

## **Town of Torrey Zoning Board of Appeals**

August 4, 2014 Public Hearing

Present: Chairman Patrick Hoke, James Cougevan, Chris Hansen

Absent: Tony Cannizzaro, Martin Gibson

Others present: Mike, Christine and Shawn Lanphear, Dwight James, Code Officer.

Chairman Hoke opened the public hearing at 7:13 PM. He asked the secretary to note members present.

Application SUP Mod 14-2\* of Michael Lanphear 2613 Rte. 14 to change the operation of his auto repair business to fulltime.

Mr. Hoke read list of property owners notified per Town Law Sec 267 Art. 16

Charles & Carol Leach 2601 Rte 14 Penn Yan, NY 14527

Howard & Rebecca Leach 2669 Rte 14 Penn Yan, NY 14527

PreJean Winery 2635 Rte 14 Penn Yan, NY 14527

Harvey Leid 2695 Rte 14 Penn Yan, NY 14527

Margaret Henderson 930 Leach Rd Penn Yan, NY 14527

Mr. Hoke read Yates County Planning Board letter dated July 24, 2014 recommending approval of this application. Town Planning Board letter dated 7/21/14 recommends approval with stipulations.

Mr. Lanphear stated he would like to change his special use permit to allow him to operate his business full time. He and his son have both quit their jobs and decided to go into business on their own. He will not have junk cars setting around, he likes his business neat and orderly. He enlarged his parking area and will have customers vehicle parked out back waiting to be picked up. He is adding a privacy fence on the south side of his business, his home is on the north side. His family has 7 cars and 3 show vehicles on premises, all are registered.

Mr. Hansen asked if there would be unregistered cars on site.

Mr. Lanphear stated he takes on restoration jobs but it would be only one vehicle at a time, he may get a car from the auction but it leaves when the repair is done. Any unregistered vehicles would be parked inside the shop. The main business is auto repair so the cars are in and out in timely fashion. He does not offer towing service so he will not have wrecked vehicles setting all over.

No one spoke in support or opposition of this application

There being no further discussion, Chairman closed the public hearing at 7:21

Height Area Variance application of Michael Lanphear 2613 Rte 14 to construct a higher and larger structure for his auto repair business. An Area variance is needed as the structure will exceed the maximum height allowed in an Ag/Res District for accessory buildings in Torrey Zoning.

Chairman Hoke opened the hearing

Chairman read list of property owners notified per Town Law Sec 267 Art. 16

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Mr. Hoke read the Town Planning Board letter dated 7/21/14 recommending approval.

Mr. Lanphear stated he is tearing down part of the existing shop and enlarging the building. His son has joined him in the business and there is a need for an additional car lift. He works on many larger vehicles and needs the additional height to accommodate the car lifts. The purposed addition will be around 5 feet higher than present zoning allows. The addition would be 2 feet higher than existing building.

No one spoke in support or opposition of this application

Upon no further discussion, Chairman closed the public hearing at 7:27PM

Respectfully submitted,