

**DRAFT**  
**TOWN OF BENTON**  
**PLANNING BOARD MEETING**  
**MARCH 24, 2015**

**PRESENT:** Tom Rood, George Alexander, Tom Goodall, Jerry Stape, and Skip Jensen.

Also Present: Nathaniel Hoover; Jayson Hoover, Code Enforcement Officer, and Karen Phillips, Recording Secretary.

**APPROVAL OF MINUTES:**

Jensen made a motion to approve the February 24, 2015 meeting minutes. Stape seconded the motion. All were in favor.

Rood reported that he received an e-mail from Gary Griffin, who recently had surgery. He will be back next month. Surgery went well.

**APPLICATION #10-SPR-15:** Nathaniel and Ellen Hoover of 1838 Lorree Road, Penn Yan, NY; Site Plan review for signs at the produce vegetable stand, 30 ft. set back off center of Lorree Road.

Alexander noted that there is a layout of two signs, possibly three, on the site plan and asked how many signs would list the produce. Nathaniel noted there will be one 3 X 6 sign that will list the produce, which would be located on the corner of Pre-Emption and Lorree Road on the northeast corner. (Sign #3). This sign would go in the front yard of the house. Rood asked Nathaniel how he would feel about having the sign on the north-west corner instead of the north-east corner on the corner of Lorree Road and Pre-Emption Road. On the site plan he has it on the northwest corner which is on the opposite side of the road so it sits in someone's front yard. While Jensen said it would be more visible, Alexander noted it makes you turn and look down the road as you are going around the corner and as you are coming from the other direction you are looking away from where the destination is. Rood said that as you are coming from the north traveling south, the sign would be on the right. It just seems funny to have the sign on the opposite side of the road telling people to make a left hand turn. Jensen said he believes it would be more visible on the upper side of the road like where he has proposed to put it. If it's on the opposite side of the road the field is lower. Rood noted it is down a bit, but it's a 5 ft. sign. Nathaniel noted that he sees everyone's point.

Hoover noted that getting back to the line of sight, if it's on the west side of the road both ways you are going, if you're looking on the west side of the road you are looking away from traffic both ways because when you are coming up to that corner going southbound, you are looking a little bit to the East. If you are coming to the north, you are looking a little bit to the east also. To him, the line of sight would be better on the east side; right where it meets Lorree Road and it bends around.

Alexander noted he does not see a need for sign #2. Anyone that is heading east on Bellona Station will see #1 sign; anyone that is heading south on Pre-Emption is going to see #3 sign, so both locations are covered and #2 is not necessary. Jensen noted that #2 is where the sign was for Ivan's stand and where the business was. Nathaniel said that the idea was that if people went to the old location, there would be a sign there stating the stand had moved. Alexander noted that if he wanted to put up a temporary sign for this season only, he would agree to it. Nathaniel said he would definitely want it there for at least this year and see how it goes. Rood asked if he would have a sign where the stand is now and agreed that he really doesn't need the #2 sign. He then noted Nathaniel is essentially asking us to look at 5 signs; he has already gotten approval for the one sign. The problem that we all have, and it's no reflection on Nathaniel, is that anybody that locates off the main highway is going to want to cover all of the main intersections with signs and we can see a number of signs going up on all of these intersections over a period of time and how do we get some handle on that. At the same time we want businesses to be able to flourish, but we can't have thousands of signs on each corner. He then noted he doesn't think Nathaniel will get an awful lot of traffic diverted off of Bellona Station Road. Nathaniel noted that Ivan talked about putting direction on his end of his driveway, so we could see how it happens and if people have difficulty finding it, they could then discuss putting up a temporary sign. If #2 sign isn't there, Ivan will have one close to where the # 15 is on the roadmap.

Alexander asked how many signs we have already on the intersection of Bellona Station and Thistle; there is already one for Dead Frog on the north-east side, but no others. He then asked if we have any issues with the #3 sign and the line of sight for a car that is traveling west on Lorree Road attempting to cross Pre-Emption. Hoover said he would think not as long as it is back off the right-of-way which is 33 ft. from the center line. He would assume looking at about 7 or 8 ft. for the blacktop. You would think the length of a car should be back far enough not to block the line of sight. Alexander said we do have to have a line of sight for the traffic.

Rood noted his feeling is to just go with signs #1, 3 and 4. Nathaniel said he believes he could work with that. If Ivan put the direction to his place on his sign it should be fine and he could eliminate the #2 sign completely.

Alexander noted that with the elimination of the #2 he would make a motion to accept the request for special use. Goodall seconded the motion. All in favor.

#### **NEW BUSINESS:**

- Hoover stated that next month we may have another application for a site plan for a fruit stand on Haven's Corners. Although he does not have an application yet, it sounds like they want to put it along the east side of the house ½ mile up on Haven's Corners Road across the road from Robert Zimmerman.
- Hoover distributed a request from Terry Flynn in regards to changing the wording of the Dewick sign that is on his property. The original Special Use Permit was approved back in March, 2009. The only thing that is going to change is the wording from Dewick's to Benton Ridge, which is

Lamar Sauder's business. A month ago, the ZBA talked about other ways for Sauder to get more business or attention and one of the suggestions they talked about was adding more signage, etc. which spurred Sauder into getting ahold of Terry Flynn to find out if that sign would be available now that Fred Dewick is obviously not in business anymore with the Cub Cadet dealership. Sauder did get ahold of Terry Flynn and now they are looking for permission. The posts are going to stay and the sign itself is going to stay; they are just going to cover it with a new cover. Alexander noted he does not see the need to have that sign be there anymore, as Sauder is just a quarter of a mile up the road and he has his own sign in front of his place. Stape indicated that Dewick's sign has always looked nice and if Sauder wants to put a sign there he should be able to. Hoover noted he is not going to run this through the special use process because the only thing that is changing is the lettering, but the Planning Board has the ultimate say. Alexander asked if Sauder is paying for the sign. Hoover said he knows Terry mentioned that Fred did not, but he does not know any of the details. In Terry's letter, he notes they will be maintaining good condition and if Sauder moves or it changes, it will come down. Goodall made a motion to approve the new wording of the sign. Stape seconded the motion. All in favor.

- Hoover distributed information on the Spring 2015 Regional local Government Workshop on May 14<sup>th</sup> at Burgundy Basin Inn in Pittsford and information on the 5<sup>th</sup> Annual Land Use Leadership Alliance Training for a Sustainable Keuka Lake on April 29<sup>th</sup> from 5:00 p.m. to 8:00 p.m. at the Yates County Building Auditorium.

**ADJOURNMENT:**

Goodall made a motion to adjourn the meeting at 7:40 p.m. Rood seconded the motion. All were in favor.

Respectfully submitted,

Karen Phillips  
Recording Secretary