

PLANNING BOARD AGENDA

January 24th, 2023 @ 7:00 P.M.

Appeal 176SUP-22

Amos Stauffer – SUP- Heavy Equipment Repair Shop

Area Variance – Build Commercial Repair Shop in front of the house.

Appeal 13SUP-23

Jeremy Weaver - Special Use Permit – Saw Mill

APPEAL 181SUP-22

RAIL RIDERS – 24X40 STORAGE SHED – HOLDING TANK FOR
PORTA POTTIES

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 Jeremy Weaver Date: 1-12-23
Address 1442 Earls Hill Phone: 585-526-6289
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)

On Land Located at 1442 Earls Hill (Same) or _____

Zoning District AR-1 Tax Map # 8.02-1-12.32

Present Use of Property Farm - AS

Description of Proposed Improvements and/or Use: Saw Mill

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 # 13 SUP-23 Fee \$ 150-

Code Enforcement Officer John A. Brown Date: 1-12-23

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.

CONNECTEXPLORER™



Click a starting point.



map: Auto (Mosaic)

Apr 2020 - Apr 2020

04/14/2020 - 04/29/2020

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 13SUP 23 Date 1-12-23 Fee 150-

Name: Jeremy Weaner phone 585-526-6289

Address: 1442 Earls Hill email _____

Applicant is applying for the following:

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

Other _____

Location of Property 1442 Earls Hill

Tax Map No. 8.02-1-12.43.2 Zoning District AR-1

Describe Action requested:

Run A SAW Mill

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 Jeremy Weaner Telephone _____
Address _____

Signature _____ Date _____

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 John Peck Date: 1-10-23
Address 309 Maple Dr Phone: 1-585-739-8777
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)

On Land Located at 309 Maple Dr (Same) or _____

Zoning District LR Tax Map # 9.66-1-7.1

Present Use of Property Lake House

Description of Proposed Improvements and/or Use: Garage Addition 10 feet from lot line

Size of Improvement 288 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 # 8AV-23 Fee \$ 150 -

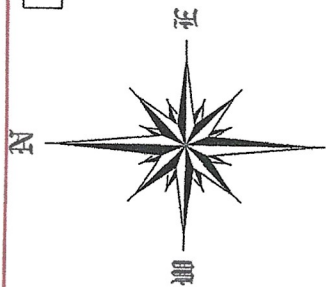
Code Enforcement Officer James W. Hume Date: 1-10-23

Contractor Name: _____ Phone: _____

Address: _____ E-Mail address: _____

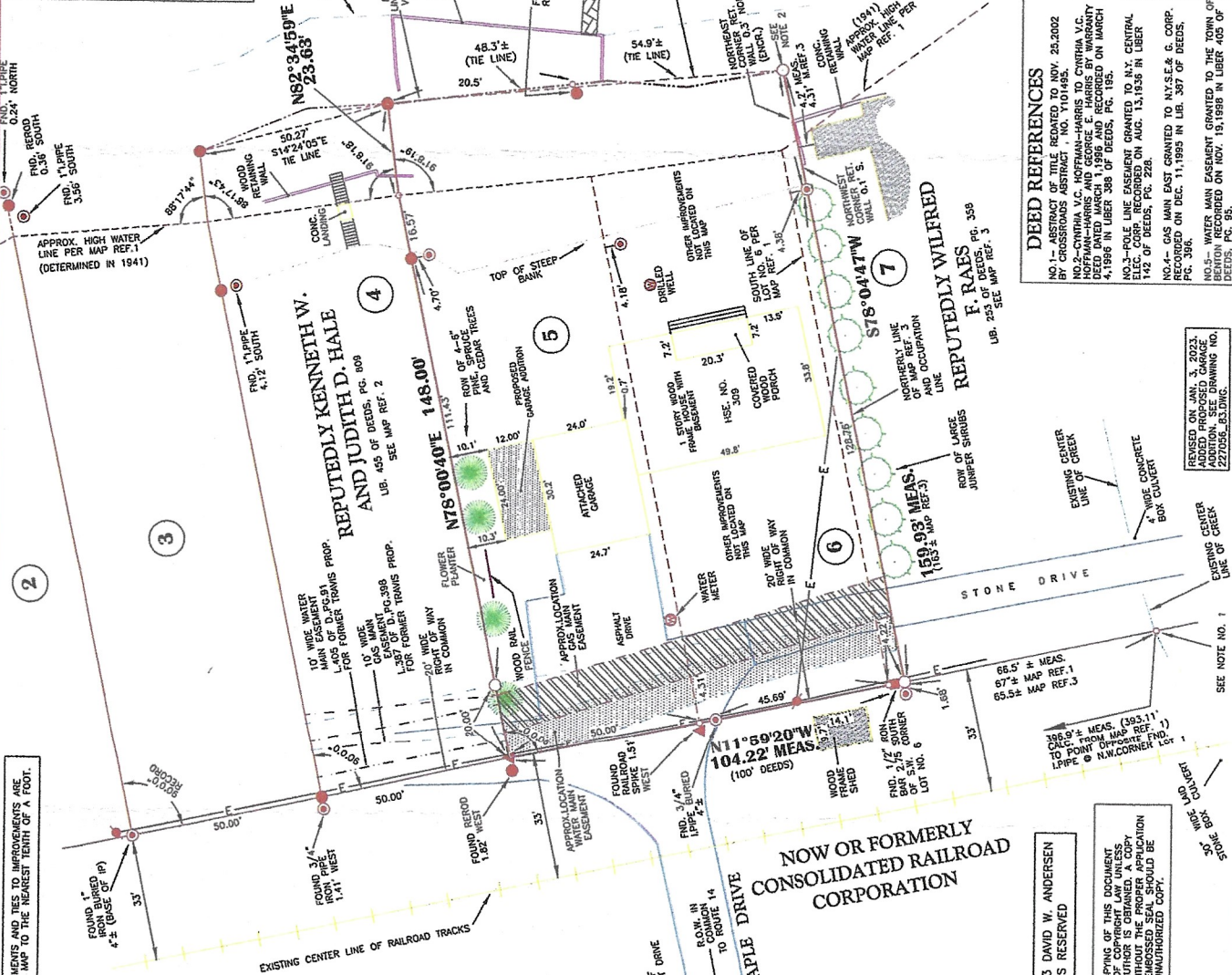
Insurance: _____ Workman's Comp. _____ Liability _____ Exemption Form _____

*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.*



GRID NORTH AS DETERMINED BY
SOLAR OBSERVATIONS

NOTE: MEASUREMENTS AND TIES TO IMPROVEMENTS ARE
SHOWN ON THIS MAP TO THE NEAREST TENTH OF A FOOT.



NOTES

NO.1- THE ORIGINAL SURVEY (MAP NO. 1) WAS RECORDED IN LIBER 1 OF MAPS, P.C. 81. THE MEASUREMENT OF 103.11 FEET FROM THE NORTHWEST CORNER OF LOT 1 TO THE CENTER OF THE RAILROAD TRACKS IS 103.11 FEET. WHICH IS AN OVERAGE ON THE GROUND OF 3.7'±. THE RAILROAD TRACKS ARE LOCATED SOUTH OF THE CENTER LINE OF THE CREEK. THE STARK MAP SHOWS THE WIDTH OF THE RAILROAD LINE AS AN APPROXIMATE MEASUREMENT. YOU WOULD HAVE TO INCREASE THE DISTANCE FROM THE STARK MAP ALONG SMD NO. 7 TO 71'±.

NO.2- IT IS MY OPINION THE SIDE LINE FOR THE NORTH LINE OF LOT 7 SHOULD BE EXTENDED IN THE SAME DIRECTION AS THE ORIGINAL HIGH WATER LINE OF THE LAKE DUE TO OCCUPATIONAL EVIDENCE, AS DEPICTED ON THIS MAP.

CERTIFIED TO

NO.1- PITTSFORD FEDERAL CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS
NO.2- WEINER, LAWRENCE AND FERRIS
NO.3- LAWYERS TITLE INSURANCE CORPORATION
NO.4- JOHN F. PECK, JR. AND PAMELA H. PECK
NO.5- RICHARD G. BROCKLEBANK, ESQ.

MAP REVISED APRIL 11, 2020; ADDED NEW LOCATION OF HOUSE AND ATTACHED GARAGE. SEE FILE 206867.83.

CERTIFICATION

I DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM THE NOTES OF AN INSTRUMENT SURVEY CONDUCTED BY ME AND FROM THE REFERENCES LISTED HEREON.

MAP DRAWN JAN. 9, 2003

FIELD WORK COMPLETED JAN. 9, 2003

DAVID W. ANDERSEN
N.Y.S. LICENSE NO. 49431

DEED REFERENCES

NO.1- ABSTRACT OF TITLE RECORDED TO NOV. 28, 2002 BY CROSSROADS ABSTRACT NO. 101485.
NO.2- CYNTHIA V.C. HOFFMAN-HARRIS TO CYNTHIA V.C. HOFFMAN-HARRIS AND GEORGE E. HARRIS BY WARRANTY DEED, RECORDED ON OCT. 1, 1996 IN LIBER 386 OF DEEDS, P.C. 155.
NO.3- POLE LINE EASEMENT GRANTED TO N.Y. CENTRAL ELEC. CORP. RECORDED ON AUG. 13, 1936 IN LIBER 142 OF DEEDS, P.C. 228.
NO.4- GAS MAIN EASEMENT GRANTED TO N.Y.S.E. & G. CORP. RECORDED ON DEC. 11, 1995 IN LIB. 387 OF DEEDS, P.C. 398.
NO.5- WATER MAIN EASEMENT GRANTED TO THE TOWN OF BENTON RECORDED ON NOV. 19, 1988 IN LIBER 405 OF DEEDS, P.C. 85.

REVISIONS

REVISED ON JAN. 3, 2023.
SUBJECT PROPOSED GARAGE ADDITION. SEE DRAWING NO. 227058.83.DWG.

LEGEND

- FOUND IRON PIPE
- UTILITY POLE
- OHD. ELEC. AND/OR TEL. LINES
- FND. COTTON GIN SPIKE OR AS NOTED
- SET 5/8" REINFORCING ROD
- COMPUTED POINT
- FOUND RECORDED OR AS NOTED
- SUBJECT PROPERTY LINE
- RIGHT OF WAY LINE OR EASEMENT LINE
- SUBJECT CENTER LINE OF ROAD

SCALE 1 INCH=20 FEET

MAP REFERENCES

NO.1- "SURVEY OF PROPERTY OF LILLIAN ENERSON," RECORDED ON JULY 28, 1941 AND RECORDED ON JULY 28, 1941 IN LIBER 1 OF MAPS, P.C. 81.
NO.2- "MAP OF AN INSTRUMENT SURVEY OF LAND TO BE CONVEYED BY CHARLES B. AND SHIRLEY M. ENERSON TO THE NEW YORK STATE EDUCATION LAW," RECORDED ON OCT. 1, 2001 IN LIBER 386 OF DEEDS, P.C. 155.
NO.3- "SURVEY MAP OF LOT 7," MAP DRAWN BY BERNIE A. BROOKA, P.L.S., ON JULY 2, 1973 AND RECORDED ON AUG. 12, 1974 IN LIBER 9 OF MAPS, P.C. 284.

TOTAL AREA
17,279 SQ. FT.
0.397 ACRE
(CALCULATED TO MEAN HIGH WATER THE LINE OF SENECA LAKE)

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP IS A VIOLATION OF SECTION 7200 SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SIGNATURE AND SEAL ARE VALID.

CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SURVEY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL SURVEYORS, INC. (NYSAPS) STANDARDS AND PRACTICES. THE SURVEYOR'S CERTIFICATION IS LIMITED TO THE PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, OR TO THE PERSON OR PERSONS LISTED ON THIS BOUNDARY SURVEY MAP.

MAP OF AN INSTRUMENT SURVEY
OF LAND TO BE CONVEYED BY
GEORGE E. HARRIS
SITUATE AT NO. 307 MAPLE DRIVE
TOWN OF BENTON
COUNTY OF YATES
STATE OF NEW YORK

DATE-JANUARY 9, 2003
DRAWN BY D.W. ANDERSEN
FILE NO. 024767.DWG

DAVID W. ANDERSEN
LICENSED PROFESSIONAL
LAND SURVEYOR
2545 EAST MAIN STREET
PENN YAN, NEW YORK
14527
TEL-315-536-1185

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 8AV-23 Date 1-10-23 Fee 150.-

Name: John Peck phone 1585-739-8222

Address: 309 Maple Dr email _____

Applicant is applying for the following:

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

Other _____

Location of Property 309 Maple Dr

Tax Map No. 9.66-1-7.1 Zoning District LR

Describe Action requested:

Garage Addition 10 feet from lot line

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 _____