

Town of Torrey Zoning Board of Appeals
Public Hearing
February 9, 2026

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

Others present: Ernest Shanders called remote from Florida

Mark opened the public hearing at 7:05

Area Variance application # 25-1 of Ernest & Barabara Shanders, property on 1726 Log Cabin Rd. TM # 64.52-1-18 to place new home within 10' of the North property line, the North side will be the entrance side of home.

An area variance is required as the porch entrance structure will not meet the side setbacks allowed for Ag/Res District in the Town of Torrey.

Town of Torrey Planning Board on January 26,2026 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.

Notices sent in January by the Code Office

64.52-1-8.1 Jodi Edger 330 E 14th Street Elmira Heights, 14903
64.52-1-9 Jeff Finger 1713 Log Cabin Rd Penn Yan, NY 14527
64.52-1-10 Jeff Finger 1713 Log Cabin Rd Penn Yan, NY 14527
64.52-1-11 Jeff Finger 1713 Log Cabin Rd Penn Yan, NY 14527
64.52-1-12 Dennis Sandic 5042 Butler Rd Canandaigua, NY 14424
64.52-1-13 Andrew & Heidi Ingham 964 Lafayette Ave Niagara Falls, NY 14305
64.52-1-14 Noah & Laura Seiple 2034 Furnace Rd Fallston, Maryland 20147
64.52-1-15 Clay & Jennifer Anders 462 Mine Rd Bethlehem Township, NJ 08802
64.52-1-16 Williams Family Trust 6 Kettering Drive Rochester, NY 14612
64.52-1-17 William Riker 6469 Hoochaneeta Blvd Cochiti, NM 87083
64.60-1-1 Jeff & Sigrid Gilkeson 1240 Colesville Rd Binghamton, NY 13904
64.60-1-2 Allen & Dorothea Raines 2482 Rte 14 Penn Yan, NY 14527
64.60-1-3 Jeff & Linda Williams 1730 Log Cabin Rd Penn Yan, NY 14527
64.60-1-4 Brian & Kimberly Schmitt 162 Shaemus Drive Rochester, NY 14626
64.60-1-5 Pamela Marcotte 173 Hollybrook Rd Rochester, NY 14623
64.60-1-6 Judith Van Lare 3308 Rosekemp Ave. Baltimore, Maryland 21214
64.60-1-7 Hal & Sheryl Schrock 1734 Log Cabin Rd Penn Yan, NY 14527
64.60-1-8 1736 Log Cabin Rd LLC 9585 Keller Rd Clarence Center, NY 14032

Mr. Shanders called remote from Florida to answer questions on this application.
No one appeared at this hearing in support or opposition of this application.

George asked why not shift the house to the south to make the variance minimal
Mr. Shanders stated the existing shed on the property would partially block the view from the living room area.

George inquired if the floor plans could be changed. Mr. Shanders stated the home is in production at the present time and no changes can be made. He had a site designer who placed the house in this location to prevent the shed interfering with view. Distance between the shed and house is 12'. The septic system is located 6' from house.

The porch on the north side is the main entrance with a sliding door on the east side (lake side). The porch will encroach the north side property line setback by 4'.

George asked if the home could be relocated in another spot.

Mr. Shanders stated the lot is 50' wide, there is no other way to place the house.

Mr. Shanders stated he is trying to follow the zoning code and be in compliance. In his neighborhood there are many properties that do not follow the code.

One of the boards concerns was the emergency vehicle access between properties. Does this variance interfere with the 10' wide access route for emergency vehicles.

Mr. Shanders stated no it does not.

Code received emails in support of this application, immediate neighbors William Riker, Jeffrey & Sigrid Gilkeson stating this application has no impact on their property.

With no further questions by the board and no one in attendance desiring to speak in support of opposition of this application, Mark thanked Mr. Shanders for his remote participation in this review and closed the public hearings at 7:30pm.

Respectfully submitted
Betty Daggett- Sec.

Town of Torrey Zoning Board of Appeals
Monthly meeting
February 9, 2026

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

Others: Ernest Shanders via remote phone call

Mark opened the meeting at 7:31PM

Minutes of the July meeting –Motion by Deanne 2nd George to approve carried with corrected spelling errors.

Area Variance application # 25-1 of Ernest & Barabara Shanders, property on 1726 Log Cabin Rd. TM # 64.52-1-18 to place new home within 10' of the North property line, the North side will be the main entrance of home. An area variance is required as this structure will not meet the side setback dimensions allowed for Ag/Res District in the Town of Torrey.

George made the motion 2nd Bob, to accept the application AV 25-1 of Ernest & Barbara Shanders as complete, carried by all.

Motion by Deane, 2nd Mark to **Grant application AV # 25-1** of Ernest & Barbara Shanders for a 4' area variance for north side of home restricted to the 4' x 6' porch for main entrance only
Carried with the following stipulation

1. No other construction on the North side of home besides the 4' x 6' entrance porch

Bob tendered his resignation from the Zoning Board, stating he has enjoyed serving the residents of the Town of Torrey and working with board members.
He stated it is time for a new member to provide fresh input to the board.

Mark, George, Deanne thanked Bob for his service, and a pleasure to work with.

Motion to adjourn by Deanne 2nd Bob carried at 7:45PM

Respectfully submitted,
Betty M Daggett – Sec.