

DRAFT
TOWN OF BENTON ZBA MEETING
November 4, 2025

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

ABSENT: None

Also Present: Anthony Stauffer; Louella Stauffer; Deb Milliman; Sharise Shermer; Mark Shermer; Dan Doyle; Charles Franks, Board Alternate; Tom Davies, Town Councilman; Glen Quackenbush, Town Councilman; Richard Harper, Town Councilman; Tom Fulkrod, Code Enforcement Officer; and Michael Peacock, Recording Secretary.

MINUTES APPROVAL:

Meyer made a motion to accept the previous meeting of September 2025's minutes as written. Hauman seconded, all in favor.

APPEAL #212SUP-25:

Anthony Stauffer of Lovejoy Road is proposing to build a 50 x 68 foot shop commercial farm equipment repair. Stauffer was present, no neighbors were present. A site plan of the building was provided to the board, and Tom Fulkrod explained the plan to the board. Stauffer stated he will not be repairing and selling equipment, only repairing equipment. A "U" shaped driveway will be built on the property this way traffic will not be backing into the road. The board discussed lights and signs, Stauffer said at this time there will be neither.

FINAL ACTIONS:

The board had no further questions for the applicant. Vaughan made a motion to make the board the lead agency on the SEQR, Meyer seconded. All in favor. The test questions were then performed on the proposal.

Meyer made a motion to check box #2, Hauman seconded the motion. All in favor.

Meyer made a motion to accept the proposal with a stipulation that if lights on the outside of the building are to be used, they be used from dawn to dusk. Hauman seconded the motion. The board was then polled. All in favor.

APPEAL #214AV-25:

Sharise Shermer has made an application for an area variance to build a deck in front of her house, the size is to be 7.9 x 18.2 ft. Shermer was present, and no neighbors were present. One neighbor had come forward and spoke with Tom Fulkrod, and had expressed no issues or concerns with the project. A site map with dimensions was provided to the board.

FINAL ACTIONS:

The board had no further questions for the applicant. The test questions were then performed on the proposal.

Hauman made a motion to accept the proposal as written, Kerrick seconded. The board was then polled. All in favor.

APPEAL #215SUP-25:

Dan Doyle from Doyle Mowing and Property Service LLC is applying for a contractor's yard to store mowing equipment out of storage buildings at his residence. Doyle was present, no neighbors were present. A map was provided to the board by the applicant. Doyle does wish to grow the business, and may move on from this location as this happens.

FINAL ACTIONS:

The board had no further questions for the applicant. The test questions were then performed on the proposal.

Meyer made a motion to check box #2, Vaughan seconded the motion. All in favor.

Meyer made a motion to accept the proposal as written, Hauman seconded. The board was then polled. All in favor.

APPEAL #222AV-25:

Deb Milliman is applying to build a 14 x 30 ft shed off of the side of her driveway about 60 feet from the road. Milliman was present, no neighbors were present. The shed would be for delivery trucks that deliver blinds to Milliman at her residence for her business. The shed would serve as a spot for the deliveries to be left instead of by the side of the road at times, causing the applicant to carry them back up her driveway to her house. The board had expressed some concerns on the location of the shed to the road.

FINAL ACTIONS:

The board had no further questions for the applicant. The test questions were then performed on the proposal.

Before the test questions were performed, the applicant withdrew her proposal. Milliman asked to table the proposal until she can readjust her location of the newly proposed shed.

OTHER:

Fulkrod brought to the board's attention that an applicant was coming forward asking for a permit for septic at a property that was recently in front of the board to get approval of a temporary pre-built shed. The board discussed that their intentions from the May meeting was to be passed with the stipulation that the structure not be used as a cottage and only as a temporary storage building.

CLOSING:

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

Meeting adjourned at 8:05pm

Respectfully submitted,

Michael Peacock
Recording Secretary