

Planning Board Minutes – January Monthly Meeting

January 26, 2026 meeting was held in the Town meeting room at 56 Geneva St, Dresden NY and called to order at 7:00PM by Chairman George Dowse

Present: Chairman George Dowse, Floyd Hoover, James Warner
Chad Nelson, Fred Merwarth Ernest Shander was in attendance via phone call from Florida

December minutes Motion by Floyd 2nd Jim to approve the December minutes carried.

Lot line adjustment, SD 26-1: Applicant/Owner: Fred Merwarth -Frost Wines LLC 3962 Rte 14 Dundee
Subject property on Travis Rd Town of Torrey TM # 29.01-1-8

Applicants wish to make a lot line adjustment, reducing the 20.5-acre parcel to 12.298 acres. The remaining 8.226 acres will be merged with adjacent Tax Map Parcel # 29.01-1-7.21 owned by David & Regina M. Zimmerman.

Motion to clarify, this is a lot line adjustment, no subdivision is required.

Motion by George 2nd Floyd carried.

Area Variance AV26-1 Applicant Ernest & Barbara Shanders 7458 Lake Sidney St, St. Augustine Florida requesting an area variance for their property 1726 Log Cabin Rd Town of Torrey. Applicants request an area variance for a 4' to 5' side setback to accommodate a porch on a proposed new house to be constructed. Town Code requires a 10' side setback.

Discussion ensued; home relocation was discussed. Mr. Shanders was asked if home could be relocated to the more southernly lot line to lessen the area variance request. Mr. Shanders stated the existing shed on southeast corner of lot lakeside cannot be moved as it would impede the viewshed of new home. The main entrance of this home cannot be relocated as the home is manufactured and is under construction and there will be no changes available at this time.

Motion by Floyd to recommend approval of this area variance to the Zoning Board of Appeal, 2nd Jim carried with George -abstaining.

Reorganizational meeting- Floyd offered the following slate of officers for 2026, George Dowse- Chairman, Jim Warner- Vice Chair, Betty Daggett – Secretary, 2nd Geoge carried.

Meeting date 3rd Monday of Month at 7:00PM unless a holiday reschedule.

George urged members to review the Town Code of Ethic's.

Review of the Planning Board By Laws of 2017, it was determined no changes were needed.

George made the motion 2nd Jim that the Bylaws accepted with no changes carried.

George announces upcoming trainings available May

Old Business_ Zoning Laws in need of updates in certain sections.

Light Industry needs to be deleted, and add Allowed uses of Light Industry to Industrial Zone.

Sound Code- dB needs to be changed dBA

Discussion on Professional service fees

Need copies of Zoning Law

Next meeting move one week later due to holiday, new date is February 23, 2026.

There being no further business, Floyd made a motion to adjourn 2nd Jim, carried at 8:34PM

Respectfully submitted, Dwight James