

TOWN OF BENTON
PLANNING BOARD MEETING MINUTES
APRIL 28, 2015

PRESENT: Tom Rood; Gary Griffin, and Tom Goodall.

Also Present: Marvin Martin; Amos Martin; Alvin Weaver; Janet DeBrine; Dick Harper, Town Councilman; Jayson Hoover, Code Enforcement Officer, and Karen Phillips, Recording Secretary.

Goodall brought the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES:

Goodall made a motion to approve the March 24, 2015 meeting minutes with the following corrections:

Under Application #10-SPR-156, fifth line up from the bottom of the first full paragraph on page one, it should read, "...the sign would be on the left", not the right. In the following sentence, it should read... "telling people to make a right hand turn", not a left. On the second page, last sentence of the first paragraph, it should read ..." where the #5 is on the road map", not #15.

Griffin seconded the motion. All were in favor.

APPLICATION #28SUP-15 : Application from Alvin Weaver for a site plan review to locate small produce stand (4 X 8) on east side of house at 2444 Havens Corners Road, Penn Yan, NY 14527.

Rood stated we are going to see a lot of these signs for businesses creeping up all over the town. We have a standard ruling for these stands; we want people to get off the highway so they do not have to back onto the highway when they leave; they have to have a place where they can pull in and then come out front. It worries him, especially on the knoll that's there with no indication of where parking is going to be. If they could put the stand in somewhere so that people can pull in and then be able to turn around and come out straight without backing out, because we definitely don't want people backing out of there. There is plenty of space there for that and a wide culvert across the ditch to get into the place, so there is plenty of opportunity to make that space there.

Griffin agreed that off road parking and the ability for them to turn around so they can drive out from it would be best.

Goodall made a motion to accept this site plan review as submitted with a turnaround.

Griffin then asked what they would be doing for signage. Weaver noted he was thinking about putting one in at some point, and asked the Board if they had a good place to suggest for one. Goodall noted it would have to be off of the right-of-way. Rood asked him if he had an idea of what kind of sign he wanted and Weaver said it would probably just a small sandwich board one. Rood suggested a 2 X 3 sign, because it's not a very big stand.

Goodall amended his motion to add the addition of a 2 X 3 sign to the motion. Griffin seconded the motion. All in favor.

APPEAL #23SUP-15: Application from Amos Martin of 1407 Pre-Emption Road, Penn Yan, NY 14527. Location of the Special Use Permit to relocate business from 1407 Pre-Emption to 1408 Pre-Emption Road and construct a new 40' X 80' building with (2) two display areas. AR1 District. (Tax Map #38.01-1-2)

It was noted that this had already gone to the County Planning Board on April 23rd. Rood noted that since there are only three members present, we can't really deny this permit because we have to have 4 votes to override the county. If there are any concerns, we will have to table this.

Griffin asked if this is basically heavy equipment steel work. Martin noted that skid loaders would be classified as a mini excavator. Griffin noted that the components they are making would definitely weigh more than 100 pounds of steel. He then questioned the noise issue for the neighbors on the north side of this proposed building. Martin noted that they talked with them and told them what would be involved and they are familiar with manufacturing and said they didn't have a problem with this; in fact they would rather have that put in than another house.

Rood asked if #3 is the display area how he would get material from the building where they are going to construct these things to; are they going to have to go back on Pre-Emption Road or back into the back of the house. Martin noted that there is property going around the back of the house and anything like that would go around back. He will get a bobcat or skid loader to pick it up and take it around the back. Goodall asked what he would think about putting #3 on the other side of the driveway to get him off the road more. Martin noted his concern is how people would turn around there; it would block people from coming into the south. Goodall asked where he would place the sign and suggested a sign that said, "Just Ahead".

Martin noted they were thinking of putting up a 4 X 8 sign for Martin's Welding. Hoover noted that the sign just has to be off the right-of-way; 30 ft. back.

Martin noted that the right-of-way pushes this building back and it starts to drop off in the back.

Rood noted that it was on the site plan to have the 24 X 30 sign located at the driveway entrance off the highway right-of-way. The sign will be on the north side of the main driveway. Otherwise the house would block the view of it.

Rood made a motion to accept this application provided that all conditions specified by the County Planning Board are met, which are to work with Yates County Soil and Water on the following:

1. Driveway/parking area run-off.
2. Erosion control during construction.
3. Roof-water management.

Two pieces of equipment will be on display at area #3 which will be 30 X 50 ft. and the #4 20 X 80 ft. display area will be on north side of driveway. The #2 area which is a 20 X 80 building on the south side of the driveway is already in existence. Hoover indicated it would actually help with the trucks coming in on the north side with materials which would give them more room to pull in, circle around and head back out.

Griffin seconded the motion. All in favor.

OTHER BUSINESS:

Rood distributed copies of emails from George Alexander. We will not discuss this tonight, but will let George discuss it next month.

Rood reminded everyone about the training opportunity on the 29th of April, Land Use Leadership Alliance Training for a Sustainable Keuka Lake at 5:00 p.m. at the Yates County Building Auditorium.

ADJOURNMENT:

Goodall made a motion to adjourn the meeting at 7:40 p.m.

Respectfully submitted,

Karen Phillips
Recording Secretary