

Zoning Board of Appeals Agenda

April 7th, 2026 @ 7:00 PM

Appeal #:

Steve Hullings – 2384 Stape Road SUP – Sign (Silos of Seneca)

Timothy Fox - DEMO (2) Greenhouses Build 48x72 Shop for a machine shop

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 53SUP-26 Date 3-11-26 Fee 150.-

Name: Timothy Fox phone 315-536-4502

Address: 2664 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 type="checkbox"/> Site Plan Review |

Other _____

Location of Property 2664 SR 364

Tax Map No. 49.01-1-1-2.1 Zoning District AR-B

Describe Action requested:

DEMO the 2 Greenhouse and Build a 48x72 Shop

Tomore his machine shop from 1723 Carroll Rd

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 Ella Fox Telephone 315-536-1063

Address 2664 SR 364

Signature _____ Date 3-11-26

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 Timothy Fox Date: 3-11-26
Address 2650 SR 364 Phone: 315-536-4502 / 536-2340
Property Owner (if not same) Ella Fox
Address 2664 SR 364 Phone: 315-536-1063

APPLICATION IS BEING MADE FOR:

Building Permit Variance Special Use * Septic System Permit** Short Term Rental
 Site Plan ** Subdivision** Fire & Safety insp Other (** Add'l Forms)

On Land Located at 2664 SR 364 (Same) or _____

Zoning District AR-B Tax Map # 49.01-1-1-2.1

Present Use of Property Res-Greenhouse B.S.

Description of Proposed Improvements and/or Use: Demo the 2 Greenhouse and build a 48x72 Shop to move his Machine Shop from 1723 Carroll Rd.

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 # 53SUP-26 Fee \$ 150.

Code Enforcement Officer [Signature] Date: 3-11-26

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.



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. 43SOP-26 Date 2-26-26 Fee 150.-

Name: Steve Hollings phone 585-797-5160

Address: 2384 Stape Rd 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 type="checkbox"/> Site Plan Review |

Other _____

Location of Property 2384 Stape Rd

Tax Map No. 37.65-1-1 Zoning District AR-1

Describe Action requested:

Would like to place a sign for their Wedding Event
Center (Sips of Service) in their front yard at
2384 Stape Rd on the 14A side. 32sq foot per side

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 2384 STAPE RD Telephone 585-797-5160

Address P.Y. 14527

Signature Steve Hollings Date 2/26/26

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 Steve Hollings Date: 2-26-26
Address 2384 Stepe Rd Phone: 585-797-5110
Property Owner (if not same) Same
Address _____ Phone: _____

APPLICATION IS BEING MADE FOR:

Building Permit Variance **Special Use **** Septic System Permit** Short Term Rental
 Site Plan ** Subdivision** Fire & Safety insp Other (** Add'l Forms)

On Land Located at 2384 Stepe Rd (Same) or _____
Zoning District AR-1 Tax Map # 37.63-1-1

Present Use of Property Res

Description of Proposed Improvements and/or Use: 32 sq feet sign on property at 2384 Stepe Rd for Silos of Seneca ^{per 3101}

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 # 43SUP-26 Fee \$ 150. 

Code Enforcement Officer Johnny Williams Date: 2-26-26

Contractor Name: Self 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.

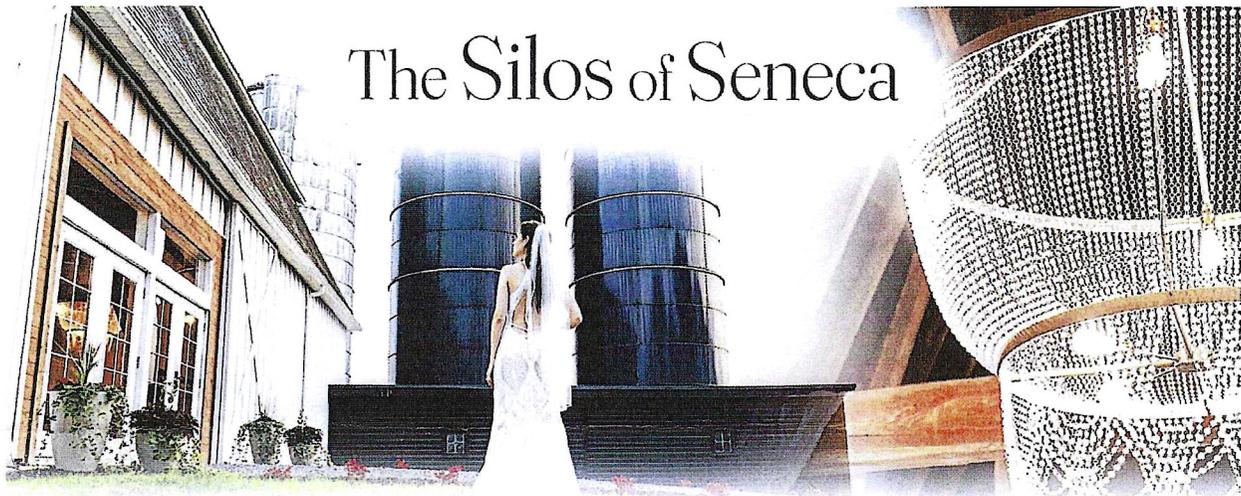


Click a starting point.

Distance: 9.4 Feet

Map Search 1645 See 01

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



The Silos of Seneca

PREMIER WEDDING & EVENT VENUE IN THE *Finger Lakes*