

**TOWN OF BENTON
PLANNING BOARD MEETING
MAY 22, 2018**

PRESENT: Tom Rood; Tom Goodall, and Skip Jensen.

Also Present: Jason Martin; Jayson Hoover, Code Enforcement Officer; Dick Harper, Town Councilman, and Karen Ellis, Recording Secretary.

Rood began the meeting at 7:00 p.m.

MINUTES APPROVAL:

Jensen made a motion to approve the minutes of March 27, 2018 meeting. Goodall seconded the motion. All in favor.

APPEAL #19SUP-18: Application for a Special Use Permit from Twin Pines Power Equipment to relocate existing Business from 1171 Route 14A to 1300 Route 14A, Penn Yan, NY 14527 using the existing building. (Formerly Miller's Essenhaus) with addition per site plan. AR1 District. (Tax Map #17.01-1-7).

Rood asked Martin what he was going to do with the 300 ft. north of the building. Martin noted he was not sure yet. Rood then asked about the outside display; 100 machines parked out front there are many machines. Martin stated that at the last meeting they were at 64 in the front of the building but nothing down along the side. He stated he does not know if that number will grow a lot, but he does not want to be locked in at exactly what they have now. Rood noted that what he presents tonight with a number (one for 15 and one for 85), we would look at that as a maximum number. If he wants to exceed that number, he will have to come back. Martin stated he thinks the 100 is safe. Rood noted we are happy to see this place back in business again.

Rood asked if anyone had any problems with this. Jensen asked if there had been any problems with the drainage. Hoover noted that they will be contacting Yates County Soil and Water and they are more qualified on what to deal with. Jensen said he has an approximate location for the leach field for the septic system. That will have to fit it into the plans. Jensen then asked about outdoor lighting. Martin stated there would be the dark sky lighting probably at each door.

Hoover asked Martin about the signage. Martin noted that he would probably use the same sign that the restaurant used. The restaurant sign is wider than the existing sign he has. Rood noted that if it is the existing sign, but with a changed face, it will be fine. Jensen noted he is fine with that.

Goodall made a motion to accept the drawing as is. Jensen seconded the motion. All in favor.

OTHER BUSINESS:

Rood asked if anyone has any questions about the document he had distributed at the beginning of the meeting. There is a general summary of what should be looked at with a site plan. Harper asked if when we hand out an application to a business, we give them anything in the zoning laws that tell them what they should be submitting. They understand what the zoning laws say up front, but if they are going to go and have drawings done, we might as well give them that information to help them

understand what they are supposed to be doing. It was felt it may avoid some issues later on, particularly with the Mennonites; they would not typically have computers to go and look the information up.

Hoover noted that Reuben Hoover on the Baldwin Road business had a full parking lot with cars parked on side of the road. His parking is what was proposed and approved. Hoover said he is not sure if it is just a one-time thing or only a few times out of the season. He noted he is hoping it will start tapering a little. Harper noted he does have stuff parked where parking should be. Hoover said the only thing we could do is to ask him to make the parking lot bigger; or is it something that will only be a few times a year. Hoover said he would stop and ask him if he can open up some more parking spaces.

Hoover stated there are Towns and Topics available to anyone who is interested.

ADJOURNMENT:

Jensen made a motion to adjourn the meeting at 7:30 p.m. Goodall seconded the motion. All in favor.

Respectfully submitted,

Karen M. Ellis

Karen Ellis
Recording Secretary