

**TOWN OF BENTON
PLANNING BOARD MEETING
FEBRUARY 23, 2016**

PRESENT: Tom Rood; Tom Goodall; Skip Jensen; Andrew Donovan, and Herb Cooley.

Also Present: Steve Culver; George Alexander; Dick Harper, Town Councilman, and Karen Phillips, Recording Secretary.

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

MINUTES APPROVAL: Goodall made a motion to approve the minutes of the January meeting. Rood seconded the motion. All in favor.

APPLICATION #11 SPR-16 – Steven M. Culver of 3511 St. Rt. 364, Penn Yan requests a site plan review to put up a 4' X 8' three sided building to sell honey, maple syrup and eggs. He will need to somehow plan for parking since property is located on Rt. 364. He was planning on placing building on other side of shallow ditch, so he would possibly have to build a small walking bridge with railing.

Culver noted that because of Route 364, he and Jayson came up with an idea to have people drive in and then drive out of his driveway; almost like a loop. This plywood building will only be about 4 X 8. He doesn't want people to come in and drive in nose first and then try to back out. Goodall suggested putting a one-way sign at the driveway. Jensen asked if he would need to get a permit from the state to do that. Culver was unsure, but would check that out. Jensen said the plan is a good one. Culver noted that safety is his big thing. It will be a self-serve on your honor type business. Rood stated he would like to see this driveway as much as perpendicular to Rt. 364 as he can. We would not have approved this if he did not have this loop in there. Rood said he sat and watched the traffic coming up the hill, and you could see the mailbox at least 100 yards down the road. Rood then noted that if he straightens this driveway up he would not have a problem with it. Jensen indicated he had also driven up today to look at it and a driveway going straight in and out would not be a problem to him.

Rood asked Culver what he will do about a sign. Culver said he would put something on the shed; nothing out in the yard. Rood indicated that if he decides to put a sign up, he will have to come back in.

Goodall made a motion to accept this site plan review as long as the driveway is straightened out. Jensen seconded the motion.

Culver asked what the setback would be from his neighbor's property. Rood said he believes it is 15 ft., but it would be best to check with Jayson Hoover.

All in favor.

OLD BUSINESS: Rood stated that at the last meeting, Stape had brought up the fact that we had talked about addressing some things with the current zoning law, so he took the liberty of putting together some quick notes which was distributed to members of the Board. Things to consider were outlined such as restrictions on honey bees, which Geneva has; Campgrounds; Agenda 21 – Cluster Development; the need to review the industrial definition in Zoning Law and Comprehensive Plan, and the need to address the issue of future large solar farms.

Rood asked members of the Board to review all articles on the handout he had distributed prior to the next meeting.

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

Respectfully submitted,

Karen M. Phillips

Karen Phillips
Recording Secretary