

Town of Torrey Zoning Board of Appeals  
Public Hearing  
December 3, 2018

Present: Chairman Chris Hansen, Tony Cannizzaro, Mark Gifford  
Excused: Marty Gibson

Others Present: George Dowse, Dwight James, Code Officer

Chairman Hansen opened the public hearing at 7:03. He asked the secretary to note all members present.

**Area Variance # 4-18 for Lot Line Adjustment- Peter & Stephanie Komarek 1841 Perry Pt Road4**

*Secretary please make a note in the minutes that written notice of this Hearing was sent to the following property owners directly affected by SUP # 4-18*

Granzin Trust 1839 Perry Pt Road Penn Yan 14527  
Binghamton Boat Club 440 E Benita Blvd Vestal NY 13850  
George & Pamela Dowse 1847 Perry Pt Road Penn Yan, NY 14527  
Bud & Peggy Stenzel 1853 Perry Pt Road Penn Yan, NY 14527  
Todd & Karen Cerino 47639 rhyolite Place, Potomac Falls Va 20165  
John & Joan Pipher 1261 Lowman Rd, Lowman NY 14861  
Scott & Lisa Reinard 171 Perry Pt Road Penn Yan, NY 14527  
Amy Lundgren 1909 Perry Pt Road Penn Yan, NY 14527  
James & Jeanine Lightfoote, 1868 Perry Pt. Penn Yan, NY 14527

**STATEMENT OF THE CASE**

This Public Hearing has been called upon the Area Variance application # 4-18 of Peter & Stephanie Komarek 1841 Perry Pt Road Town of Torrey. The Komareks would like a lot line adjustment to sell a easement area to their neighbor. A variance is required as both properties are non-conforming lots in the Ag/Res District per Torrey Zoning Law..

*Our Board has given copies of the written materials on this matter for review and recommendation to the Town Planning Board.*

*Torrey Planning Board recommended approval of this application 11/19/18.*

George Dowse presented the case on behalf of Mr Komarek. The easement is Mr. Dowse's access into his property and garage. The Komareks do not use the easement as they have a black top driveway leading to their home. They are planning on putting their home on the market. Mr. Dowse is concerned that next owners will install a fence limiting his access to his property and garage. With the lot line adjustment the buildings will still meet setback requirements. Lot line will move 30' at road and 23' at top pf bank. The easement does not go to the lake.

His plans are to remove bushes and widen entryway of driveway if this variance is approved.

Bud & Peggy Stenzel 1853 Perry Pt Rd appeared in support of this application. They questioned why the need for variance. Lots are already grandfathered.

Mr. James stated the lots are preexisting non-conforming.

What happens to the Right of Way??

Mr. James stated when the lot line is adjusted the easement will no longer exist.

No one spoke in opposition of this application.

There being no further discussion Chris closed the hearing on this application at 7:17pm.

Respectfully Submitted,  
Betty Daggett  
Sec.