



Yates County Planning Board Referral Form

Referral # 2021-46
County Use Only

Date Received 9-13-2021

Revised 4/2017

Municipality and Referring Agency Town of Benton

Project Address 1166 Earls Hill Road, Penn Yan NY 14527 Project Tax Map # 9.01-1-14

Zoning District AR1

Applicant (Name & MAILING) Andrew & Jennifer Silvent

1166 Earls Hill Road, Penn Yan NY 14527 Email andrew.silvent@gmail.com

Property Owner (Name & MAILING) _____

Same Email _____

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

County Road

Application Type

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

Project Description

Requesting to use their 36'x30' Pole Barn
for a Farm Brewery & Taproom.

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.*

_____, 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

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. _____ Date 8-11-21 Fee \$150

Name: ANDREW + JENNIFER SILVENT phone 908-528-7175 / 973-479-984

Address: 1166 EARLS HILL RD PENN YAN NY 14527 email ANDREW.SILVENT@GMAIL.COM

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 _____

Tax Map No. 9.01-1-14 Zoning District AR-1

Describe Action requested:

WE ARE REQUESTING TO USE OUR 36 X 30 POLE BARN ON OUR PROPERTY FOR A FARM BREWERY + TAPROOM.

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 ANDREW + JENNIFER SILVENT Telephone 908-528-7175
Address 1166 EARLS HILL RD PENN YAN NY 14527

Signature [Signature] Date 8-11-21

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: _____ Date: _____

TOWN OF BENTON
BUILDING AND ZONING APPLICATION

1000 SR 14A, PENN YAN, NY 14527

585-329-6904 315-536-9600

FAX 315-536-7715

E-MAIL: zoning@townofbenton.us

Name of Applicant ANDREW & JENNIFER SILVENT Date: 8-11-21
Address 11060 EARLS HILL RD Phone: 908-598-7175
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 _____ (Same) or _____

Zoning District AR-1 Tax Map # 9.01-1-14

Present Use of Property RESIDENTIAL POLE BARN

Description of Proposed Improvements and/or Use: REQUESTING TO USE OUR EXISTING 30x30 POLE BARN AS A BREWERY & TAPROOM

Size of Improvement N/A 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 # _____ Fee \$ 150

Code Enforcement Officer [Signature] Date: 8-17-21

Contractor Name: _____ Phone: _____

Address: _____ E-Mail address: _____

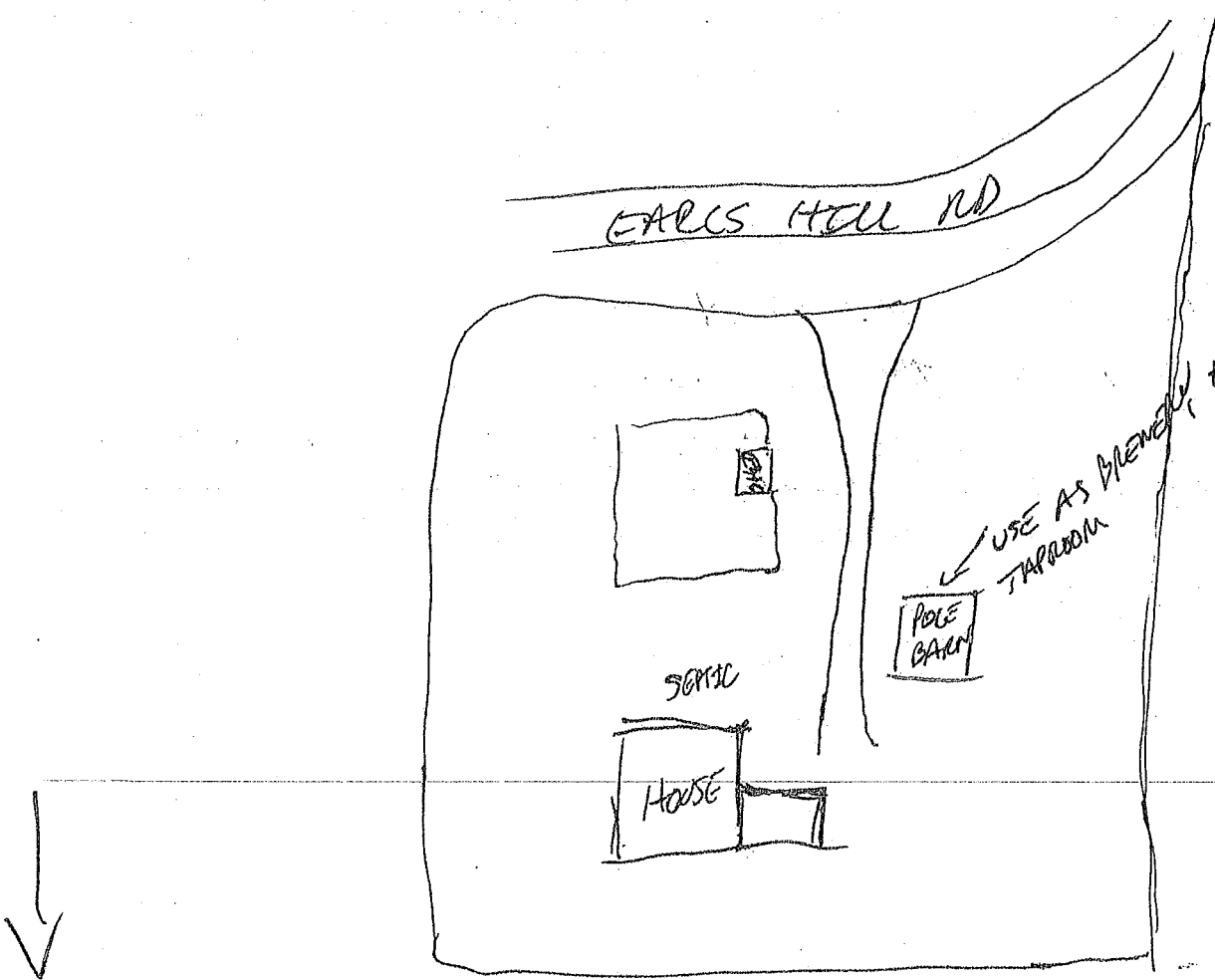
Insurance: Workman's Comp. Liability Exemption Form

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.

SITE PLAN, please draw site plan showing all roads, setbacks from right of ways and lot lines, driveways, existing and proposed structures and features (houses, garages, barns Sheds, septic, wells, streams, lakes) and north arrow.

SETBACKS TAKEN FROM CENTER OF ROAD: TOWN (25'), COUNTY (33' OR MORE) AND STATE (33' OR MORE)
ZONING DISTRICTS HAVE DIFFERENT FRONT, SIDE AND REAR SETBACKS. CONSULT WITH CODE ENFORCEMENT BEFORE START OF ANY WORK OR PLAN.



The undersigned agrees that to the best of their knowledge and belief the statements contained in this application, together with any plans and specifications submitted herein, are a true and complete statement of all proposed work or use to be done on the described premises. All provisions of the NYS Fire Prevention and Building Code, the Town of Benton Zoning Law, and all other laws, rules and regulations pertaining to the proposed work or use shall be complied with, whether specified or not, and that such work or use is authorized by the owner. The undersigned understands that the granting of any permit shall not be construed as adoption by the Town of Benton of any plans, specifications or construction methods of permittee and the granting of any permit shall create no liability on the part of the Town. The undersigned hereby grants permission for the Code Enforcement Officer to enter the property and structure, as he deems necessary to inspect the same for compliance with applicable Codes and Laws.

OWNER SIGNATURE [Signature] DATE 8-11-21
CODE ENFORCEMENT OFFICER [Signature] DATE 8-17-21



9.01-1-2

9.01-1-9

9.01-1-14

9.01-1-11

9.01-1-10

Earls Hill Road

9.03-1-131

9.01-1-72