

**TOWN OF BENTON
ZBA MEETING MINUTES
JUNE 5, 2018**

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

Others Present: Douglas and Darlene Braman, Applicants; Glenn Quackenbush, Town Councilman; Tom Goodall, Alternate; Jayson Hoover, Code Enforcement Officer, and Karen Ellis, Recording Secretary.

Following introductions, James called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES: Willson stated that Karen captured the essence of the entire meeting very well and made a motion to accept the May 1, 2018 minutes as presented. Davie seconded the motion. All in favor.

APPLICATION #41AV-18 – Douglas Braman of 502 Pre-Emption Road, Penn Yan, NY requests three (3) variances for location of new pole barn: 1. Locate accessory building in front of existing principal residential building. 2. Front yard setback at 60' where 80' is required. 3. Side yard setback of 10' where 15' is required.

Braman noted that they would like to put up a pole barn/garage which will be the same height as the house. He said he has no other actual place for the barn unless he puts it way down at the bottom of the property because he has electric power lines behind the house and property. The septic leach field is behind the house also. There is also a row of pine trees down at the bottom of the property and he would have to move the septic way down there, along with the electric and piping, etc. just to get it there. The old shed will be removed once the building is up. That is about 3 ft. off the property line.

Hoover indicated he has not heard anything from the neighbors. Willson asked if it is proposed to be in the area where there is a stone parking area where a boat sits now. Braman stated that will be it; they started it there hoping that if they had to move it, they would take the stone out and move it and put the dirt back in there and reseed it if he had to.

James asked what the distance between the house and the north property line is right now. Braman noted it has to be 50' or so to where the end of the garage is. Hoover stated it is about 60'. He then said that he is about 15 to 20 ft. off from the east wire. If he were to set it next to the house, he would have to move the electric, cable and phone service. It comes from the corner pole back to the property line.

Willson indicated that when he stopped by to look this over, he felt it would blend right in close to the house. It certainly will not stick out.

There being no other questions or comments from the Board, the Board went through the test questions for the Area Variance.

Public hearing was closed for Application #41AV-18.

Meyer made a motion to approve this application; because of the placement of the electric and sewer, there is no other possible place to put this. Willson seconded the motion. The Board was polled: James: yes; Davie: yes; Willson: yes; Meyer: yes; Vaughan: yes.

OTHER BUSINESS:

Hoover noted that the Ritter's from Rt. 14 are potentially going to ask to change their area variance that was for day use only to a making a cottage out of it. The biggest thing will be the septic, but once it is engineered that will be in their hands. Structurally they will be fine, but they will have to have it engineered for the addition if they go from a story and a half to two stories. Hoover said he doesn't know when it is coming, but he has an idea it will be coming shortly. There will be some push-back on this.

James stated that two members of the Board attended the seminar at Bushnell's Basin. He noted he would recommend it for everyone; it was well worth it. Hoover asked those members to get their certificate submitted to the office for their credit hours.

ADJOURNMENT:

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

Respectfully submitted,

Karen M. Ellis

Karen Ellis
Recording Secretary