

Town of Torrey Zoning Board of Appeals  
Public Hearing  
August 7, 2023

Present; Robert Constantine Chairman, Chris Hansen, George Dowse  
Deanne Lamborn, Mark Gifford  
Others Present: Jeff Jamison

Bob opened the public hearing at 7:00PM.

**AV 23-4 Area Variance** application of Jeffrey Jamison 822 Caton Rd to construct a 32' x 48' pole barn that height exceeds 14' maximum average height allowed for an accessory structure per Torrey Zoning Law § 98.21 A-1 in an Ag/Res District

Town of Torrey Planning Board on July 17, 2023 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. *Notices sent 7/25/23*

Rohit & Grace Mirchandani  
Red Cottage Trust  
Mr. Mrs. William Brown  
Mr. Richard Putzig  
David & Vanessa Goff  
Henry & Anna Zapasnik  
Donald & Donna Aldred  
Barbara Dalton  
Joanne Petruzzello Trust  
Robert & Harolyn Johns  
Henry & Nola Cyphert  
Dennis Wedgwood et al  
Michael Wedgwood  
Robert Harris Etal.  
David Peters  
Fox Run Vineyards

Mr. Jamison presented his application.

He would like to build a structure tall enough to store his boat on trailer and RV, both measuring @ 11.5' high. The height of his vehicles necessitates the need for a 12' garage door opening.

There was no one appearing to speak in support or opposition of AV 23-4.

Clerk received a call from Joanne Petruzzello property owner to the west of the Jamison property. Mrs. Petruzzello was concerned on location of Mr. Jamison's structure encroaching her land. Clerk informed her the proposed structure to be built on the south side of Mr. Jamison's residence.

The code office when issuing a building permit will need proof on plan drawings showing setbacks are met which would address any encroachment issues.

She presently has residents encroaching on her property on the west side of Caton Road Ext. She will address that with the code officer.

Board members visited the property prior to meeting, Bob inquired if the stakes onsite were for the building. Mr. Jamison replied it was.

Bob then stated that the location of building will not impede any nearby view of the lake as the railroad is located on the east side of proposed structure.

There being no further questions from the members, Bob closed the hearing at 7:15 PM

Respectfully submitted,

Town of Torrey Zoning Board of Appeal  
Regular meeting  
August 7, 2023

Present; Robert Constantine Chairman, Chris Hansen, George Dowse, Deanne Lamborn, Mark Gifford

Others Present: Jeff Jamison

Bob opened the meeting at 7:16PM.

Motion by Chris 2<sup>nd</sup> Deanne to approve the November 2022 minutes, carried.

Motion by Bob 2<sup>nd</sup> Deanne to approve June meeting minutes carried.

Motion by Chris 2<sup>nd</sup> Bob to approve July minutes, carried.

**New Business:**

Area Variance application # 23-4 of Jeffrey Jamison 822 Caton Rd to construct a 32' x 48' pole barn that height exceeds 14' maximum average height allowed for an accessory structure per Torrey Zoning Law § 98.21 A-1 in an Ag/Res District

Motion by Chris to accept application AV 23-4 of Jeffrey Jamison property at 822 Caton Rd. 14 as complete 2<sup>nd</sup> George, carried by all.

The Zoning Board of Appeals shall balance the benefit to the applicant with any detriment to the health, safety welfare of the community.

Bob went through the 5 points of consideration for granting an area variance, reading and asking for decision on each.

Board members agreed that this application met 4 of the 5 criteria questions.

The 5th being "whether the difficulty necessitating the area variance is self-created" The board concurred in their decision to grant, it would allow reasonable use of the land in question with minimal impact to neighbors or environment.

Motion by Chris to **Grant** Area Variance 23-4 2<sup>nd</sup> Mark

Bob offered the following resolution:

**WHEREAS**, as an application AV 23-4 Area Variance application of Jeffrey Jamison 822 Caton Rd to construct a 32' x 48' pole barn that height exceeds 14' maximum average height allowed for an accessory structure per Torrey Zoning Law § 98.21 A-1 in an Ag/Res District and was filed with the Town of Torrey Zoning Board of Appeals (hereinafter ZBA) and,

**WHEREAS**, after due public notice of such, a public hearing on said application was held by the ZBA on August 7, 2023 in the town meeting room at 56 Geneva Street, Dresden, Yates County, New York, at this time information was presented on the applicant's behalf, and

**WHEREAS**, at said hearing all desiring to be heard were heard, and

**THEREFORE, BE IT RESOLVED** that the AV 23-4 Area Variance application of Jeffrey Jamison 822 Caton Rd to construct a 32' x 48' pole barn that height exceeds 14' maximum average height allowed for an accessory structure per Torrey Zoning Law § 98.21 A-1 in an Ag/Res District is **HEREBY GRANTED**

**Roll call vote: Bob Constantine – Aye Chris Hansen – Aye Mark Gifford – Aye**

**Deanne Lamborn -Aye George Dowse – Aye 5 AYES 0 Nays**

There being no further business before the board Bob adjourned at 7:33PM

Respectfully yours,