

**TOWN OF BENTON
PLANNING BOARD MEETING
JUNE 26, 2018**

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

Also Present: David Hoover, Applicant; Nathan Horning, Applicant; Jayson Hoover, Code Enforcement Officer, and Karen Ellis, Recording Secretary.

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

APPROVAL OF MINUTES:

Jensen made a motion to approve the minutes of the May, 2018 meeting. Goodall seconded the motion.

Hoover distributed a copy of the new proposed law and stated it is just for the Board's review; no official motion will be needed. The Town Board will be holding the public hearing on this.

PRELIMINARY REVIEW: David Hoover has a current business on Ferguson Corner's Road for reconditioning and selling hay bines. He wants to put in a coal storage and sales business. Jayson Hoover noted his plan is just to have the Board review this and come up with any suggestions or sketching to come up with what else they would want to see before a formal application is submitted.

David Hoover stated that this will be between the old barn and the shop and he will have access to the coalbunkers from the east side. Goodall asked if there were any measurements so we would have a rough idea of what we are looking at. David said that from the east edge of the barn to property line is roughly 134 ft. They will have roughly a 180 X 100 ft. ground parking lot so they can pull in, back up, dump and leave. Anything that is marked "new drive" will be graveled.

Rood noted that when you look at the drawings, it shows the coalbunker is going from the northern side of the barn all the way up to the front edge of the shop. When looking at the aerial photograph, that is a fairly large area. David said it would not be all the way up. Rood asked how many tons of coal they would be able to store. David said at least six or eight truckloads with roughly 22 tons per truck. Rood asked if there is a lot of Mennonite use or sales for coal. Hoover said there seems to be.

Jayson noted that they would like to add a driveway, add the coal storage and sales and review the hay bine business. He has never had a special use permit; it started as just a few hay bines. Rood stated that he would not be able to dump the coal on the ground; it will need to sit on something impervious. If there is any rain on it, the rain-off will need to be controlled. David stated it will be on a concrete floor and it will have a roof.

Goodall asked what they get for drainage. David said it is just sloped natural drainage. He also has field tile underground. It has been working right along.

Jayson suggested talking about the display area for the hay bines and the quantities. Rood said he could talk to Soil and Water about contamination just to cover himself.

Rood noted that if he wants to put in a sign we could make that part of the application so it can be handled all at once. David noted his idea was to hang the sign on the gable of the barn.

Jayson asked if he has an idea of the quantity of the hay bines he would want. David said they would be on the east between the gravel and the property line. David said he wouldn't have a whole lot of room between the road and the start of the gravel.

Rood noted he personally does not see anything wrong with this with the way it is now with the conditions.

Jensen said the sketch is fine and maybe he could put some fairly decent estimates of the footage on the sketch. David said he knows that from the road to the north edge of the gravel lot would be roughly 180 ft. and 100 ft. from the east edge of the barn out towards the property line. Goodall asked where he would be putting the hay bines. David said it would be to the north right along the side. There will be some grass and a little bit of storage there behind the shop. Goodall asked him to give us dimensions of the coal shed. David said it will be 54' X 36'. This will be customer pick-up. If they want someone to deliver it, they will have to arrange that themselves. They will not have a delivery truck.

Jayson noted there would be a roof on it and a concrete floor and he will check with Yates County Water and Soil and the Board; the Board will want the dimensions on it with the setbacks, etc. Hoover then stated he would need to send this to the Yates County Planning Board.

OTHER BUSINESS

Nathan Horning was present to discuss problems in and around the Town of Benton with regard to tenants. He asked if there could be a guideline in place to give families an opportunity to buy houses versus a rental agency coming in and buying them all up. He noted that it seems the rental agencies that come in will rent to anyone that will come and go. He then noted that it seems that people are coming and going and it is not the people that will stay there and help grow a community; they only cause problems. He asked if this is a concern to the Town of Benton if 10 years down the road there are even more rental houses. Goodall said he does not think there is much we can do about it. Hoover noted that in his mind, it always boils down to the landlord. When you buy a rental you know going in that you will probably have some turnover. If everyone in Benton owned and lived in their own house, it would be a different sense of community than if half the town were rental units. Instead, it certainly is not the fault of the landlord to have defunct tenants, but it is the fault of the landlord if they continue. You just need to keep renting until you find someone good. Stape noted that there are people that do not want to own or cannot afford to own and there are people that just do not care. It is the same all over. Many people take pride in the house they are living in, either rental or their own. Horning noted that too many people are saying that it is just not the same in this neighborhood. Hoover stated he does not know if there is any way that the town could implement anything. A single family is certainly allowed in the hamlet center. With a single-family rental, we have no rental laws such as a short-term rental, which is meant more toward lakefront rentals. Jensen noted that there are people that own their own properties that are worse than renters are. Horning said there are people from New Jersey coming in and buying houses up and renting them out.

Rood stated this is really a social issue; it gets into politics real deep. These types of people will snap up these properties and the Government will pay their rent. These people do not really care. How you keep people from trashing properties, we do not know. We will see this more than we realize and there really is not anything we can do, even with the zoning; other than limiting apartments in an existing building is all we can do. Hoover stated with a dwelling one family is permitted and a multi-family is under a special use permit. If you go from a one family to a two-family, there would be a need for review.

Hoover noted that what works for him is he and his family mows all of their tenant's yards and picks up their trash weekly. If the tenants know that the landlords are going to be around on a weekly basis it keeps them on their toes. You may have to charge an extra \$50 on their rent for it, but it has worked for him.

ADJOURNMENT:

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

Respectfully submitted,

Karen M. Ellis

Karen Ellis
Recording Secretary