

Zoning Board of Appeals Agenda

October 3rd, 2023

Appeal # 148-SUP-23:

Andrew Silvent (Relative Rink Brewing) Change in operation – Days & Hours.

Appeal # 149-SUP-23:

Precious Gems: Proposal to move Special Needs School

Appeal # 150-SUP-23

Martin's Hardware – Additional Sign

Appeal # 156-AV-23:

Milt Race – 2320 Clark Road – Area Variance for a flagged log.

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 Relative Risk Brewing Date: 8-28-23
Address 1166 Pearl Hill Rd Phone: 908-528-7125
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 _____ (Same) or _____

Zoning District R2-1 Tax Map # 901-1-1.4

Present Use of Property Brewery

Description of Proposed Improvements and/or Use: would like to be open 12 months
a year and open from 12-10pm

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 # 148 SUP-23 Fee \$ 150

Code Enforcement Officer [Signature] Date: 8-28-23

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. 148SOP-23 Date 8-28-23 Fee \$250

Name: RELATIVE RISK BREWING phone 908-528-7175

Address: 1166 EARLS HILL RD PENN YAN email relative risk brewing@gmail

Applicant is applying for the following:

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

Other Change

Location of Property 1166 Earls Hill

Tax Map No. 9.01-1-1.4 Zoning District AR-1

Describe Action requested:

Would like to be able to open 12 Months
a year, would like to change hrs from 12-8 to
12-10 on open days

Area Variance Information:

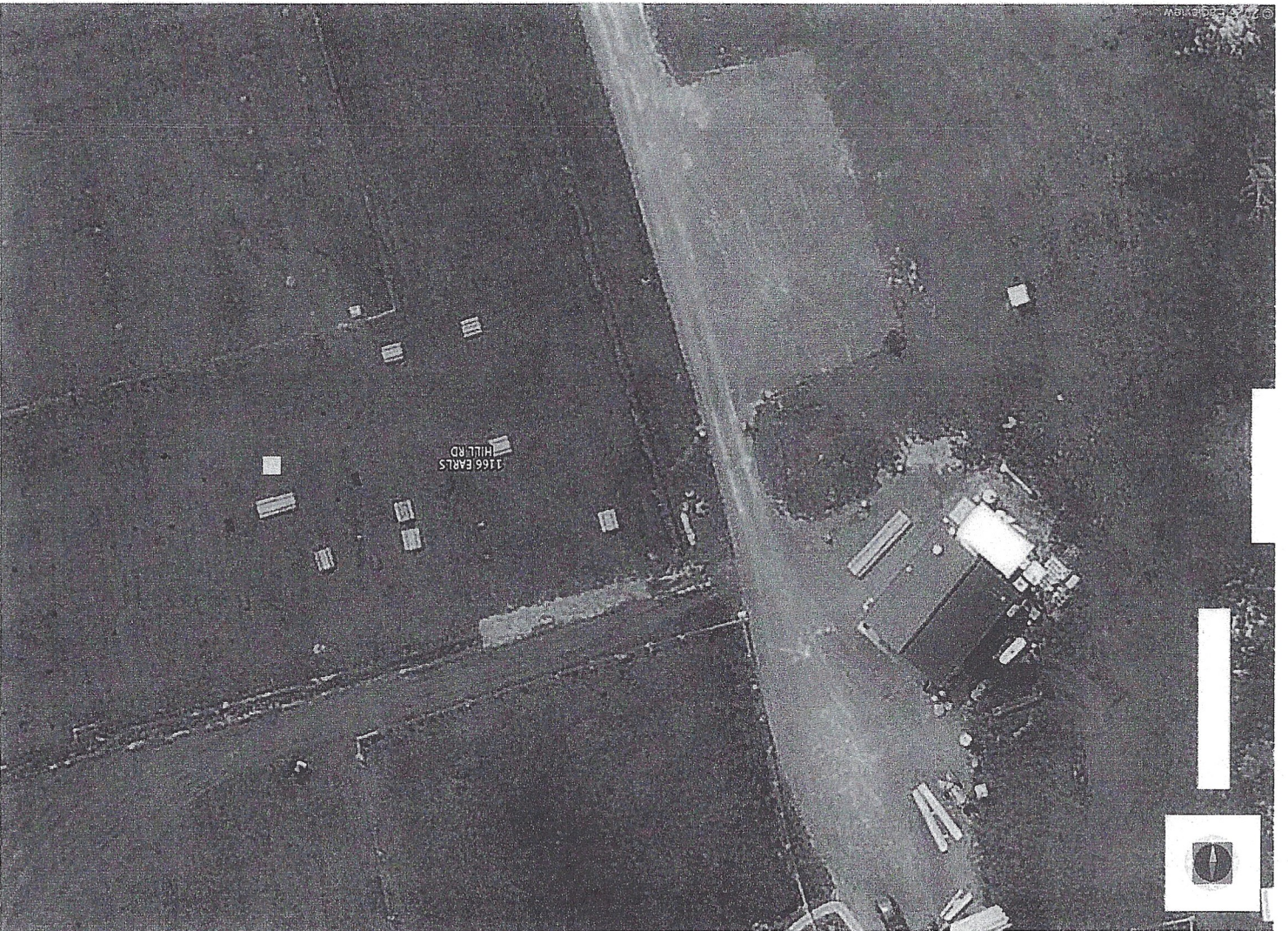
	Required	Actual	Variance Request
Frontage:	_____	_____	_____
Front Setback:	_____	_____	_____
Side Setback:	_____	_____	_____
Rear Setback:	_____	_____	_____
Lot Size:	_____	_____	_____

Attached to this application is the following documentation:

☐ Site Plan ☐ Construction Plans ☐ SEQR ☐ Other _____

Property Owner ANDREW SILVENT Telephone 908-528-7175
Address 1166 EARLS HILL RD PENN YAN, NY 14527

Signature [Signature] Date 8-28-23



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

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 Precious Gem's Date: 8-31-23 Leon Sensenig
Address 692 Lovejoy Rd Phone: 585-526-4760
Property Owner (if not same) _____
Address _____ Phone: _____

APPLICATION IS BEING MADE FOR:

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

On Land Located at 2358 Bellong St (Same) or _____

Zoning District AR-1 Tax Map # 7.04-1-8.114

Present Use of Property Shot down Store

Description of Proposed Improvements and/or Use: would like to move Special Needs School from 692 Lovejoy to Bellong St, More Room, Better parking one story 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 # 149SUP-23 Fee \$ 150

Code Enforcement Officer Paul W. [Signature] Date: 8-3

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. 149SUP-23 Date 8-31-23 Fee \$150 Leon Senenig
Name: Precious Gem's phone 585-526-4760
Address: 692 Lowjoy Rd email _____

Applicant is applying for the following:

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

Other _____

Location of Property 2358 Bellona St Rd

Tax Map No. 7.04-1-8114 Zoning District AR-1

Describe Action requested:

Work like to move Special Needs School from
692 Lowjoy to 2358 Bellona St Rd, for more
Room, Better Parking, all one story Building

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 Harvey Hoover Telephone 315-536-8967
Address 306 N. Fleet St

Signature [Signature] Date 8/31/23



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

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 Martin Hardware Date: 8-31-23
Address 900 SR 14A Phone: 315-536-7056
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 900 14A (Same) or _____

Zoning District AR-1 Tax Map # 27.25-1-5.1

Present Use of Property Store

Description of Proposed Improvements and/or Use: 6x6 Sign
would like to place on top of Existing sign set
front. Husqvarna

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 # 150SUP-23 Fee \$ 150

Code Enforcement Officer [Signature] Date: 8-31-23

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. 150SUP-23 Date 8-31-23 Fee 150

Name Martin Hardacre phone 315-536-7056

Address 900 SR 14A email _____

Applicant is applying for the following:

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

Other _____

Location of Property 900 14A

Tax Map No. 27.25-1-5.1 Zoning District A HC

Describe Action requested:

6x6 Sign would like to go on top of
Current Sign
Husqvarna Sign

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 Daniel H Mart Telephone 315-536-7617

Address 2441 Havens Corners Rd

Signature Daniel H Mart Date 8-31-23



**6'x6' - Includes
2'x6' Dealer Imprint**

Part #

Price

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 156AV-23 Date 9-6-23 Fee \$150

Name: Milt & Brenda Race phone 585-943-6974

Address: 71 Billsboro RD Genesee NY 14456 email MILTS.precisioncollision@gmail.com

Applicant is applying for the following:

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

Other _____

Location of Property 2320 CLARK RD PENN YAW NY 14456

Tax Map No. 37.50-1-1 Zoning District A21

Describe Action requested:

WE WANT TO BUY THE PROPERTY AND SELL THE
EXISTING HOME WITH 200 FEET OF ROAD FRONTAGE.
THAT HOME WOULD KEEP ABOUT AN ACHER OF LAND.
THE REST WOULD BE OURS TO BUILD A NEW HOME.

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 Neil Martin Telephone 536-7369

Address 2320 CLARK RD PENN YAW NY 14527

Signature Milt Race Date 9.6.23

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 MILT & BRENDA RACE Date: _____
Address 791 BILKINHO RD GENEA NY Phone: 585-943-6974
Property Owner (if not same) NEIL MARTIN
Address 2320 CLARK RD PENNYPAN Phone: 536-7369

APPLICATION IS BEING MADE FOR:

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

On Land Located at 2320 Clark Rd (Same) or _____

Zoning District AL-1 Tax Map # 37.50-1-1

Present Use of Property Home

Description of Proposed Improvements and/or Use: _____

Size of Improvement _____ Sq. Ft. Estimated Cost: 400,000

Type of Construction: Wood ☒, Metal _____, Masonry ☒, Other _____

Height: In Stories 1, In Feet _____

Yard Setback: Front _____, Rear _____

Side (Widest) _____, Side (Narrowest) _____

Signature: Mitt Race, Date: 9.6.23

Approved _____ Not Approved _____ Variance Requested _____

Variance Granted: Yes _____ No _____ Date: _____

Permit # 156 AV-23 Fee \$ \$150

Code Enforcement Officer Sharon Williams Date: 9-6-23

Contractor Name: Key Homes 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.