

DRAFT
TOWN OF BENTON
PLANNING BOARD MEETING
MARCH 26,2019

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

Also Present: Brooke Bailey; Jim Colizzi; Glenn Quackenbush, Town Councilman; Jayson Hoover, Code Enforcement Officer, and Karen Ellis, Recording Secretary.

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

APPROVAL OF MINUTES:

Stape made a motion to approve the minutes of the February 26th meeting. Hullings seconded the motion. All in favor.

PRELIMINARY APPLICATION:

Hoover reported that Scott and Ruth Osborne bought this property on Earls Hill Road from Mr. Colizzi back in 2004 with the intention of building a house back there but at the time there was no road frontage; our zoning calls for road frontage or to be serviced off of a right-of-way. They had to set up the right-of-way and had to name it because there was no way to assign a 911 number to it. Mike Colizzi and Brooke Bailey are buying the parcel now. Their plan is to leave this right-of-way alone for now so that it stays the right-of-way and add an additional right-of-way from the adjoining property owner up above. In essence, nothing is changing, and they are adding an additional right-of-way.

Hoover said his only issue is that we will have to decide collectively if we would call it Bela Vista Lane and address it off of that way or develop a new road name and address it off of that. Rood indicated that if there are two lanes there will need to be two names.

Hoover indicated that the right-of-way that goes with this parcel. An access right-of-way is in the deed. They had to name the right-of-way and basically treat it as a private road back in 2005. Rood noted that he is thinking that in the future this might be developed, in which case there wouldn't be a wide enough right-of-way.

Hoover asked when they intend to start construction. Brooke stated that they would like to start breaking ground as soon as this is approved. Once they order the manufactured home, they would be 10 to 12 weeks out for the home being set. Rood said he doesn't see any problems with what they want to do, but they do want to make sure all their ducks are lined up in a row. Stape asked if the right-of-way, as well as the driveway being 50 ft. Hoover everything is done correctly. He said he believes it is 50 ft, but the driveway doesn't need to be 50 ft. With the right-of-way being 50 ft, what the Planning Board is preparing for is the potential if it got subdivided or expanded. At least the width would be there. Stape asked if they would drive on 50 ft. or is it going to be a one lane driveway with right-of-way on both sides. Brooke said they just want it passable. Rood said that if they are already planning on 50 ft. then they are all set there. Brooke then asked what the minimum would be to have it two-lane or passable. Stape said you can pass on 16 ft, but it is tight. A normal driveway is 12 ft. She noted that the

culvert pipe that is already set needs to be extended out so that the mouth at the end of the driveway is larger. Stape said it would be better if it was 30 ft. It is being extended to 24"X 20 ft.

Hoover stated that basically what our zoning says is that any building lot has to have road frontage on any private or public street, which is where the naming of this right-of-way came into play. Hoover noted he could issue a building permit right now because they have a named right-of-way private road with an address associated with it and it's an approved building lot. The only issue is that they would like to just move that right-of-way. It is not whether this is a building lot or not, it's an approved building lot because it has road frontage which was set up back in 2005. The only real issue is they would just like to move it up onto basically the neighbor's property. Rood said we could approve this next month if we get the drawings, but in the meantime they could get started. Rood suggested getting the application and drawings in before next month. Hoover indicated he can do the application; he just needs the survey map to finalize it. Hoover also noted that he would need a letter of intent for the conveying of the right-of-way. Brooke asked if they would just need a name for the other right-of-way. Hoover said that would be a collective decision. He noted he would suggest coming up with another name before next month, as long as it isn't called Earl's Hill Lane or something like that. Hoover asked if anyone has an issue with the right-of-way being on the west side of Colizzi's property and starting the work. No one had any problems.

Hoover requested to see the stamped plans once they are received. Typically, the modular company will provide the basement plan. A septic plan will also be needed.

OTHER BUSINESS:

Rood distributed a copy of an article that was in the Finger Lakes Times regarding another community solar farm that is being built on land in Middlesex.

ADJOURNMENT:

Stape made a motion to adjourn the meeting at 7:50 p.m. Hullings seconded the motion. All in favor.

Respectfully submitted,

Karen Ellis
Recording Secretary