

Town of Torrey Zoning Board of Appeals
Public Hearing
May 4, 2026

Present; Chairman Mark Gifford, George Dowse, Deanne Lamborn, Chris Hansen
Mary O Connell

Others present: Ezekiel Haines, Dwight James- CEO

Mark opened the public hearing at 7:10PM

Height Area Variance application # 26-2 of Ezekiel Haines 2599 Flynn Road, TM # 63.03-1-4
To build a pole barn with the average height of 18'4". A 31% height variance.

An area height variance is required as this structure will exceed the maximum 14' height
allowed for an accessory structure in an Agricultural District in the Town of Torrey.

Town of Torrey Planning Board on April 20, 2026 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:

Donald & Chastity Green TM # 63.03-1-6 2521 Flynn Rd Penn Yan, NY 14527

Flynn Family Irrevocable Trust TM # 63.03-1-1 TM# 63.03-1-3 TM# 63.03-1-9

Flynn Family Irrevocable. 2621 Flynn Rd. Penn Yan, NY 14527

Debra Westfall Bailey TM# 63.03-1-5 2547 Flynn Rd Penn Yan, NY 14527

Robert Gilbert TM# 63.03-1-5 2590 Flynn Rd Penn Yan, NY 14527

Ezekiel Haines appeared on his application. This is a pole barn he plans on building at
his residence so he can repair his vehicles. He would like to install a lift to raise the
vehicles for easier access.. The walls will be 15' with a 4-12 pitch.

Mark inquired if this pole barn will be for personal use or business,
Mr. Haines stated his own personal use.

Deanne inquired as to how oils and liquids from vehicles will be disposed of.

Mr. Haines stated he isn't going to just let it run into the ground, he has a friend in the
automotive repair business where he will dispose of waste oil and liquids.

George inquired if the shop will have floor drains, Mr. Haines said it will not.

Deanne asked where the septic is located. Mr. Haines stated the septic is closer to the
house.

Asked if he had a storm run off plan, Mr. Haines stated no, it will be normal building
runoff.

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

Mark thanked Mr. Haines for his attendance, and closed the public hearing at 7:25pm

Respectfully submitted,

Town of Torrey Zoning Board of Appeals
Monthly meeting
May 4, 2026

Present; Chairman Mark Gifford, George Dowse, Deanne Lamborn,
Chris Hansen, Mary O'Connell

Others: Ezekiel Haines, Dwight James

Mark opened the meeting at 7:26PM

Minutes of the April meeting –Motion by Deanne 2nd George to approve carried.

Height Area Variance application# 26-2 of Ezekiel Haines 2599 Flynn Road, TM # 63.03-1-4
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An area height variance is required as this structure will exceed the maximum 14' height
allowed for an accessory structure in an Agricultural District in the Town of Torrey.

George made the motion, 2nd by Deanne to accept the application as complete, carried.

Discussion on the building's height and location that it does not interfere with viewshed.

Mark noted on application it stated 3' 4" variance requested, Dwight James stated how they
came up with the 4'4". Mr. Haines said that was an error on the application it should read 4"4"

Mark went through the 5 criterion for considering the area variance.

Motion to approve this Height Area Variance # 26-2 of Ezekiel Haines by Chris 2nd Mary,
With one stipulation. This pole barn is for personal use only not a business.

Roll call vote, Gifford Aye, Dowse-Aye, Aye, Lamborn- Aye, Hansen-Aye, O'Connell- Aye
(5 ayes 0 Nays)

Height Area Variance # 26-2 Is **GRANTED with the following stipulation**

1. This pole barn is for personal use only, not a business.

There being no further business before the board,

Motion by Mark 2nd Chris to adjourn, carried at 7:30PM

Respectfully submitted,