

PLANNING BOARD AGENDA

May 26<sup>th</sup>, 2026 @ 7:00 P.M.

**Appeal:**

- #104SUB-26: Joe Reed – 50 Old State Road -Change Lot Lines  
Between Parcels
- #105PSPR-26: Norman W Zimmerman – 537 Pre Emption – Site Plan  
for A Road Side Stand
- #106PSPR-26: Aaron Hoover 2417 Havens Cor Rd – Site Plan for Road  
Side Stand
- #107SUP-26: Keuka Leasing LLC – 1758 Flat St – Add (4) 10x50  
Storage Trailers

**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](mailto:zoning@townofbenton.us)

Name of Applicant Aaron Hoover Date: 5-19-26  
Address 2417 Havens Cr Rd Phone: \_\_\_\_\_  
Property Owner (if not same) \_\_\_\_\_  
Address \_\_\_\_\_ Phone: \_\_\_\_\_

APPLICATION IS BEING MADE FOR:

Building Permit  Variance/Special Use \*\*  Septic System Permit\*\*  Short Term Rental  
 Site Plan \*\*  Subdivision\*\*  Fire & Safety insp  Other (\*\* Add'l Forms)

On Land Located at 2417 Havens Cr (Same) or \_\_\_\_\_

Zoning District HC Tax Map # ~~27.33-78~~ 27.32-1-6

Present Use of Property Res

Description of Proposed Improvements and/or Use: Site Plan for Road Side Stand

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 # 106 PSPR-26 Fee \$ 50.

Code Enforcement Officer [Signature] Date: \_\_\_\_\_

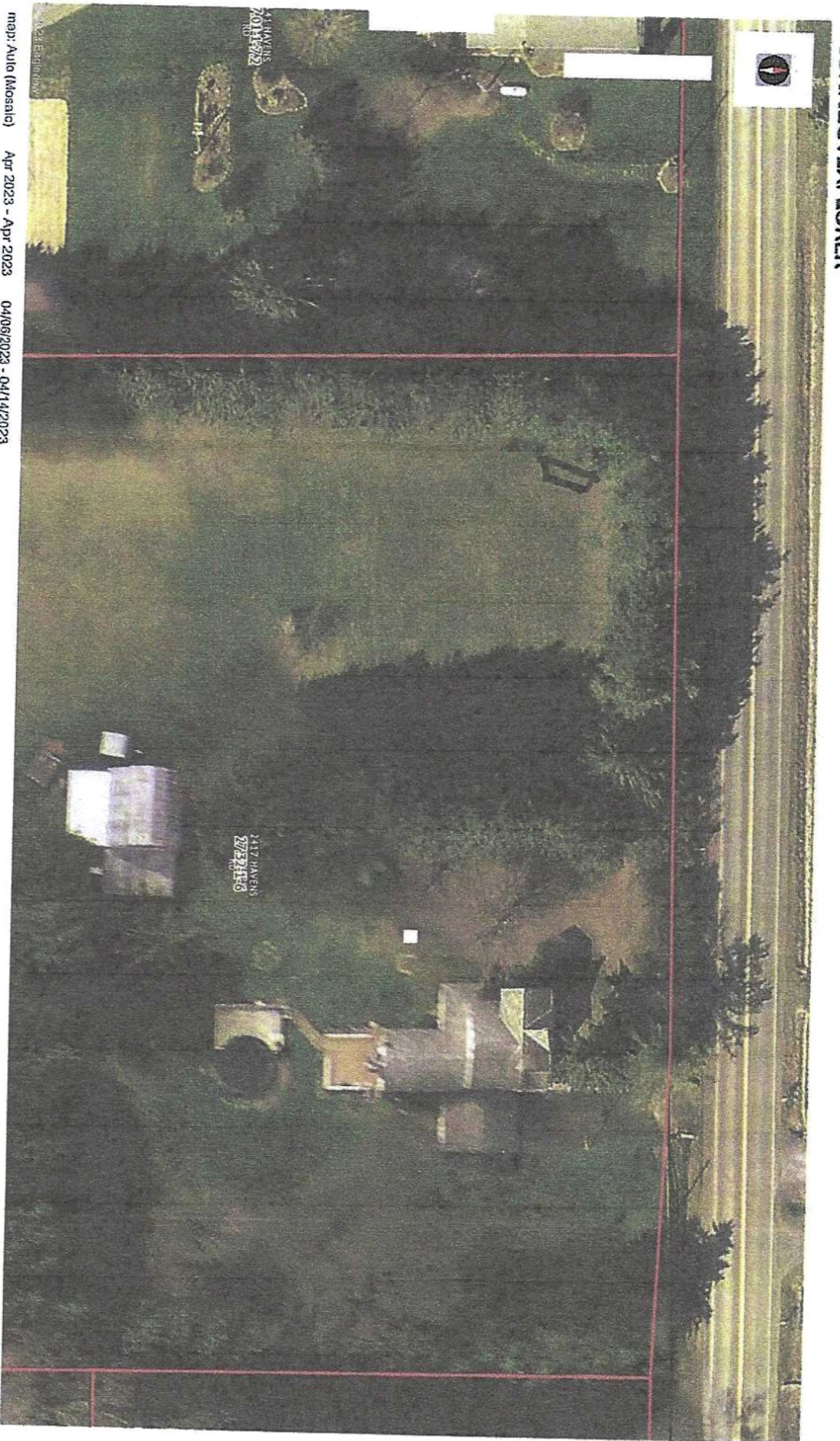
Contractor Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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.*



map: Aulo (Mosaic) Apr 2023 - Apr 2023 04/06/2023 - 04/14/2023

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E-MAIL: [zoning@townofbenton.us](mailto:zoning@townofbenton.us)

Name of Applicant Norman W Zimmerman Date: 5-19-26  
Address 537 Pre Emption Rd Phone: \_\_\_\_\_  
Property Owner (if not same) \_\_\_\_\_  
Address \_\_\_\_\_ Phone: \_\_\_\_\_

**APPLICATION IS BEING MADE FOR:**

Building Permit  Variance/Special Use \*\*  Septic System Permit\*\*  Short Term Rental  
 Site Plan \*\*  Subdivision\*\*  Fire & Safety insp  Other (\*\* Add'l Forms)

On Land Located at 537 Pre Emption (Same) or \_\_\_\_\_

Zoning District AL-1 Tax Map # 18.02-1-4.111

Present Use of Property Farm-

Description of Proposed Improvements and/or Use: Site Plan for a Road Side Stavel

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 # 105PSPR-26 Fee \$ 50.

Code Enforcement Officer Norman W Zimmerman Date: 5-19-26

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 2023 - Apr 2023 04/06/2023 - 04/14/2023

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E-MAIL: [zoning@townofbenton.us](mailto:zoning@townofbenton.us)

Name of Applicant Joe Reed Date: 5-18-26  
Address \_\_\_\_\_ Phone: \_\_\_\_\_  
Property Owner (if not same) \_\_\_\_\_  
Address \_\_\_\_\_ Phone: \_\_\_\_\_

APPLICATION IS BEING MADE FOR:

Building Permit  Variance/Special Use \*\*  Septic System Permit\*\*  Short Term Rental  
 Site Plan \*\*  Subdivision\*\*  Fire & Safety insp  Other (\*\* Add'l Forms)

On Land Located at 50 old State Rd (Same) or \_\_\_\_\_  
Zoning District AR-1 Tax Map # 9.33-1-22.1 \ 9.01-1-2

Present Use of Property \_\_\_\_\_

Description of Proposed Improvements and/or Use: Change lot line between Parcel

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 # 104508-26 Fee \$ 100.

Code Enforcement Officer [Signature] Date: 5-18-26

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**  
**Division of Property Not Subject to Subdivision Approval**

Complete this form and submit it with a sketch and any required additional evidence to the Town of Benton Code Enforcement Officer. Base the sketch on the current tax map showing: 1) the boundaries of the parcel prior to division, 2) the location of the boundary dividing the parcel, and 3) the acreage and road frontage of the new parcels resulting from the division.

Property Location 50 Old State Rd

Seller name, address and phone no. Joe Reed 174 Old State Rd

Buyer name, address and phone no. Joe Reed 174 Old State Rd

Matt Reed Flat St

Tax Map number of parcel being divided 9.33-1-22.1 into 9.01-1-7

I certify that the information on and provided with this form is true and correct to the best of my knowledge and belief, and that the sketch provided matches the description in the deed conveying a part of the parcel being divided. I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

Seller signature [Signature] date \_\_\_\_\_

Buyer signature [Signature] date 4-16-26

The divided parcel: (To be filled out by Code Enforcement Officer. Check the appropriate box(s) below.)

- Combines two or more existing tax parcels into a single parcel.
- Creates parcels all of which are 20 acres or more in size for agricultural use in a zoning district where agricultural uses are allowed.
- Moves a lot line between two adjacent properties not affecting the location of curb cuts or access to the property, drainage, or any buildings situate on either parcel.
- Does not create a lot that requires subdivision approval. Signature of the Town of Benton Planning Board Chairman and Town of Benton Code Enforcement Officer required.
- Does create a lot that requires subdivision approval as determined by the Town of Benton Planning Board Chairman and Town of Benton Code Enforcement Officer.
- Seller and buyer agree that neither require a survey to be made of the parcel.

Code Enforcement Officer Signature \_\_\_\_\_ Date \_\_\_\_\_

Planning Board Chairman Signature \_\_\_\_\_ Date \_\_\_\_\_





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E-MAIL: [zoning@townofbenton.us](mailto:zoning@townofbenton.us)

Name of Applicant Kevka Leasing LLC Date: 5-19-26  
Address 1758 Flat St Phone: \_\_\_\_\_  
Property Owner (if not same) \_\_\_\_\_  
Address \_\_\_\_\_ Phone: \_\_\_\_\_

**APPLICATION IS BEING MADE FOR:**

Building Permit  Variance  Special Use  Septic System Permit\*\*  Short Term Rental  
 Site Plan \*\*  Subdivision\*\*  Fire & Safety insp  Other (\*\* Add'l Forms)

On Land Located at 1758 Flat St (Same) or \_\_\_\_\_

Zoning District AR-1 Tax Map # 37.83-1-4

Present Use of Property Mini Storage Area

Description of Proposed Improvements and/or Use: Add 4 10x50 Storage Trailers

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 # 1075UP-26 Fee \$ 150.

Code Enforcement Officer [Signature] Date: 5-19-26

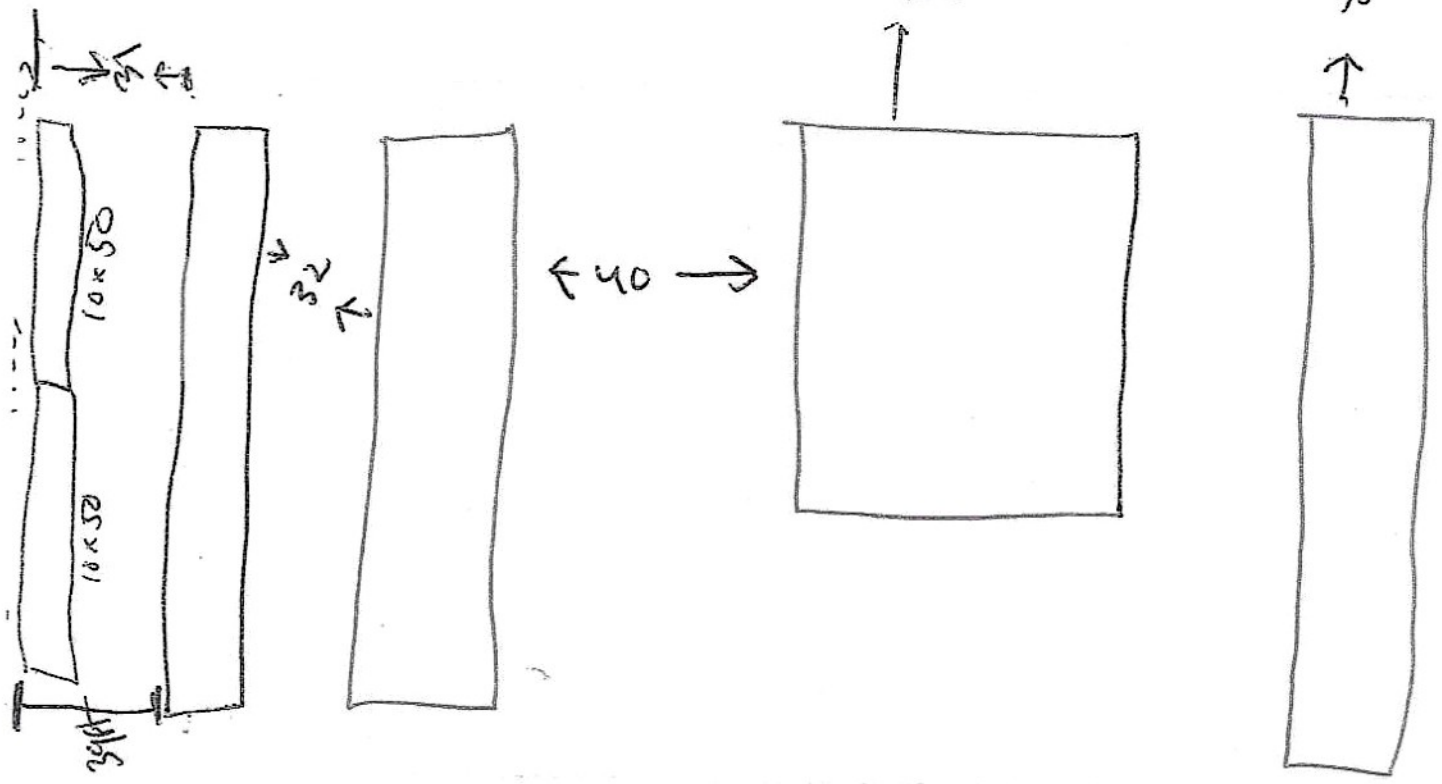
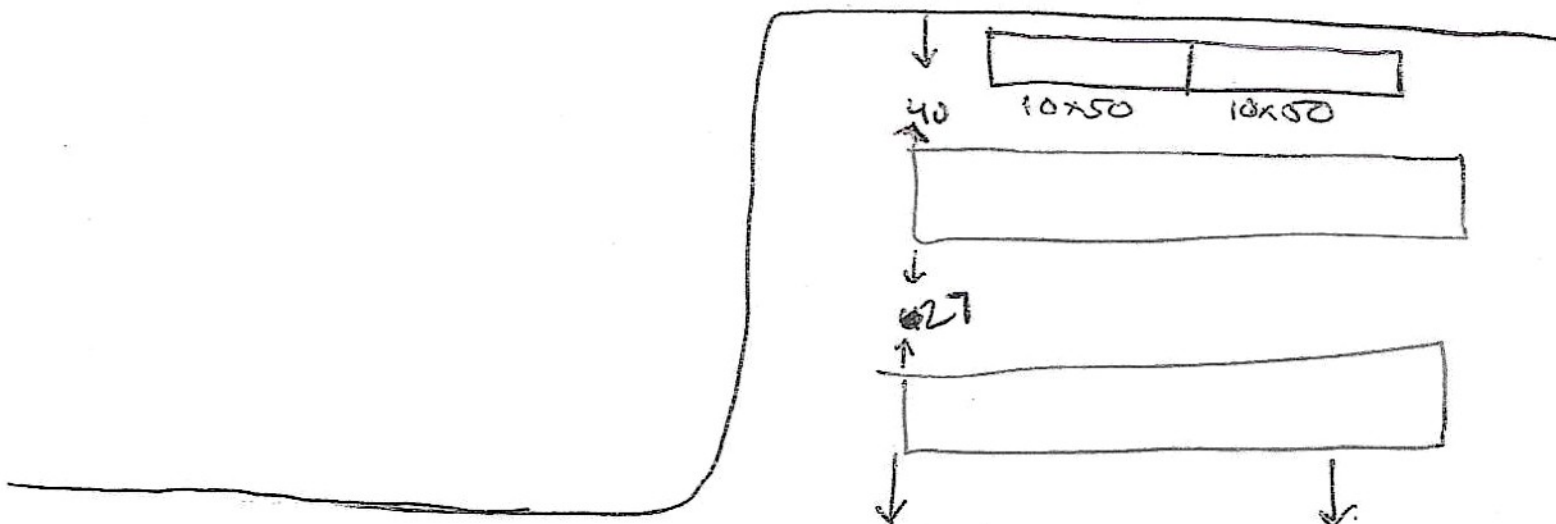
Contractor Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ E-Mail address: \_\_\_\_\_

Insurance: Workman's Comp. Liability Exemption Form

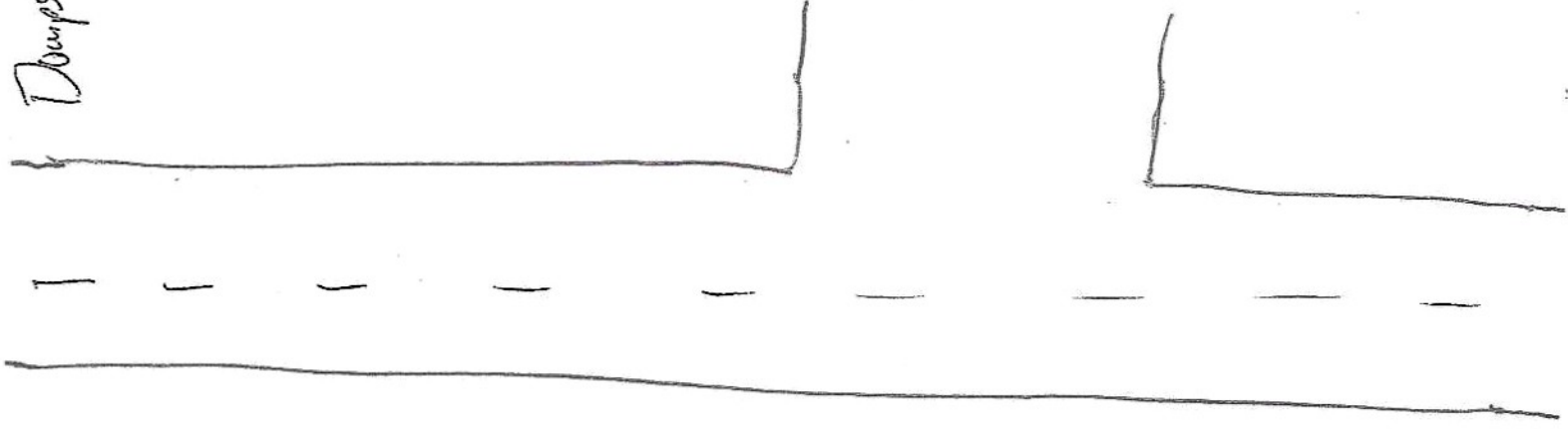
Contractor/Owner agrees to comply with all New York State and Local Codes and Laws.

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



Dumpsters

1780 Flat St





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