TOWN OF BENTON ZBA MEETING
OCTOBER 6, 2026

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

Also present: Tom Davie, Town Supervisor; Meredyth McMicheal, Brent McMicheal and Mindy Johnson, Recording Secretary.

Dwight called meeting to order at 7:05 PM

MINUTES APPROVAL: Rich M made a motion to accept August 4th, 2026 minutes as written. Charles F second the motion. All in favor. Motion was passed.

APPEAL #201SUP-26:
Health and Wellness Center at 1930 Pre Emption Rd would like to add 8200 square feet to the existing building. The new addition will be split into five units that will equal 1600 square feet per unit. They will be rented out for services, not retail. As of now there are three of those units that are going to be rented out for a barber shop, Occupational Therapy Office, that needs a bigger space. There is another service that is very interested in renting space. There was no other information that was provided or asked. Being that they are applying for a special use permit, they did not commit anything to an architect to get real rendering. If granted the permit, they are more than willing to do whatever drawings and items that are needed for engineering. Dwight J asked if they don't envision any major changes to the architecture. Brent M stated no. Each unit will have its own front and back entrance for fire safety exits. Adequate parking already exists on the property. Would possibly expand the parking lot approximately 30 feet to even up with the building. Rich M stated that at the planning board meeting on September 22nd, Tom Fulkrod; Code Enforcement Officer, stated that the project meets all setbacks and codes. That the Planning Board did approve the proposed project. Brent M stated that looking back towards Penn Yan there is a home that is there with an earth berm already existing, but would like to extend by making it taller as to keep the neighbor's privacy. Dwight J stated that due to the size of the building that is going to be there, parking spaces would need to add at least 20 more parking spaces. Brent M stated they had no problem adding them. Also will need to add one, possibly to more light poles for adequate lighting for the size of the parking lot. Dwight J also suggests using dark sky compliant lighting. It was asked if there were any neighbors there to voice their concerns, there were none present, and there has not been any responses to the mailings that went out to the neighbors. Dewey H asked what hours the center

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would be open. Meredyth M stated business hours are Monday thru Friday, 8:00 am to 7:00 pm. With the possibility of the latest being 7:30 pm. No further questions from the board. Steve V made the motion to have the Town Of Benton Zoning Board of approval be the lead agency on the SEQR. Rich M second the motion. All in favor.
Dwight J read the SEQR and it was declared that there are no significant adverse impacts. A negative declaration was stated.
Dewey H made the motion to accept appeal #201SUP-26 as presented with the stipulation of adding 20 more parking spots, and possibly add 1 or 2 light poles using dark sky compliant lights. Charles F second the motion.
The board was polled.

Dwight J - YES
Charles F - YES
Steve V - YES
Dewey H - YES
Rich M - YES

All in favor. The motion carried.

Rich M made the motion to adjourn the meeting. Charles F second.
All in favor.
The meeting adjourned at 7:28PM.

Respectfully submitted,
Mindy Johnson
Recording Secretary

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