

TOWN OF BENTON
PLANNING BOARD MEETING
JULY 23, 2019

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

Also Present: John Nichols; Antonio Aria; John and Barb Halfman; Fred Shelley of BME Associates; Barb Hanford; Don McLaughlin; Dick Harper, Town Councilman; Jayson Hoover, Code Enforcement Officer; Karen Ellis, Recording Secretary.

APPROVAL OF MINUTES: Goodall made a motion to approve the meeting minutes of the June 25, 2019 meeting. Cooley seconded the motion. All in favor.

CONCEPT PLAN: Rood reported that this is a concept planning session. We won't be making any motions for anything tonight. We would like to be open and informal.

Fred Shelley, the project sight engineer with the development opened the presentation. He stated that this project may have come before the Planning Board at an earlier date with a fairly concept level sketch of the site. Since that time, they have collected field data and have conducted percolation tests for the septic system, and they have been able to incorporate that information on this slightly higher-level sketch plan that they have to present for tonight. The application they will be making will include a site plan application, as well as a special use permit approval for the proposed farm related business. The site development includes the installation of a gravel driveway into the site, 31 gravel parking spaces, and 36 grass parking spaces for an overflow. There will be roughly a 3,000 sq. ft. tasting and retail building constructed on the site. They have also reserved an area at the west of the site for special events with a tent structure. It eventually may become a pavilion type structure, but not at this time. The site will be served by a private on-site wastewater treatment system, septic system and they are proposing connection to the existing public water maintenance on the east side of the road; no crossing of the State Road; right-of-way will be required for the utilities. The site will require a utility and access permit from the NYS DOT. They conducted the site distance evaluations out there and as it is sited there is plenty of site distance on both sides of the driveway; more than adequate for that proposed location of the driveway. This will require site plan approval and special permit approval from the Town Planning Board, and it will also need to be referred to the Yates County Planning Board. This will be a farm related business related to the sale and tasting of local area wines.

A friendly discussion was then made amongst those in attendance in regard to the access onto the highway and the noise level, as well as the deed restriction which the Board didn't feel was up to them to made any decision. The hearing was then closed. The Board then had a private discussion in regard to buffering on the south side, as well as lighting.

ADJOURNMENT: Goodall made a motion to adjourn the meeting at 8:13 p.m. Cooley seconded the motion. All in favor.

Respectfully submitted,

Karen M. Ellis

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Recording Secretary