

Zoning Board of Appeals Agenda

June 3rd , 2025 @ 7:00 PM

Appeal: 110AV-25:

Ronda Long – 530 Pre – Emption Subdivision of 5.59 Acres for her son
To build a house. Area Variance for road frontage not meeting 200 feet.

Appeal: 98SUP-25:

All In Properties - Add a contractors mini storage building.

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 110AV-25 Date 5-14-25 Fee 150.

Name: Ronda Long phone 315-374-3510

Address: 530 Pre Emption 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 530 Pre Emption

Tax Map No. 18.02-1-26.1 Zoning District AR-1

Describe Action requested:

Ronda Has a 5.59 acre lot that she would like to sub
of part to her son to build a house. Area Variance would be
Required Necessary for a 133 foot lot when a 200 foot lot
is needed

Area Variance Information:

	Required	Actual	Variance Request
Frontage:	<u>200</u>	<u>153</u>	<u>47 feet</u>
Front Setback:	<u>120</u>	<u>250+</u>	<u>0</u>
Side Setback:	<u>15</u>	<u>50</u>	<u>0</u>
Rear Setback:	<u>15</u>	<u>50+</u>	<u>0</u>
Lot Size:	<u>200x200</u>	<u>153x477</u>	<u>0</u>
	<u>40,000 sq</u>	<u>72,981 sq</u>	

Attached to this application is the following documentation:

☐ Site Plan ☐ Construction Plans ☐ SEQR ☐ Other _____

Property Owner _____ Telephone _____

Address _____

Signature _____ Date _____

5.59 acres

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 Ronda Long Date: 5-14-25
Address 530 Pre Emption Rd 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 530 Pre Emption (Same) or _____

Zoning District AL-1 Tax Map # 18.02-1-26.1

Present Use of Property Res

Description of Proposed Improvements and/or Use: Ronda has a 5.59 acre lot that she would like to SUB on part of her lot for her son to build a house. Area variance would be necessary for a 153 foot front lot when a 200 foot lot is needed

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 # 110 AV-25 Fee \$ 150.

Code Enforcement Officer [Signature] Date: 5-14-25

Contractor Name: _____ Phone: _____

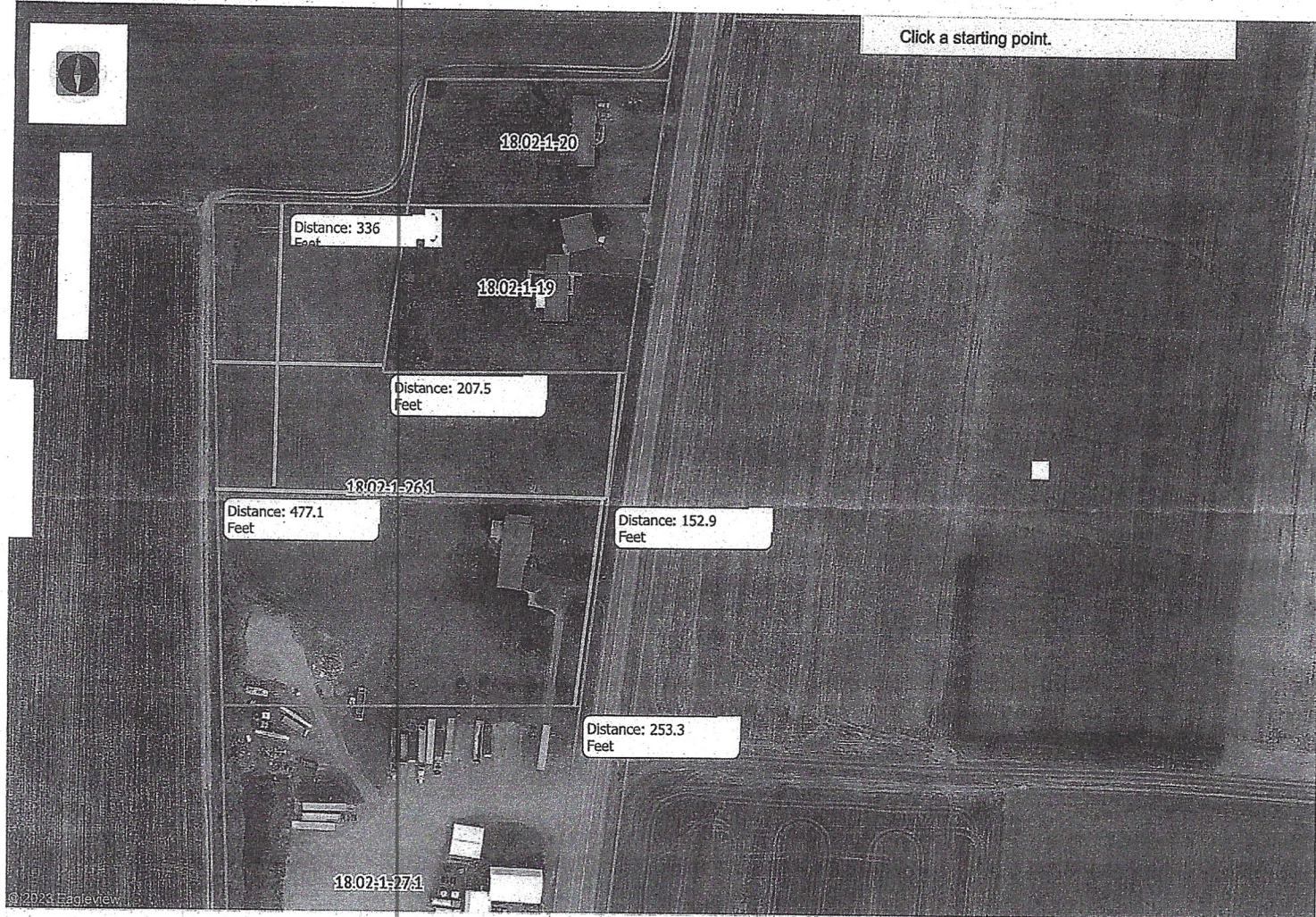
Address: _____ E-Mail address: _____

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

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 Dale Lane Date: 5-7-25
Address 201 Elm St Phone: Dale 315-374-0017
Property Owner (if not same) Allin Properties
Address 1792 Flat St Phone: Dan 315-719-7372

APPLICATION IS BEING MADE FOR:

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

On Land Located at 1792 Flat St (Same) or _____

Zoning District AR-B Tax Map # 37.83-1-5.11

Present Use of Property Contractor yard

Description of Proposed Improvements and/or Use: Contractor Mini Storage

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 # 9850P-25 Fee \$ 150.

Code Enforcement Officer Sharon W. Frost Date: 5-7-25

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. 98SUP-25 Date 5-7-25 Fee 150

Name: All in Properties phone 315-374-0017

Address: 201 Elm St email _____

Applicant is applying for the following:

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

Other _____

Location of Property 1792 Flat St

Tax Map No. 37.83-1-5.11 Zoning District AR-B

Describe Action requested:

1792 Flat St is currently a contractors yard they would
like to add a contractors mini Storage Build

SEE Draw's

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 _____