

Zoning Board of Appeals Agenda

May 5th , 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
PLEASE VISIT SITE

#69SUP-26 D & L – SUP New Building
PLEASE VISIT SITE

#66AV-6 Drew Spencer – Area Variance for Garage
PLEASE VISIT SITE

#73AV-26 Glenn Zimmerman – 1641 Rte 54 – 65x50 Horse Barn
In front of the House.
PLEASE VISIT SITE

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

To move his machine shop from 1723 Carroll Rd

Area Variance Information:

	Required	Actual	Variance Request
Frontage:	_____	_____	_____
Front Setback:	_____	_____	_____
Side Setback:	_____	_____	_____
Rear Setback:	_____	_____	_____
Lot Size:	_____	_____	_____

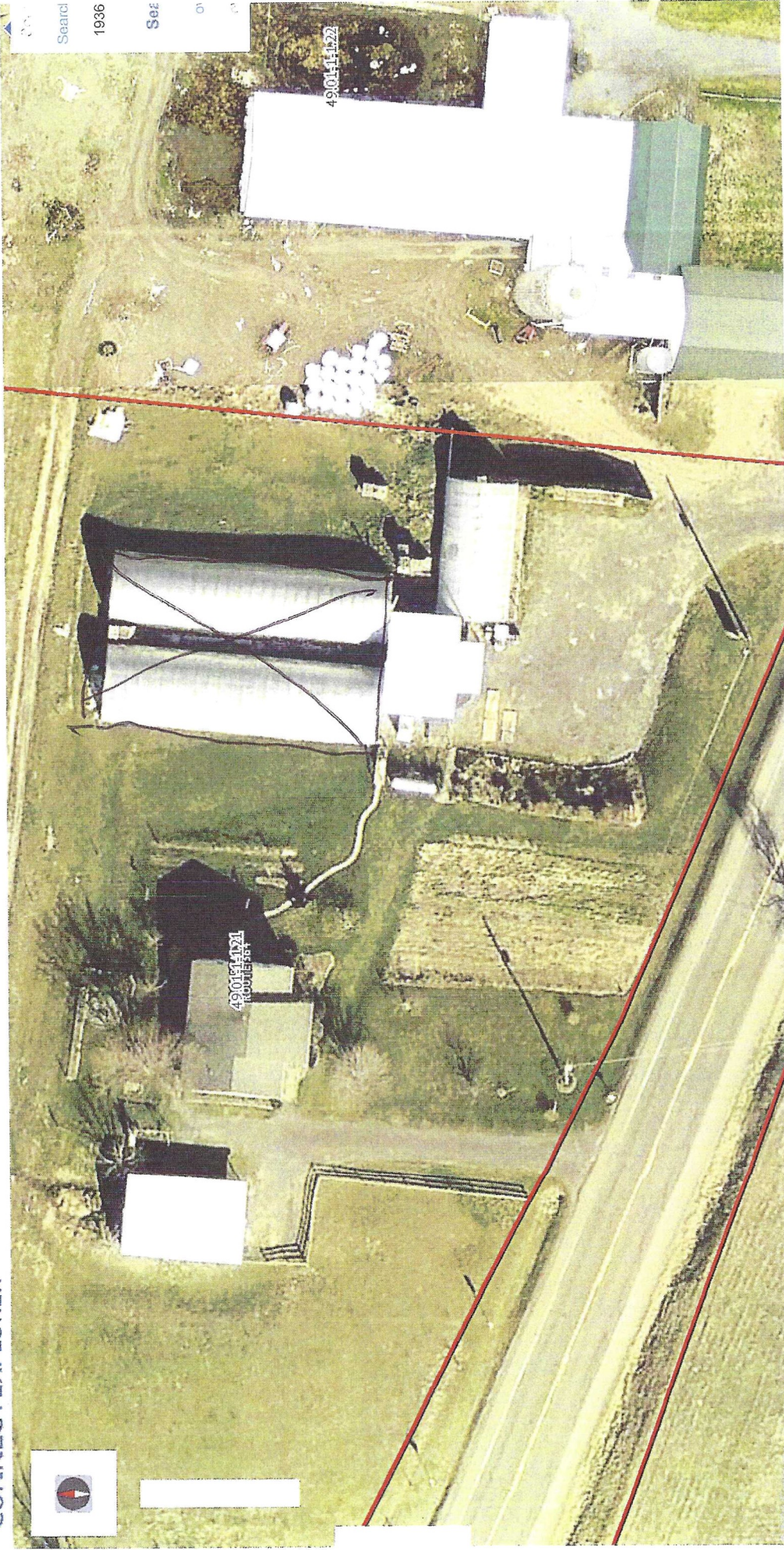
Attached to this application is the following documentation:

Site Plan Construction Plans SEQR Other _____

Property Owner Ella Fox Telephone 315-536-1063

Address 2664 SR 364

Signature _____ Date 3-11-26



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 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 foot sign on property at 2384 Stepe Rd for Sibs of Seneca
per Sibs

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. 

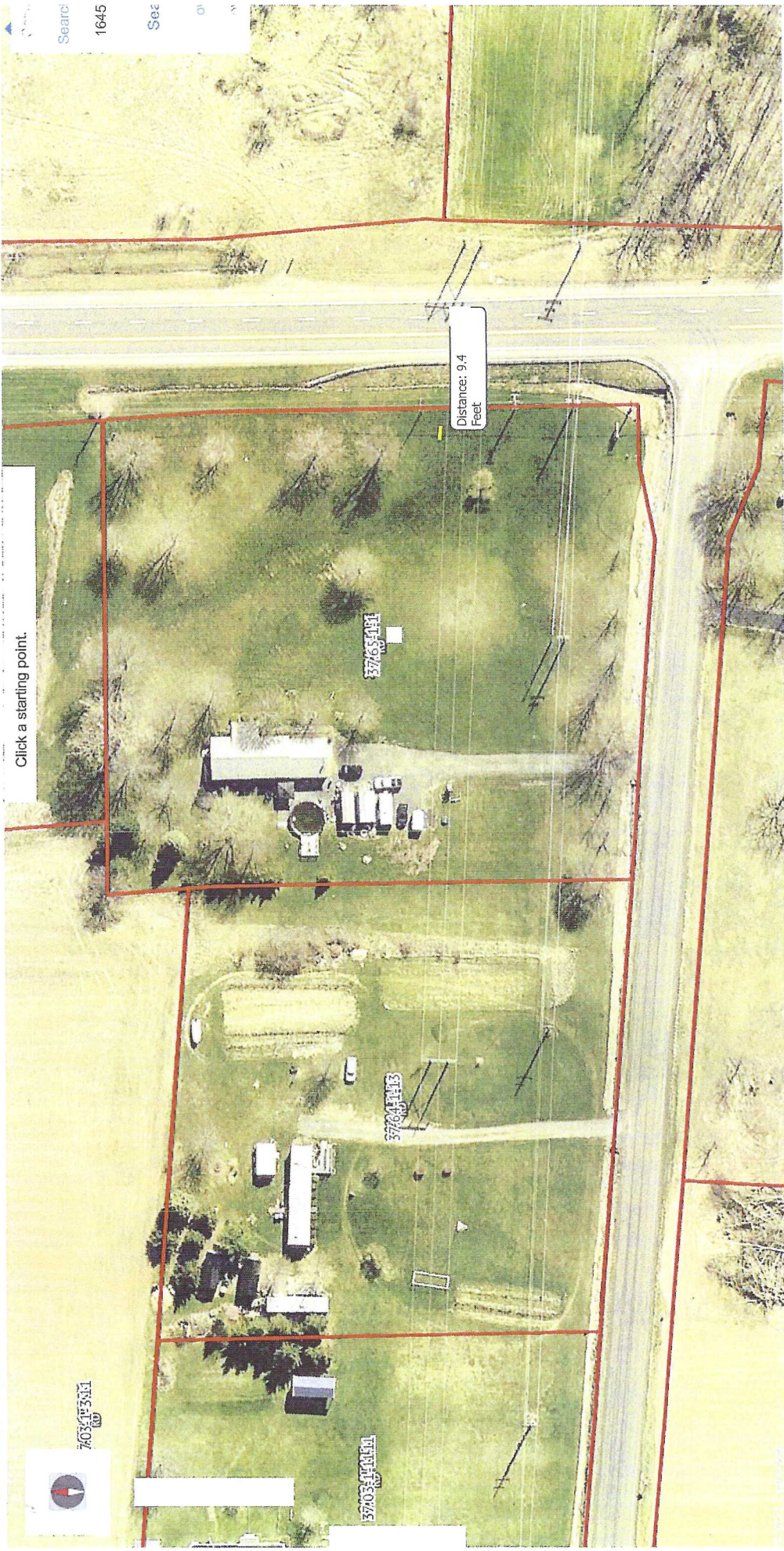
Code Enforcement Officer Johnny Williams Date: 2-26-26

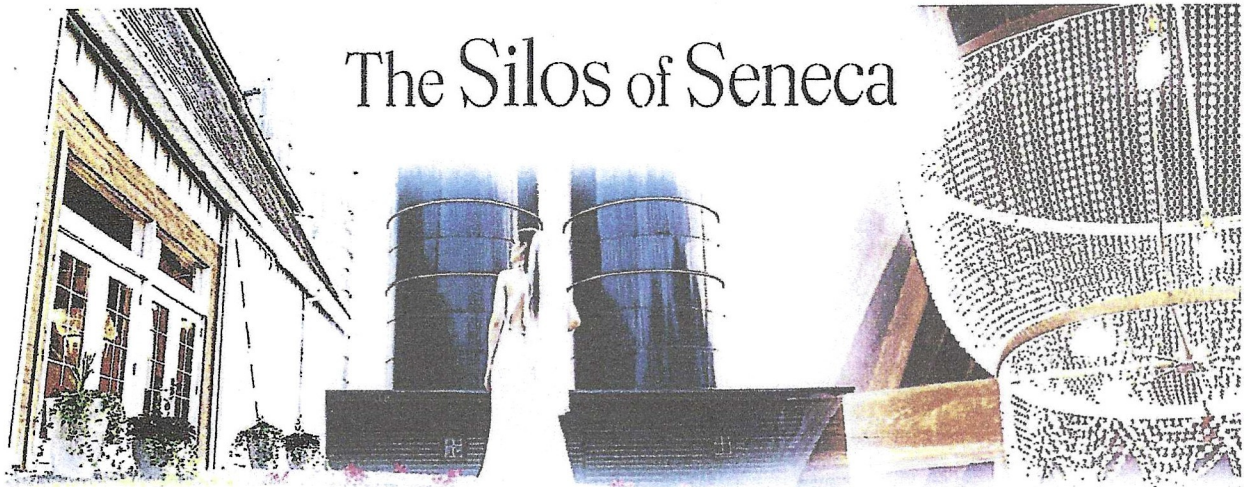
Contractor Name: Self Phone: _____

Address: _____ E-Mail address: _____

Insurance: Workman's Comp. Liability Exemption Form

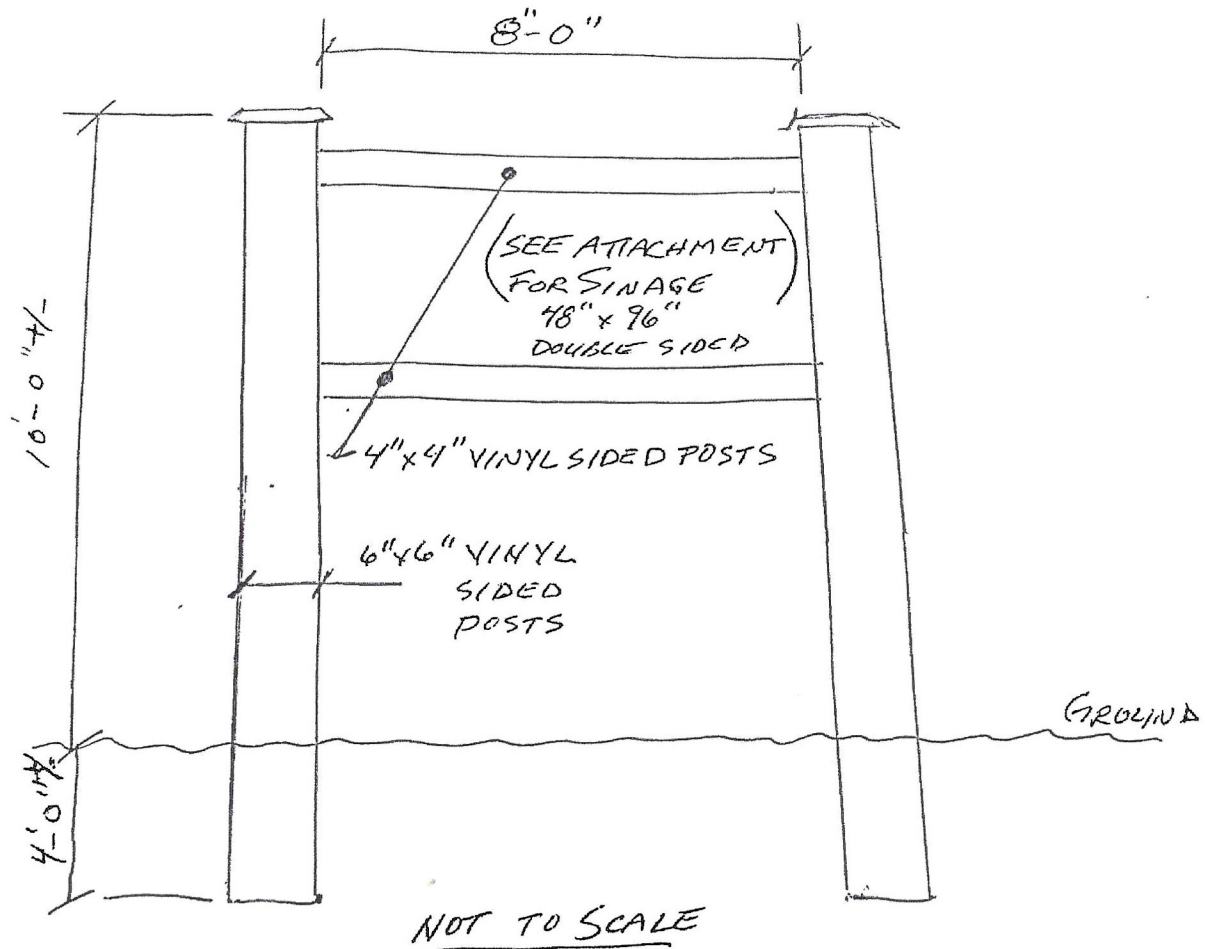
*Contractor/Owner agrees to comply with all New York State and Local Codes and Laws.
Contractor/Owner agrees to call for all inspections as required.*





The Silos of Seneca

PREMIER WEDDING & EVENT VENUE IN THE *Finger Lakes*



TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 69SUP-26 Date 4-20-26 Fee 150.

Name: D-L Rental phone 315-694-3164

Address: 283 SR-14A email _____

Applicant is applying for the following:

- Area Variance Zoning Interpretation
 Use Variance Subdivision
 Special Use Permit change Site Plan Review

Other _____

Location of Property 283 SR 14A

Tax Map No. 7.04-1-8.12 Zoning District AR-1

Describe Action requested:

Replace 2 Trailer and Hoop Shed with a 40x60 Pole Barn

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 Neil Martin Telephone 315-694-3164
Address 283 SR 14A

Signature _____ Date _____



TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 66AV-26 Date 4-13-26 Fee _____

Name: Drew Spencer phone 315-374-6772

Address: 264 Ridge Rd email _____

Applicant is applying for the following:

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

Other _____

Location of Property 264 Ridge Rd

Tax Map No. 8.04-1-3 Zoning District AR-1

Describe Action requested:

Would like to build a 40x60 shop that will sit
about 15-20 feet in front of house

Area Variance Information:

	Required	Actual	Variance Request
Frontage:	<u>200</u>	<u>+500</u>	_____
Front Setback:	<u>80</u>	<u>+100</u>	_____
Side Setback:	<u>15</u>	<u>+100</u>	_____
Rear Setback:	<u>15</u>	<u>+150</u>	_____
Lot Size:	<u>same</u>	<u>+5</u>	_____

Attached to this application is the following documentation:

Site Plan Construction Plans SEQR Other _____

Property Owner Drew Spencer Telephone _____
Address _____

Signature _____ Date _____

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 Glenn Zimmerman Date: 4-21-26
Address 1641 Rt 54 Phone: 315-536-0798
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 1641 Rt 54 (Same) or _____
Zoning District AR-1 Tax Map # 50.02-1-6
Present Use of Property Res

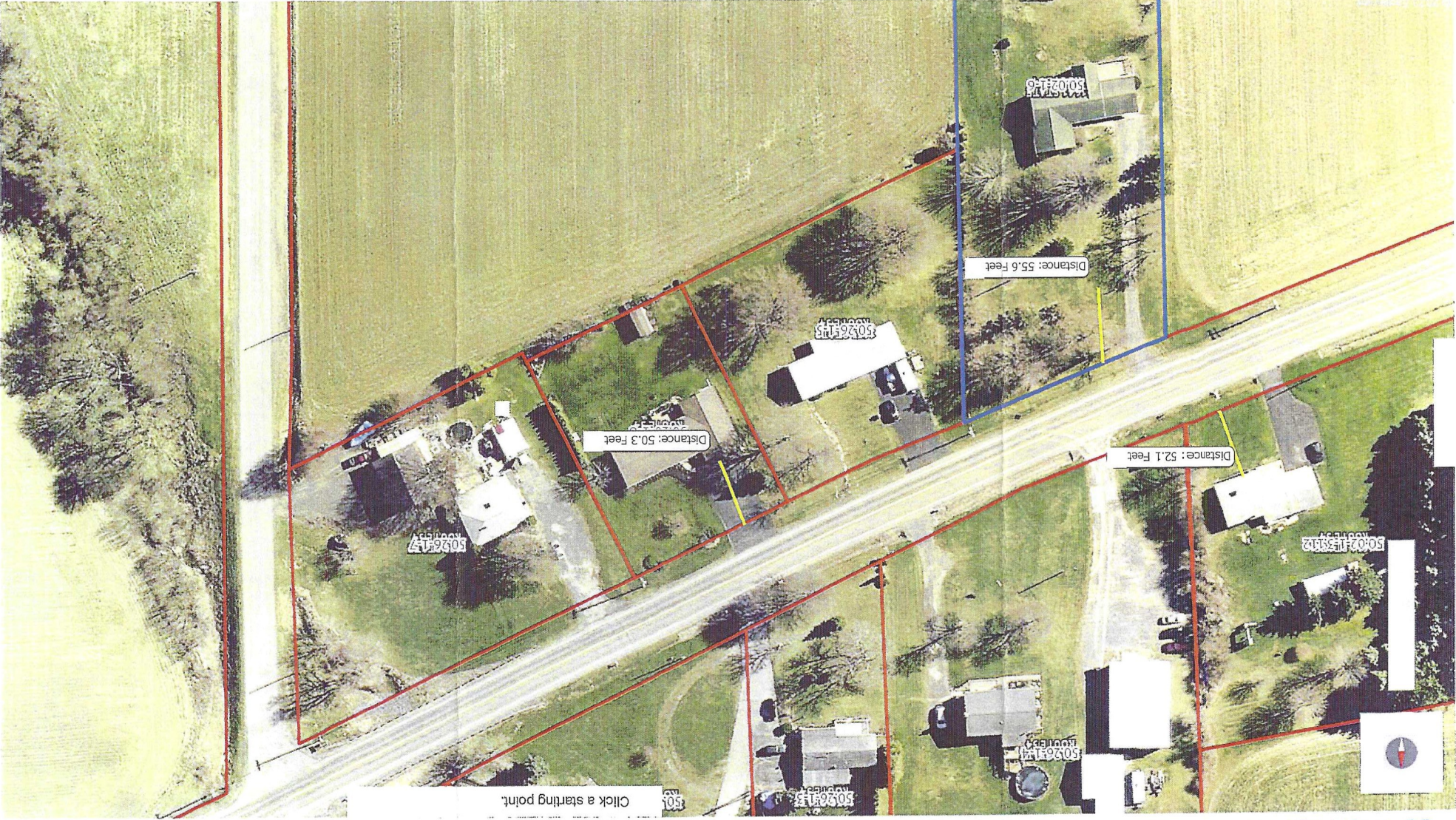
Description of Proposed Improvements and/or Use: would like to build a 65x50 Horse Barn
Garage in front of the house at 55 feet where 80 is called for

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 # 73AV-26 Fee \$ 150.
Code Enforcement Officer Thomas A. ... Date: 4-21-26

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.



CONNECTEXPLORER



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