

**TOWN OF BENTON  
PLANNING BOARD MEETING  
SEPTEMBER 25, 2018**

**PRESENT:** Tom Rood; Jerry Stape; Skip Jensen, and Herb Cooley.

Also Present: Mr. Martin, Twin Pines; Jayson Hoover, Code Enforcement Officer, and Karen Ellis, Recording Secretary.

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

**MINUTES APPROVAL:**

Stape made a motion to approve the August 28, 2018 meeting minutes as read. Rood seconded the motion. All in favor.

**APPLICATION# 80-SPR** – Twin Pines of 1330 Route 14A, Penn Yan for a Site Plan Review to locate three (3) pole style lights on edge of parking lot and light sign at existing location.

Rood asked Hoover if he had an issue with the wiring of the lights in the parking lot. Hoover said he just mentioned that they were going in and he spoke with them and they were going to come back for a site plan approval. Martin said he didn't realize that this wasn't covered under the original lighting plan. There are conduits going to them, but not the actual wiring. Rood noted there is nothing really in the zoning laws, but we like to lean toward the dark sky atmosphere, which means he obviously has a means for these lights for security. We would like to see downward projected lights so they go down on the parking lot so the light isn't projected outward to the countryside. Hoover said he told Martin that he would feel more comfortable with the Board seeing it rather than just him approving it. Martin indicated that the poles stand around 20 ft. tall. He was also thinking of putting a light on the front of the building, but he is not sure if they are yet or not. That would be a downlight as well. The sign will be internally lit.

Cooley made a motion to approve the site plan review as presented. Jensen seconded the motion. All in favor.

Rood reminded everyone that there would not be a Planning Board meeting in December due to the holiday.

**ADJOURNMENT:**

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

Respectfully submitted,

*Karen M. Ellis*

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Recording Secretary