

## PLANNING BOARD AGENDA

January 27<sup>th</sup>, 2026 @ 7:00 P.M.

### Appeal:

#4SUP-26: Happy Hearts Workshop Ltd 2751 Route 364 –  
56 x 100 Building – Behind Current Building

Solar

**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](mailto:zoning@townofbenton.us)

Name of Applicant Happy Hearts Workshop Ltd Date: 1-13-26  
Address 2751 SD 364 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 2751 SD 364 (Same) or \_\_\_\_\_

Zoning District AL- Tax Map # 48.02-1-10

Present Use of Property Happy Hearts Workshop

Description of Proposed Improvements and/or Use: Build a 2nd School for Precious Gems

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 # 4SUP-26 Fee \$ 150.-

Code Enforcement Officer Thomas W. Brown Date: 1-13-26

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. 4SUP-26 Date 1-13-26 Fee 150.-

Name: Happy Hearts Workshop Ltd phone \_\_\_\_\_

Address: 2751 SR 364 email \_\_\_\_\_

Applicant is applying for the following:

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

Other \_\_\_\_\_

Location of Property 2751 SR 364

Tax Map No. 48.02-1-10 Zoning District AR-1

Describe Action requested:

Happy Hearts Workshop would like to Build a 56x100  
Building for a permanent Home for the Precious Gems School  
Behind Current 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 \_\_\_\_\_

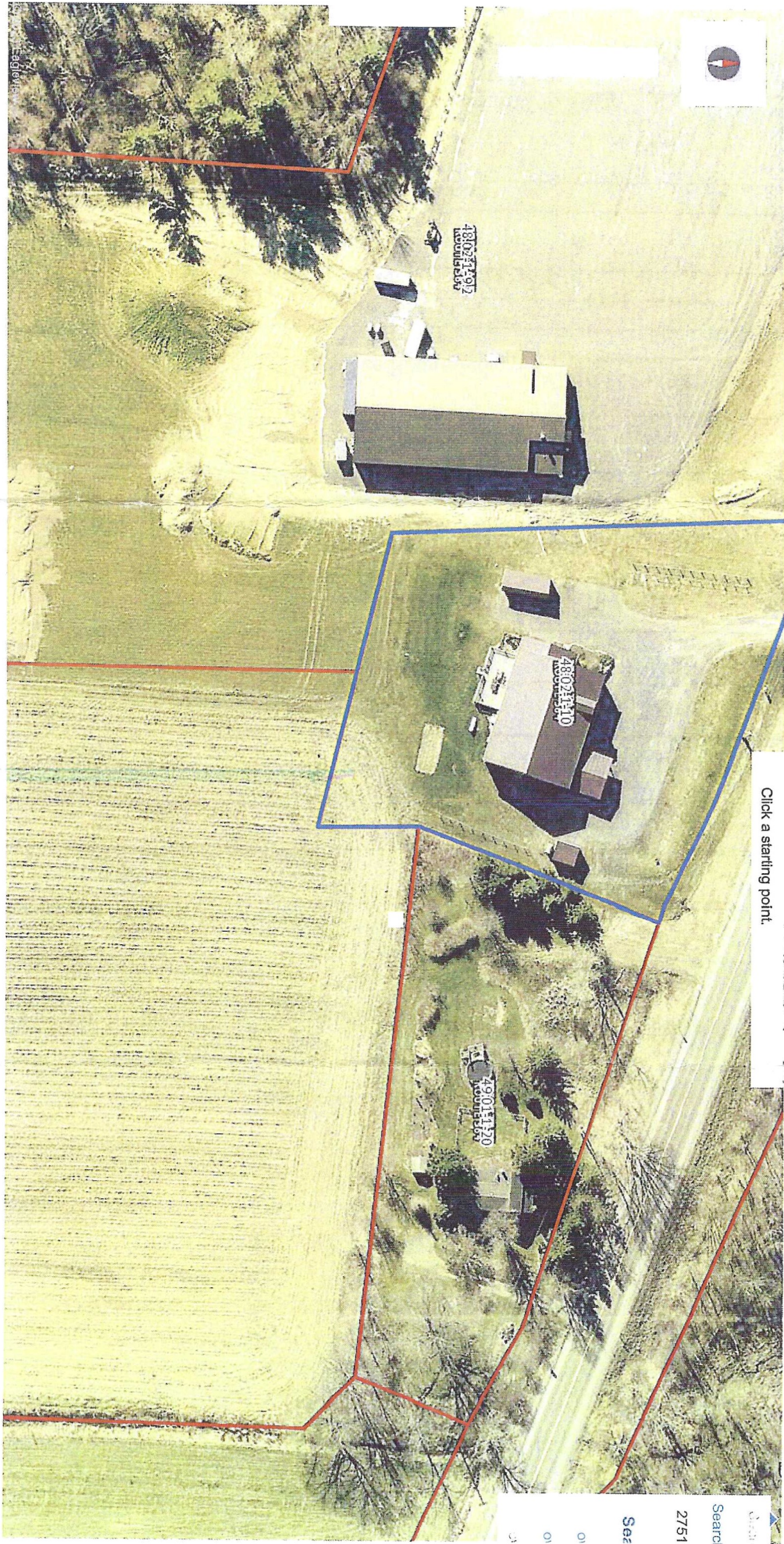
Property Owner \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



# CONNECTEXPLORER

Click a starting point.



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