

Planning Board – October 16, 2017

Meeting called to order at 7:02PM by Chairman Dave Granzin.

Present: Dave Granzin, Floyd Hoover, Linda Lefko, Elaine Thiesmeyer, Daniel Hoover

Audience: Fred & Ruby Zimmerman, 2 Verizon Reps, Dwight James- Code Officer

Chairman called the meeting to order at 7:02 PM

Discussion on September minutes, Dave would like the bold heading on each item, and a site plan was lacking an application #.

Motion by Linda 2nd Elaine to accept the minutes with these corrections carried.

New business:

Signage Area Variance Fred Zimmerman, property at 1720 Rte 14, Town of Torrey. He would like to remove existing “Viking Motel” sign on the north side of his newly sided barn near intersection of Rte 14 and 54. He would like to sell the space for advertising maybe a local business. The present sign is 24’ by 24’.

The barn previously had a small business in the lower section, the barn is vacant now. Renting out the space will help him defray cost of taxes and maintenance.

Discussion on signage law, onsite and off-site sizes. NYS DOT has signage department that Mr. Zimmerman will have to apply to for a permit.

NYS DOT will not issue a permit to a property that has a variance.

Daniel gave Mr. Zimmerman contact information for signage permits.

Mr. Zimmerman would like to go through NYS sign permitting process before continuing with the area variance application.

Motion by Dave 2nd Linda to table this application until Mr. Zimmerman contacts the code officer to proceed with his application review. Carried.

Site Plan Review- 17- Verizon Wireless Cell Tower 975 Carlsen Rd. Town of Torrey. Robert Brenner and Kris Boise, representing Verizon presented the site plan. Discussion on silt fencing needed, and inquiry on tree removal.

The board concurred it is important to retain as many trees as possible on site.

Discussed the view of tower from neighboring properties.

Due to the higher elevation and set back of site, view from Route 14 corridor is limited. Woods, Gully and agricultural farm land bounding other three lot lines.

A 25 year lease planned, also there is a deconstruction plan also if tower becomes obsolete from changing technology.

When updating/changing equipment the code officer will be notified.

Discussion on Federal laws and regulations which over rule local laws sec D page 3, Discussion on need of silt fence running north to south on east side of construction.

Chairman declared the Planning Board as Lead Agency on the SEQR Impact assessment and determination review.

Dave read the SEQRA short form questions to the members for decision, on each item a negative finding was determined.

Motion by Linda 2nd Floyd to accept the completed SEQRA and its finding a negative declaration, *that the proposed action will not result in any significant adverse environmental impacts*. Carried by all.

Motion by Dave 2nd Linda to approve the site plan, carried. with the following stipulations:

1. More silt fence be added on the east side of project
2. Retain as many trees on site as possible

Old Business:

Comp Plan Prioritizing- Tabled

Solar Panel Regulations- Town Board request Planning Board to draft (9/12/17) Discussion on local solar laws. Jerusalem denied a solar farm project because the electricity was not used where produced. (Clearview Solar Farm) Use Seneca format, and purpose. Need upfront definitions. Members will bring ideas & changes for next month's meeting.

Zoning Code Revision- Dwight will get regulations regarding mobile homes from other townships to use as models for Torrey's drafting.

Motion to adjourn made by Dave 2nd Floyd at 8:20PM carried.

Respectfully submitted
Betty Daggett