

Town of Torrey Planning Board October 21, 2013 February 18, 2013

Meeting called to order at 7:01 PM by Chair Dave Granzin

Members present – Jack Hessney, Sam Selwood, Floyd Hoover, Elaine Thiesmeyer, Linda Lefko

Due to many reviews before the board the committee reports were tabled.

New Business: Reviews

Steep Slopes application 56-13 of Kimberly Holtzman 2007 Perry Point Rd, Dwight James – CEO submitted a large map of the property to help with review.. William Grove represented Ms. Holtzman, and is the engineer of the site plan on this project. He presented the project, a three bedroom cottage. Perk test were performed and the septic design has been submitted to the Dept. of Health.

The excavation will be 20’ into the slope from the pin. Rear wall of structure, regarding the flat part that rolls up to the bank, they will do a sheer cut on the back bank and the rear wall will be a structural retaining wall backfilled with 12 ft. of soil on one corner. Grading was discussed.

The present driveway will be graded minimal. Tile (two pipes will be installed) around the home will address runoff from bank and discharge at shore above high water mark. Foundation footer drain will discharge at the shore splash pad, and the other pipe will collect the eaves trough and discharge below also. The house will be located at a lower level, the peak of the house will be 9” higher than top of bank before it drops off. Bank is 506 elevations, the lower elevation is 476, a 30’ drop.

Dave noted that a page is not completed with signature of excavator. He requests that the contractor (City Hill Excavating) sign the application.

Dave then read the SEQRA short form, the board carefully considered each item. It was determined that this proposed action will not result in any significant adverse environmental impact. Thus a negative findings declaration on the SEQRA..

Elaine made a motion recommending approval on condition that the excavation contractor sign the application ASAP , 2nd by Floyd , carried by all.

Area Variance application # 56-13 of Kimberly Holtzman 2007 Perry Point Rd. for a height variance.

The proposed height of her house will be 33’ therefore requiring a 5’ variance.

Motion by Elaine 2nd Sam, that this variance is not substantial and recommends approval of this application, carried by all.

Area Variance application # 51-13 of Hillard & Nancy Sarver 1280 Arrowhead Beach Rd. need a side setback variance of 1.7 ft. to place a set of steps from his home closer to lot lone than allowed.

Jack was concerned with runoff into lake from the holes dug for steps. This will be poured concrete and the dirt will be used for backfill.

Motion by Elaine 2nd Sam to approve this application as it is not a substantial request, carried.

Area Variance Application # 43-13“ John & Esther Earle 2770 Route 14, to exceed maximum square footage on signage, at their 3 business location. Will take down a grandfathered business sign and replace with new Warthog Cidery sign. He removed Earle estates sign and will add a banner to the bottom of the other sign. He request a variance of 2.5’

Motion by Linda, 2nd Floyd to approve this application, carried.

Area Variance Application # 55-13 Scott Lockwood 1291 Flint Rd, needs a side setback variance of 2' for his home. He would like to construct a building closer to side lot line than allowed in Torrey Zoning. Is overhang would be 2' closer than allowed.

After reviewing the application the board concurred this 2' overhang would not impede the neighbors view or cause a hardship. Motion by Elaine 2nd Sam, to approve this application, carried.

Discussed zoning law changes. Dave will send the revisions to the clerk so that the changes may be reviewed and public hearing called for by the Town Board
Motion by Dave 2nd Elaine carried.

Discussed the need to insert written permission statement by owner on applications. This permission will allow town officials permission to come and inspect application site prior to review or hearing.

A benefit for the applicant to allow the board members to visit site prior to hearings for a better understanding of the property. Land contour and possible impact on neighboring properties could be considered on site. Dwight will look up a draft on permission wording.

Motion to adjourn by Linda, 2nd Elaine carried at 9:15pm.