

**TOWN OF BENTON PLANNING MEETING  
JANUARY 24, 2023**

**PRESENT:** Steve Hullings; Tom Rood; Rich Meyer and Crystal Tomion.

Also Present: Joe DeGeorge; Adam Rowles; Tom Davie; Glenn Quackenbush, Town Councilman; Meredith Moore; Amos Stauffer; Dick Harper, Town Councilman; Arlene Wilson; Jeremy Weaver; Kenneth Weaver; Kathy Ferron; Wayne Stevens; Skip Jensen; Jack Predergast, Town Supervisor; Charles Franks; Alan Tomion; Tom Fulkrod, Code Enforcement Officer; and Michael Peacock, Recording Secretary.

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

**MINUTES APPROVAL:** Meyer made a motion to approve the meeting minutes of 12/27/2022. Tomion seconded the motion. All in favor.

**APPEAL #176SUP-22:** Amos Stauffer would like to build a commercial repair shop in front of his house. Hullings raised concern for the B&B that is next door, and did not want the business to cause any eyesores for the already established B&B next door. Meyer then questioned lighting and any oil containment created by Stauffer. Fulkrod suggested trees along the property line. Rood wanted to see a better sitemap of what is going on. Tomion brought up that the application does not talk about buying and reselling equipment. Fulkrod and Hullings both suggested a conditional approval.

**APPEAL #181SUP-22:** Rail Riders wants to build a 24 x 40 storage shed for the rail bikes along with a holding tank for porta potties. Meyer says Ferron did other things that were not on her original SUP. The building is already built. Ferron has stated she has extended her parking and now has enough for twenty-seven cars.

**APPEAL #13SUP-23:** Jeremy Weaver would like to buy and operate a small saw mill in his barn. Rood asked “what kind of saw mill?” Weaver replied he does not know yet. Fulkrod asked if it was going to be grated lumber, Weaver responded “no”. Rood then asked if he was going to be using big logs, Weaver says yes he is going to be using big logs.

**FINAL ACTIONS:**

**APPEAL #176SUP-22:**

Hullings made a motion to approve Appeal #176SUP-22 with the following exceptions:

- A better site plan update with application, including that Stauffer will be buying and selling equipment as well
- That there will something in place to block the view of the B&B
- A maximum of 5 units for sale

- Water protection from any used oil in the shop
- A more defined sales area

Tomion seconded the motion. All in favor.

**APPEAL #181SUP-22:**

Hullings made a motion to approve Appeal #181SUP-22. Meyer seconded the motion. All in favor.

**APPEAL #13SUP-23:**

Meyer made a motion to approve Appeal #13SUP-23. Tomion seconded the motion. All in favor.

**OTHER BUSINESS:**

Solar presentation by Adam Rowles and Meredith Moore from Satan Power. The project will include two 5 megawatt solar projects. One will be located on Nate Hornings property on Flat St. The other will be located on Aaron Martins property about 120 feet from Rt. 14A. Each project will be 22 acres in size. The electricity is to benefit NYSEG. The customer will in return receive a 10% discount from NYSEG.

Rood asked if anyone had any questions or comments.

Joe DeGeorge asked how much it would cost and how much the projects can handle? Adam Rowles replied that NYSEG had those numbers. He stated that he would have better numbers for the public meeting that will be held at a later date.

Fulkrod asked if there were going to be any screens or something in place to protect the view from the road, Rowles replied that they would be placing some sort of fencing.

Adam Rowles stated that NYSEG will be building a new substation and that farmers would still like to farm the land in the future. The project is taking this into consideration, and trying to implement procedures and techniques to allow this to happen.

The room was then invited to look at site plans.

**CLOSING:**

Rood asked if there were any final questions.

Rood made a motion to adjourn the meeting. Meyer seconded the motion.

All in favor.

Meeting adjourned at 8:15pm

Respectfully submitted,

Michael Peacock  
Recording Secretary