

PLANNING BOARD AGENDA

~~January~~ 28th, 2023 @ 7:00 P.M.
FEBRUARY

APPEAL: 180 SUB-22

John Nacca – 940 Angus Point Rd- Lot Line Adjustment & Construction of a single-family residence. Sight improvements. (Grading-Drainage-Utilities)

APPEAL: 7 SUB-23

Scenic Grove Mennonite Church-721 Thistle St. Property Owner Weaver Shirk 772 Pre-Emption Rd. *Maps at meeting- please drive by and see pins.*

APPEAL: 21 SP-23

SATURN POWER – (ADAM ROWLES) 432 N FLAT ST (OWNER AARON MARTON) 140 FOUNDRY ST BADEN, ONT N3A 2P7
5MW COMMUNITY SOLAR FARM

APPEAL: 22 SP-23:

SATURN POWER – (ADAM ROWLES) 848 ROUTE 14A (OWNER NATHAN HORNING) 140 FOUNDRY ST BADEN, ONT N3A 2P07
5MW COMMUNITY SOLAR FARM

APPEAL: 25 SUP-23:

KELLI MURPHY 142 N FLAT ST – VARIANCE/SPECIAL USE
STORE FOR USE OF MEAT & PRODUCT SALES – AIR
BNB/APARTMENT-CERT KITCHEN

TOWN OF BENTON

BUILDING AND ZONING APPLICATION

1000 SR 14A, PENN YAN, NY 14527

585-329-6904 315-536-9600

FAX 315-536-7715

E-MAIL: zoning@townofbenton.us

Name of Applicant John & Jacqueline Nacca Date: 11/17/22

Address 30 West Broad Street, Suite 406, Rochester, NY 14614 Phone: 585.453.7730

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)
 Annexation

On Land Located at 940 Angus Point Rd. (Same) or _____

Zoning District LA-AR-1 Tax Map # 19.42-1-1 & 19.42-1-3 ; 19.34-1-11

Present Use of Property Vacant Land

Description of Proposed Improvements and/or Use: This project consists of a lot line adjustment and the construction of a new single-family residence. Site improvements include grading, drainage, and utilities

Size of Improvement 3,120 Sq. Ft. Estimated Cost: \$100,000

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

Height: In Stories 1-story, In Feet 25'

Yard Setback: Front 79.4', Rear 308.5'

Side (Widest) 50', Side (Narrowest) _____

Signature: John Nacca Date: 11/21/2022
DocuSigned by: 92288C2229164FA

Approved _____ Not Approved _____ Variance Requested _____

Variance Granted: Yes _____ No _____ Date: _____

Permit # 180SUB-22 Fee \$ 100

Code Enforcement Officer: John W. Hester Date: 12-1-22

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.

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 180SUB-22 Date 12/01/22 Fee \$100

Name: John & Jacqueline Nacca phone 585.453.7730

Address: 30 West Broad Street, Suite 406, Rochester, NY 14614 email _____

Applicant is applying for the following:

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

Other _____

Location of Property 940 Angus Point Rd.

Tax Map No. 19.42-1-1, 19.34-1-11 & 19.42-1-3 Zoning District Ar-1 & LR

Describe Action requested:

This project involves the lot line adjustment of 3 parcels that are currently oriented in a way that does not optimize the lake front for all parties involved in the project. The new configuration will allow both land owners to have proper access and ownership of lakefront property. The new lot line adjustment will allow for two lots to have lake views and lake access, with the remaining portion to remain wooded. This application will also have a proposed new single family residence on the new lot farthest to the north.

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 John Nacca Date 12/01/22

I CERTIFY THAT THIS PLAN WAS PREPARED
JANUARY 27, 2023 FROM NOTES OF AN
INSTRUMENT SURVEY COMPLETED
JULY 20, 2022 AND FROM MATERIALS
REFERENCED HEREON.

DAVID M. PARRINELLO NYSPLS 049724

[illegible]

ZONING: R-1 AGRICULTURAL RESIDENTIAL
MINIMUM LOT SIZE - 40,000 SQ. FT.
MINIMUM LOT WIDTH - 200 FEET
MINIMUM LOT DEPTH - 200 FEET
MINIMUM PRINCIPAL BUILDING HEIGHT - 10 FEET
MAXIMUM PRINCIPAL LOT COVERAGE - 25%
SETBACKS PRINCIPAL STRUCTURE:
FRONT - 80 FEET
REAR - 15 FEET
SIDE - 15 FEET

DNNING
 14- LAKEFONT RESIDENTIAL
 MINIMUM LOT SIZE - 15,000 SQ.FT.
 MINIMUM LOT WIDTH - 100 FEET
 MINIMUM LOT DEPTH - 150 FEET
 MINIMUM PRINCIPAL BUILDING HEIGHT - 35 FEET
 MAXIMUM LOT COVERAGE - 25%
 TRUCKS PRINCIPAL STRUCTURE:
 FRONT - 50 FEET
 REAR - 15 FEET
 DE - 15 FEET

WORD REFERENCE

1. MAP NOS. 089-186, 14-241
2. MAP OF A SURVEY OF LANDS TO BE CONVERTED BY GERARD R. LAMONT, CHIEF OF THE LAND SURVEYORS, DATED JANUARY 1901, JOB NO. 2001-01
3. ELEVATION DATUM: NAVD 86 GGD01 18N6
4. HORIZONTAL DATUM: NAD 83 NEW YORK CENTRAL
5. JOB NO. 566, PAGE 560 OF DEEDS
6. LIBER 566, PAGE 560 OF DEEDS

7. THIS PLAN IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED SEARCH OF TITLE MAY REVEAL.

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 Scenic Grove Mennonite Church Date: 1-9-23
Address 721 Thistle St Phone: _____
Property Owner (if not same) Weaver Shirk
Address 772 Pre Emption Phone: 315-536-6698

APPLICATION IS BEING MADE FOR:

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

On Land Located at 721 Thistle St (Same) or _____

Zoning District AR-1 Tax Map # 18.03-1-12.2

Present Use of Property _____

Description of Proposed Improvements and/or Use: _____

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 # 250B-23 Fee \$ 100

Code Enforcement Officer [Signature] Date: 1-9-23

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.

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 SATURN POWER (ADAM ROWLES) Date: 1/25/23
Address 140 FOUNDRY ST. BADEN, ON N3A 2P7 Phone: 519-498-3261
Property Owner (if not same) AARON MARTIN
Address 432 N. FLAT ST. Phone: 315-536-0543

APPLICATION IS BEING MADE FOR:

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

On Land Located at 432 N. FLAT ST (Same) or _____

Zoning District AA-1 Tax Map # 17.02-1-16

Present Use of Property AGRICULTURE

Description of Proposed Improvements and/or Use: SMW COMMUNITY SOLAR FARM

Size of Improvement 26 ACRES Sq. Ft. Estimated Cost: _____

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

Height: In Stories _____, In Feet 15'

Yard Setback: Front 80', Rear 15'

Side (Widest) 15', Side (Narrowest) 15'

Signature: _____, Date: _____

Approved _____ Not Approved _____ Variance Requested _____

Variance Granted: _____ Yes _____ No _____ Date: _____

Permit # 21SP-23 Fee \$ 50

Code Enforcement Officer [Signature] Date: 1-25-23

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.

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 SATURN POWER (ADAM ROWLES) Date: 1/25/23
Address 140 FOUNDRY ST. BADEN, ON N3A 2P7 Phone: 519-498-3261
Property Owner (if not same) NATHAN HORNING
Address 848 SR 14A Phone: 315-536-6679

APPLICATION IS BEING MADE FOR:

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

On Land Located at 824 SR 14A (Same) or _____

Zoning District AR-1 Tax Map # 17.03-1-12.11

Present Use of Property AGRICULTURE

Description of Proposed Improvements and/or Use: 5 MW COMMUNITY SOLAR FARM

Size of Improvement 23.89 ACRES Sq. Ft. Estimated Cost: _____

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

Height: In Stories _____, In Feet 15'

Yard Setback: Front 80', Rear _____

Side (Widest) 15', Side (Narrowest) 15'

Signature: _____, Date: _____

Approved _____ Not Approved _____ Variance Requested _____

Variance Granted: Yes _____ No _____ Date: _____

Permit # 22SP-23 Fee \$ 50

Code Enforcement Officer [Signature] Date: 1-25-23

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.

TOWN OF BENTON
BUILDING AND ZONING APPLICATION

1000 SR 14A, PENN YAN, NY 14527

585-329-6904 315-536-9600

FAX 315-536-7715

E-MAIL: zoning@townofbenton.us

Name of Applicant Helli Murphy Date: 1-30-23
Address 42 N. Erie St Apt 1 Phone: 585-737-5208
Property Owner (if not same) _____
Address _____ Phone: _____

APPLICATION IS BEING MADE FOR:

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

On Land Located at Same (Same) or _____

Zoning District _____ Tax Map # _____

Present Use of Property Res

Description of Proposed Improvements and/or Use: Store for use as meat + product
sales - Air BnB / Apartment - Cert Kitchen

Size of Improvement 2000 ~~1000~~ Sq. Ft. Estimated Cost: \$165000

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

Height: In Stories 2, In Feet 24

Yard Setback: Front 325, Rear 50

Side (Widest) 75, Side (Narrowest) 40

Signature: Helli Murphy, Date: 1-30-23

Approved _____ Not Approved _____ Variance Requested _____

Variance Granted: _____ Yes _____ No _____ Date: _____

Permit # 25 SUP-23 Fee \$ 150.-

Code Enforcement Officer James W. Papp Date: 2-2-23

Contractor Name: Self Phone: _____

Address: _____ E-Mail address: _____

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

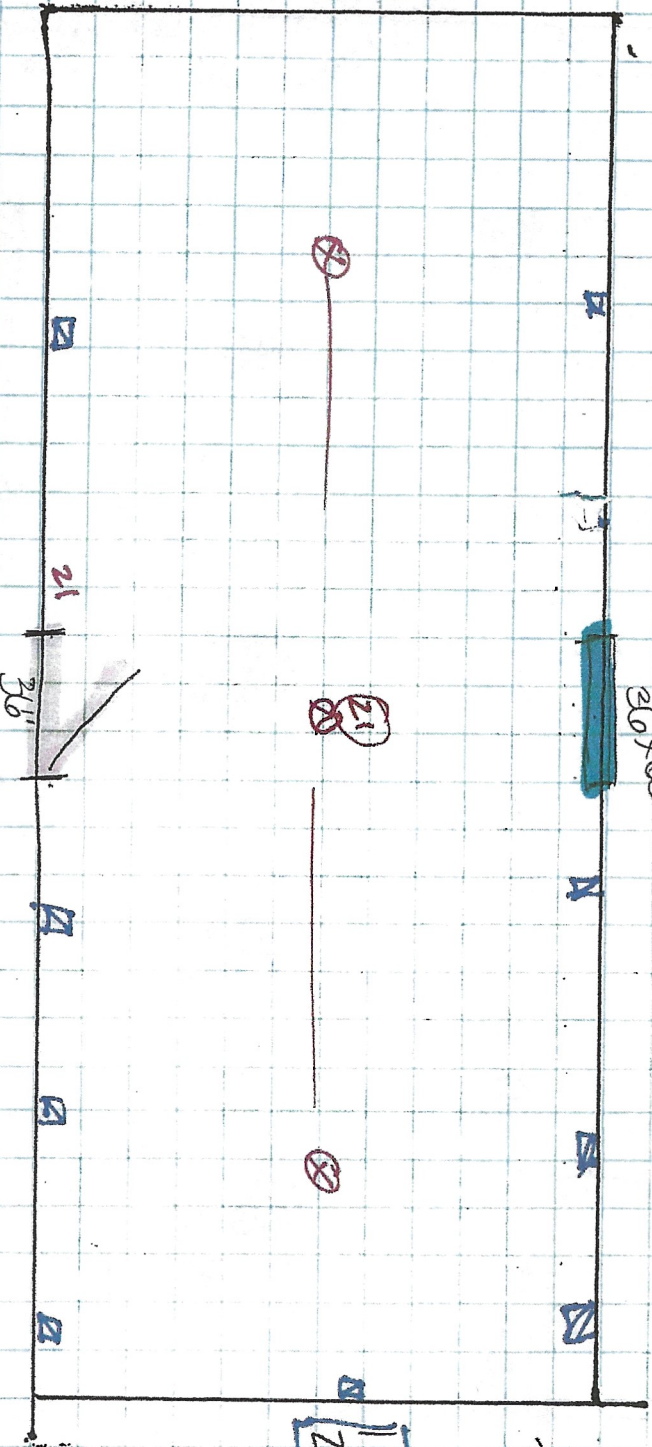
Contractor/Owner agrees to comply with all New York State and Local Codes and Laws.

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

Cos/or Room

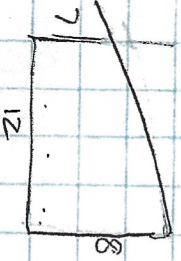
Cooler

110
220



Trailer

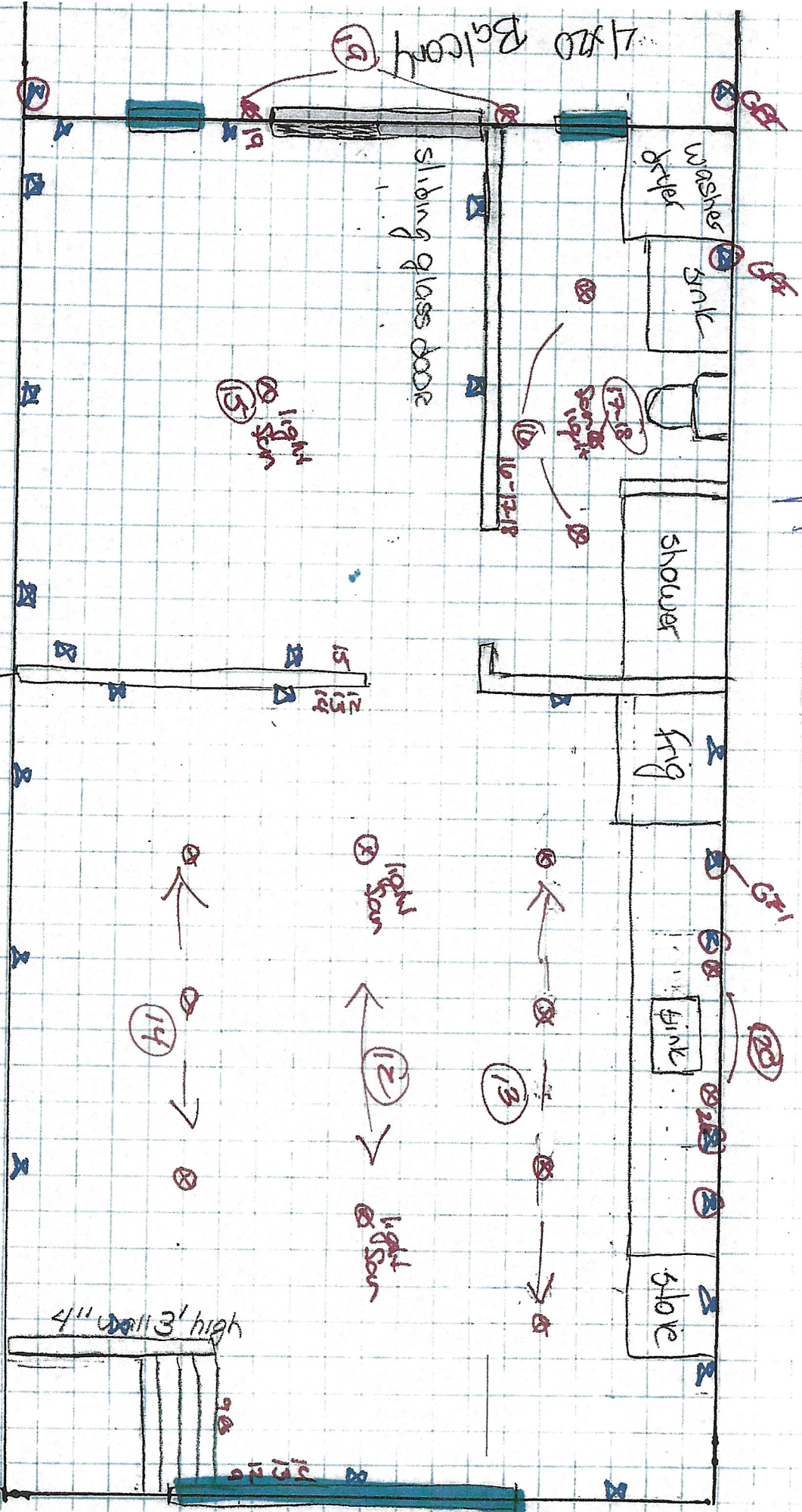
12x30



Slooc
4 inch concrete
1 row block wall

Wall 2x6 Stud 16 on center
Ceiling 2x8 16 on center

Air Band



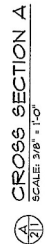
6'10" x 8' Bedroom
13' x 15' Bedroom

25' x 20' Kitchen - livingroom

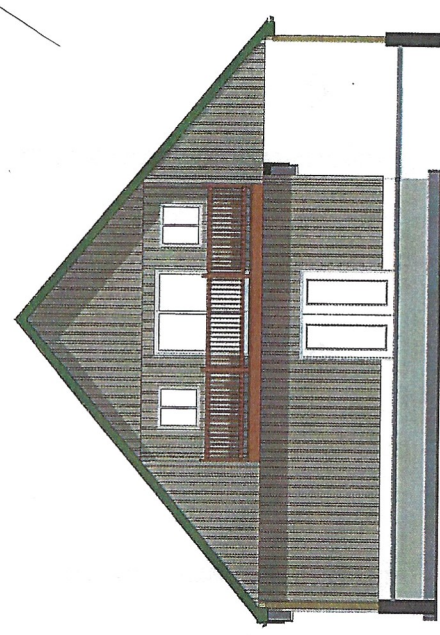
All walls 2' x 6' x 7' foot tall
side wall 7' deep
ceiling 8'

825 Square feet residence, 1218 Square Feet sales, 384 Square Feet storage

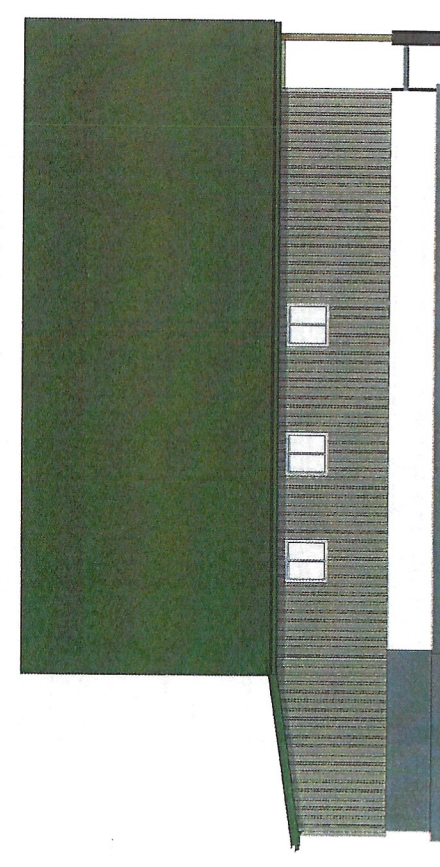
DRAWING SCHEDULE	
Cover page	1
Floor plans	2
Elevations	3
Foundation & roof	4



EAST ELEVATION
SCALE: 1/4" = 1'-0"



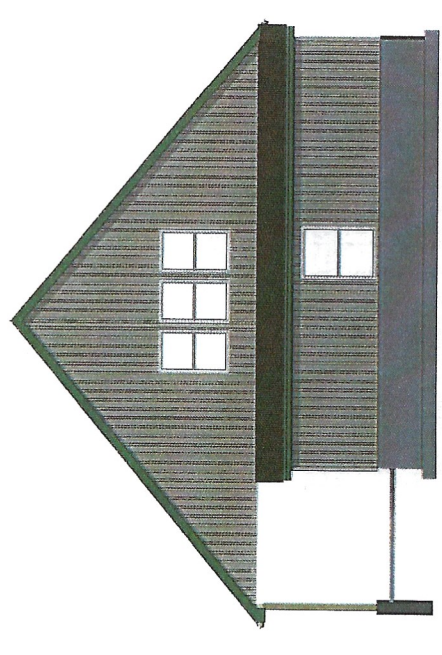
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



Murphy Garage
143 N Elm Street
Poughkeepsie, NY 12601
PHONE: 845-737-5208
FAX: 845-737-5209
murfyp143@hotmail.com

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

Seneca Wood Design LLC
3113 Ferguson Corners Road
Poughkeepsie, NY 12601
PHONE: 845-429-9100
FAX: 845-429-9101
senecawooddesign@gmail.com

DATE: Tuesday, January 24, 2023
DRAWN BY:
SCALE: 1/4" = 1'-0"

SECTION
LETTER
PAGE
MURPHY

APPROVED:
CHECKED BY:

Elevations
3/4
PAGE: