

Zoning Board of Appeals Agenda

May 7th, 2024

Appeal # 71AV-24

Matt Perry - Requesting lot reduction of 200'x 132' Lot 2417 Havens
Corners Rd

Appeal #75AV-24 :

Nathan Coolidge - Overlay of new cottage. – 95 Locust Grove

Lamar Martin ??

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 71AV-24 Date 4-1-24 Fee 150 - pd

Name: Matt Perry phone _____

Address: 2417 Havens email _____

Applicant is applying for the following:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Interpretation |
| <input type="checkbox"/> Use Variance | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Site Plan Review |

Other _____

Location of Property 2444 Havens Cr

Tax Map No. 27-32-1-2 Zoning District HC

Describe Action requested:

Would like to cut out at 200x132 lot
OUT of David Shirks lot,

Area Variance Information:

	Required	Actual	Variance Request
Frontage:	<u>100</u>	<u>200</u>	_____
Front Setback:	_____	_____	_____
Side Setback:	<u>200</u>	<u>132</u>	<u>0.33</u>
Rear Setback:	_____	_____	_____
Lot Size:	_____	_____	_____

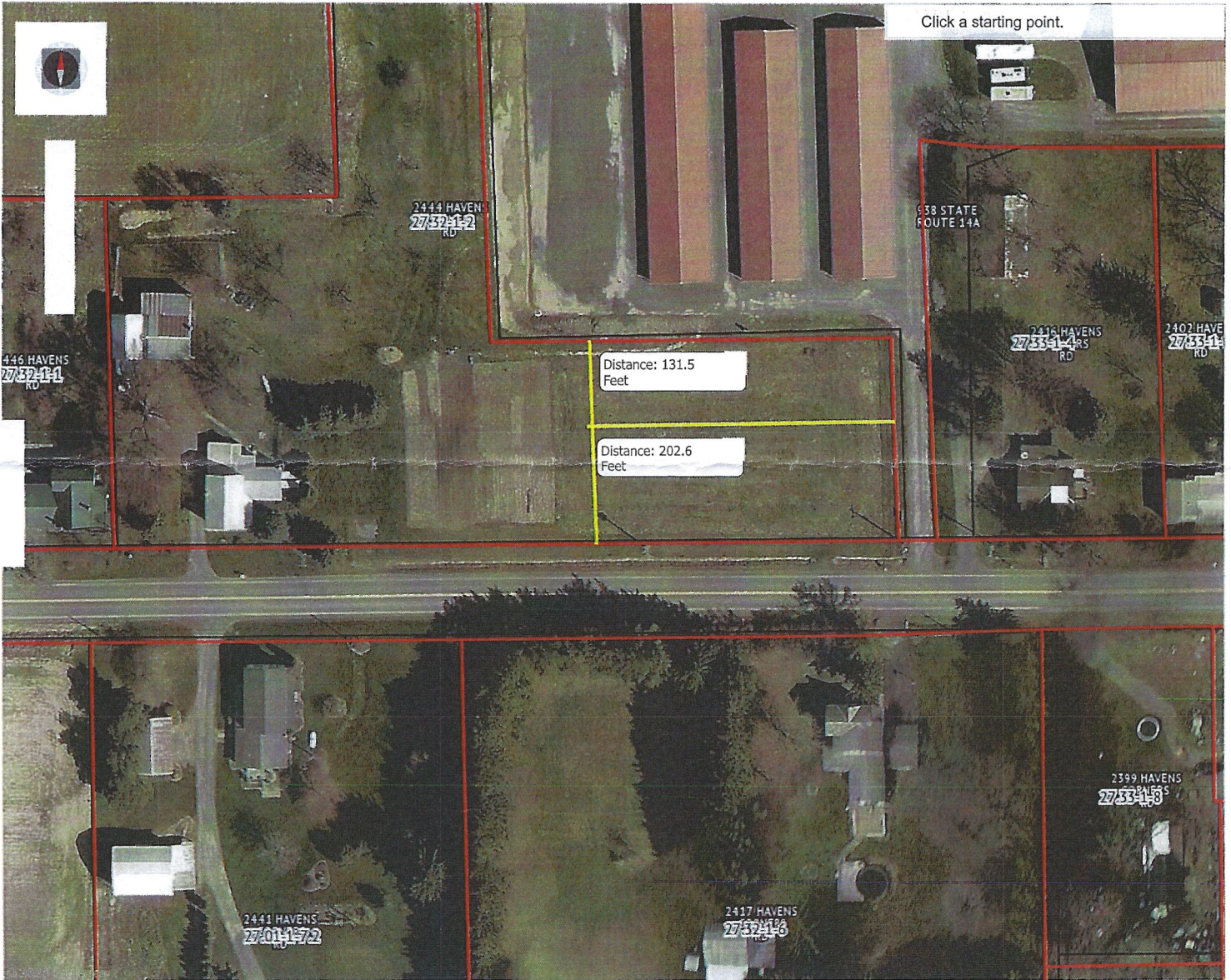
Attached to this application is the following documentation:

- Site Plan Construction Plans SEQR Other _____

★ Property Owner [Signature] Telephone _____
Address _____

Signature _____ Date _____

CONNECTEXPLORER



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 Nathan Coolidge Date: 4-2-24
Address _____ Phone: _____
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 95 Locust (Same) or _____
Zoning District LR Tax Map # 9.49-1-2

Present Use of Property _____
Description of Proposed Improvements and/or Use: Set Backs on New Cottage

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) _____

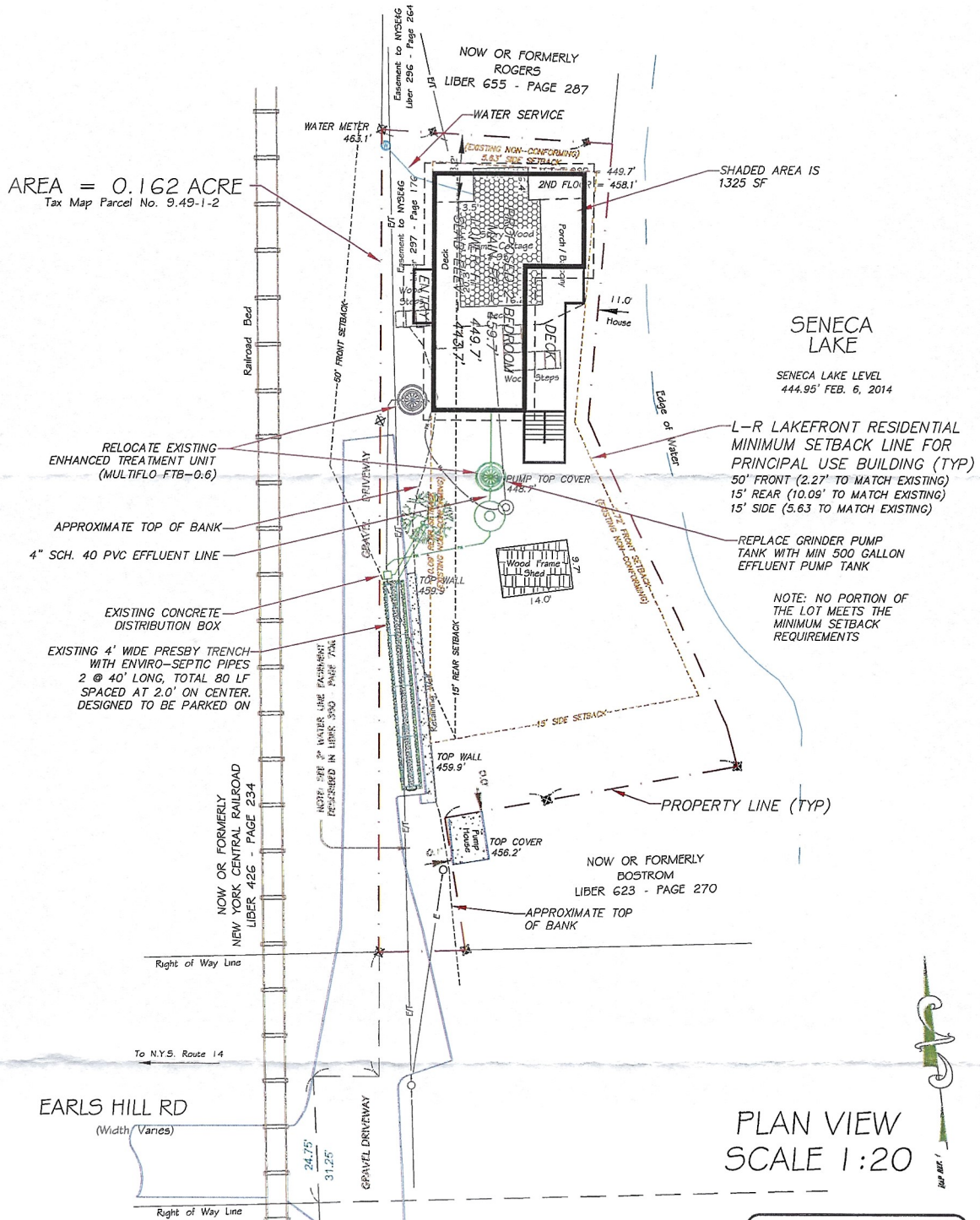
Signature: _____, Date: _____

Approved _____ Not Approved _____ Variance Requested _____
Variance Granted: Yes _____ No _____ Date: _____
Permit # 75AV-24 Fee \$ 150-
Code Enforcement Officer [Signature] Date: 4-2-24

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.

AREA = 0.162 ACRE
Tax Map Parcel No. 9.49-1-2



SENeca LAKE

SENeca LAKE LEVEL
444.95' FEB. 6, 2014

L-R LAKEFRONT RESIDENTIAL
MINIMUM SETBACK LINE FOR
PRINCIPAL USE BUILDING (TYP)
50' FRONT (2.27' TO MATCH EXISTING)
15' REAR (10.09' TO MATCH EXISTING)
15' SIDE (5.63 TO MATCH EXISTING)

REPLACE GRINDER PUMP
TANK WITH MIN 500 GALLON
EFFLUENT PUMP TANK

NOTE: NO PORTION OF
THE LOT MEETS THE
MINIMUM SETBACK
REQUIREMENTS

PLAN VIEW
SCALE 1:20

MAP REFERENCE:
1. MAP OF SURVEY PREPARED FOR EDWARD F. MORROW, JR. BY JEREMY YEARS, LS, DATED 2/7/14

SITE DATA:
SITE ADDRESS: 95 LOCUST GROVE
TOWN OF BENTON, YATES COUNTY
TAX MAP NUMBER: 9.49-1-2
APPLICANT: NATHAN & SANBEE COOLIDGE
MAILING ADDRESS: 95 LOCUST GROVE
PEW VILL, NY 14537
EXISTING ZONING: L-R, LAKEFRONT RESIDENTIAL
MINIMUM SETBACKS:
50' FRONT (XXX' PROPOSED)
15' REAR (XXX' PROPOSED)
15' SIDE (XXX' & XXX' PROPOSED)
MAXIMUM HEIGHT: 35' ABOVE AVERAGE GRADE (LXXX' PROPOSED)
MAXIMUM COVERAGE: 25% (XXXX' PROPOSED)

WILLIAM J. GROVE, PE
NYS LICENSE #084111

GROVE
ENGINEERING, PLLC
8677 STATE ROUTE 53
NAPLES, NEW YORK 14512
585-797-3989 PHONE
grove.engineering@yahoo.com

CONCEPTUAL SITE PLAN
COOLIDGE PROPERTY
95 LOCUST GROVE
TM#9.49-1-2
TOWN OF BENTON
YATES COUNTY, NY
FEBRUARY 28, 2024
SHEET 1 OF 1