

DRAFT
TOWN OF BENTON ZBA MEETING
JUNE 2, 2026

PRESENT: Dwight James; Dewey Hauman; Steve Vaughn; and Charles Frank.

Also present: Glenn Quackenbush, Town Councilman; Tom Fulkrod, Code Enforcement Officer; Derek Podsiadlo; Gail Owen, Mr. & Mrs. Glenn Zimmerman, and Mindy Johnson, Recording Secretary.

ABSENT: Ritch Meyer - excused

Dwight J called meeting to order at 7pm

MINUTES APPROVAL: Dewey H made the motion to accept May's minutes as written. Steve V second the motion. All in favor.

APPEAL #73AV-26:

Glenn Zimmerman at 1641 Rte 54 would like to build a 65X50 horse barn in front of his residence. A public hearing was held on May 5, 2026, Glenn was not in attendance for representation. Gail Owen voiced her concerns at the last meeting, and had no other concerns for this meeting. Mr. Zimmerman is proposing to build a horse barn in front of his home, closer for him to attend to the horse(s) and to have a little workshop.

Steve asked if there would ever be a small business out of that barn or would it be for personal use. Glenn stated he would probably have a part time job out of there "needs to do something in the winter time". DeweyH asked how many horses and if there is any pasture to access. Glenn Z stated possibly 2 horses and that there is no access to a pasture. Dwight J spoke about being at Gail Owen's place and sees the concern about the obstruction when coming out of her driveway. Tom F stated that Rich M, who was unable to attend the meeting, voiced his concern about the 65X50 barn over shadowing the other houses around the site. No further questions from the board.

FINAL ACTIONS:

Steve V made the motion to accept #73AV-26 with the stipulation that if put in front of the house that there will not be a retail or commercial business out of the building, used only for personal use. Charles F second the motion.

The board was polled.

Dwight J- Denied

Charles F - Yes

Dewey H - Denied

Steve V - Yes

Due to the tie, the proposal will have to wait till the next meeting when all board members would be present. Tom F asked if he could have a moment with Mr. Zimmerman, the board accepted. After a brief meeting, Tom F and Glenn Z came back with a second action by moving his building to the empty field across from his previous plans with a variance to be 14 feet in front of the house pending a subdivision of the lot line adjustment. Tom asked to have the board grant the variance of the 20 feet in front of the house, pending the subdivision approval. Gail Owen was in approval of the change.

FINAL ACTIONS:

Dwight J made the motion to accept #73AV-26 with the proposal of 20 feet in front of the house on the property line, pending subdivision approval. Dewey H second the motion. The board was polled.

Dwight J - Yes

Charles F - Yes

Dewey H - Yes

Steve V - Yes

The motion carried

APPEAL #107SUP-26:

Derek Podiablo, Keuka Leasing LLC would like to add (4) 10X50 moveable trailers/containers at 1758 Flat St. Tom F and Derek P have worked on going over options to be able to build more storage. There is no more space on the black top, and to bring fill in would make a huge mess and is not feasible. There is no disruption of the trees or surrounding properties. Containers are nice looking, would hardly be seen from the road and they also could be temporary. There were no neighbors present to voice their concerns and Tom F has not heard anything from them. Dwight J asked the board if there were any further questions or comments, there were none.

FINAL ACTIONS:

Steve V made the motion that the Town of Benton Zoning Board of Appeals be the lead agency for the SEQR. Dewey H second the motion. All in favor.

Dwight J read the SEQR, there are no significant adverse impacts in this proposal .A negative declaration was checked.

Dewey H made the motion to accept #107SUP-26 as written. Charles F second the motion.

The board was polled.

Dwight J - Yes

Charles F - Yes

Dewey H - Yes

Steve V - Yes

All in favor.

The motion carried.

Steve V made the motion to adjourn the meeting. Dewey H second. All in favor.

The meeting was adjourned at 7:45PM.

Respectfully submitted,

Mindy Johnson

Recording Secretary

