

Dick

Zoning Board of Appeals Agenda

December 5th, 2023

Appeal # 18-7SUP-23:

E.B. Martin Roofing – Add a 56'x120' Barn to the Area

Appeal # 188-SUP-23:

Skyline Event Center – 8x10 New Sign, 10,200 SQ Storage Barn, Horse Shed

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 E.B Martin Roofing Date: 11-8-23
Address 2825 SR 364 Phone: 315-536-0944
Property Owner (if not same) _____
Address _____ Phone: _____

APPLICATION IS BEING MADE FOR:

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

On Land Located at 2825 SR 364 (Same) or _____

Zoning District AR-1 Tax Map # 48.02-1-8.111

Present Use of Property Supple House B's

Description of Proposed Improvements and/or Use: Change to Special USE to Add
a 56x120 Barn to the area

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 # 187 SUP-23 Fee \$ 150-

Code Enforcement Officer [Signature] Date: 11-8-23

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

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 187 SUP-23 Date 11-8-23 Fee 150 -

Name: EB Martin Roofing phone 315-536-0944

Address: 2825 SR 364 email _____

Applicant is applying for the following:

- | | |
|--|--|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Interpretation |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Site Plan Review |

Other _____

Location of Property 2825 SR 364

Tax Map No. 48.07 Zoning District AR-1

Describe Action requested:

Change to SUP to add a 56x120 Barn
to the area

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 _____ Date _____

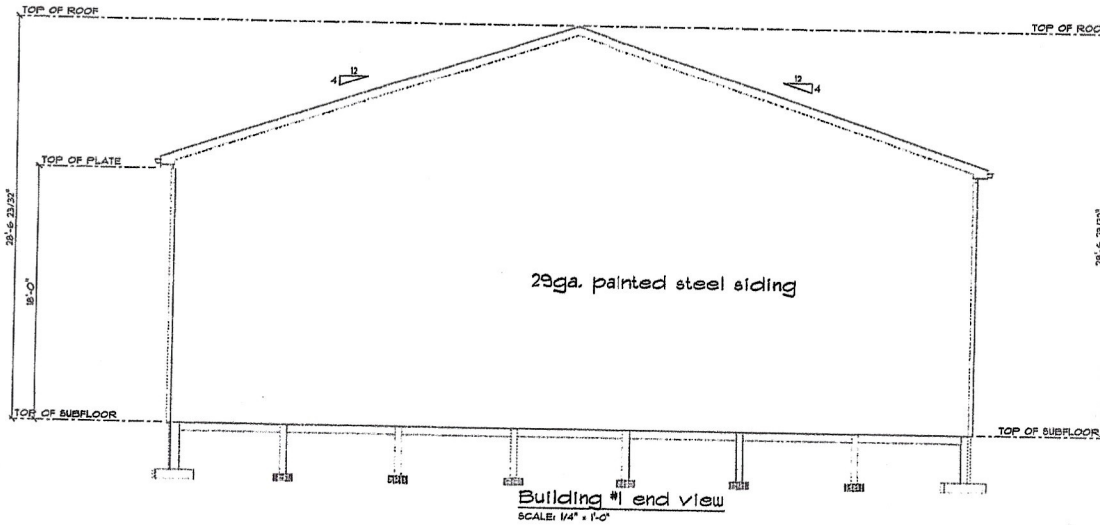
E B Martin Roofing Additions

8064 Square Feet Manufacture area

Design Criteria

- These drawings have been prepared in accordance with the New York State building code and meets or exceeds the 2018 energy code.
- Contractor shall verify all dimensions indicated on plans prior to start of work. Report discrepancies immediately to Engineer/ Architect.
- Wind load= 113mph
- Roof= 45psf ground snow load, TC DL 10psf live load
BC DL 10psf live load
- soil bearing 2000psf min.
- occupancy = manufacture
- Construction type = 5B

OPENING SCHEDULE			
PRODUCT CODE	SIZE	HINGE	COUNT
1.92X96 - 8 PANEL-MODIFIED	20'x 14' insulated, highlift	U	2



DRAWING SCHEDULE	
Cover page	1
Building 1 plan	2
Building 2 plan	3
Elevations #1 & #2	4
cross section A building #1,5	

APPROVED: _____
CHECKED BY: _____



SCALE: 1/4" = 1'-0"
DRAWN BY: _____
DATE: Friday, April 9, 2021

Seneca Wood Design LLC
3113 Ferguson Corner Rd.
Pawtucket, NY 14227
PHONE: 315-529-8100
FAX: 315-529-0001
MOBILE: 315-529-8100
senecawooddesign@gmail.com

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

E B Martin Roofing barn
2455 State Route 58A
Pawtucket, NY 14227
PHONE: 315-529-8100
FAX: 315-529-1400
MOBILE: 315-529-8100

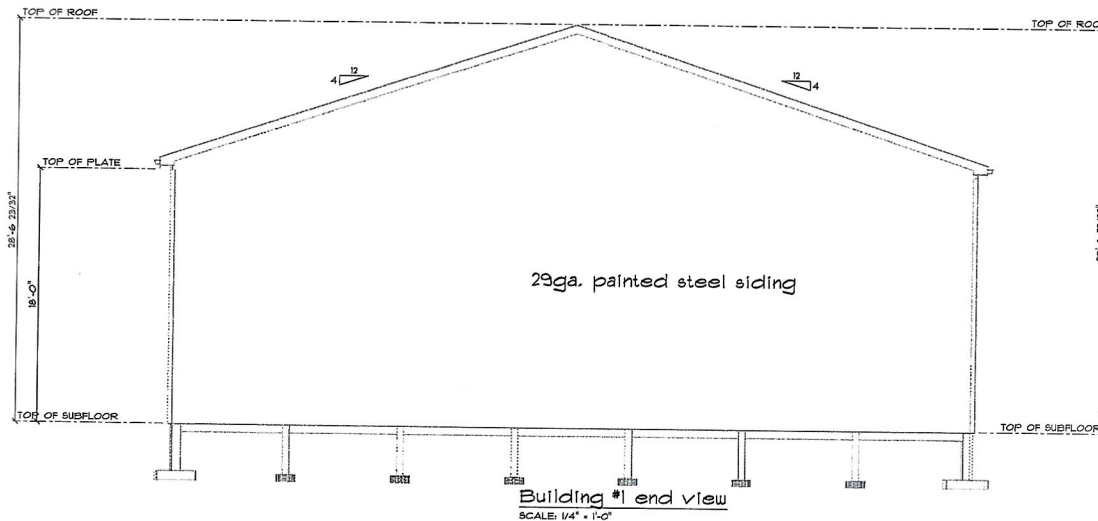
E B Martin Roofing Additions

8064 Square Feet Manufacture area

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BC DL 10psf live load
- soil bearing 2000psf min.
- occupancy = manufacture
- Constuction type = 5B

OPENING SCHEDULE			
PRODUCT CODE	SIZE	HINGE	COUNT
192X96 - 8 PANEL-MODIFIED	20'x 14' insulated, highlift	U	2



DRAWING SCHEDULE	
Cover page	1
Building 1 plan	2
Building 2 plan	3
Elevations #1 & #2	4
cross section A building #1 5	5

APPROVED:
CHECKED BY:

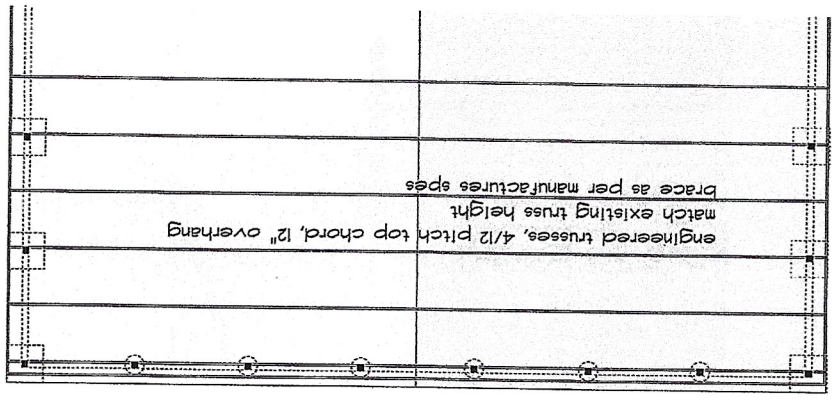
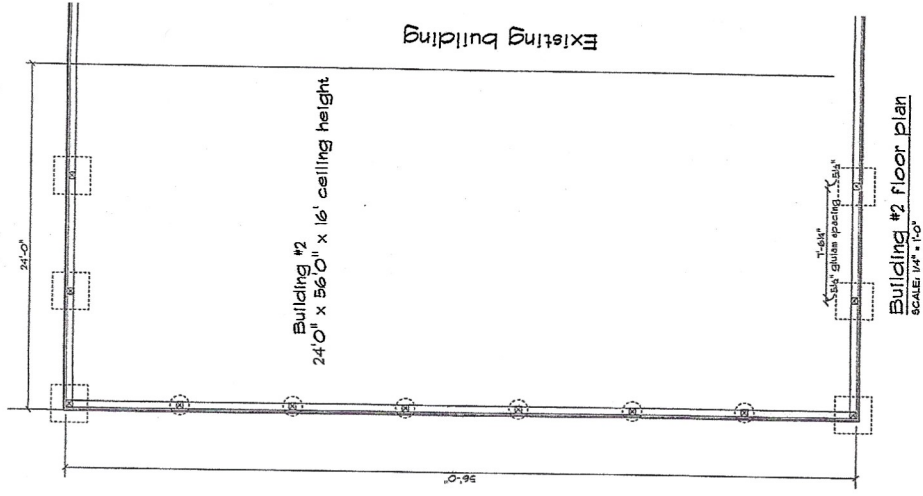


SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: Friday, April 9, 2021

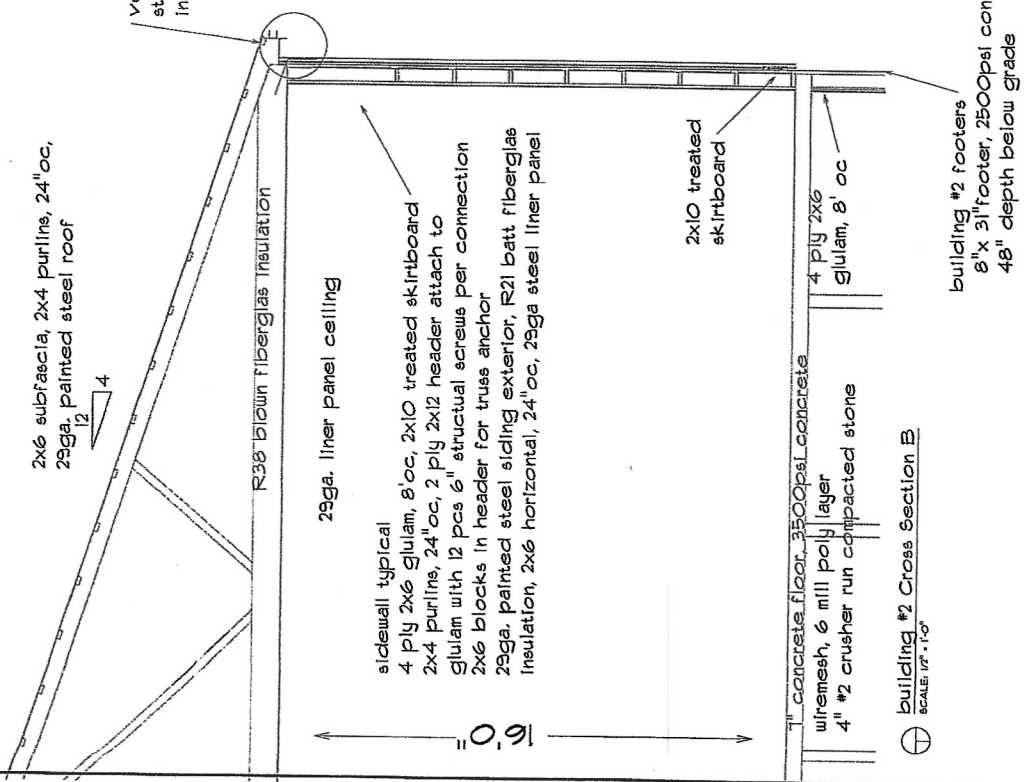
Seneca Wood Design LLC
3113 Seneca Road
Pawtucket, NY 14827
PHONE: 315-258-2800
FAX: 315-258-2800
MOBILE: senecawooddesign@gmail.com

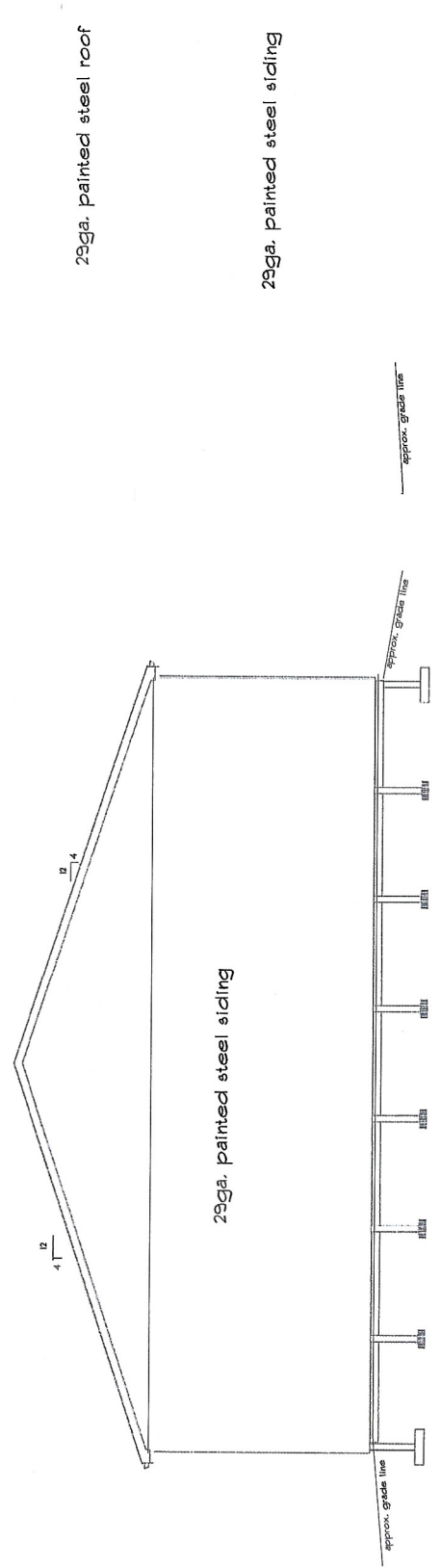
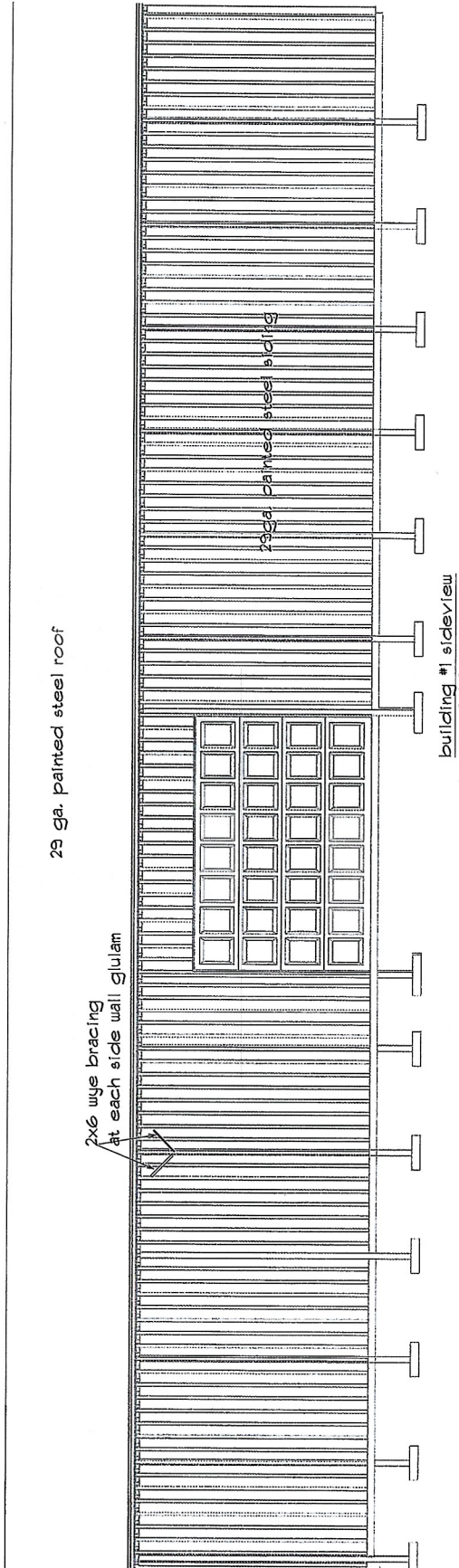
SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

E B Martin Roofing barn
2845 Bairo Road 304
Pawtucket, NY 14827
PHONE: 315-528-2844
FAX: 315-528-1165
MOBILE:



BUILDING 2 - ROOF
SCALE: 1/4" = 1'-0"

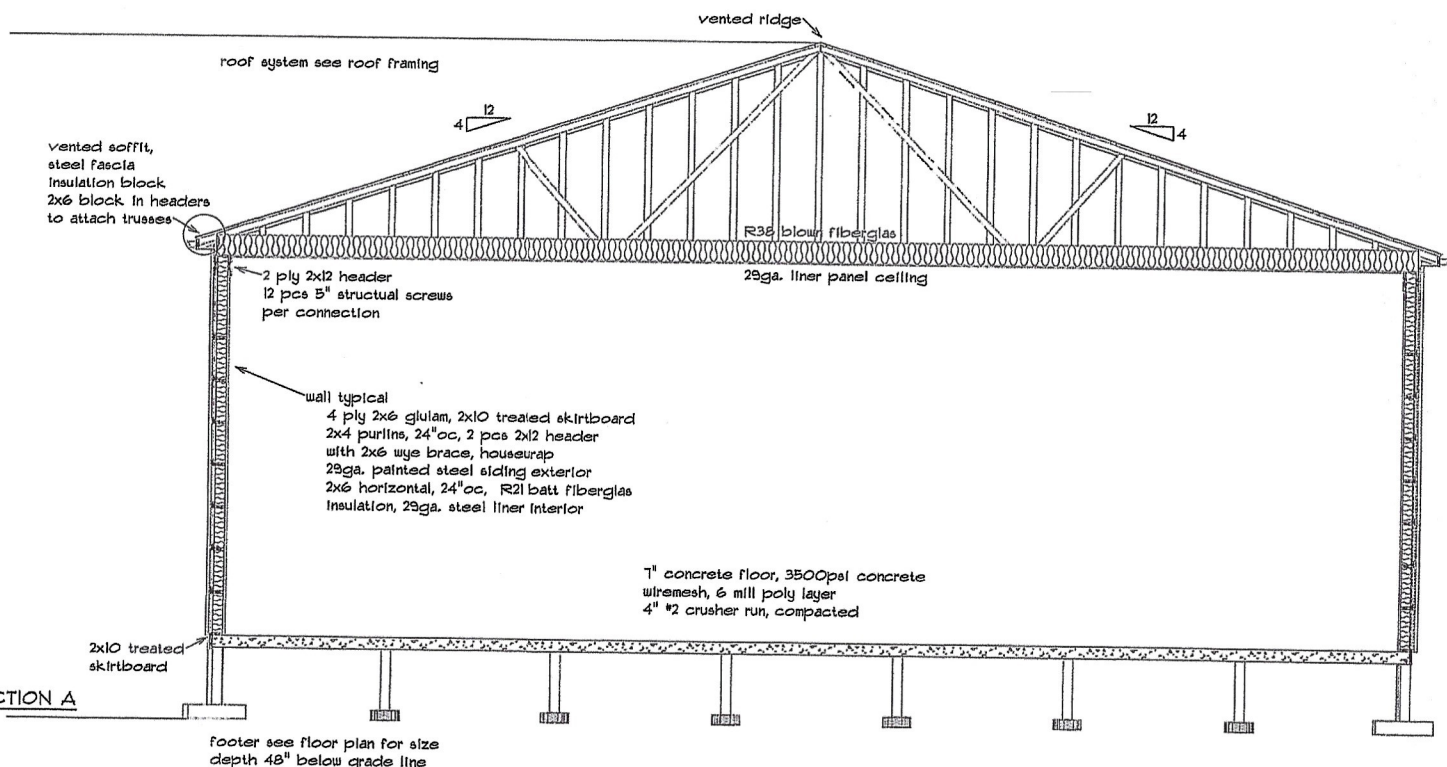




approx. grade line

approx. grade line

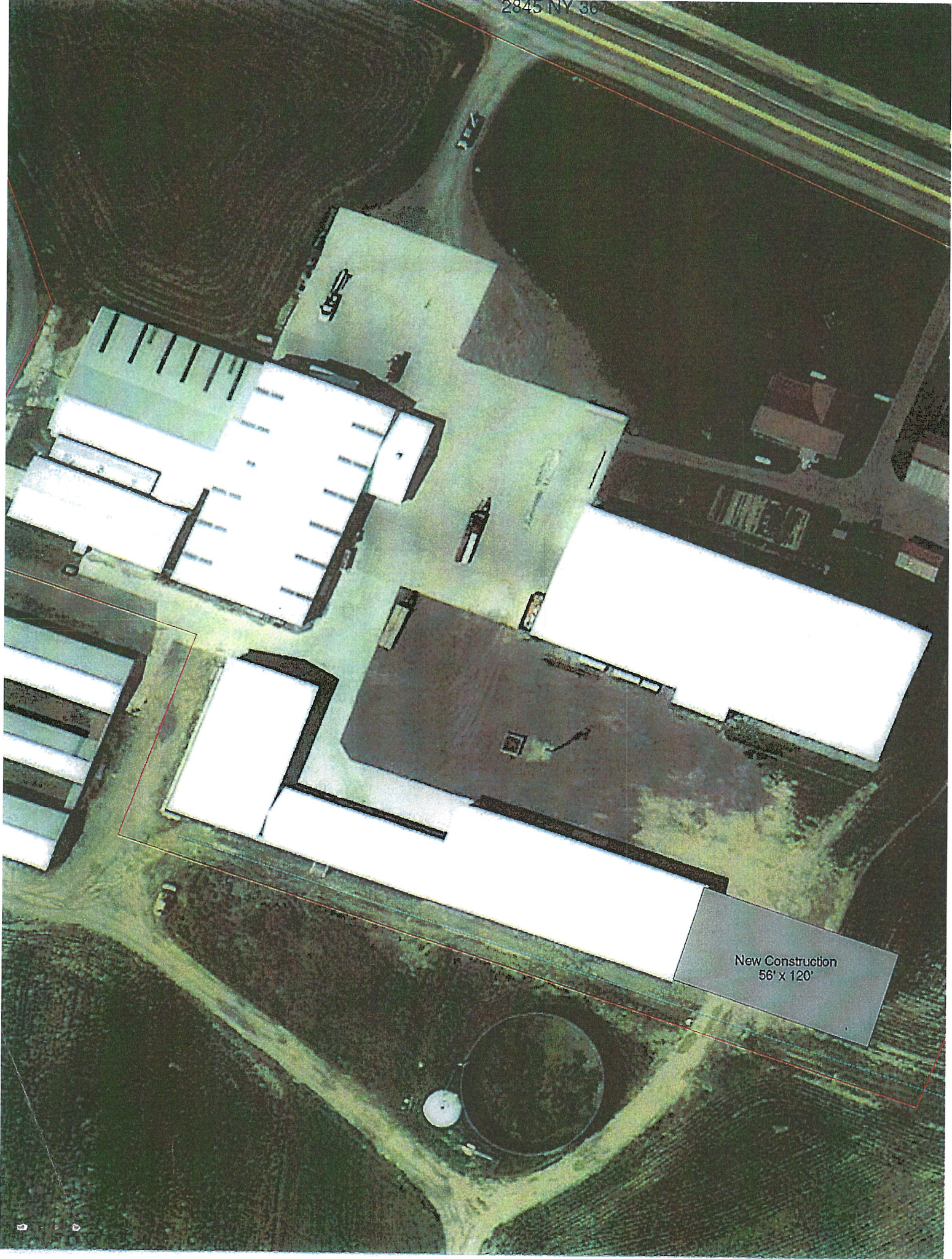
approx. grade line



CROSS SECTION A
SCALE: 3/8" = 1'-0"

<p>E B Martin Roofing barn 2645 State Route 284 Perry, NY 14527 PHONE: 315-532-0944 FAX: 315-531-1855 MOBILE:</p>	<p>Seneca Wood Design LLC 3117 Park Avenue Perry, NY 14527 PHONE: 315-532-0944 FAX: 315-531-1855 MOBILE: senecawooddesign@gmail.com</p>	<p>SCALE: 3/8" = 1'-0"</p>	<p>DATE: Friday, April 9, 2021</p>
		<p>APPROVED:</p>	<p>CHECKED BY:</p>
<p>SECTION: 5/5</p>		<p>DATE: 4/9/2021</p>	<p>CROSS SECTION A building #1</p>

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



New Construction
56' x 120'

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: permits@townofbenton.org

Name of Applicant Skyline Event Center Date: 11-8-23
Address _____ Phone: _____
Property Owner (if not same) Center Borg Holdings LLC
Address 2781 SR 364 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 2781 SR 364 (Same) or _____
Zoning District AR-1 Tax Map # 4802-19.2
Present Use of Property Event Center

Description of Proposed Improvements and/or Use: 1. 8x10 New Sign out by the Road
2. 10200 sq Storage Barn with a 2688.59 sq ft Horse-Shed

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 # 1885UP-23 Fee \$ 150-
Code Enforcement Officer James W. [Signature] Date: 11-8-23

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

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 18850P-23 Date 11-8-23 Fee 150

Name: Skyline Event Center phone _____

Address: 2781 SR 364 email _____

Applicant is applying for the following:

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

Other Change _____

Location of Property 2781 SR 364 _____

Tax Map No. 48.02-1-9.2 Zoning District AE-1 _____

Describe Action requested:

- ① 8x10 New Sign out by the Road
② 10200 sq foot Storage Barn with 2688 sq foot Horse Shed

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 _____ Date _____

Proposed Sign

8' x 4' Solid board

SkyLine

Auction Center

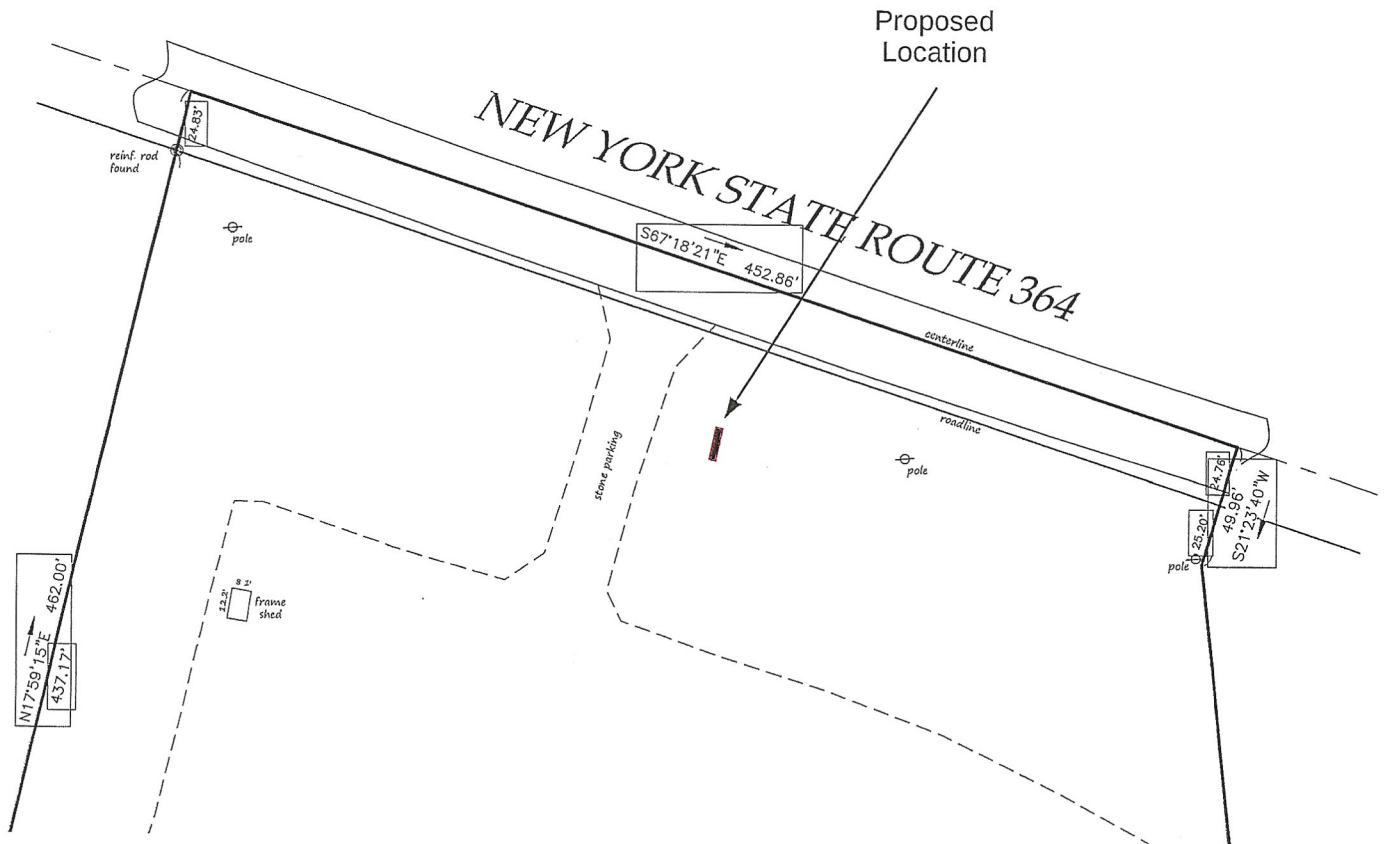
2781 Rte 364, Penn Yan
315-694-4050

6' x 3' lighted with
changeable letters

Next Auction
Sat, Oct 28 9:00 am
Household - Antiques

10'

8'



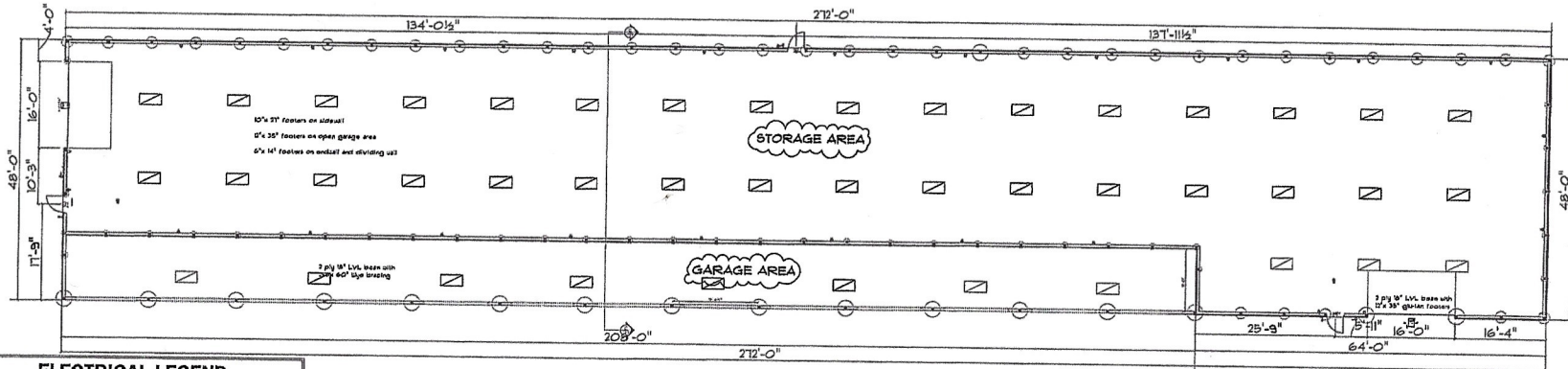
Skyline Auctions Horsebarn

10200 Square Feet Storage, 2688 square Feet garage

Design Criteria

- These drawings have been prepared in accordance with the 2020 NYS Uniform Building code.
- Contractor/ Subcontractor shall verify all dimensions indicated on drawings prior to start of work. Report discrepancies immediately to Engineer / Architect.
- Wind load = 115mph
- Roof = 40psf ground snow load TC LL, 10psf TC DL,
- Soil bearing = 2000psf min.
- Footer depth = 42" below grade
- Occupancy = Section 311.2 storage occupant total - 26
- Construction = Type 5B
- All work to be code compliant
- All mandooors to have rapid exit hardware, Exit signage and fire extinguisher

OPENING SCHEDULE			
OPENING ID	PRODUCT CODE	SIZE	HINGE/COUNT
A	192X96 - 8 PANEL	16'-0"x11'-0"	U 1
B	192X96 - 8 PANEL	16'-0"x11'-0"	U 1
C	36X80 DUTCH 1	3'-0"	R 1
D	36X80 DUTCH 1	3'-0"	L 1
E	36X80 DUTCH 1	3'-0"	L 1



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
LED light 2 x 4	43	
flood light	2	
wall mount preston	3	
exit sign - wall	3	
co detector	2	
outlet	25	
outlet gfi	3	

MAIN
SCALE: 1" = 10'-0"



DRAWING SCHEDULE	
cover	1
elevations	2
cross section	3

APPROVED: _____
 CHECKED BY: _____
 SECTION LETTER: **A**
 TITLE: **HORSEBARN**
 SCALE: 1" = 10'-0"
 DRAWN BY: **William Zimmerman**
 DATE: Monday, August 14, 2023
 Seneca Wood Design LLC
 310 Ferguson Corners Rd
 Penn Yan, NY 14527
 Ph: 518-532-8100
 Fax: 518-532-6501
 Email: senecawooddesign@gmail.com
SOFTPLAN
 ARCHITECTURAL DESIGN SOFTWARE
 Skyline Auction and Event Center
 2781 REESE
 Penn Yan
 NY
 14527
 PHONE: 315-532-6503
 FAX: 315-532-6501
 JOB#E:



Skyline Auction and event center
 2281 RTE 384
 Penn Tn, NJ
 08060
 MOBILE: 908-535-0635
 PHONE: 908-535-0635
 FAX: 908-535-0635

ARCHITECTURAL DESIGN SOFTWARE
SOFTPLAN

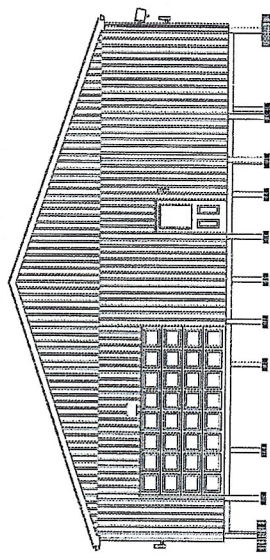
Seneas Wood Design LLC
 319 Ferguson Corners Rd
 P.O. Box 528-9100
 Penn Tn, NJ 08271
 Email: seneaswooddesign@gmail.com

SCALE: As Noted
 DRAWN BY:
 DATE: Monday, August 14, 2023

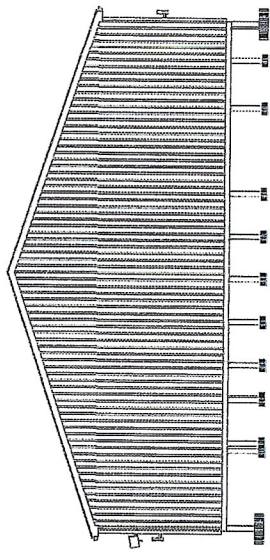


SECTION LETTER: A
 CHECKED BY:
 APPROVED:

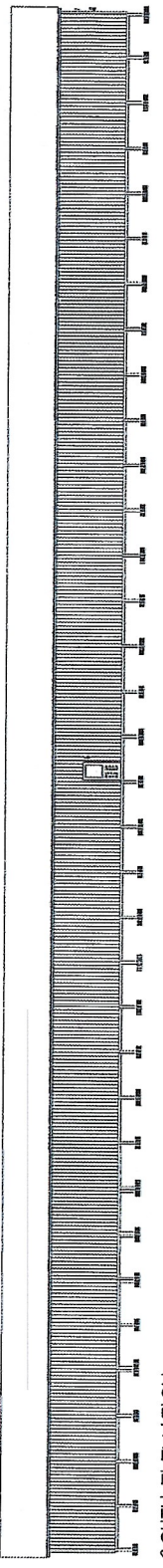
PAGE: 2/3



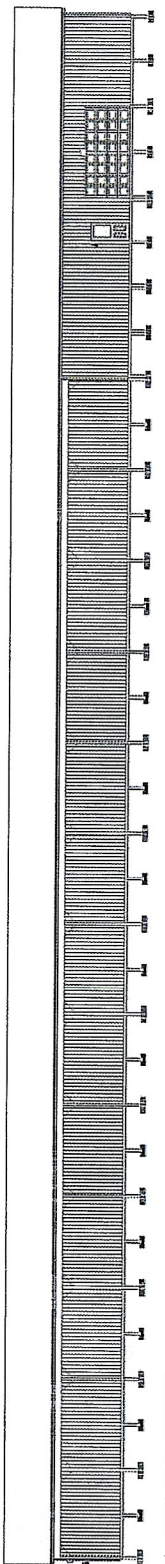
EAST ELEVATION
 SCALE: 3/16" = 1'-0"



WEST ELEVATION
 SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
 SCALE: 1" = 10'-0"



NORTH ELEVATION
 SCALE: 1" = 10'-0"

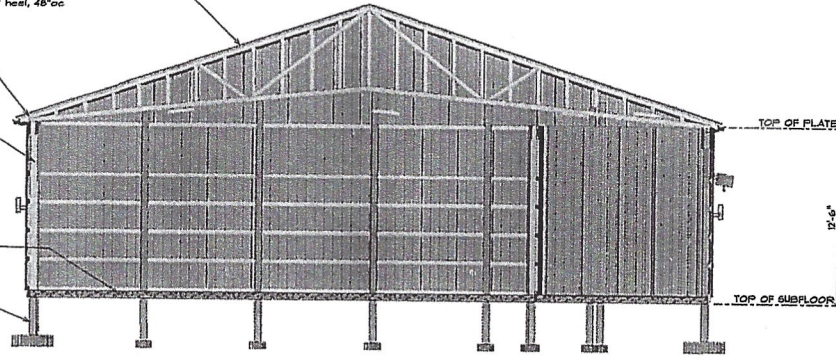
Roof system
 Engineered truss, 4/12 pitch top chord
 1.25/12 pitch bottom chord, 12" overhang, 1" heel, 48"oc
 2x6 substrate, 2x4 roof purlins, 24"oc,
 29ga painted steel roofing

2x6 substrate,
 vinyl soffit,
 6x6 post or 2xblock, 48"oc
 as hurricane tie

Exterior wall typical
 6x6 post, 8'oc,
 2x10 treated skirtboard,
 2x4 wall girts, 24"oc,
 2 ply 2x12 truss carrier,
 attach with 1" structural screws,
 29ga painted steel siding with
 rodent guard as base trim

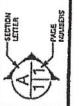
6", 3500psi concrete,
 10ga 6x6 wiremesh,
 6 mil poly layer,
 4" CR-12 stone, compacted

8"x 24" fasters on sticowalls



CROSS SECTION E
 SCALE: 1/4" = 1'-0"

APPROVED:
 CHECKED BY:



SCALE: 1/4" = 1'-0"
 DRAWN BY:
 DATE: Monday, August 14, 2023

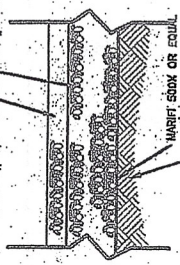
Steven Wood Design LLC
 318 Ferguson Commons Rd
 Penn Ton, NY 14021
 East aspen@wooddesignny.com

SOFTPLAN
 ARCHITECTURAL DESIGN SOFTWARE

Skyline Auction and event center
 PHONE: 516-536-6432
 FAX: 516-536-6432
 MOBILE: 516-536-6432
 2781 BIRE SPA
 NEW YORK
 14827



3" CR#1 LIMESTONE
 4" GRANULAR BASE COURSE
 4" GRANULAR SUBBASE



1 TYPICAL GRAVEL DRIVE SECTION

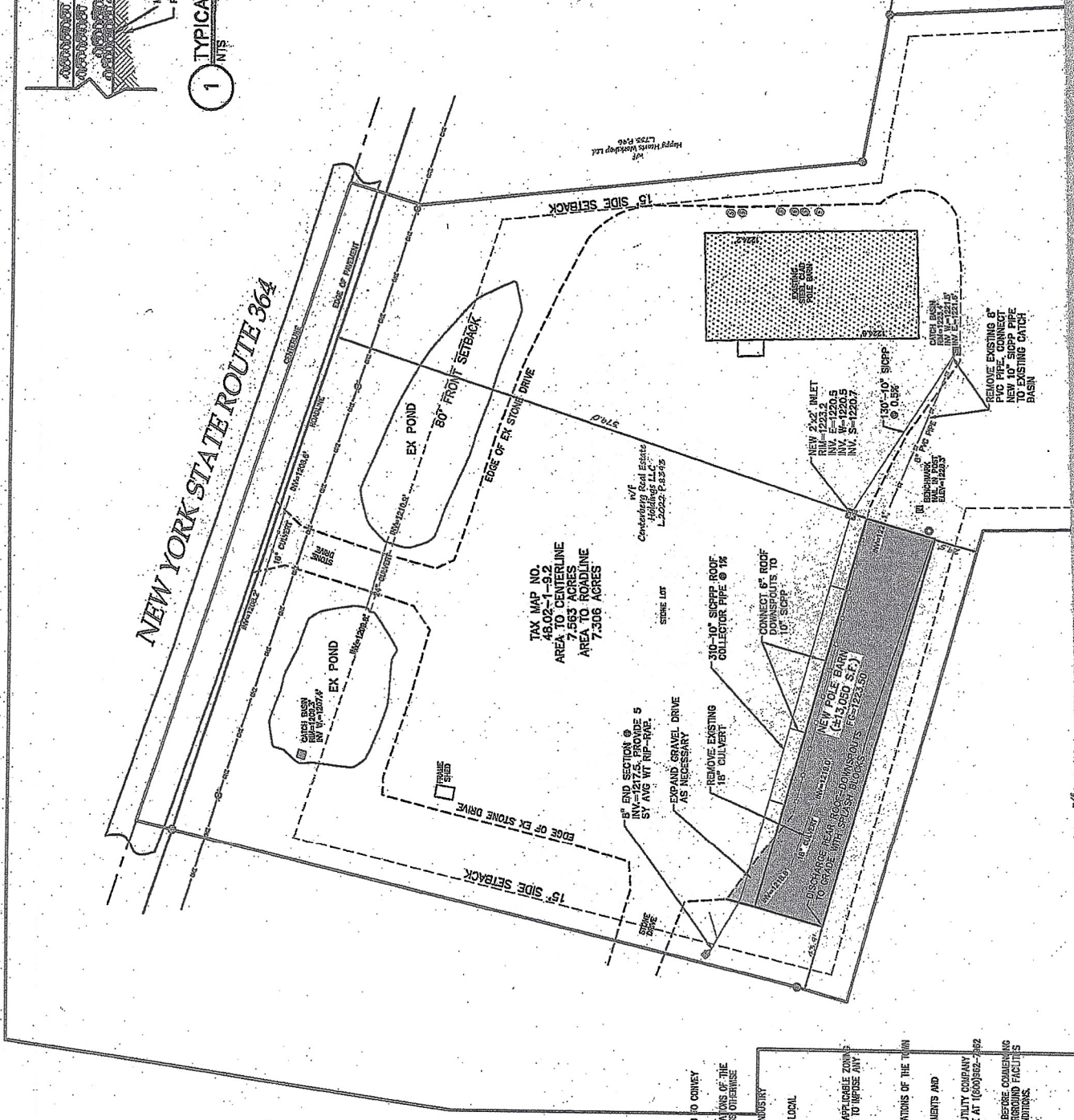
1/4" = 1'



FILL VOID BETWEEN PERIMETER OF PIPE AND DRAINAGE STRUCTURE WITH GRANULAR FILLING. SOILS, ROCKS AND DEBRIS SHOULD BE REMOVED. BRICK MAY BE USED TO HELP FILL IN Voids. APPLY TWO COATS OF BITUMASTIC BLACK COAL TAR SEALER / DRAIN-PROOFING

STORM SEWER -
 6" MANHOLE LEVELING AREA

NEW YORK STATE ROUTE 364



TAX MAP NO. 48.02-1-9.2
 AREA TO CENTERLINE 7.563 ACRES
 AREA TO ROADLINE 7.506 ACRES

8' END SECTION @ INV. 1217.5 PROVIDE 5' ST. AND 11' W.P. - 10' W.P.

EXPAND GRAVEL DRIVE AS NECESSARY

REMOVE EXISTING 18\"/>

CONNECT 6\"/>

NEW POLE BARN (5-11-030 ST.) (GRADE UNITS) (S-1223.50)

DISCHARGE FROM ROOF DOWNSPOUTS TO GRADE UNITS (S-1223.50)

NEW 2 1/2\"/>

REMOVE EXISTING 8\"/>

REMOVE EXISTING 8\"/>

REMOVE EXISTING 8\"/>



AP-1

AREA IS ± 7.3 AC

NEW POLE BARN

ADJUSTMENT STANDARDS PROPOSED ARE AS FOLLOWS:

REQUIREMENT	PROPOSED
GRADE ON LOT	± 0.5'
USE BLOW HEIGHT	200'
	200'
	40,000 S.F.

WING SETBACKS

30'	37'
15'	43.5'
15'	26.5'

UPSIDE SETBACKS

50'	37'
5'	43.5'
15'	26.5'

ALL REPRESENTATIONS OF WORK TO BE PERFORMED. THESE PLANS ARE INTENDED TO CONVEY INFORMATION ONLY.

THIS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE STATE AND THE APPROPRIATE STATES COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.

VERMALS ARE TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATION OR INDUSTRY PRACTICE.

CONTRACTOR OR DESIGNER FROM APPROVED PLANS, HIS BUILDING CODES, AND/OR LOCAL ORDINANCES AT THE RISK OF THE CLIENT.

ALL NOTES REGARDING TO SETBACKS SHOWN HEREIN ARE INTENDED TO SHOW APPLICABLE ZONING REGULATIONS OTHER THAN ZONING REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ZONING REGULATIONS.

ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ZONING REGULATIONS.

ALL SHALL LOCATE, MARK, EXCAVATE, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND MONUMENTS IN THE AREAS OF CONSTRUCTION.

ROAD UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORDS. THE CONTRACTOR SHALL LOCATE EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.

ALL UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORDS. THE CONTRACTOR SHALL LOCATE EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.

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