board on June 16<sup>th</sup>, 2025 recommended approval of this application.

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.

Clerk sent notices to

Wilmer Hoover TM# 76.01-1-6 2850 Rte 14

Arthur & Arlene Zimmerman TM # 76.01-1-5 2901 Rte 14

Aaron Ray Martin TM # 76-01-1-4.2 2811 Rte 14

Aaron Martin TM# 76.01-1-4.1 2755 Rte 14

Cuki Holdings LLC TM # 76.01-1-7 2770 Rte 14

Marvin Zimmerman state the need for this addition is that his business is growing and needs 3 more work bays & lifts. The building meets all the setback, drainage, runoff, parking requirements.

With no further questions by the board and no one in attendance desiring to speak in support of opposition of this application, Mark thanked Mr. Zimmerman for appearing and closed the public hearings at 7:20pm.

Respectfully submitted  
Betty Daggett- Sec.

Town of Torrey Zoning Board of Appeals  
Monthly meeting  
July 7, 2025

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

Others: Josh Williamson, Marvin Zimmerman, Kay Benesh, Dwight Jame

Mark opened the meeting at 7:25PM

Minutes of the April meeting – Motion by Deanne 2<sup>nd</sup> George to approve carried  
June Minutes - Motion by Deanne 2<sup>nd</sup> Mark carried, George abstained.

**Height Area Variance** application # 25-2 of Josh Williamson, property on City Hill Rd. TM # 64.01-1-19.1 to construct an accessory building with a mean height of 18'6". An area variance is required as this structure will exceed the maximum 14' height allowed in an Agricultural District in the Town of Torrey.

Deanne made the motion, 2<sup>nd</sup> by Bob to accept the application as complete, carried.

Discussion on the building height and location does not interfere with viewshed as, one side of property is woods and the other is a cemetery.

Motion to approve this Height Area Variance # 25-2 by Deanne 2<sup>nd</sup> George,  
Roll call vote, Gifford Aye, Dowse-Aye, Constatine Aye, Lamborn- Aye  
Height Area Variance # 25-2 Is **GRANTED**

**Special Use Modification** application # 25-2 of Marvin & Harold Zimmerman DBA Pine Ridge Tire & Automotive, 2857 Rte. 14 to construct a 25' x 65' addition to northside of existing building, expanding the work area of business. An application for modification is required, as the original footprint of Special Use Permit # 17-14 at 2857 Rte. 14 will be increased.

Motion by Bob 2<sup>nd</sup> George to accept the application as complete carried.

Mark presented the SEQRA Part 2 Short Form

Motion by Bob 2<sup>nd</sup> George declaring the Town Planning Board as lead agency in this review.

Mark read each question on the review aloud for board members decision. A negative finding was determined.

Motion by Deane 2<sup>nd</sup> George to accept the completed SEQRA and its negative declaration that the proposed action will not result in any significant adverse environmental impact, carried by all.

Motion by Bob to GRANT Sup Mod. # 25-2 was 2<sup>nd</sup> by George without stipulations, this by roll call vote:

Gifford Aye, Dowse-Aye, Constatine Aye, Lamborn- Aye ( 4 Ayes 0 Nays)

Motion to adjourn by Deanne 2<sup>nd</sup> George carried at 7:40PM

Respectfully submitted,  
Betty M Daggett – Sec.