

PLANNING BOARD AGENDA
November 26th, 2024 @ 7:00 P.M.

Appeal: #210SUP-2024:

Benton Hill Leasing - Add a 32'x112' Service Building

Review:

Short Term Rental

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 Benton Hill Leasing Date: Sept 16, 2024
Address 1714 SF RT 14A Phone: 315-530-4488
Property Owner (if not same) Paul Cammarise
Address _____ Phone: 315-530-4488

APPLICATION IS BEING MADE FOR:

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

On Land Located at 1714 SR 14A (Same) or _____

Zoning District AR-B Tax Map # 37.73-1-4.1

Present Use of Property open land - Next to Existing Building

Description of Proposed Improvements and/or Use: Special use permit to add a 32x112 Service Building

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 # 210 SUP-24 Fee \$ 150

Code Enforcement Officer [Signature] Date: 11-18-24

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.*

NEW FACILITY FOR BENTON HILL LEASING 1698 STATE ROUTE 14A PENN YAN, NEW YORK

INDEX OF DRAWINGS:

GENERAL:	DESCRIPTION
DWG	COVER SHEET
SITE:	DESCRIPTION
DWG	SITE PLAN - ENLARGED
C2 2	SITE PLAN - ENLARGED
ARCHITECTURAL:	
DWG	FLOOR PLAN
A2.1	ELEVATIONS
A3.1	SECTIONS & DETAILS

INDEX OF DRAWINGS:

STRUCTURAL:	DESCRIPTION
DWG	STRUCTURAL PLAN
E2.1	FLOOR PLAN - ELECTRICAL
P2.1	FLOOR PLAN - PLUMBING
M2.1	FLOOR PLAN - HVAC

BUILDING PLANNING & CONSTRUCTION

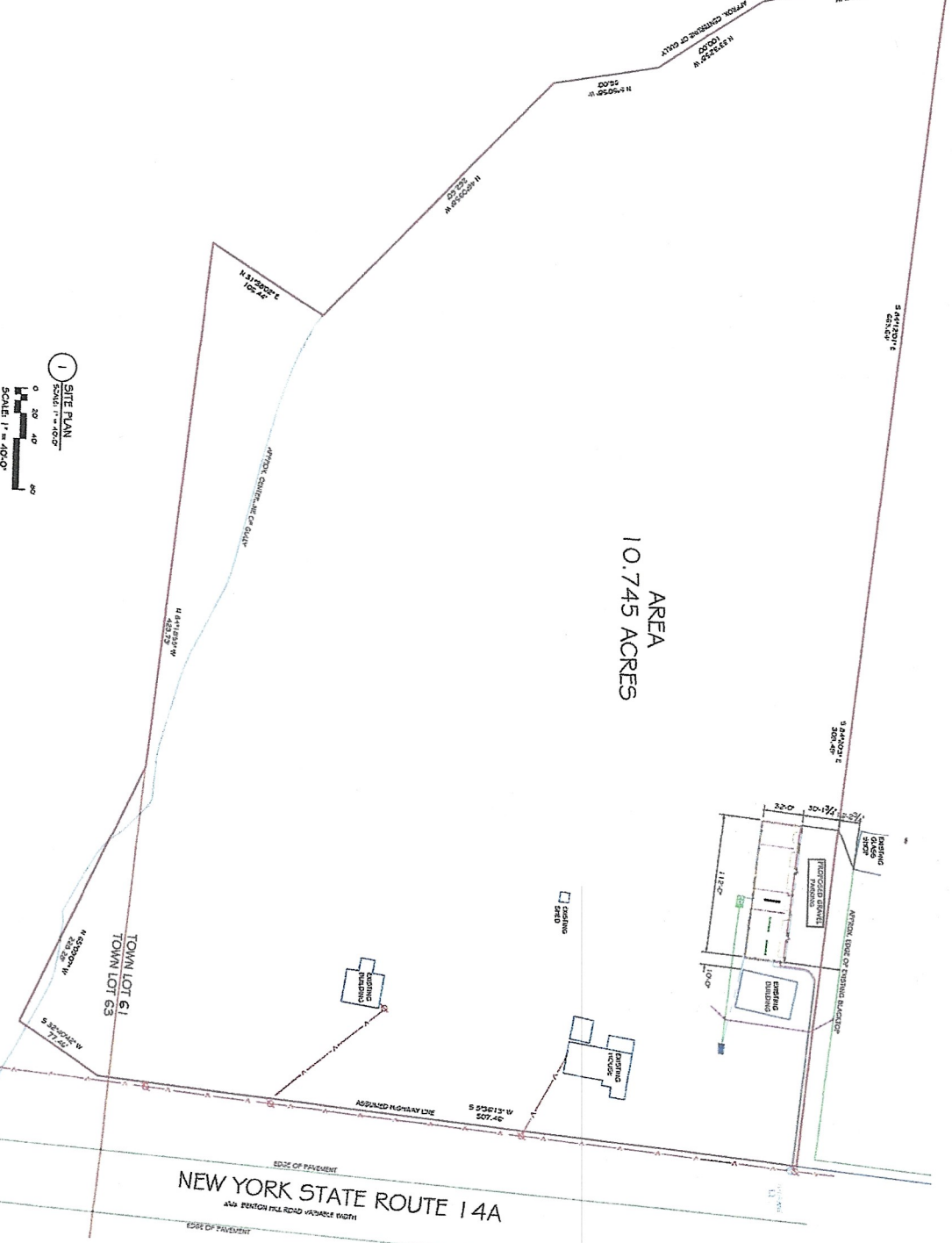
GROUND SNOW LOAD	WIND DESIGN	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM	WINTER UNDERLAYMENT	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
40PSF	UNIFORMLY DISTRIBUTED LIVE LOADS (BSI/SI)	A	<input type="checkbox"/> FROST LINE DEPTH <input type="checkbox"/> TERMITES <input type="checkbox"/> WINTER UNDERLAYMENT	NO	NO		

- GENERAL NOTES:**
1. SHOWN CONDITIONS ARE TO BE USED UNLESS OTHERWISE NOTED.
 2. CONSTRUCTION QUALIFICATIONS SHALL BE AS PER THE SPECIFICATIONS.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE OF STUD AND CONTAINMENT OR OTHERWISE INDICATED.
 5. ALL INTERIOR WALLS ARE 5/8" THICKNESS UNLESS OTHERWISE NOTED.
 6. ALL EXTERIOR WALLS ARE 8" THICKNESS UNLESS OTHERWISE NOTED.
- STRUCTURAL NOTES:**
1. FOUNDATIONS SHALL BE DESIGNED TO CARRY A MINIMUM OF 40 TONS PER SQUARE FOOT UNLESS OTHERWISE NOTED.
 2. ALL FOUNDATIONS SHALL BE DESIGNED TO CARRY A MINIMUM OF 40 TONS PER SQUARE FOOT UNLESS OTHERWISE NOTED.
 3. FOUNDATIONS SHALL BE DESIGNED TO CARRY A MINIMUM OF 40 TONS PER SQUARE FOOT UNLESS OTHERWISE NOTED.
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 9. FOUNDATIONS SHALL BE DESIGNED TO CARRY A MINIMUM OF 40 TONS PER SQUARE FOOT UNLESS OTHERWISE NOTED.
 10. FOUNDATIONS SHALL BE DESIGNED TO CARRY A MINIMUM OF 40 TONS PER SQUARE FOOT UNLESS OTHERWISE NOTED.

James R. Frandsen P.E.

2290 State Route 230, Dundee, New York 14837
585-526-6030

- NOTES:**
1. **COMPUTATIONAL ERRORS:**
 - A. ALL DIMENSIONS SHALL BE OBTAINED FROM THE BOUNDARY SURVEY.
 - B. LAYOUT AND FEATURES OF THE SITE, INCLUDING BUILDINGS, DRIVEWAYS, PAVEMENTS AND NEW CONSTRUCTION SHALL BE SHOWN ON THE FINAL RECORD AS SHOWN ON THE FINAL RECORD.
 - C. THE FINAL RECORD SHALL BE THE FINAL RECORD.
 - D. THE FINAL RECORD SHALL BE THE FINAL RECORD.
 - E. THE FINAL RECORD SHALL BE THE FINAL RECORD.
 - F. THE FINAL RECORD SHALL BE THE FINAL RECORD.
 - G. THE FINAL RECORD SHALL BE THE FINAL RECORD.
 - H. THE FINAL RECORD SHALL BE THE FINAL RECORD.
 - I. THE FINAL RECORD SHALL BE THE FINAL RECORD.
 - J. THE FINAL RECORD SHALL BE THE FINAL RECORD.
 - K. THE FINAL RECORD SHALL BE THE FINAL RECORD.
 - L. THE FINAL RECORD SHALL BE THE FINAL RECORD.
 2. **SOIL STABILIZATION:**
 - A. SOIL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT).
 - B. THE SOIL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
 - C. THE SOIL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
 - D. THE SOIL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
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 - L. THE SOIL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
 3. **EROSION CONTROL:**
 - A. EROSION CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
 - B. THE EROSION CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
 - C. THE EROSION CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
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 - L. THE EROSION CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
 4. **WATER MANAGEMENT:**
 - A. WATER MANAGEMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
 - B. THE WATER MANAGEMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
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 - L. THE WATER MANAGEMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
 5. **CONSTRUCTION:**
 - A. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
 - B. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
 - C. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
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 - L. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP AND DOT.
 6. **GENERAL NOTES:**
 - A. SEE SHEET C-2.1 FOR DIMENSIONS.
 - B. THE DIMENSIONS SHALL BE OBTAINED FROM THE BOUNDARY SURVEY.
 - C. THE DIMENSIONS SHALL BE OBTAINED FROM THE BOUNDARY SURVEY.
 - D. THE DIMENSIONS SHALL BE OBTAINED FROM THE BOUNDARY SURVEY.
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 - L. THE DIMENSIONS SHALL BE OBTAINED FROM THE BOUNDARY SURVEY.



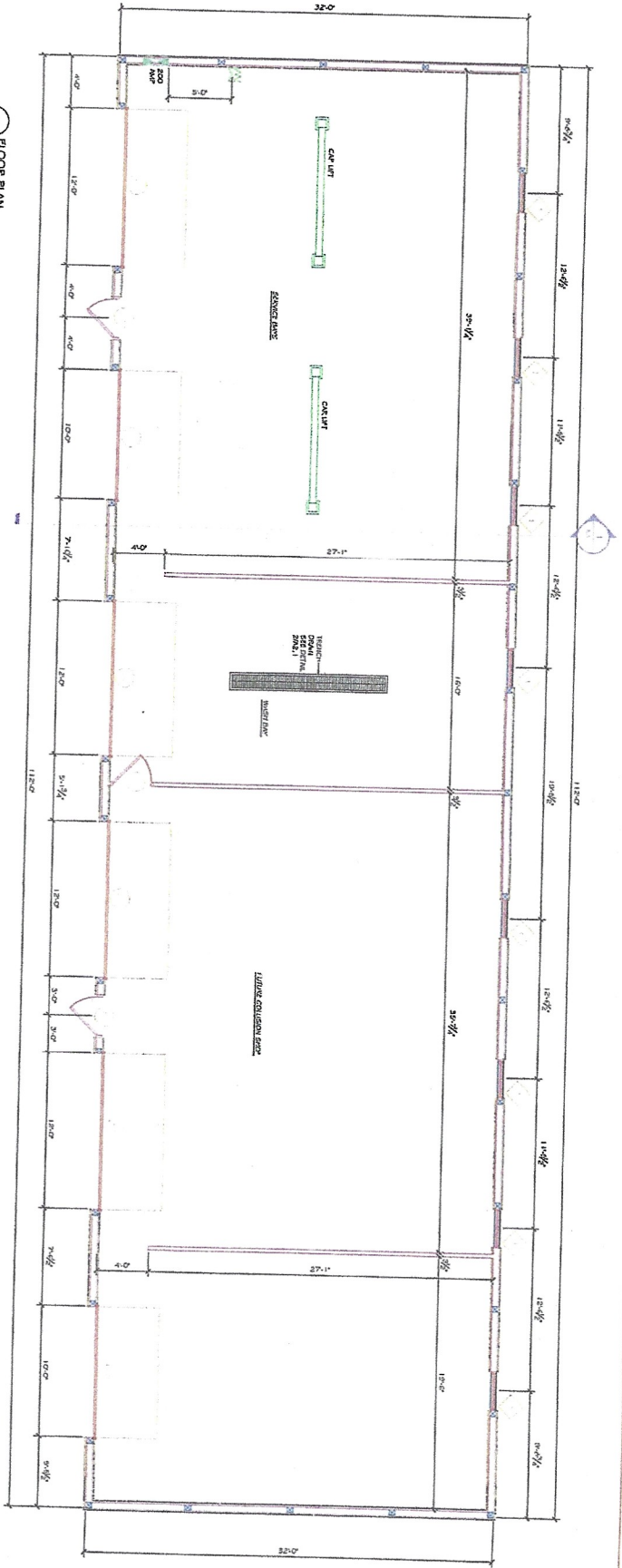
1 SITE PLAN
SCALE: 1" = 40'-0"

NEW FACILITY FOR BENTON HILL LEASING
1698 STATE RTE 14A
PENN YAN. NEW YORK

SITE PLAN

James R. Frandsen P.E.
2210 10th Street, Suite 100, York, PA 17403
Phone: 717-492-2500

2473
C2.1



1 FLOOR PLAN
SCALE 1/8" = 1'-0"

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES.

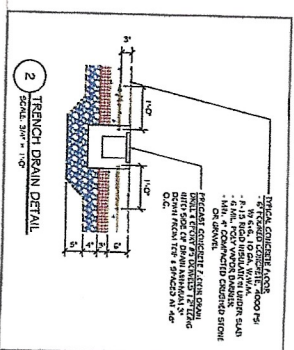
REMARKS:
1. COORDINATE ALL DOOR TYPES AND FINISHES WITH OWNER.

DOOR NO.	SIZE	WIDTH	HEIGHT	TH	MATERIAL	FINISH	REMARKS	
							FRAMES	GLASS
1	1'-2 1/2"	1'-2 1/2"	7'-0"	2"	STEEL	FACTORY	WOOD	OVERHEAD
2	3'-0"	7'-0"	2"	ALUMINUM	FACTORY	WOOD	ALUMINUM	GLASS PART
3	1'-0"	7'-0"	2"	STEEL	FACTORY	WOOD	WOOD	OVERHEAD
4	1'-2 1/2"	1'-2 1/2"	2"	STEEL	FACTORY	WOOD	WOOD	OVERHEAD
5	3'-0"	7'-0"	2"	STEEL	FACTORY	WOOD	WOOD	OVERHEAD
6	1'-2 1/2"	7'-0"	2"	STEEL	FACTORY	WOOD	WOOD	OVERHEAD
7	3'-0"	7'-0"	2"	STEEL	FACTORY	WOOD	WOOD	OVERHEAD
8	1'-2 1/2"	7'-0"	2"	STEEL	FACTORY	WOOD	WOOD	OVERHEAD
9	1'-0"	7'-0"	2"	STEEL	FACTORY	WOOD	WOOD	OVERHEAD

WINDOW NO.	SIZE	WIDTH	HEIGHT	TH	MATERIAL	FINISH	REMARKS	
							FRAMES	GLASS
1	35'-8"	4'-7"	2"	ALUMINUM	FACTORY	WOOD	WOOD	OVERHEAD

2 WINDOW SCHEDULE

REMARKS:
1. ALL DOORS SHALL BE HIGH PERFORMANCE LOW U.
2. VERIFY ALL WINDOW OPENINGS WITH WINDOW MANUFACTURER.
3. VERIFY EXISTING WINDOW SIZES WITH MANUFACTURER, ADJUST TO MEET CODE.



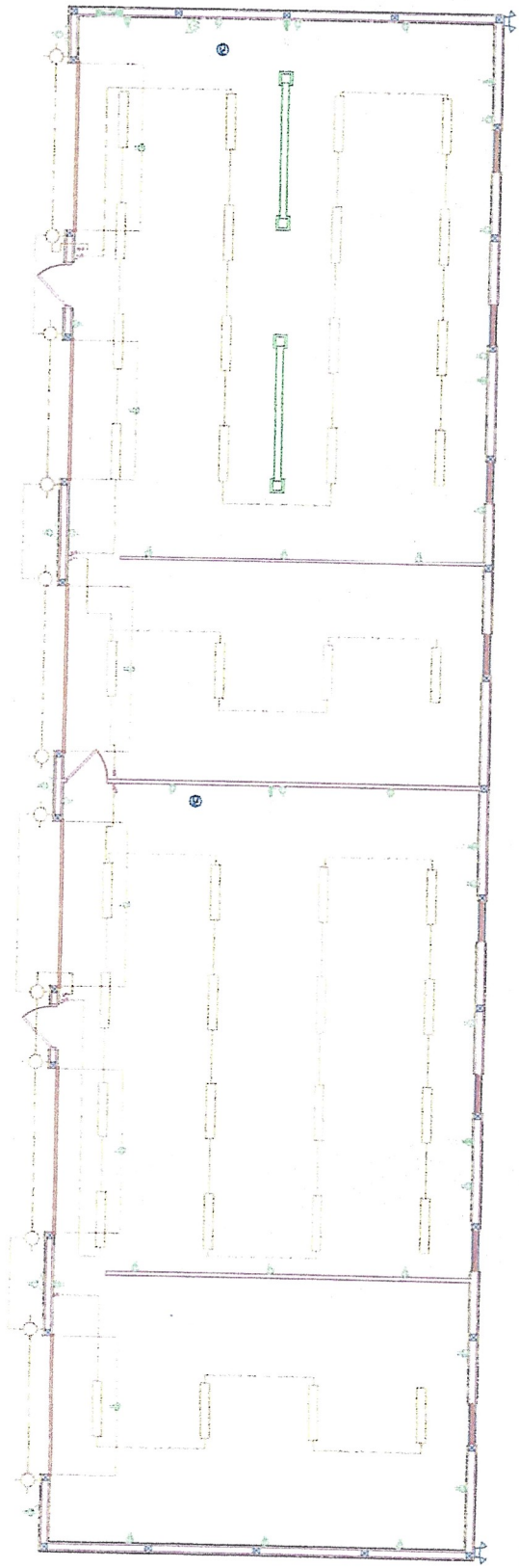
2 TRENCH DRAIN DETAIL
SCALE 3/8" = 1'-0"

PROJECT NO. 2473
SHEET NO. A2.1

NEW FACILITY FOR BENTON HILL LEASING
1698 STATE RTE 14A
PENN YAN, NEW YORK

FLOOR PLAN

James R. Frandsen P.E.
300 E. 2nd Street, Suite 200, York, PA 17402
717-765-1000



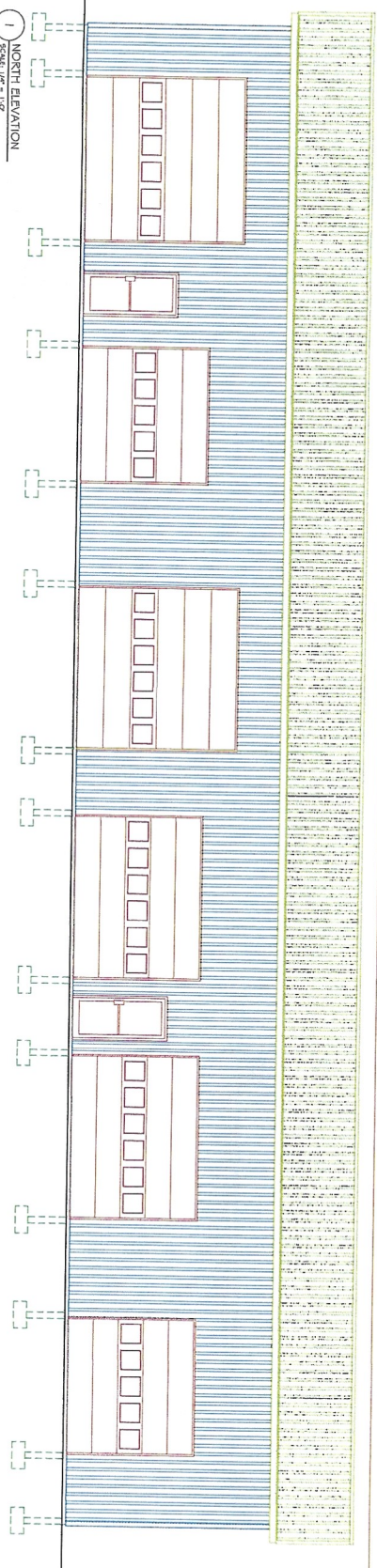
1 FLOOR PLAN - ELECTRICAL

ELECTRICAL SYMBOL LIST

POWER		LIGHTING	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊖	POWER PANEL (BY DRAWING)	⊕	RECESSED LIGHT FIXTURE
⊕	OUTLET	⊖	TRACK LIGHTING
⊖	DOUBLE RECEPTACLE SWITCHING IDENTIFICATION	⊕	3-WAY SWITCH
⊖		⊖	4-WAY SWITCH

PROJECT NO. 2473	SHEET NO. E2.1	NEW FACILITY FOR BENTON HILL LEASING 1698 STATE RTE 14A PENN YAN, NEW YORK	FLOOR PLANS - ELECTRICAL	James R. Frandsen P.E. <small>2017 A. Box Road, New York, NY 14857 Phone: 518-426-3500</small> <small>1695 State Route 202, P.O. Box 100, Penn Yan, NY 14857 Phone: 518-535-0100</small>
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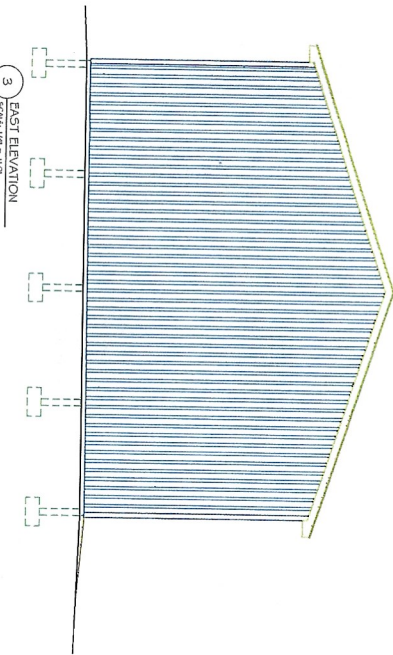
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



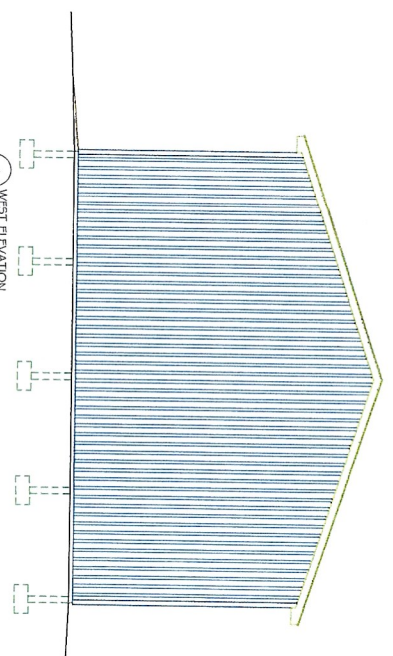
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



SHEET NO.
A3.1

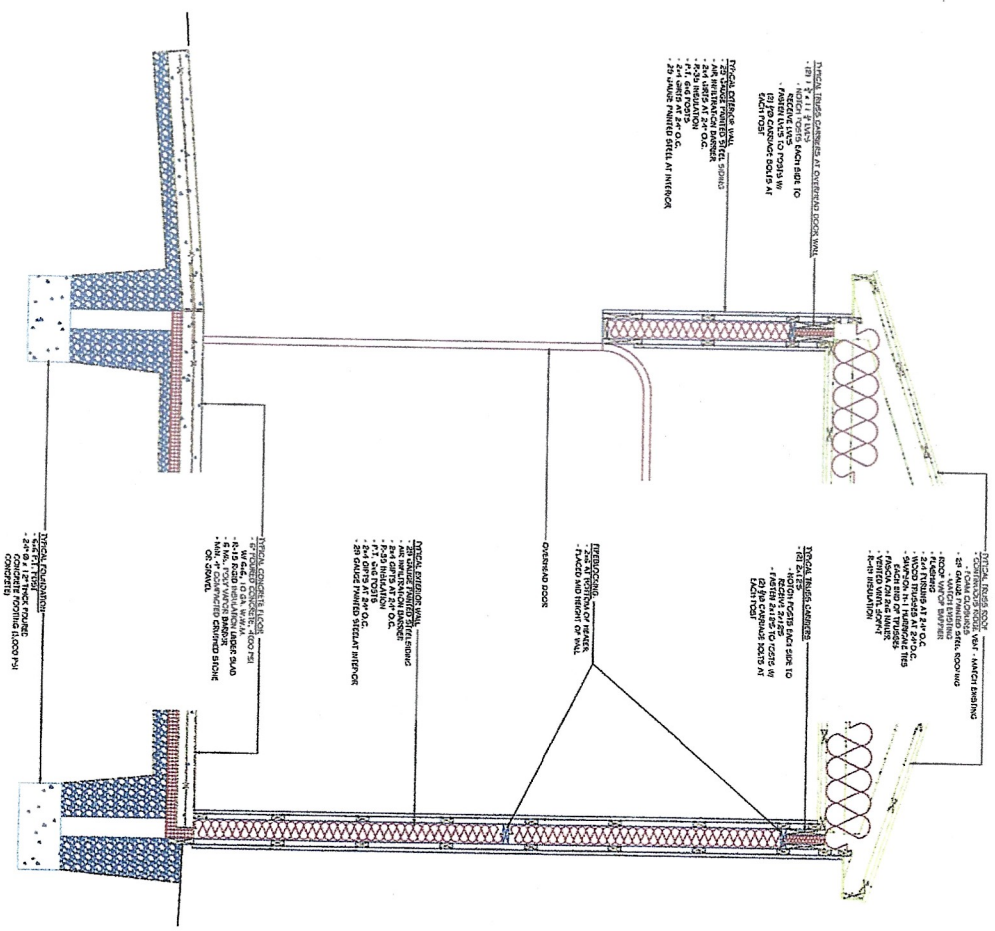
PROJECT NO.
2473

DATE: 1/15/2024
SCALE: GIVEN
DRAWN:
REVISIONS:

PROJECT
NEW FACILITY
FOR
BENTON HILL LEASING
1698 STATE RTE 14A
PENN YAN, NEW YORK

DESCRIPTION
ELEVATIONS

James R. Frandsen P.E.
7260 E. North Road, Sloatsburg, New York 12012
Phone: 507-426-1550
2292 Maple Road, 450, Dundee, New York 14457
Phone: 585-526-2090

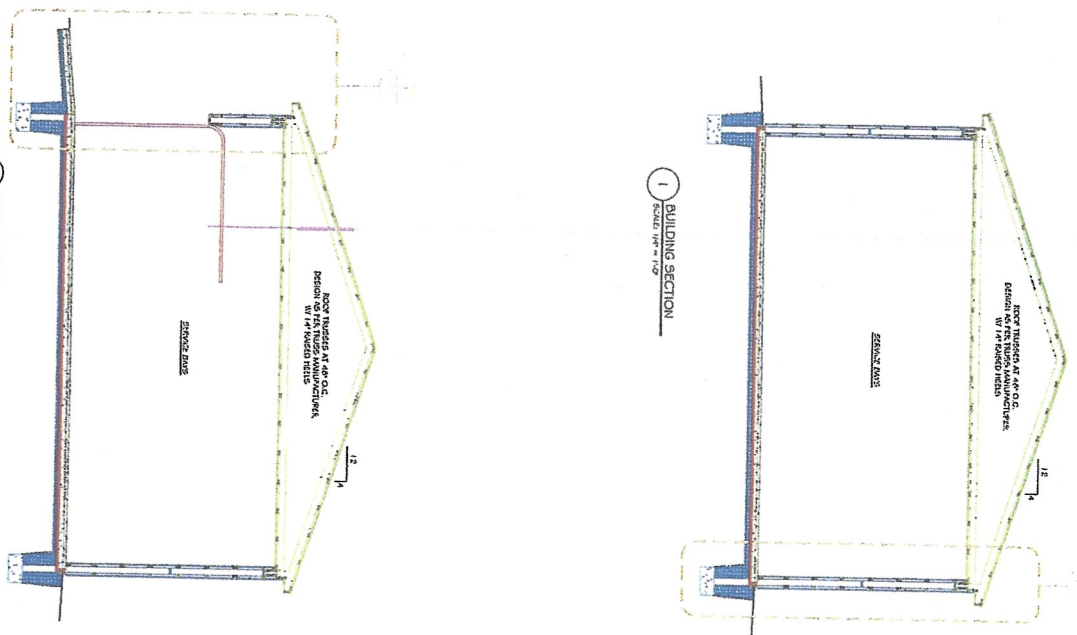


4 WALL SECTION
SCALE: 3/8" = 1'-0"

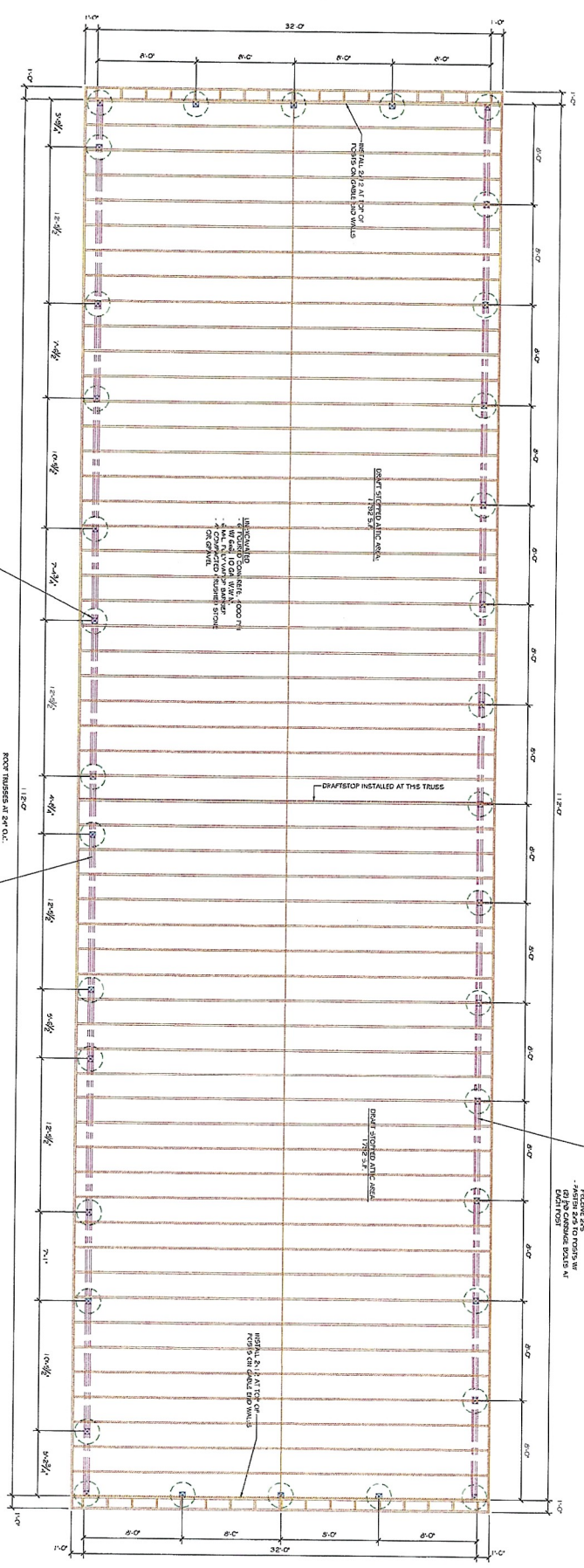
3 WALL SECTION
SCALE: 3/8" = 1'-0"

1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



PROJECT NO. 2473	SHEET NO. A4.1	DATE: 11/17/2020 DRAWN: CREDIT CHECKED: CREDIT	NEW FACILITY FOR BENTON HILL LEASING 1698 STATE RTE 14A PENN YAN, NEW YORK	DECK DETAILS	James R. Frandsen P.E. 2011 Rue King, New York, NY 2 Phone: 507-422-1850 2012 19th Place SW, Denver, CO, USA 4027 Phone: 303-526-8171

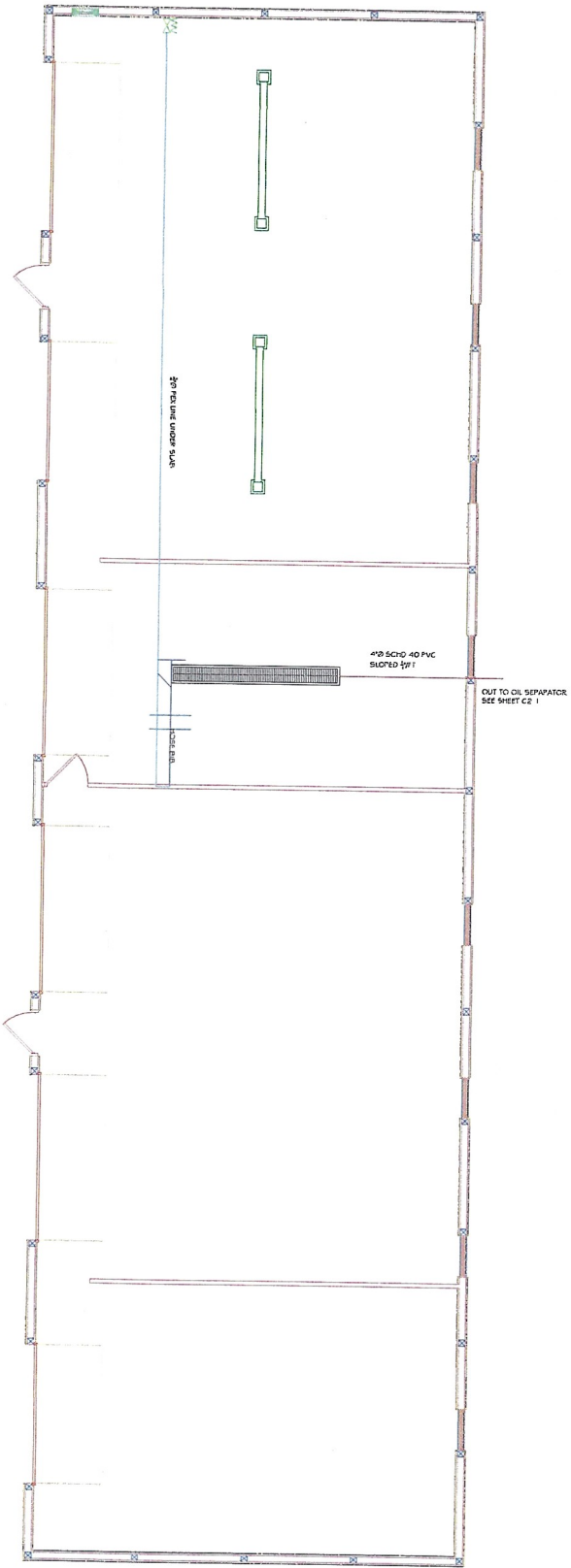


1 STRUCTURAL PLAN
Scale: 1/8" = 1'-0"

- CONCRETE**
1. ALL CONCRETE SHALL BE 3,000 PSI
 2. ALL FORMS SHALL BE 1/2" ON UNFINISHED SIDE
 3. FINISH CONCRETE SHALL BE 3,000 PSI AT 28 DAYS
- REINFORCEMENT**
1. ALL REINFORCEMENT SHALL BE #4 UNLESS OTHERWISE NOTED
 2. ALL TRUSSES SHALL BE INSTALLED AND BRACED IN STRICT ACCORDANCE WITH TRUSS MANUFACTURER'S INSTRUCTIONS
 3. FOOT BRACING SHALL BE INSTALLED AND BRACED IN STRICT ACCORDANCE WITH TRUSS MANUFACTURER'S INSTRUCTIONS
 4. TRUSS WALLS SHALL BE SIZED AS NOTED AND SHALL BE BRACED TO THE TRUSS TRUSS
 5. STIFFENERS SHALL BE INSTALLED AS NOTED IN THE DRAWING

- TRUSS TRUSS CONSTRUCTION WALL**
- 2" MIN. THICK
 - 3,000 PSI CONCRETE
- CONCRETE IN WALLS**
- REINFORCEMENT SHALL BE INSTALLED TO SUBMITTER'S SATISFACTION AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TRUSS MANUFACTURER'S INSTRUCTIONS
- TRUSS TRUSS CONSTRUCTION WALL**
- 2" MIN. THICK
 - 3,000 PSI CONCRETE
- TRUSS TRUSS CONSTRUCTION WALL**
- 2" MIN. THICK
 - 3,000 PSI CONCRETE

PROJECT	NEW FACILITY FOR BENTON HILL LEASING 1698 STATE RTE 14A PENN YAN, NEW YORK		DESCRIPTION	FOUNDATION PLAN		James R. Frandsen P.E. 7200 E. Main Road, Wichita, New York 13852 Phone: 517-420-3520
	DATE	1/17/2024		SCALE	GIVEN	
DRAWN BY		REVISIONS				
SHEET NO.	52.1	PROJECT NO.	2473			



1 FLOOR PLAN - PLUMBING
SCALE 1/4" = 1'-0"

SERVICE	PIPE MATERIALS	FITTINGS	CONNECTIONS
WATER SERVICE	409	WELDED OR THREAD	SEWER CHAMF
2" AND SMALLER SERVICE	304 STAINLESS OR PVC	PVC SOCKET FTE	SEWER CHAMF
SEWER SERVICE	304 STAINLESS OR PVC	PVC SOCKET FTE	SEWER CHAMF
SEWER SERVICE	304 STAINLESS OR PVC	PVC SOCKET FTE	SEWER CHAMF
UNDERGROUND	FCV/STAINLESS	FCV/STAINLESS	SEWER, SEWER CHAMF

SERVICE	INSULATION MATERIAL	THICKNESS	REMARKS
DOMESTIC COLD WATER	FLUORE	1" AND UNDER	SEE NOTE 1
DOMESTIC HOT WATER	FLUORE	2" AND SMALLER	SEE NOTE 2
DOMESTIC HOT WATER	FLUORE	2" AND SMALLER	SEE NOTE 2
DOMESTIC HOT WATER	FLUORE	2" AND SMALLER	SEE NOTE 2
DOMESTIC HOT WATER	FLUORE	2" AND SMALLER	SEE NOTE 2
DOMESTIC HOT WATER	FLUORE	2" AND SMALLER	SEE NOTE 2

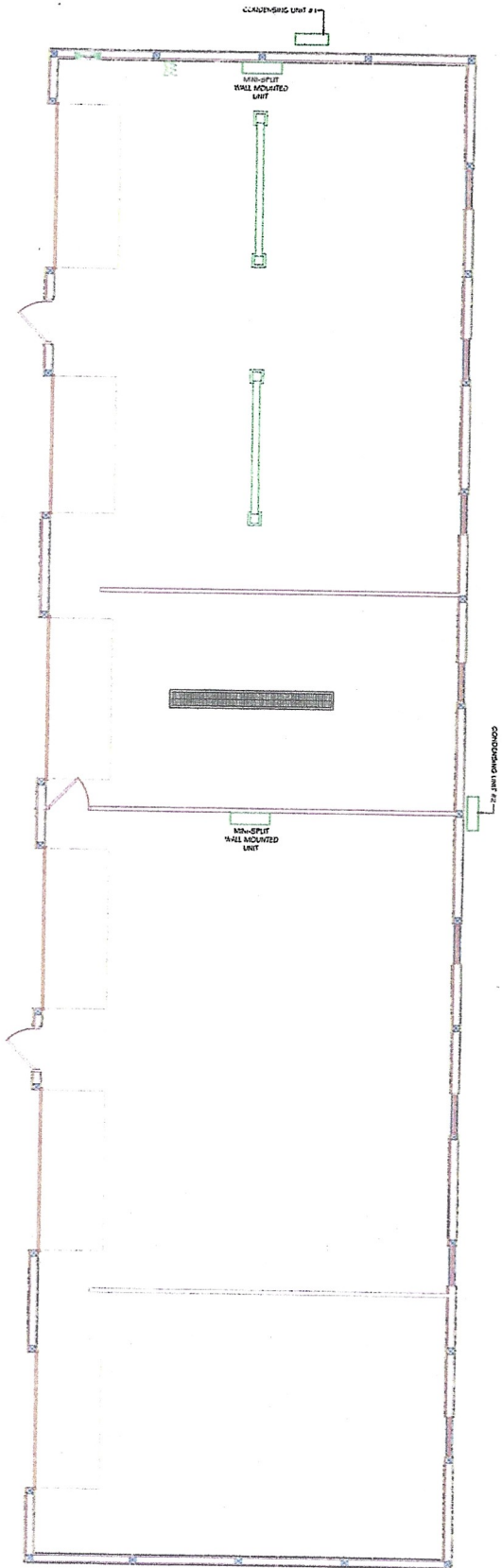
SERVICE	PIPE MATERIALS	FITTINGS	CONNECTIONS
WATER SERVICE	TYPE 1 COPPER	WELDED OR THREAD	SEWER CHAMF
2" AND SMALLER SERVICE	TYPE 1 COPPER	WELDED OR THREAD	SEWER CHAMF
SEWER SERVICE	FCV/STAINLESS	FCV/STAINLESS	SEWER, SEWER CHAMF

SERVICE	PIPE MATERIALS	FITTINGS	CONNECTIONS
WATER SERVICE	TYPE 1 COPPER	WELDED OR THREAD	SEWER CHAMF
2" AND SMALLER SERVICE	TYPE 1 COPPER	WELDED OR THREAD	SEWER CHAMF
SEWER SERVICE	FCV/STAINLESS	FCV/STAINLESS	SEWER, SEWER CHAMF

SERVICE	PIPE MATERIALS	TESTING METHOD
DOMESTIC WIND AND STORMWATER	OR AT 1.5 TIMES THE DESIGN PRESSURE	TEST PRESSURE AT 1.5 TIMES THE DESIGN PRESSURE FOR 5 MINUTES
INDIRECT WIND	OR AT 1.5 TIMES THE DESIGN PRESSURE	TEST PRESSURE AT 1.5 TIMES THE DESIGN PRESSURE FOR 5 MINUTES

SERVICE	PIPE MATERIALS	TESTING METHOD
DOMESTIC WIND AND STORMWATER	OR AT 1.5 TIMES THE DESIGN PRESSURE	TEST PRESSURE AT 1.5 TIMES THE DESIGN PRESSURE FOR 5 MINUTES
INDIRECT WIND	OR AT 1.5 TIMES THE DESIGN PRESSURE	TEST PRESSURE AT 1.5 TIMES THE DESIGN PRESSURE FOR 5 MINUTES

PROJECT NEW FACILITY FOR BENTON HILL LEASING 1698 STATE RTE 14A PENN YAN, NEW YORK	DESCRIPTION FLOOR PLANS - PLUMBING	DRAWN:	DATE: 11/15/2024 SCALE: 1/4" = 1'-0"	PROJECT NO: 2473	SHEET NO: P 2.1	James R. Frandsen P.E. 7220 E. River Road, Niagara, New York 14202 Phone: 517-422-8560 2495 Main Pointe Blvd, Lodi, New York 14857 Phone: 518-526-6000
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1 FLOOR PLAN - HVAC
 SCALE: 1/8" = 1'-0"

- NOTES**
1. HVAC PERMITALS SHALL PROVIDE ALL CALCULATIONS, AND EQUIPMENT SIZES TO OWNER & LOCAL ENVIRONMENTAL OFFICE.
 2. LAYOUT PROVIDED IS A PRELIMINARY ONLY.
 3. A BLOWER FLOOR TEST SHALL VERIFY AIRWAYS EXIST. NOT TO EXCEED 3 AIR CHANGES PER HOUR.
 4. OWNER SHALL PROVIDE A MINIMUM OF 3 AIR CHANGES PER HOUR.

PROJECT NO. 2473	DRAWN BY DATE: 11/15/2024 SCALE: 1/8" = 1'-0" SHEETS: 1 OF 1	NEW FACILITY FOR BENTON HILL LEASING 1698 STATE RTE 14A PENN YAN, NEW YORK	FLOOR PLANS - HVAC	James R. Frandsen P.E. 1700 1st Ave. Penn Yan, NY 14556 Phone: 518-438-3800 2270 1st Ave. Penn Yan, NY 14556 Phone: 518-438-3800



WATERS Electric

Water Heat - sp

CONNECTEXPLORER



© 2023 EagleView
map: Auto (Mosaic) Apr 2023 - Apr 2023 04/06/2023 - 04/14/2023