

DRAFT
TOWN OF BENTON PLANNING BOARD MEETING
AUGUST 5, 2015

PRESENT: George Alexander; Jerry Stape; Tom Rood; Tom Goodall; Gary Griffin, and Skip Jensen.

Also Present: Bob Bell; Matthew Zeiset; Jayson Hoover, Code Enforcement Officer and Karen Phillips, Recording Secretary.

Rood called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES:

Alexander made a motion to accept the June 23, 2015 meeting minutes with the following correction: Page 3, second paragraph – Alexander said his next concern is with the chicken farm that Curvin (not Irvan) Stauffer on Lovejoy Road owns.

APPLICATION #87 SD-15 – Matthew Zeiset of Ledgerwood Farm is requesting a subdivision at 1361 and 1477 Briggs Road, Penn Yan. They would like to take approximately 16.5 acres from 1477 Briggs Road and add to 1361 Briggs Road adding road frontage. They would also like to take approximately 5 acres from 1354 Carroll Road and adding to 1477 Briggs.

Hoover distributed plans to the Board and stated that the picture with the property in the center is currently the Ledgerwood Farm. Mervin owns the property, which is the 2nd photo which borders it. Matthew's dad currently owns the funny shape in the middle which is a house and there's a residence and some barns there. For the subdivision, they are going to take the Ledgerwood Farm and add approximately 18 acres to that landlocked piece of property and give it road frontage. Secondly, in the back corner they are going to take a little over 5 acres of woods that will be absorbed into that original farm. With all that is going on it would be better to go through with the subdivision approval. The three odd shaped lot lines will be eliminated and that parcel will grow to almost 20 acres. The set of buildings there will be included in that new 20 acres. The biggest reason for this back juttred area is when they create this lot it will take all of his potential woods; he would like to have some wooded property, which is why he's taking this section. Hoover said this could have gone with the affidavit but he decided to run it through subdivision because one of the descriptions says it doesn't affect curb cuts. In a sense it does affect curb cuts although it is certainly improving. This house now has 0 road frontage and now they will have approximately 522. The one thing that doesn't show up on the survey map is the main house, which is up in the corner and there will be a dairy operation up there. Hoover noted there's a bit of concern with the time frame. They are in a dilemma right now in trying to beat the weather as far as the new construction on the dairy. It will be snowing before we know it. Stape asked if the road frontage would be all woods. Zeiset said there will be a right-of-way which is 49 ft. right now, but there's a driveway that goes 15 ft. into the field. It will be mostly woods. Hoover noted everything will comply with the zoning with the way it's written. Stape asked why he is doing this. Zeiset said his father owns

the property now, but it's landlocked. It makes sense if he wants the buildings; he doesn't need them for his dairy business. Stape noted it's been landlocked forever.

Stape made a motion to accept this subdivision as presented. Goodall seconded the motion. All in favor.

OTHER BUSINESS:

Rood asked Hoover if he had a chance to research what was discussed in the motion for Landis Landscaping on Route 14A. Hoover noted the special use permit is in place and stated that through his recollection they got the original permit and then came back and got an amendment for the greenhouse which is south of the building and then came back for the stone pad. Right now there are one or two pieces of equipment that is not on the stone pad. But everything else is pretty much either there or behind. They have tapered it way back as far as use of the front yard. Rood asked Hoover if he could go back about a month and look at his notes to see what was agreed upon in the motion. He said that when he drove by yesterday they had two small pieces of machinery sitting on the north side of the driveway.

Hoover reported that last month we talked about Tears' Meat Market. Irvin Hoover closed on that property Thursday or Friday of last week and he is now working with Ron Stanley and Rick Ayers, of Soil and Water, in developing a site plan for moving the operation. Alexander asked what the proper procedure as far as disposal of the demolition is; Hoover noted that all of the cinder block will be left there for fill in the driveway, but everything else will be placed in dumpsters and trucked out. Alexander asked if Soil and Water would be looking at the wetland that is in that area. Hoover said he believes that will all be developed in the plan. They are trying to figure out a way to divert storm water either north or south and as part of it they are trying to figure out if and how much of the northern property can be used; Irvin also owns the pond and the cattails and that is all in process. It will make more sense to run the water to the south if they can.

Alexander said that as he mentioned before, Irvin Hoover needs to pay close attention to inlet and egress for his tractor trailer delivery. He noted he would also try to discourage doing road tests of his equipment on Lovejoy Road. It's a lot faster road with undulations in it. Stape asked what he would be using the existing buildings for. Hoover said he's basically going to go back to farm/ag and using the buildings for equipment storage. Hoover said everyone is hopeful that we will see that in August, but it's in the engineer's hands now.

Alexander asked why we can't have our setback dimensions off of the center line of roads versus off of the edge of the road. Hoover said they sort of are; all setback dimensions are off the right-of-way and we know what the right-of-way is. Alexander said it seems like the right-of-way is hard to define. Hoover explained that any county road is 33 ft. from the center line both ways; 66 ft. total. All town roads are 50 ft. wide; 25 total; and the state varies. If there's anything in question, Hoover noted he has contact numbers he can call and if we don't have a survey they will come out and provide those markings.

Alexander asked if there has been any talk about the fruit stand over on Havens Corners Road as far as the parking space provided; nothing he can see has changed and he has a feeling people are just driving in and then backing back out into the road. It doesn't look like a very big turnaround. Hoover noted he believes we required two spaces, but he would have to look back in the minutes.

ADJOURNMENT:

Goodall made a motion to adjourn at 7:35 p.m. Stape seconded the motion. All in favor.

Respectfully submitted,

Karen Phillips
Recording Secretary