

DRAFT
TOWN OF BENTON ZBA MEETING
July 1, 2025

PRESENT: Rich Meyer; Dewey Hauman; Dwight James; Charles Franks and Bruce Kerrick

ABSENT: Steve Vaughan

Also Present: Tom Davies, Town Councilman; Glen Quackenbush, Town Councilman; Dale Lane; Dan Morse; Dan Lewis; Frank Fanara; Tom Fulkrod, Code Enforcement Officer; and Michael Peacock, Recording Secretary.

MINUTES APPROVAL:

Franks made a motion to accept the previous month's minutes as written. Meyer seconded, all in favor.

APPEAL #98SUP-25:

All in Properties wants to add a contractors mini storage to their property on Flat Street. Dan Morse and Dale Lane present. This was previously in front of the board in June and was postponed due a missing SEQR. There were no further questions from the board.

FINAL ACTIONS:

Meyer made a motion to make the Town of Benton the lead agency on the SEQR, Franks seconded the motion. All in favor. The test questions were then performed by the board. Franks made a motion to check box #2, Meyer seconded. All in favor.

Meyer made a motion to accept the proposal with a stipulation that no business can conduct outside of the units, that these are to be used as storage and not a store front. Kerrick seconded, the board was polled. All in favor.

APPEAL #204AV-24:

The public hearing for Harold and Cathy Scott's solar project for not meeting the ZBA's previously set approvals.

The board discussed the solar project of Harry and Cathy Scott. Their contractor, Dan Lewis was present as well as a representative for the Scott's. Notices were sent to the neighbors certified and no complaints came back and no neighbors were present. Dwight James explained to the room why everyone was there and the purpose of the public hearing.

The board discussed some possible solutions to what can help to avoid this in the future. Meyer suggested that the board look closer at the wording of how proposals are approved.

Hauman made a motion that since all parties involved are in agreement with the changes that were made and the board accepts this project as built. Franks seconded. The board was polled and all in favor.

CLOSING:

Dwight James added that from here forward any responsibility is on the applicant to verify all set backs and the code officer is to verify this as well along with any changes that has to come back in front of the full board.

Meyer made a motion to adjourn. James seconded, all in favor.

Meeting adjourned at 7:36pm

Respectfully submitted,

Michael Peacock
Recording Secretary