

Zoning Board of Appeals Agenda

October 6th , 2026 @ 7:00 PM

Appeal #:

#201SUP-26: Health & Wellness Addition of a 8200 Sq Ft Building

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: Building@townofbenton.org

Name of Applicant Health Wellness Date: 9-17-26
Address 1930 Pre Emption Rd Phone: 315-694-0622 Brett
Property Owner (if not same) 315-694-2075 Mandy
Address _____ Phone: _____

APPLICATION IS BEING MADE FOR:

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

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

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

Present Use of Property Health-Wellness Center

Description of Proposed Improvements and/or Use: Add story Build Space of 8200 Sq Feet

Size of Improvement 8200 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 # 201 SUP-26 Fee \$ 150

Code Enforcement Officer [Signature] Date: 9-17-26

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

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 2015UP-26 Date 9-17-26 Fee 150

Name: Health-Wellness phone _____

Address: 1930 PreEmption email _____

Applicant is applying for the following:

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

Other _____

Location of Property 1930 PreEmption Rd

Tax Map No. 50.01-1-12 Zoning District AD-B

Describe Action requested:

Addition of 8200 Sq feet or 5 more professional Business
spaces for offices

Area Variance Information:

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

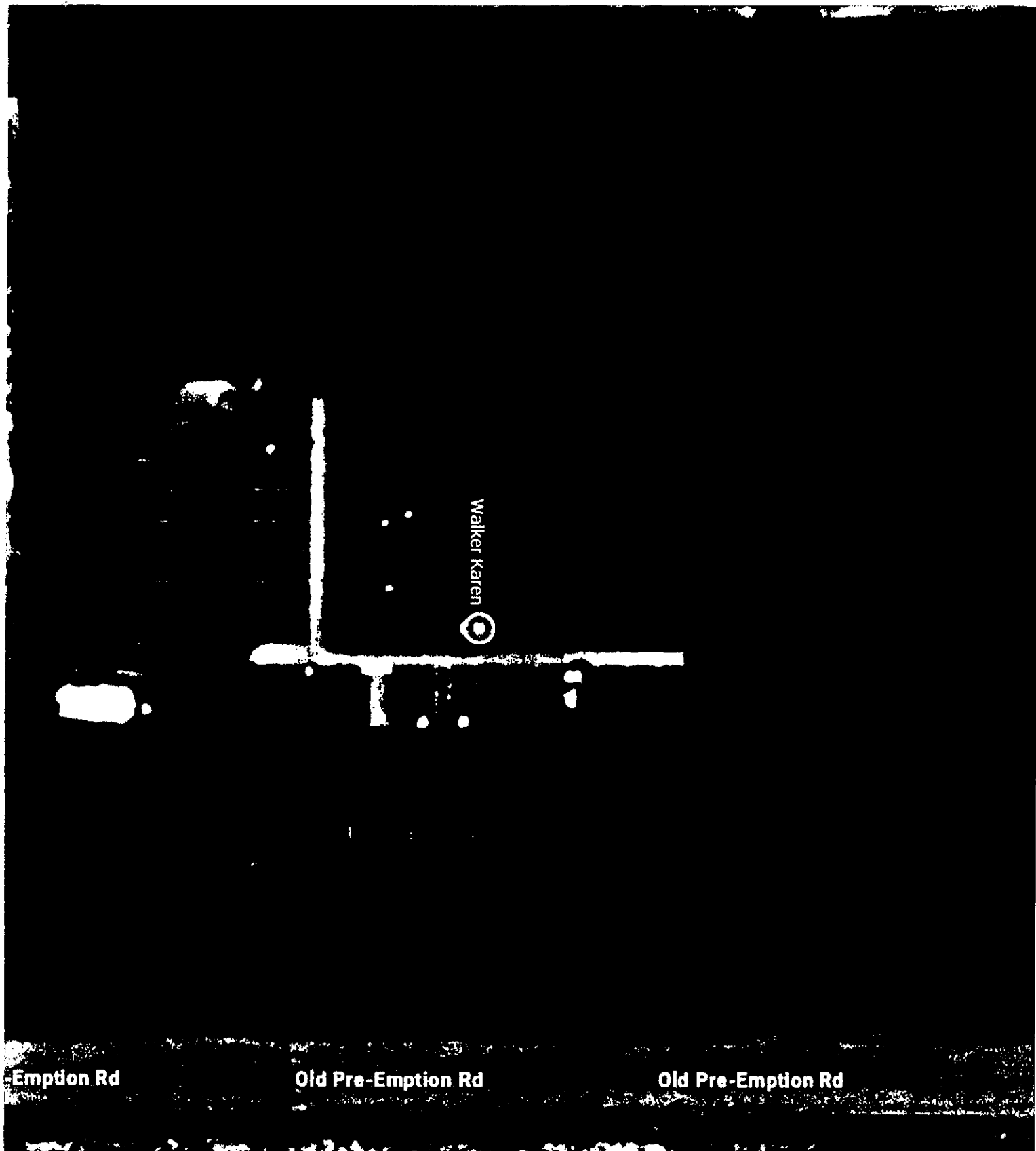
Attached to this application is the following documentation:

☐ Site Plan ☐ Construction Plans ☐ SEQR ☐ Other _____

Property Owner B Telephone _____

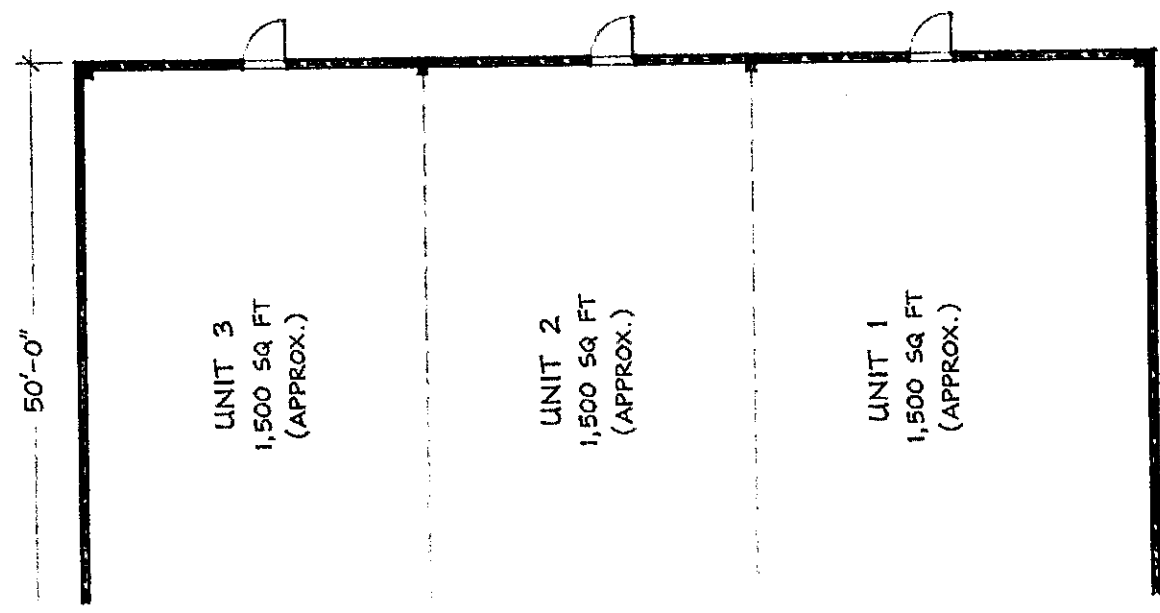
Address _____

Signature BHA Mori Date _____

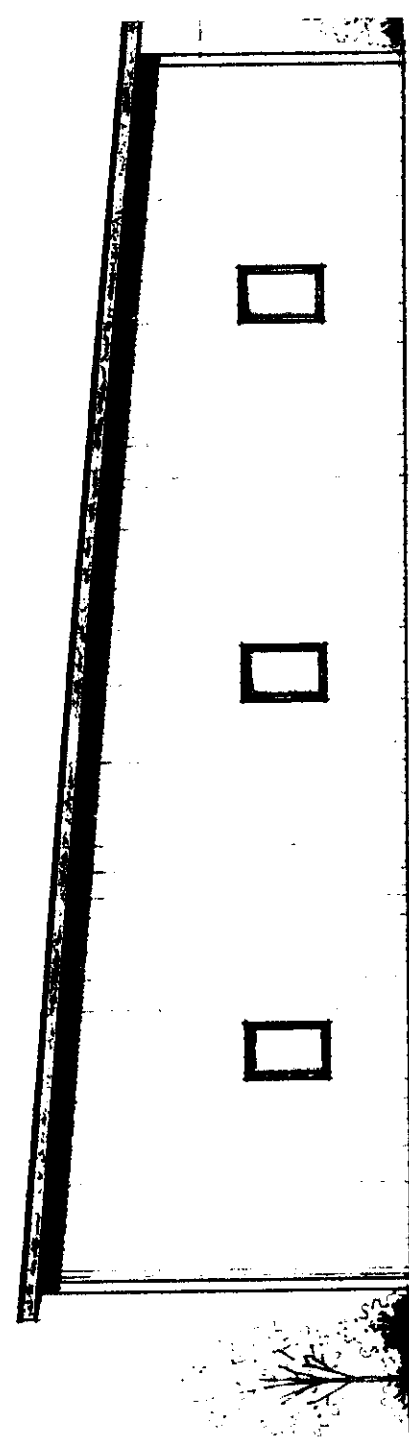


BUILDING CONCEPT

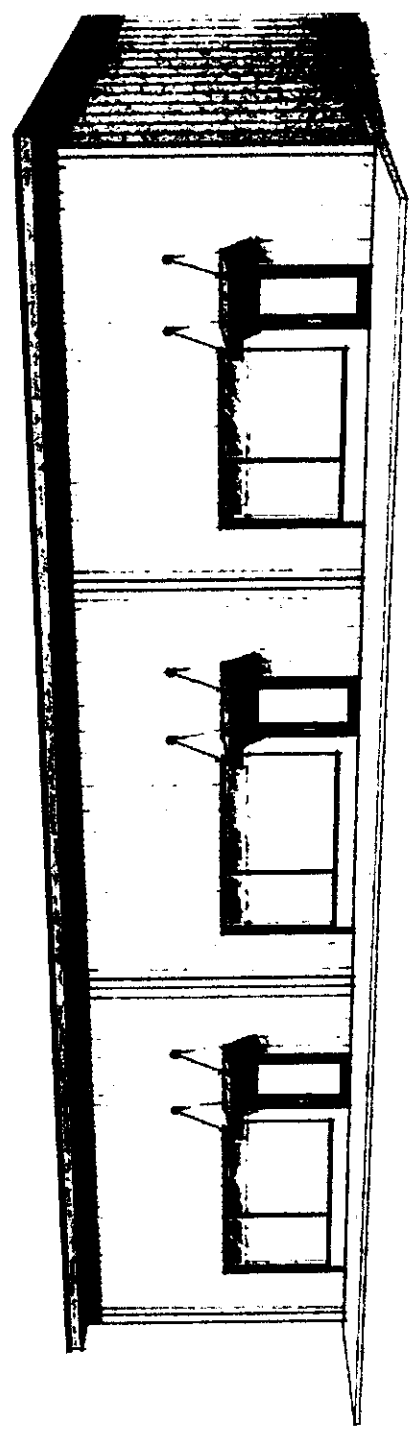
SIZE: 50'-0" WIDE X 100'-0" LONG
CEILING HEIGHT: 10'-0"
E: SHED ROOF TRUSSES
TYPICAL RETAIL UNITS
500 SQ FT PER UNIT



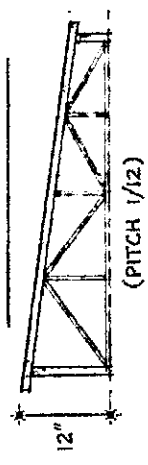
FR PLAN
SCALE: 1/8" = 1'-0"



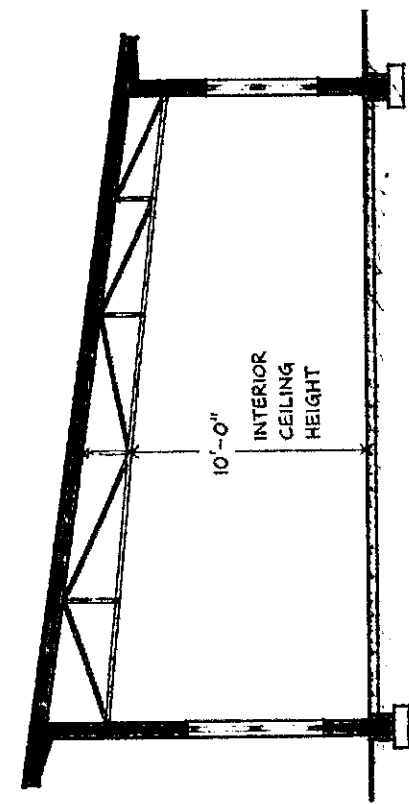
FRONT ELEVATION (ACROSS 100'-0" SIDE)
SCALE: 1/8" = 1'-0"



SHED ROOF TRUSS



- NOTES:
- 3 RETAIL UNITS
 - EACH UNIT APPROX. 1,500 SQ FT
 - STOREFRONT ENTRY ACROSS 100'-0" SIDE
 - 10'-0" CLEAR INTERIOR HEIGHT
 - ALL SPACES ARE OPEN AND FLEXIBLE FOR TENANT LAYOUT



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

