

DRAFT  
TOWN OF BENTON ZBA MEETING  
SEPTEMBER 6, 2016

**PRESENT:** Dwight James; Jim Willson; Rich Meyer; Tom Goodall, Alternate; and Steven Vaughan.

Also Present: Todd Hoover; Jayson Hoover, Code Enforcement Officer, and Karen Ellis, Recording Secretary.

**APPROVAL OF MINUTES:** Willson made a motion to approve the minutes of the June 6<sup>th</sup> meeting. Meyer seconded the motion. All in favor.

**APPLICATION #85AV-16:** Reggie Weller, 72 Rt. 14A, Hall, NY 14463 requests an Area Variance to locate an accessory building (proposed building is 30' X 40') ahead of principle residential structure (110-52A3).

Todd Hoover stated he was representing Reggie Weller and would try to answer any questions. He noted that they would like to be able to make the driveway going south. The current garage doors are a set of double doors that faces Route 14A. They do sites like that a lot where it would probably be a common stumped up area. There is room; it's low but that is the wetter part of the property as you go west. As far as feasibly with putting this somewhere else, he thinks they could but they don't know where the septic is.

No correspondence was received from the neighbors.

Todd Hoover noted it's going to be the typical pole style barn that you would see on a residential property. Driving down Route 14A you can't see the house unless you know it's down there. With the leaves off, possibly it could be seen.

Goodall asked what is on the north side of the property. Todd Hoover said he suspects the septic is either on the north or south.

The ZBA went through the test questions for an area variance.

Willson asked if there are rules as far as how far from septic and wells. Hoover stated there were. It says 10 feet from the dwelling and it doesn't mention accessory buildings.

Willson made a motion to approve the proposed variance as presented. Vaughan seconded the motion. The Board was polled: James: yes; Willson: yes; Meyer: yes; Goodall: yes; Vaughan: yes.

**OTHER BUSINESS:** Hoover reported that there is a Fall Government workshop on November 16<sup>th</sup> in Batavia if anyone is interested in attending.

**ADJOURNMENT:** Goodall made a motion to adjourn the meeting at 7:20 p.m. Vaughan seconded the motion. All in favor.

Respectfully submitted,

Karen Ellis  
Recording Secretary