

Zoning Board of Appeals Agenda

November 1st , 2022

Appeal 137SUP-22:

Nelson Weaver – 338 Route 14A – Addition to the bike shop

Appeal 141SUP-22:

Meredyth McMichael LLC – Addition of a Maintenance Shop

Appeal 142SUP-22:

Benton Ridge Truss – Adding 16x30 to a building and removing 32x32 building.

Appeal 143SUP-22:

Relative Risk Brewing – Andrew Silvent – Sign for a brewery 3x5 change hours of operation.

Appeal 149SUP-22:

Michael Horning – Place a business sign at 14A & Bellona Station Road

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 1375UP-22 Date 9-26-22 Fee 150.-

Name: Nelson Weaver phone _____

Address: 338 SR14A email _____

Applicant is applying for the following:

- | | |
|--|--|
| ☐ Area Variance | ☐ Zoning Interpretation |
| ☐ Use Variance | ☐ Subdivision |
| ☒ Special Use Permit | ☐ Site Plan Review |

Other Change to SUP

Location of Property 338 SR14A

Tax Map No. 7.03-1-5.2 Zoning District AR-1

Describe Action requested:

720 Sq Foot Add to Bldg Shop for Storage

Area Variance Information:

	Required	Actual	Variance Request
Frontage:	_____	_____	_____
Front Setback:	_____	_____	_____
Side Setback:	_____	_____	_____
Rear Setback:	_____	_____	_____
Lot Size:	_____	_____	_____

Attached to this application is the following documentation:

☐ Site Plan ☐ Construction Plans ☐ SEQR ☐ Other _____

Property Owner _____ Telephone _____

Address _____

Signature Nelson A Weaver Date 10-4-22

720 Square Feet Storage

- These drawings have been prepared in accordance with the 2020 NYC Building code and meets or exceeds the 2020 Energy Conservation code.

2020 Energy Conservation code.

- Contractor shall verify all dimensions indicated on drawings prior to start of work. Report discrepancies immediately to Engineer / Architect.

- Wind load =

115mph

- Roof load = 40psf ground snow load TC LL, 10psf TC DL

- Soil bearing =

2000 psf min.

- Occupancy =

SI Storage

- Construction =

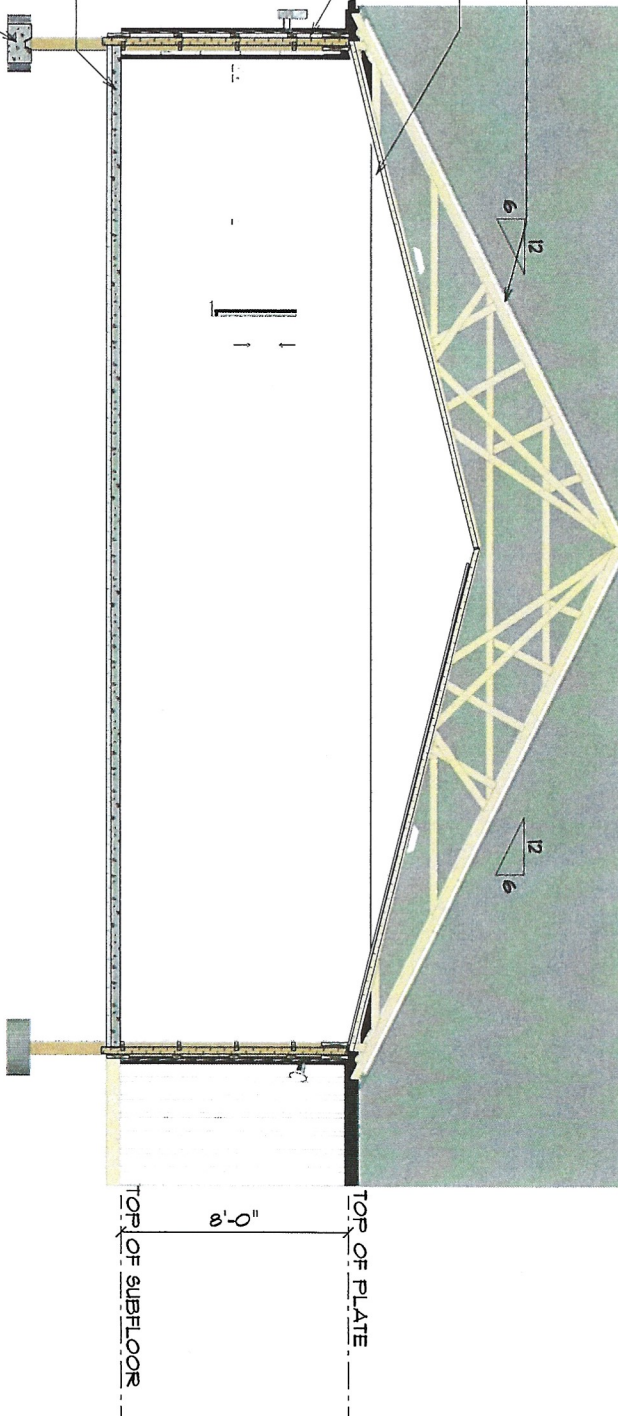
Type 5B

- All work shall be code compliant

MAIN FLOOR

- Roof system see pg. 2 roof framing
- R49 flashbatt insulation
29 ga. painted steel ceiling
- Sidewall typical
6x6 post with permacolumn base
2x10 treated skiriboard
2x4 siding girts, 24" oc
2 ply 2x12 truss carrier, notch
interior 2x12 into post,
drainage housewrap,
29ga painted steel siding, exterior,
3" sprayfoam, R21,
1/2" drywall interior finish
- 4", 3500psi concrete
10 ga. 6x6 wiremesh
2" EPS foamboard,
6 mill poly layer
4" CR#2 stone, compacted
- sidewall post footers
10"x24"
endwall post footers
4"x14" cookie base

CROSS SECTION A
SCALE: 1/2" = 1'-0"



TOWN OF BENTON
BUILDING AND ZONING APPLICATION

1000 SR 14A, PENN YAN, NY 14527
Cell (315) 719-3232 Office 315-536-9600
FAX 315-536-7715
E-MAIL: zoning@townofbenton.us

Name of Applicant Meredith McMichael LLC Date: 10-3-22
Address 1930 Pre Emption Rd Phone: 315-694-2075
Property Owner (if not same) _____
Address _____ Phone: _____

APPLICATION IS BEING MADE FOR:

_____ Building Permit ☒ Variance/Special Use ** _____ Septic System Permit**
_____ Site Plan ** _____ Subdivision** _____ Other (** Add'l Forms)

On Land Located at 1930 Pre Emption Rd (Same) or _____

Zoning District AR-B Tax Map # 50.01-1-12

Present Use of Property Professional Office Building

Description of Proposed Improvements and/or Use: 32x40 Maintenance Shop

Size of Improvement _____ Sq. Ft. Estimated Cost: _____

Type of Construction: Wood _____, Metal _____, Masonry _____, Other _____

Height: In Stories _____, In Feet _____

Yard Setback: Front _____, Rear _____

Side (Widest) _____, Side (Narrowest) _____

Signature: _____, Date: _____

Approved _____ Not Approved _____ Variance Requested _____

Variance Granted: _____ Yes _____ No Date: _____

Permit # 141 BP-22 Fee \$ 150.-

Code Enforcement Officer [Signature] Date: 10-3-22

Contractor Name: _____ Phone: _____

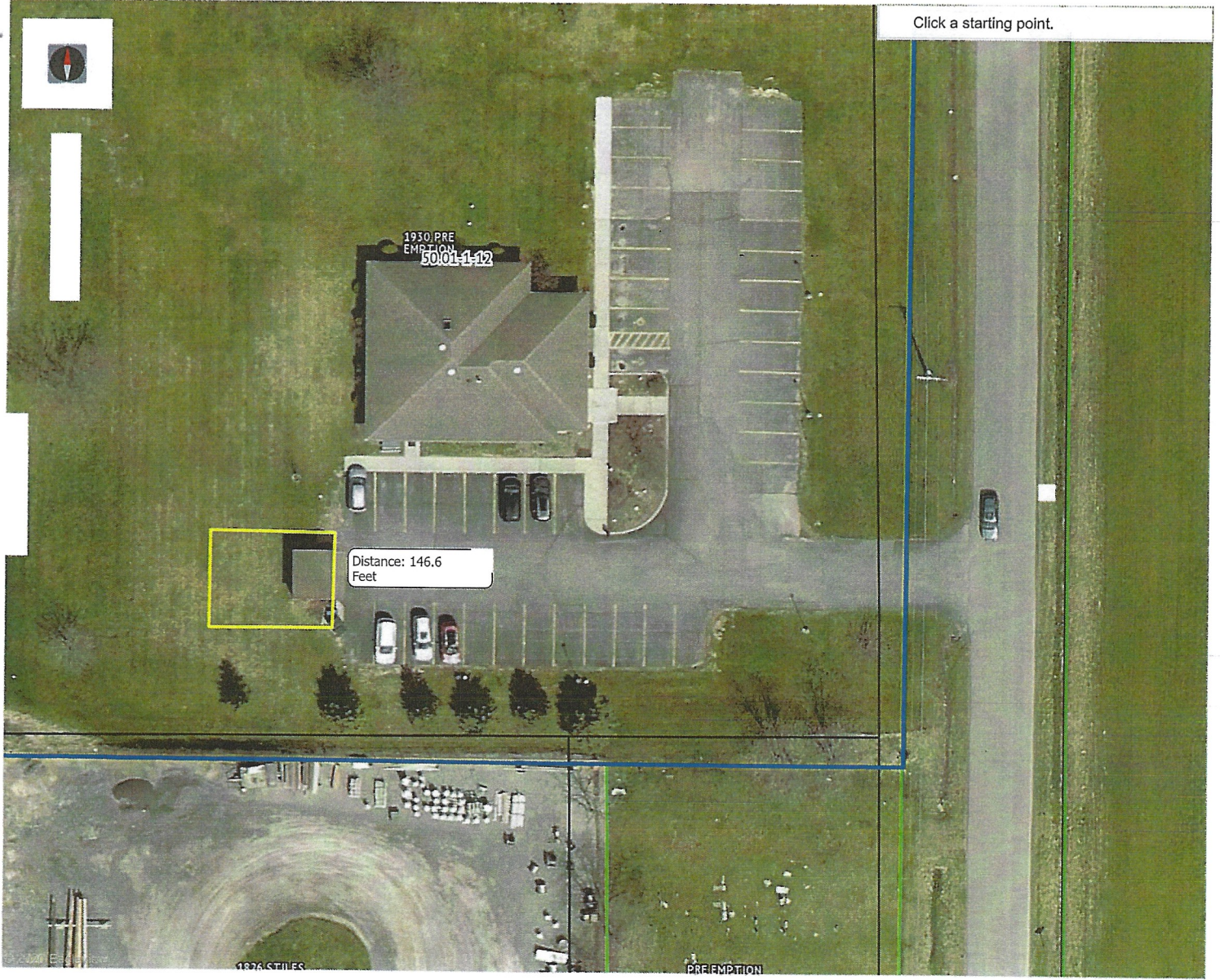
Address: _____ E-Mail address: _____

Insurance: Workman's Comp. Liability Exemption Form

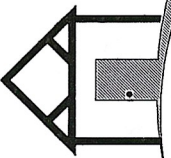
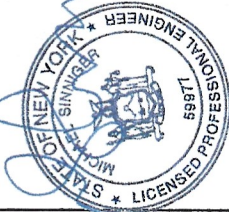
Contractor/Owner agrees to comply with all New York State and Local Codes and Laws.

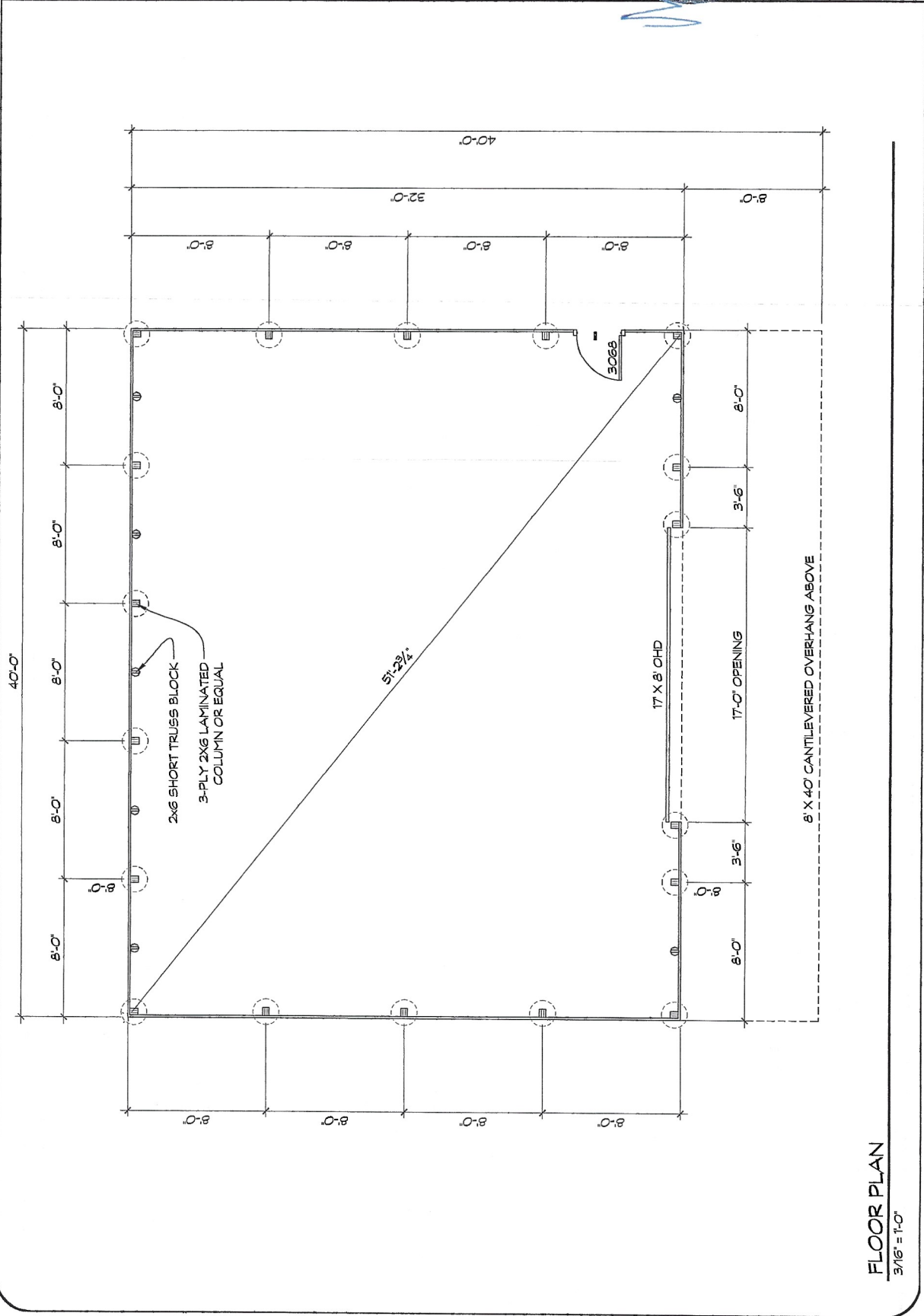
Contractor/Owner agrees to call for all inspections as required.

CONNECTEXPLORER™



map: Auto (Mosaic) Apr 2020 - Apr 2020 04/14/2020 - 04/29/2020

PROJECT: 2M204 - MCMICHAEL	 MAS ENGINEERING 55 Ashley Street Lyons, New York 14489 315-946-9532 Cell 315-573-0765	UNLIMITED DESIGN & DRAFTING  1734 FORT HILL ROAD PHELPS, NY 14532 315-719-3064		Sheet No.
DATE: 2-Oct-22				10/05/2022
SCALE: As Noted				A-1



FLOOR PLAN

3/16" = 1'-0"

PROJECT:

2/M204 - MCNICHAEAL

DATE:

2-Oct-22

SCALE:

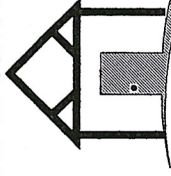
As Noted

MAS

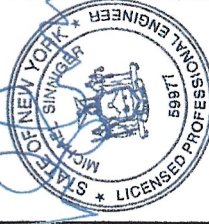
ENGINEERING

55 Ashley Street
Lyons, New York 14489
☎ 315-946-9552
Cell 315-573-0765

UNLIMITED
DESIGN & DRAFTING



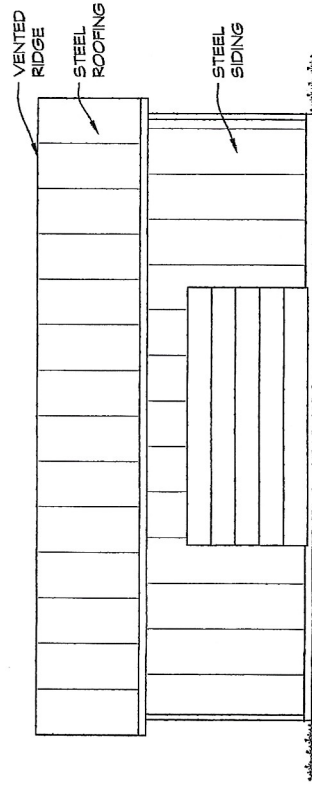
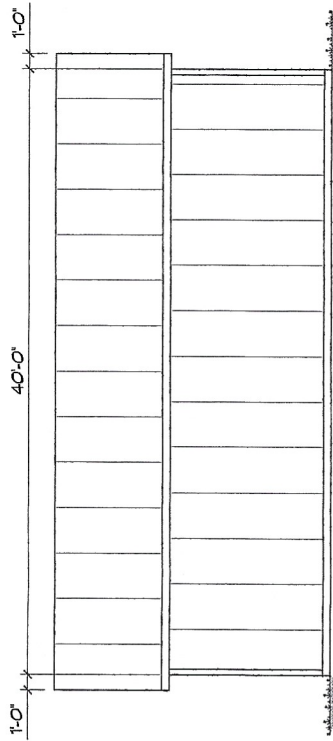
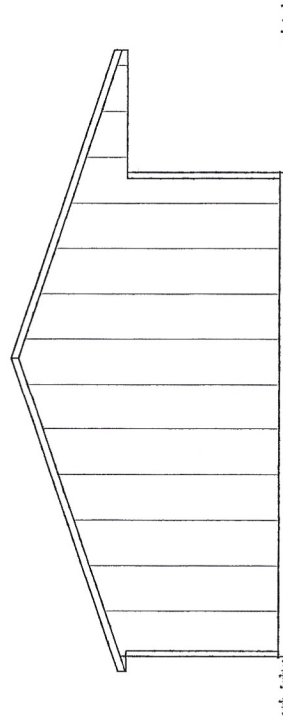
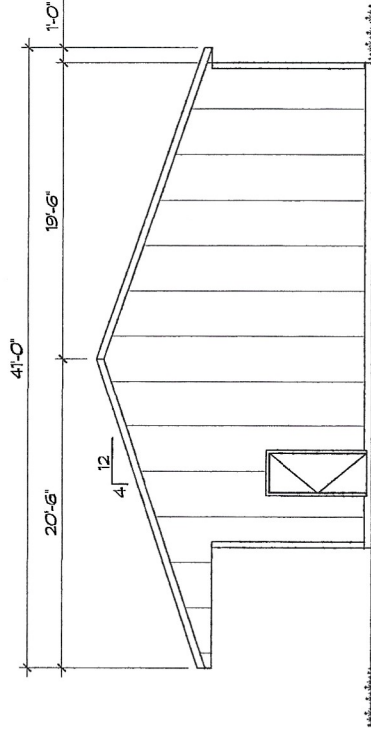
1734 FORT HILL ROAD
PHELPS, NY 14532
315-739-3064



10/05/2022

Sheet No.

A-3



ELEVATIONS

1/8" = 1'-0"

PROJECT:

2M204 - MCMICHAEL

DATE:

2-Oct-22

SCALE:

As Noted

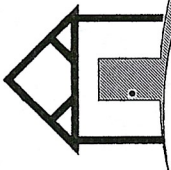
MAS

ENGINEERING

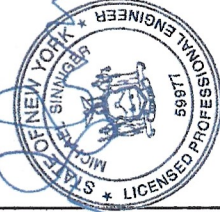
55 Ashley Street
Lyons, New York 14489
315-946-9552
Cell 315-573-0765

UNLIMITED

DESIGN & DRAFTING



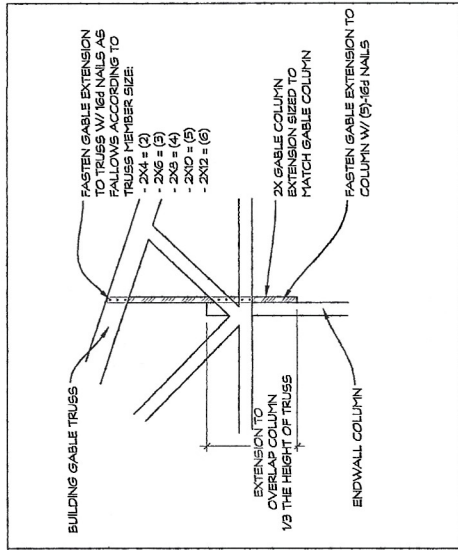
1734 FORT HILL ROAD
PHELPS, NY 14532
315-719-3064



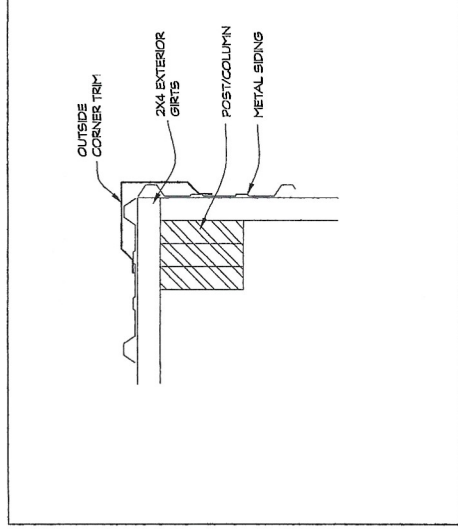
10/05/2022

Sheet No.

A-5



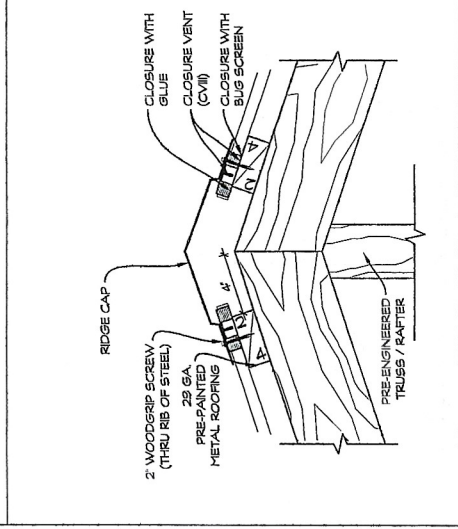
COLUMN GABLE EXTENSION DETAIL



OUTSIDE CORNER DETAIL

FASTENER SCHEDULE				WOOD FRAMING		NOTES
LUMBER	QTY	FASTENER				
2X8 SPLASHBOARD	4	16d RS HAND NAIL	PER POST			
GIRTS (INTERIOR / EXTERIOR)	2	16d RS HAND NAIL	PER CONNECTION			
2X FASCIA	3	16d RS HAND NAIL	PER CONNECTION			
PURLINS	2	16d RS HAND NAIL	PER CONNECTION			
ALL TRUSS BRACING	2	16d RS HAND NAIL	PER CONNECTION			
48" Y-BRACE BLOCKS	8	16d RS HAND NAIL	PER CONNECTION			
12" Y-BRACE BLOCKS	8	16d RS HAND NAIL	PER CONNECTION			
TRUSS UNDER 31"	5	20d RS HAND NAIL	PER CONNECTION			
TRUSS 31"-60"	10	20d RS HAND NAIL	PER CONNECTION			
TRUSS 61"-81"	13	20d RS HAND NAIL	PER CONNECTION			
2X12 HEADER	12	20d RS HAND NAIL	PER POST, PER SIDE			
2X10 HEADER	10	20d RS HAND NAIL	PER POST, PER SIDE			
2X8 HEADER	8	20d RS HAND NAIL	PER POST, PER SIDE			
2X6 HEADER	6	20d RS HAND NAIL	PER POST, PER SIDE			
1.75X11.675 LVL HEADER	12	20d RS HAND NAIL	PER POST, PER SIDE			
1.75X14 LVL HEADER	14	20d RS HAND NAIL	PER POST, PER SIDE			
1.75X16 LVL HEADER	16	20d RS HAND NAIL	PER POST, PER SIDE			
1.75X18 LVL HEADER	18	20d RS HAND NAIL	PER POST, PER SIDE			
TRUSS BLOCKS FOR BLOS UNDER 31"	4	16d RS HAND NAIL	PER SIDE OF HEADER			
TRUSS BLOCKS FOR BLOS 31"-60"	7	16d RS HAND NAIL	PER SIDE OF HEADER			
TRUSS BLOS FOR BLOS 61"-81"	9	16d RS HAND NAIL	PER SIDE OF HEADER			
UPLIFT BLOCK	8	12d RS POWER NAIL	PER BLOCK			
STUDS	2	12d RS POWER NAIL	PER CONNECTION			
1x3 FLOORING STRIPS	1	6d RS POWER NAIL	PER CONNECTION			
NOTE: -RS MEANS RING SHANK NAILS -ALL NAILS TO BE GALVANIZED						

NOTE:
 -RS = RING SHANK NAILS
 -ALL NAILS TO BE GALVANIZED



RIDGE VENT BUILDINGS UNDER 40' WIDE

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 142 SUP-27 Date 10-4-22 Fee 150

Name: Benton Ridge Truss phone 1-315-694-7991

Address: 2231 Havens Cr email _____

Applicant is applying for the following:

- | | |
|--|--|
| ☐ Area Variance | ☐ Zoning Interpretation |
| ☐ Use Variance | ☐ Subdivision |
| ☒ Special Use Permit | ☐ Site Plan Review |

Other _____

Location of Property 2231 Havens Cr

Tax Map No. 27.02-1-11.2 Zoning District AR-1

Describe Action requested:

Adding 16x130 to Building and Removing 32x32
Building

Area Variance Information:

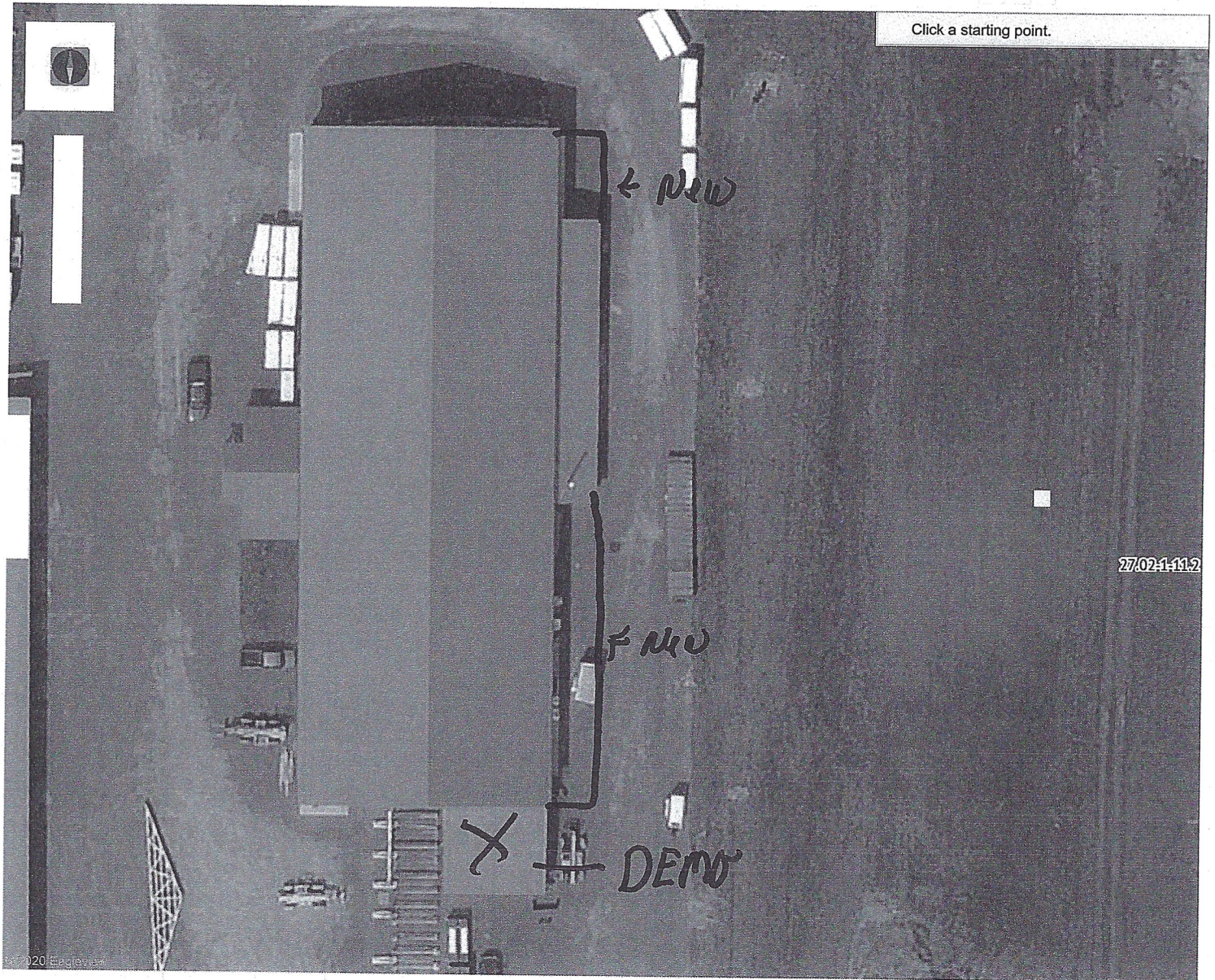
	Required	Actual	Variance Request
Frontage:	_____	_____	_____
Front Setback:	_____	_____	_____
Side Setback:	_____	_____	_____
Rear Setback:	_____	_____	_____
Lot Size:	_____	_____	_____

Attached to this application is the following documentation:

☐ Site Plan ☐ Construction Plans ☐ SEQR ☐ Other _____

Property Owner Sam D. Mery Telephone _____
Address _____

Signature Sam D. Mery Date 10-04-22



map: Auto (Mosaic) Apr 2020 - Apr 2020 04/14/2020 - 04/29/2020

TOWN OF BENTON
BUILDING AND ZONING APPLICATION

1000 SR 14A, PENN YAN, NY 14527
Cell (315) 719-3232 Office 315-536-9600
FAX 315-536-7715

E-MAIL: zoning@townofbenton.us

Name of Applicant Relaxation Risk Brewing Date: 10-4-22
Address 1166 Earls Hill Rd Phone: 908-528-7175
Property Owner (if not same) Andrew Silvest
Address _____ Phone: _____

APPLICATION IS BEING MADE FOR:

_____ Building Permit ☒ Variance/Special Use ** _____ Septic System Permit**
_____ Site Plan ** _____ Subdivision** _____ Other (** Add'l Forms)

On Land Located at 165 old State (Same) or _____

Zoning District AR-1 Tax Map # 9.49-1-15

Present Use of Property Farm land

Description of Proposed Improvements and/or Use: Sign for Brewery 3x5, Change Hrs of
op - Current is Wed-Sat 11-6 New would be Wed-Sun 11-8 +
December

Size of Improvement _____ Sq. Ft. Estimated Cost: _____

Type of Construction: Wood _____, Metal _____, Masonry _____, Other _____

Height: In Stories _____, In Feet _____

Yard Setback: Front _____, Rear _____

Side (Widest) _____, Side (Narrowest) _____

Signature: _____, Date: _____

Approved _____ Not Approved _____ Variance Requested _____

Variance Granted: _____ Yes _____ No _____ Date: _____

Permit # 143 SUP-22 Fee \$ 150.-

Code Enforcement Officer James R. R... Date: 10-4-22

Contractor Name: _____ Phone: _____

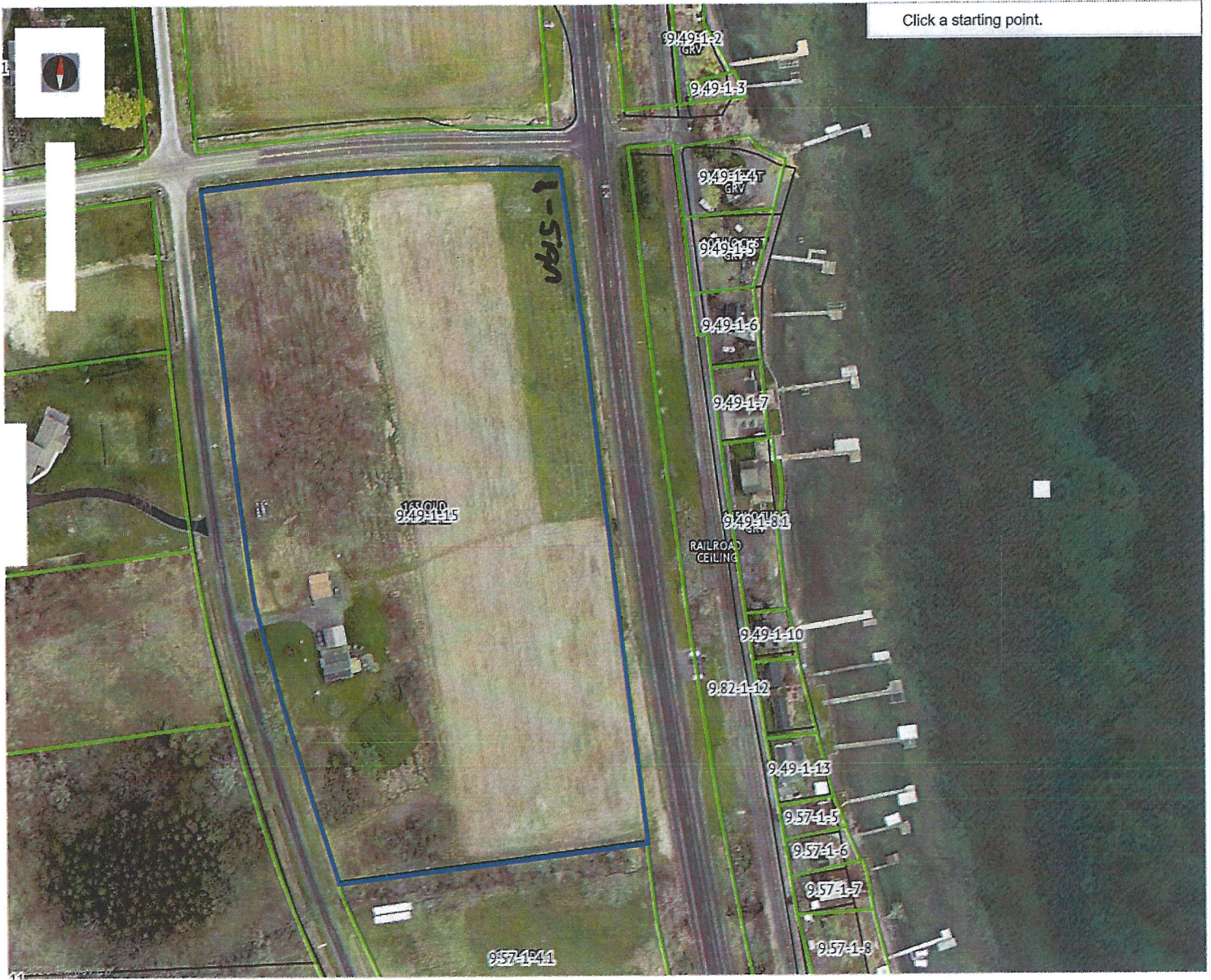
Address: _____ E-Mail address: _____

Insurance: _____ Workman's Comp. _____ Liability _____ Exemption Form _____

Contractor/Owner agrees to comply with all New York State and Local Codes and Laws.

Contractor/Owner agrees to call for all inspections as required.

Click a starting point.



map: Auto (Mosaic) Apr 2020 - Apr 2020 04/14/2020 - 04/29/2020

TOWN OF BENTON
BUILDING AND ZONING APPLICATION

1000 SR 14A, PENN YAN, NY 14527
Cell (315) 719-3232 Office 315-536-9600
FAX 315-536-7715
E-MAIL: zoning@townofbenton.us

Name of Applicant Michael Horning Date: 10-17-22
Address 2855 Ferguson Cr. Geneva NY Phone: 585-526-6168
Property Owner (if not same) Harvey Hoover
Address 306 N. Flat Street Phone: 315-536-8967

APPLICATION IS BEING MADE FOR:

☐ Building Permit ☒ Variance/Special Use ** ☐ Septic System Permit**
☐ Site Plan ** ☐ Subdivision** ☐ Other (** Add'l Forms)

On Land Located at Corner of 14A-Bellona St (Same) or _____

Zoning District AL-1 Tax Map # 704-18.114

Present Use of Property _____

Description of Proposed Improvements and/or Use: Place a B.S. sign on the corner of 14A-Bellona where old sign was

Size of Improvement _____ Sq. Ft. Estimated Cost: _____

Type of Construction: Wood _____, Metal _____, Masonry _____, Other _____

Height: In Stories _____, In Feet _____

Yard Setback: Front _____, Rear _____

Side (Widest) _____, Side (Narrowest) _____

Signature: X [Signature], Date: _____

Approved _____ Not Approved _____ Variance Requested _____

Variance Granted: _____ Yes _____ No _____ Date: _____

Permit # 149 Sup-22 Fee \$ 150

Code Enforcement Officer [Signature] Date: 10-17-22

Contractor Name: _____ Phone: _____

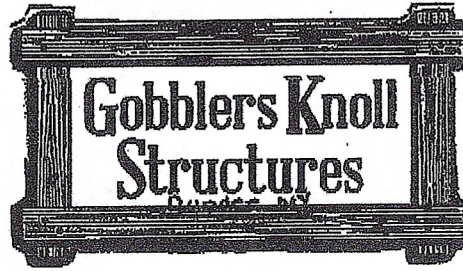
Address: _____ E-Mail address: _____

Insurance: _____ Workman's Comp. _____ Liability _____ Exemption Form _____

Contractor/Owner agrees to comply with all New York State and Local Codes and Laws.

Contractor/Owner agrees to call for all inspections as required.

Sheds
Chicken Coops



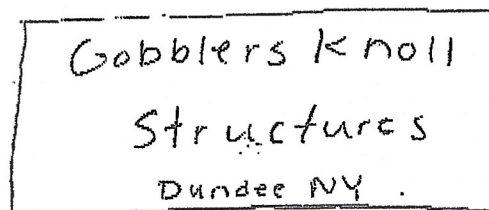
Garages
Custom Built -

Come Visit our Dealer's Shed lot at:
2855 Ferguson Corners Rd, Geneva
585-526-6168

In 1/2 mi. turn left, then continue 1 mi. to shed lot on left

Sheds
Chicken Coops

— You just missed —



Garages
Custom Built

Come visit our Dealer's Shed lot at:
2855 Ferguson Corner's Rd, Geneva
585-526-6168

TOWN OF BENTON
BUILDING AND ZONING APPLICATION

1000 SR 14A, PENN YAN, NY 14527
Cell (315) 719-3232 Office 315-536-9600
FAX 315-536-7715
E-MAIL: zoning@townofbenton.us

Name of Applicant James Horst Date: 10-17-22
Address 1337 Carroll Rd Phone: 315-536-7887
Property Owner (if not same) _____
Address _____ Phone: _____

APPLICATION IS BEING MADE FOR:

_____ Building Permit _____ Variance/Special Use ** _____ Septic System Permit**
_____ Site Plan ** X Subdivision** _____ Other (** Add'l Forms)

On Land Located at _____ (Same) or _____

Zoning District AR-1 Tax Map # 36.02-1-6

Present Use of Property _____

Description of Proposed Improvements and/or Use: Sub a 215 foot Deep by 225 lot
wide off of Main farm.

Size of Improvement _____ Sq. Ft. Estimated Cost: _____

Type of Construction: Wood _____, Metal _____, Masonry _____, Other _____

Height: In Stories _____, In Feet _____

Yard Setback: Front _____, Rear _____

Side (Widest) _____, Side (Narrowest) _____

Signature: _____, Date: _____

Approved _____ Not Approved _____ Variance Requested _____

Variance Granted: _____ Yes _____ No _____ Date: _____

Permit # 151SUB-22 Fee \$ 100

Code Enforcement Officer [Signature] Date: 10-17-22

Contractor Name: _____ Phone: _____

Address: _____ E-Mail address: _____

Insurance: _____ Workman's Comp. _____ Liability _____ Exemption Form _____

Contractor/Owner agrees to comply with all New York State and Local Codes and Laws.

Contractor/Owner agrees to call for all inspections as required.

CONNECTEXPLORER™



map: Auto (Mosaic) Apr 2020 - Apr 2020 04/14/2020 - 04/29/2020

215 Deep

~~225~~
225 wide