

Town of Torrey Zoning Board of Appeals  
Public Hearing  
November 4, 2024

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

Others present: Ryan Horning, Galen Zimmerman, Dwight James- CEO

Mark opened the public hearing at 7:15

Special Use application # 24-3 of sales and manufacturing woodworking business in a 5400sq' building to be constructed on premises. A special use permit is needed to operate a woodworking business in an Ag District per Torrey Zoning Law 98-33.

Yates County Planning Board on September 26,2024 recommended that this area variance has no countywide impact.

Town of Torrey Planning Board on October 21, 2024 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

Kervin Zimmerman 780 Ridge Road Penn Yan NY 14527

David F Schiek 1473 Johnson Rd Penn Yan NY 14527

Titus & Lois Zimmerman 780 Ridge Rd Penn Yan NY 14527

Kathy Guenther 965 Crowsnest Rd Penn Yan, NY 14527

James & Stacie Hillmiere 918 Crowsnest Rd Penn Yan NY 14527

Mike & Carol Rusinko 880 Crowsnest Rd Penn Yan, NY 14527

Steve & Roseann Sauder 1013 Ridge Rd Penn Yan, NY 14527

Guy Christiansen 14698 Quenan Rd Penn Yan, NY 14527

Ryan Horning presented his application. He would like to operate a kitchen cabinet business on his property. He is planning on constructing a 5400 sq' building to operate in. No public hours. He will also have sales room for his furniture.

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

Steven Sauder 1013 Ridge Rd contacted the town clerk by phone as he is unable to attend hearing. Clerk relays his support of the application 24-3.

Deanne asked if there is adequate driveway and turn around to accommodate tractor trailers delivering supplies.

Mr. Horning has a large driveway and turnaround area for deliveries.

Mark asked about stormwater runoff and how it will be controlled. There is a diversion ditch on the property that runoff will be directed to.

There being no further question on this application, Mark went on the next application.

Special Use Modification 24-4 of Galen Zimmerman property at 1540 Rte. 14 to construct a new building on premises to operate a new business for equipment repair and rehabilitation. A modification to an existing special use permit is needed as the original footprint is being enlarged by another business operation per Torrey Zoning Law 98.33K

Yates County Planning Board on September 26, 2024 recommended that this area variance has no countywide impact.

Town of Torrey Planning Board on October 21, 2024 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:

Moses & Lydia Horning 1854 Culhane Rd PY NY 14527

James & Lavina Horning 1539 Rte. 14 PY NY 14527

Dave Christiansen 1160 Nutt Rd PY NY 14527

Kathy Disbrow 1485 Rte. 14 Penn Yan NY 14527

Galen. Zimmerman presented his application. He has been running his equipment repair business at the home farm shop. His business has outgrown the shop and he decided to build a new building his equipment property at 1540 Rte. 14. He is building a 70 x 200 structure on the west side of property.

No one appeared to speak in support of this application. The clerk reported a call from Mr. Zimmermans neighbor, Kathy Disbrow. She is unable to attend this hearing but asked that the clerk relays her support of this application.

No one appeared to speak in opposition of this application.

Question as to driveway, will there be another driveway built from Route 14 into the property.

Mr. Zimmerman stated the existing driveway will accommodate both business's, there is presently a large turnaround area for trucks and ample parking.

Construction on building itself, planned to start in spring 2025.

Mark inquired about drains inside the building, what will be installed.

Mr. Zimmerman stated they will have an oil separator in place.

Discussion on stormwater runoff management plan, retentions pond, erosion control and diversion ditches on property.

There being no further questions or discussion, Mark thanked everyone in attendance and closed the hearings at 7:35PM.

Respectfully submitted

Betty Daggett- Sec.

Town of Torrey Zoning Board of Appeals  
Regular Meeting  
November 4, 2024

Present: Mark Gifford, Deanne Lamborn, Chris Hansen, George Dowse  
Excused: Chair Robert Constantine  
Others Present: Galen Zimmerman, Ryan Horning, Dwight James CEO

Chris opened the regular monthly meeting at 7:25PM

August minutes: Mark made motion to approve, 2<sup>nd</sup> Deanne, Chris abstained

**New Business: Special Use Application # 24-3** for Ryan Horning property at 873 Ridge Road to operate a sales and manufacturing woodworking business in a 5400 sq' building to be constructed on premises. A special use permit is required for retail sales in an Ag District per Torrey Zoning Law § 98.33.

Motion: Chris 2<sup>nd</sup> George to accept application SU App 24-3 of Ryan Horning 873 Ridge Road as complete, carried.

**SEQRA – Review** Mark presented Part 2 SEQR short form. Motion by George to declare Town ZBA as lead agency 2<sup>nd</sup> Chris, carried.

Mark read each question aloud for members decision, and a negative finding was determined.

Motion by Chris 2<sup>nd</sup> George to accept the completed SEQRA and it's finding a negative declaration that the proposed action will not result in any significant adverse environmental impacts. Carried by all.

Motion by Chris to Grant Special Use Permit # 24-3, 2<sup>nd</sup> Deanna with the following resolution;

**WHEREAS**, as an application SUP # 24-3 of Ryan Horning property at 873 Ridge Road to operate a sales and manufacturing woodworking business in a 5400 sq' building to be constructed on premises was received on 8/21/24. A Special Use Permit is required to operate this type of business in the Agriculture District per Torrey Zoning Law§ 98.33 k 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 November 4, 2024 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

**WHEREAS:** This application involves a Type II action as defined by the State Regulatory for Environmental Quality Review so that no further Environmental Assessment is required, now

**THEREFORE, BE IT RESOLVED** that the application SUP # 24-3 of Ryan Horning property at 873 Ridge Road to operate a sales and manufacturing woodworking business in a 5400 sq' building to be constructed on premises is **HEREBY GRANTED**.

**Roll call vote:** Gifford- Aye Lamborn-Aye, Dowse-Aye, Hansen-Aye (4 Ayes 0 Nays)  
Constantine- Absent

**Special Use Modification 24-4** of Galen Zimmerman 1540 Route 14 to construct a new building on premises and operate for equipment repair and rehabilitation business.

A modification to Special Use Permit 22-3, is required due to the additional operation to be carried out on site in the Agriculture District per Torrey Zoning Law § 98.33k

Motion Chris 2<sup>nd</sup> George to accept application SU Mod App 24-4 of Galen Zimmerman 1540 Rte. 14 as complete, carried

SEQRA completed by Planning Board on October 21, 2024 with the finding, a negative declaration that the proposed action will not result in any significant adverse environmental impacts

Motion by Chris to Grant Special Use Modification 24-4, 2<sup>nd</sup> Mark with the following resolution;

**WHEREAS**, as an application SUP Modification # 24-4 of Galen Zimmerman 1540 Route 14 to operate an additional business on site for farm equipment repair and rehabilitation was received on 6/4/24 A Special Use Modification permit is required for additional business on site in the Agriculture District per Torrey Zoning Law § 98.33 k 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 November 4, 2024 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

**WHEREAS:** This application involves a Type II action as defined by the State Regulatory for Environmental Quality Review so that no further Environmental Assessment is required, now

**THEREFORE, BE IT RESOLVED** that the application SUP Modification # 24-4 of Galen Zimmerman 1540 Route 14 to operate a farm equipment repair and rehabilitation business on premises is **HEREBY GRANTED**.

**Roll call vote:** Gifford- Aye Lamborn-Aye, Dowse-Aye, Hansen-Aye (4 Ayes 0 Nays) Constantine absent.

Mark adjourned the meeting at 8:01pm

Respectfully yours

Betty M. Daggett  
ZBA Secretary