

DRAFT
TOWN OF BENTON ZBA MEETING MINUTES
JUNE 6, 2016

PRESENT: Dwight James; Jim Willson, Rich Meyer, and Tom Goodall.

Others in attendance: Lynn Axtell; Dick Harper, Town Councilman; Glenn Quackenbush, Town Councilman; Jayson Hoover, Code Enforcement Officer, and Karen Ellis, Recording Secretary.

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

APPROVAL OF MINUTES:

Willson made a motion to approve the minutes as presented. Meyer seconded the motion. All in favor.

APPLICATION #44-SUP-AV-16: David Hoover of 1045 Rt. 14A requests to relocate existing woodworking shop from 1045 Rt. 14A to 1074 Rt. 14A. Requires special use permit and (2) two variances, 1 for an accessory building located in front of primary residence and 2. Does not meet required front set back.

David Hoover indicated he would like to build his woodworking shop about 70 ft. off the center line of Rt. 14A. On the other side he will have approximately 60 X 120 ft. of parking because there is not room in the yard. James asked Hoover if he thinks he will get that many cars or would they just be moving cars around. Hoover said he does not have that much traffic in and out. He does not have a showroom, so people will not be dropping in looking to buy something. Trucks coming in will probably average about two trucks a month, at the most, with delivery of lumber and hardware from UPS. Very rarely two cars will be there at the same time.

James noted that in looking at the topography of the lot it would be pretty much impossible to locate this anywhere else. Hoover said this is the only place on the lot to put the shop because behind the house there is not enough room and his feeling is that the business should be visible to the public and up there it would not be. It is closer to the road because of the hill.

No correspondence was received from neighbors. A neighbor was in attendance and stated that he has no problems.

James noted that the County did determine that the application had no significant countywide impact at their meeting on May 26th. The Planning Board approved the special use permit.

Public hearing was closed.

APPLICATION # 45-SUP-16: Yates County Humane Society of 1216 Rt. 14A is requesting a special use permit to allow signage for other businesses on 136' X 6' fence located north of building.

Lynn Axtell said that it is getting harder to do fundraisers, so they would like to sell advertising on their fence. What he had discussed at the other meeting was that the signs would all be the same, but with

different business names, i.e. Petco. The Planning Board recommended that they not go bigger than 32 sq. feet which is a 4 X 8 sheet. They have not researched any signage yet because they weren't sure if they could do this. What was discussed at the Planning Board was that before they put anything up, it would go in front of the Board. If the Board doesn't like it, they would change it or it would be denied. Everything would be above the fence line and everything would be in line with a foot in between each sign. They want to keep this as nice looking as the Board would want to see it. Curb appeal means a lot with people coming in to look at animals.

No neighbors were present and no correspondence was received.

Goodall stated that the Planning Board did not see any problems with this as long as the signs are all uniform and spaced uniformly and kept mowed. Jayson Hoover indicated that in lieu of having to go through and see and approve every sign designed, the Planning Board will have the right to contact the Humane Society to remove the sign if they feel that the sign is undesirable.

James asked Axtell if he thinks these signs will take up the whole 136 ft. of fence. Axtell said they have no idea. They are just getting started. Willson asked if they would start placing the signs closest to the kennels and then go north. Axtell indicated they would. There will be no lighting.

James noted that the County Planning Board had approved this action.

Public hearing was closed.

Final Action:

APPLICATION #44-SUP-AV-16: David Hoover of 1045 Rt. 14A requests to relocate existing woodworking shop from 1045 Rt. 14A to 1074 Rt. 14A. Requires special use permit and (2) two variances, 1 for an accessory building located in front of primary residence and 2. Does not meet required front set back.

Willson made a motion to appoint the Town of Benton ZBA as the lead agency. Goodall seconded the motion. All in favor.

The ZBA then went through the short environmental assessment's test questions for the area variance.

Meyer made a motion to approve this request for an area variance. Goodall seconded the motion.

Members were polled. Goodall: yes; Willson: no; Meyer: yes; James: yes.

APPLICATION # 45-SUP-16: Yates County Humane Society of 1216 Rt. 14A is requesting a special use permit to allow signage for other businesses on 136' X 6' fence located north of building.

Goodall made a motion to accept this application. Willson seconded the motion.

Members were polled: Goodall: yes; Willson: yes; Meyer: yes; James: yes.

OTHER BUSINESS:

Jayson Hoover distributed information on an upcoming training. Towns and Topics were also distributed.

ADJOURNMENT:

Willson made a motion to adjourn the meeting at 7:40 p.m. Meyer seconded the motion. All in favor.

Respectfully submitted,

Karen M. Ellis
Recording Secretary