



Yates County Planning Board Referral Form

Referral #
County Use Only 2020-19

Date Received 5-19-2020

Revised 4/2017

Municipality and Referring Agency Town of Benton

Project Address 756 Route 14A Project Tax Map # 17.04-1-13

Zoning District AR1

Applicant (Name & MAILING) Warren & Elaine Brubocher

756 Route 14A, Penn Yan NY 14527 Email N/A

Property Owner (Name & MAILING) Same

Email _____

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) _____

State Road 14A

Application Type

- Area Variance
- Use Variance
- Special Use Permit
- Site Plan
- Subdivision
- Text Amendment
- Map Amendment
- Other _____

Project Description

Request for a Special Use Permit for a
Commercial Dog Kennel. Housing (5) adult
dogs, including the outside run.

Supporting Documents Required (IF N/A, include explanation)

- Municipal Application _____
- Tax Map or Plat _____
- SEQR _____
- Site Plan * _____
- Variance Criteria ** _____
- Subdivision Plat For Subdivision Referrals Only
- Other _____

*If Site Plan Review, Site Plan **MUST** be detailed and meet the municipal requirements.

All Variance referrals (Area/Use) **MUST include detailed justifications associated with reason/s for appeal.

Certification: *With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS General Municipal Law Article 12b, Section 239-m, part c.*

Tom Fulbrook (E.M.), Referring Official



Provision of required information is the responsibility of the referring agency. Failure to provide such information may result in a significant delay in processing.

Submit To: Yates County Planning Department, dlong@yatescounty.org or 417 Liberty St. Suite 1093, Penn Yan, NY 14527

TOWN OF BENTON

Fee 80
39SUP-20

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 39SUP-20 Date 3-20-20 Fee 80 -

Name: Warren, Ekine Brobocher phone 315-531-9279

Address: 765 State Rt 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 765 state Rt 14A Penn Yan N.Y 14527

Tax Map No. 17.04-1-13 Zoning District AR-1

Describe Action requested:

We are requesting a special use permit for a commercial dog kennel, housing five adult dogs, including the outside runs.

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 explanatory notes

Property Owner _____ Telephone _____
Address _____

Signature _____ Date _____

Application for an Area Variance:

To enable the Zoning board of appeals to grant an area variance, the applicant should address the five factors listed below. Attach additional sheets if necessary. The Zoning Board of Appeals will consider these five factors when balancing two elements: (1) the benefit to the applicant from the variance and (2) the detriment to the health, safety, and welfare of the community or neighborhood that would occur if the variance were to be granted.

Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the grant of the variance.

Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance.

Whether the requested variance is substantial.

Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or the district.

Whether the alleged difficulty was self-created.

Applicant Signature: Warren J Brubacher Date: 4-2-2020
Elaine R. Brubacher



17041-11

17041-13

17041-7