

**TOWN OF BENTON
PLANNING BOARD MEETING
FEBRUARY 26, 2019**

PRESENT: Tom Rood; Tom Goodall; Jerry Stape, Steve Hullings, and Herb Cooley.

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

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

Rood introduced Steve Hullings who was voted in as a member of the Planning Board at the last Town Board meeting. Hullings has agreed to sit on the County Planning Board as well. Hullings has engineering and surveying experience.

MINUTES APPROVAL:

Stape made a motion to approve the minutes of January 22, 2019. Hullings seconded the motion. All in favor.

APPLICATION #9SD-19: Request from Megan Ferrara and Mark Guilfouse for a subdivision on Old State Road 14 to subdivide parcel C from parcel A per map dated February 20, 2019.

Hoover noted this is pretty straightforward. The only issue is that the one southern leg of parcel C only has 161 ft., but in essence it is a pre-existing lot so its not like anything can be done about it. Hoover noted that it far exceeds the square footage minimum. The owners transferred 100 ft. to Reeds back in 2015. They will be selling Parcel A to Pauline and Kenny Weaver who are in the process of purchasing it. Stape asked if there are any issues at all with this. Hoover said he doesn't see any. Any parcel you see north of that are smaller, or certainly not any larger. Rood said it is a pre-existing lot, so it certainly has access on two long sides.

Rood asked if Weaver would be farming Parcel A. Hoover said he thinks they are going to farm what is tillable and then eventually build a retirement home there for themselves when they are retirement age.

Rood asked if there was any further need for discussion on this and entertained a motion.

Cooley made a motion to accept this proposal as presented. Hullings seconded the motion. All in favor.

OLD/NEW BUSINESS:

Hoover stated he had some extra Town and Topics books if anyone was interested in taking a copy.

Hoover reported that the Town Clerk had received a letter from Delaware River Solar that states that they intend to build a solar project in the Town of Benton. It noted that they plan to work with town officials on any planning requirements. The letter doesn't say where they are looking at putting this. He then noted that Dave Ingram on the west side of Route 14A was inquiring at one time about some of the solar regulations, but he has no idea if that is for this or not. Rood indicated that we will need to be on our toes when it comes to these things; it is important that we don't drop the ball on things.

Rood asked Hoover if he could ask Bobbi where we stand with our credits for attending workshops.

Hoover then reported that he met with a lady who wants to buy four-tire railroad bicycles and have it so people can rent them and bike it all the way down the railroad tracks and go down to Flat Street and have a turn-around and go back. If we see this, it won't be next month, but the following. Finger Lakes Rail owns that, and she is in process of getting permission from them. The problem is, part of the tracks is gone on Flat Street so it would only be about 3 miles long, even if that.

ADJOURNMENT:

Stape made a motion to adjourn the meeting at 7:23 p.m. Goodall seconded the motion. All in favor.

Respectfully submitted,

Karen M. Ellis

Karen Ellis
Recording Secretary