

## **Town of Torrey Planning Board July 15, 2013**

Meeting called to order at 7:00 PM.

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

Absent: Tim Hansen

Minutes from the June 17, 2013, moved by Elaine, seconded by Sam. were accepted unanimously.

**Ag Committee- No report**

**County PB – No report.**

**Hydrofracking- No report**

**Comp Plan Review** –Tabled for committee meeting

**Recommended Law changes-** Tabled to September meeting.

**Wastewater Law-** Tabled for committee meeting

Old Business: Suburban Propane has purchased the Star Gas property at 1630 Rte 14.

In February the parking of the delivery trucks was reported inside the fence with the many smaller tanks and the 30,000 bulk tank. Code contacted Suburban rep to come in and file an application to modify existing permit. This application was withdrawn as this site has a use variance. Town attorney contacted for opinion. The issuance of the Use Variance was an awful decision. Erroneously issuing a building permit is not a basis for granting a use variance regardless of expenditures made by the property owner. This use variance allows for the bulk storage of propane in a 30,000 gallon tank, nothing more. The applicant would have to seek a special use permit if allowed in this district.

Planning Board would need more information from Suburban Propane within 60 days. Code will contact rep and relay request.

Application 34-13 Area Variance of Ken Campbell, 1278 Arrowhead Beach Rd. Mr Campbell would like to remove a small shed and carport and replace with a 24' x 24' woodtex garage. An area variance is needed due to proposed lot coverage exceeding the 20% maximum lot coverage allowed in a Ag/Res District. Mr. Campbell is requesting a 9% variance. Road set backs were discussed.

Motion by Elaine, 2<sup>nd</sup> Dave to recommend approval of this application.

Application 2-13 Steep Slopes application of Robert Kase dba Kaycee Properties - Perry Point Rd Map ID # 52.48-1-5 ( as there are no structures on this property there is not an address assigned).

Mr. Kase would like to construct a 4' tall block retaining wall at the lakeside end of his driveway. He will fill this blocked area with gravel to create a pad to park his camper on. After a review and discussion on this application, Dave made the motion 2<sup>nd</sup> Sam, to deny this application due to lack of information. Page 2 needs further explanation to the N/A answers, Map not complete, lack of storm water management plan, SEQRA form -question 7. answer .000002 acres incorrect. Code will contact Mr. Kase.

Discussion on vacation rentals within the Town. List was given to code officer to help in identifying properties. A list from the county will also be used.

Motion to adjourn made by Elaine 2<sup>nd</sup> Sam carried at 8:25PM

Respectfully submitted,