

Zoning Board of Appeals Agenda

November 4th , 2025 @ 7:00 PM

Appeal #212SUP-25:

Anthony Stauffer – 692 Lovejoy Road – 50 x 68 Shop For Commercial Farm Repair

Appeal #214AV-25:

Sharise Cummings 2474 Route 364 Area Variance to build a deck in front of the house – closer than the 80 feet required.

Appeal #215SUP-25:

Doyle Mowing & Property Service LLC 1452 Route 14A – Contractors Yard for Mowing Business – Equipment Storage

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 2125UP-25 Date 10-6-25 Fee 150.-

Name: Anthony Stroffer phone 315-694-4334

Address: 692 Lovejoy email _____

Applicant is applying for the following:

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

Other _____

Location of Property 692 Lovejoy

Tax Map No. 17.03-1-10 Zoning District AR-1

Describe Action requested:

50x68 Shop for Commercial Farm Repair

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 _____

Anthony Stauffer's site plan for 692 Lovejoy Rd. Mr. Stauffer owns the property where the barn is to be built, along with all of the land directly to the north of the above state property. Once the 50 x 68 shop is built, the greenhouse will be removed in its entirety in order for a circle driveway to be put in for tractor trailer access. All of the debris that is shown in the pictometry pictures has already been cleaned up and is a non-factor.

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 214AV-25 Date 10-8-25 Fee 150.-

Name: Sharise Cummings phone 315-759-9871

Address: 2474 SR 364 email _____

Applicant is applying for the following:

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

Other _____

Location of Property 2474 SR 364

Tax Map No. 49.40-1-7 Zoning District AR-B

Describe Action requested:

Would like to Build a New wooden Deck 8 foot
off of the front of the House where there is currently
a Black Steps.

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 _____



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

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 215 SUP. 25 Date 6-23-25 Fee 150.

Name: Doyle Mowing and prop serv LLC phone 315-521-1668

Address: 1452 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 1452 SR 14A

Tax Map No. 37.02-1-5.1 Zoning District AR-1

Describe Action requested:

Contractors yard for mowing BISS
Eqp- Storage Trailer - Mowers

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 [Signature] Date 6-23-25

CONNECTEXPLORER



Click a starting point



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