## Town of Torrey Zoning Board of Appeals Public Hearing April 3, 2023

Present- Chairman Robert Constantine, George Dowse, Deanne Lamborn, Mark Gifford Excused: Chris Hansen

Others present: John Cowell, Dwight James- Code Officer

Bob opened the public hearing at 7:01

**Area Variance 23-1** application of John Cowell 903 Serenity Rd to combine three contiguous parcels into 2 parcels and move the lot line. An Area Variance is needed as the final parcels created will not meet the lot line dimensions schedule per Torrey Zoning § 98.42 in an Ag/Res District.

Town of Torrey Planning Board on March 20, 2023 recommended approval of this application contingent on setbacks being met with septic system on new parcel.

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 March 20<sup>th</sup> by the Clerk.* 

Kenneth McClure 891 Serenity Rd Penn Yan, NY 14527 William & Nancy McGowan 895 Serenity Rd Penn Yan, NY 14527 Barbara Smith 9400 Old Cedar Ave S Apt 242 Bloomington MN 55425 Chester & Mary Briggs 915 Serenity Rd Penn Yan NY 14527 Kyle Jensen & Devin Broadwell 876 Davy Rd Penn Yan, NY 14527 Edward & Jennifer Clarke 152 Rock Canal Rd Havertown, Pa 19083 Terry & Kathy Jamison 4233 Cavehill Rd. Spray Hill Fla 34606 Donna Cary & Roger McKenzie 901 Serenity Rd Penn Yan NY 14527 David Theismeyer 12 Orchard Lane Penn Yan, NY 14527 Don Sottile & Sharon Tyler 2000 North Ave Penn Yan, NY 14527 Thomas Patrick 1540 Rte 14 Penn Yan, NY 14527 Kevin & Allison Beck 926 Davy Rd Penn Yan, NY 14527

John Cowell 903 Serenity Rd presented his application. He would like to downsize. He owns three contiguous parcels; one is his residence. He would like to combine two lots into one parcel to sell and move the lot line 61.8 ft to increase the size of his residence parcel. The addition of land would allow more lawn space for his family activities. He has a shed on the parcel which will be removed.

Discussion on parcel to be created and meeting setback requirements for septic system. Mr Cowell will have engineer make the adjustments allowing more footage to meet setbacks. He will have new drawings for next month's meeting.

There being no one present to speak in support or opposition and no further questions from the board, Bob closed the public hearing at 7:30pm.

Respectfully submitted, Betty M. Daggett- Sec

## Town of Torrey Zoning Board of Appeals Regular Monthly Meeting April 3, 2023

Present- Robert Constantine- Chairman, George Dowse, Deanne Lamborn, Mark Gifford

Excused: Chris Hansen

Others present: John Cowell, Dwight James- Code Officer

Bob opened the monthly meeting at 7:35pm

Motion by George 2<sup>nd</sup> Mark to approve the minutes of the March meeting carried.

Area Variance application 23-1 of John Cowell. Per the recommendation of the planning board, Mr. Cowell is having his engineer redesign the plans to allow more setback space and will submit the new design at the May meeting.

Deanne made a motion to table Mr. Cowell's review until May meeting and more information is presented,2<sup>nd</sup> by Mark, carried.

There being no further business before the board, Bob made a motion to adjourn at 7:40 that was 2<sup>nd</sup> by George, and carried.

Respectfully submitted

Betty M Daggett