

Planning Board – September 18, 2017

Meeting called to order at 7:00PM by Vice Chair Floyd Hoover

Present: Floyd Hoover, Linda Lefko, Elaine Thiesmeyer, Daniel Hoover

Excused: Dave Granzin- Chair

Audience: Marvin & Harold Zimmerman, Robert Brenner, 2 Verizon Reps, Dwight James- Code Officer

Vice Chairman Floyd Hoover called the meeting to order at 7:00PM

Secretary noted members in attendance.

New business:

Sub Division Review # 17-7 of Marvin Zimmerman of 2901 Rte. 14, Town of Torrey. He would like to operate a business on land from his father Arthur Zimmerman owns. His father is willing to sub divide 2.045 acres from the 129. acre parcel for his new business.

Motion by Linda 2nd Elaine to approve this minor subdivision # 17-7, carried.

Site Plan Review # 17-7 Marvin Zimmerman would like to operate a car and truck repair business in an Ag/Res District. He explained the plans for his business, parking and future parking if needed.

Vice Chairman declared the Planning Board as Lead Agency on the SEQRA Impact assessment and determination review..

Floyd read the SEQRA short form questions to the members for decision, on each item a negative finding was determined.

Motion by Floyd 2nd Linda to accept the completed SEQRA and its finding a negative declaration, *that the proposed action will not result in any significant adverse environmental impacts*. Carried by all.

Motion by Elaine 2nd Daniel to approve Site Plan # 17-7 as presented, carried.

Special Use App # 17-14 Marvin Zimmerman of 2901 Rte 14 Town of Torrey would like to operate a car and small truck repair business.

A special use permit is required per Torrey Zoning Law §98.41(m) for retail sales in an Ag/Res District.

Asked if they will repair large trucks (Semi/ tractor trailers) Mr. Zimmerman said not at this time. They agreed they would have to contact the Code Officer if they wish to repair larger vehicles such as semi's and dump trucks. They plan to construct. 4 bay garage 45' x 100' at the north end of property.

Motion by Elaine 2nd Daniel to recommend approval of the Special Use application # 17-14, carried.

Site Plan application 17-4 Bell Atlantic dba Verizon to construct a 150' mono cell tower pole at 975 Carlson Rd Town of Torrey.

Representing Verizon was Robert Brenner of Nixon Peabody Law Firm

Mr. Brenner explained the proposed cell tower pole with lighting rod, cement base, site building, fencing.

After a discussion it was agreed to table their decision until October 16th meeting this would follow the County Planning board review of this site on September 28th.

Area Variance # 17-19 of Bell Atlantic dba Verizon Wireless to construct a 150' self- support wireless telecommunications tower mono pole with 4' lighting rod on property of Fox Run Vineyards 975 Carlson Rd, Town of Torrey. An area variance is required due to the height of said tower per Torrey Zoning Law in an Ag District.

Mr. Brenner submitted an in depth report on site, view of site from all angles and distances, area of coverage, land impacted.

The site is located ½ mile from NYS Route 14 and Angus Roads.

Verizon shares a co-location policy with other providers and emergency services. If in the future this tower becomes obsolete it will be removed completely.

Motion by Linda 2nd Elaine to recommend approval of this area variance # 17-19, carried.

Area Variance # 17-18 of Stephen Allen 1694 Long Point Beach to construct a 12' x 20' deck on the southside of his home which does not meet side setbacks per Torrey Zoning Law in an Ag /Res District.

Mr. Allen did not appear on this application. Members agreed that the application was incomplete, motion by Linda 2nd Daniel, lack of information..

Dwight spoke of zoning code revision. He has been made aware of the towns outdated law regarding mobile homes. He quoted state laws regarding mobile homes and fair housing, that the town cannot discriminate. He took this to the Town Board last week and they made a motion that carried asking the Planning Board to revise or redraft a new mobile home law for the town.

Old Business: Comp Plan prioritizing has been tabled.

Solar Laws- At the May meeting the Town Board made a motion which carried, to have the Planning Board draft a Solar Panel Regulations.

Motion by Floyd 2nd Daniel to adjourn carried at 8:15PM

Respectfully submitted
Betty Daggett