

DRAFT
TOWN OF BENTON
ZONING BOARD OF APPEALS MEETING
APRIL 5, 2016

PRESENT: Dwight James, Tom Davie, Steven Vaughan, Rich Meyer, Jim Willson, and Tom Goodall

Also Present: Dick Harper, Town Councilman; Tim Delooza; Jayson Hoover, Code Enforcement Officer, and Karen Phillips, Recording Secretary.

James called the meeting to order at 7:00 p.m. Introductions were made.

MINUTES APPROVAL: Willson made a motion to approve the February 2, 2016 meeting minutes. Vaughan seconded the motion. All in favor.

APPLICATION #16SUP-16: Application from Tim Delooza of 432 State Route 14A, Penn Yan, NY 14527. Special Use Permit for a 60' X 100' building to house a woodworking business.

It was stated that this building is going to be built on a narrow parcel. Delooza does not intend to have a showroom. He just needs a place for his work space. There will be no signage by the road; he will either have a decal or stained glass for the main door. He does not intend to have any retail type traffic; this is just a place for him to work at.

No correspondence was received. The Benton Planning Board and the Yates County Planning Board both approved this application with the agreement to put one more door on the backside of the building for a fire exit. Delooza intends to have a finishing room. Water will be drilled and there will be a septic put in for a bathroom.

Willson asked if a request would be made for signage down the road which would help with truck deliveries, or would it be prudent to request signage now. Hoover stated Delooza would probably not have to go for a special use permit again for the sign, but he would need to come before the Planning Board again to approve the design. He is allowed one sign.

It was noted that the driveway to the north is kind of overgrown with tall grass. Delooza intends to reclaim it and use it as a "U" shaped driveway. Hoover indicated he assumes it is all grandfathered in. The setbacks are all in line.

Public Hearing was closed.

A motion was made by Vaughan to appoint the Town of Benton the lead agency for the Environmental Assessment Form, Part 2. Davie seconded the motion. All in favor.

The Board then went through the test questions for the Environmental Assessment Form, Part 2.

A motion was made by Wilson to approve this application as presented. Meyer seconded the motion. The Board was polled. James – yes; Davie – yes; Vaughan – yes; Meyer – yes; Willson – yes; Goodall – yes.

OTHER BUSINESS: Towns and Topics publications were placed on table for anyone to take. Hoover distributed information on upcoming trainings.

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

Respectfully submitted,

Karen Phillips
Recording Secretary