

TOWN OF BENTON
PLANNING BOARD MEETING MINUTES
NOVEMBER 22, 2016

PRESENT: Tom Rood; Tom Goodall, and Herb Cooley.

Also Present: Menno Martin; Steven Martin; Reuben Hoover; Jayson Hoover, Code Enforcement Officer, and Karen Ellis, Recording Secretary.

APPLICATION #127-SPR-16 – Reuben Hoover of 2487 Baldwin Road, Penn Yan has requested a Site Plan Review to move his 20 X 50 ft. green house south 20' and add 24 X 96 green house.

Hoover stated that last year this Board approved the produce stand and the 20 X 50 green house. He is proposing to take the 20 X 50 greenhouse and move it 20 ft. back and also a new 24 X 96 green house for display. Customers will be able to walk through it and pick out their plants. By moving the 20 X 50 back 20 ft. it will help even more with more parking.

Menno Hoover stated that the 20 X 50 greenhouse just sits on top of the ground and they can just loosen the stakes and just slide it back.

Rood asked if anyone has any questions; it looks pretty straight forward.

Goodall asked why the one barn couldn't be put around on the west side. Menno said they were sort of thinking about putting it on the west side, but decided they would like it better on the south side. They would like to have the front towards the east and the south side be exposed to the south. He then noted what he wants to do there is to keep it open with concrete pad which will be 20 X 32 so they can pull stuff in there and do oil changes right on the pad and have the sun coming in on the west side.

Hoover asked Menno if all shop doors face the east now. Menno noted that there are no doors on the south or west. He said it could be done, but he just doesn't want it on the west side. With the lay-out of the roof, they would have a problem with the slow sliding down. Goodall asked if there would be a door on the back. Menno said there will be a walk-out door on the side.

Rood asked Hoover if he has any comments about the 2 ft. variance he would need to have. Hoover said it's pretty minor. He said that he can't speak for the ZBA, but he has never seen a variance that small not get approved. Rood asked about taking the fence down. Hoover said the plows and equipment will be dismantled and brought around to the back out of sight and everything out front will be in complete units. There will be no disassembly going on in front of the building. Cooley said he will not want any junk out front for sale.

Goodall made a motion to accept this as is. Cooley seconded the motion. All in favor.

ADJOURNMENT: Goodall made a motion to adjourn the meeting at 7:15 p.m. Cooley seconded the motion. All in favor.

Respectfully submitted,

Karen M. Ellis

Karen Ellis
Recording Secretary