

Zoning Board of Appeals Agenda

February 3rd, 2026 @ 7:00 PM

Appeal #4SUP-26:

Happy Hearts Workshop Ltd – 2751 Route 364
Build a 56 x 100 Building Behind current Building.

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 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:

- | | |
|--|--|
| ☐ Area Variance | ☐ Zoning Interpretation |
| ☐ Use Variance | ☐ Subdivision |
| ☒ Special Use Permit | ☒ 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:	_____	_____	_____

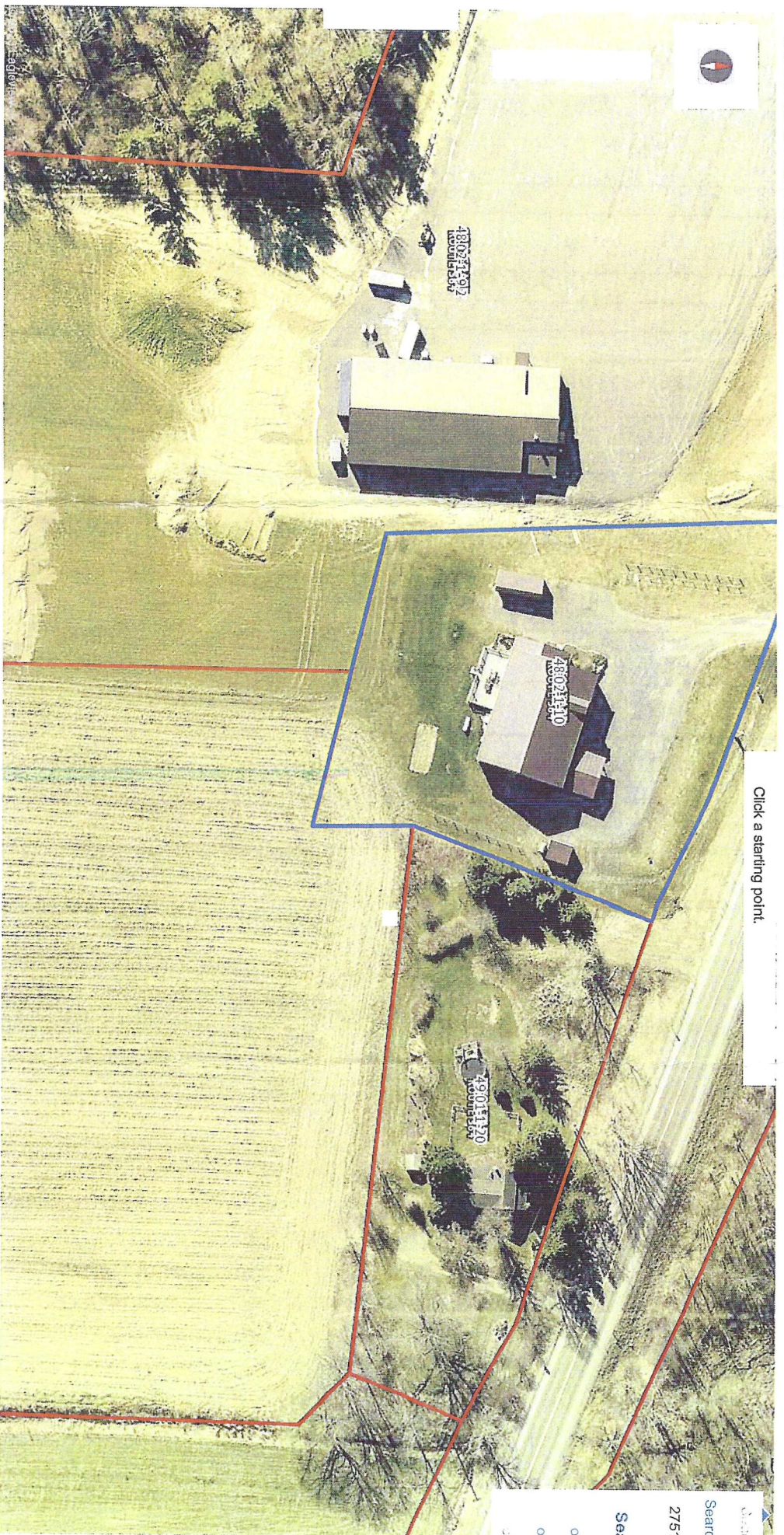
Attached to this application is the following documentation:

☐ Site Plan ☐ Construction Plans ☐ SEQR ☐ Other _____

Property Owner _____ Telephone _____
Address _____

Signature _____ Date _____

Click a starting point.



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