

**DRAFT**  
**TOWN OF BENTON ZBA MEETING**  
**June 3, 2025**

**PRESENT:** Rich Meyer; Dewey Hauman; Steve Vaughan; Dwight James; and Bruce Kerrick

**ABSENT:** None

Also Present: Tom Davies, Town Councilman; Richard Harper, Town Councilman; Harold Scott; Cathy Scott; Ronda Long; Tyler Stokoe; Dan Morse; Charles Franks; Dan Lewis; Tom Fulkrod, Code Enforcement Officer; and Michael Peacock, Recording Secretary.

**MINUTES APPROVAL:**

Meyer made a motion to change “Fulkrod” to “Meyer” in the beginning of the closing section of the previous minutes, and accept the rest as is. Vaughan seconded the motion, Dwight James abstained. All others in favor.

**APPEAL #110AV-25:**

Ronda Long is looking to sub part of her 5.59 acre lot to her son so he can build a house. An area variance is necessary because the lot size is 153 ft and should be 200 ft of road frontage. The total lot fits the requirements, just not the front side of the lot. One neighbor, an aunt says that she is happy with the proposal.

**FINAL ACTIONS:**

The test questions were performed by the board. Meyer made a motion to approve the proposal as written, Hauman seconded. The board was polled. All in favor.

**APPEAL #98SUP-25:**

All in Properties wants to add a contractors mini storage to their property on Flat Street. Site map was provided to the board for the first time. Meyer mentioned that this application has already been to the Planning Board and that it had past with a stipulation that the units were not to be used as store fronts, storage only. Dan Morse was present and spoke on his behalf. No SEQR provided.

**FINAL ACTIONS:**

Meyer made a motion to table this proposal as no SEQR had been completed at the time of the meeting. James seconded the motion. All in favor. Proposal is adjourned until next months meeting.

**CLOSING:**

The board discussed the solar project of Harry and Cathy Scott. Their contractor, Dan Lewis was present as well as Harry and Cathy Scott. Cathy Scott said she had spoke with the neighbors and they had no complaints. Dwight James suggested sending neighbor notifications certified to all neighbors and adjourn this until the July meeting to give the neighbors ample time to come in and speak their minds, if they choose. Fulkrod to measure from the front panel to the

center line of the road and then he is to measure from the top of the neighbors house to the center line of the road and bring those measurements to the July meeting as well.

Meyer made a motion to go forward with James' suggestion and have a public hearing in July as to what to do about the future of the Scott's solar project, Hauman seconded. The board was polled and all in favor.

Vaughan made a motion to adjourn the meeting, Kerrick seconded. All in favor.

Meeting adjourned at 7:50pm

Respectfully submitted,

Michael Peacock  
Recording Secretary