



# Yates County Planning Board Referral Form

Referral # 2022-03  
County Use Only

Date Received 01-12-22

Revised 4/2017

Municipality and Referring Agency Town of Benton

Project Address 200 Route 14A, Penn Yan, NY 14527 Project Tax Map # 7.03-1-1

Zoning District AR-1

Applicant (Name & MAILING) Mark & Anna Spoor  
1161 Mertz Rd, Middlesex, NY 14570 Email

Property Owner (Name & MAILING) \_\_\_\_\_  
Alan Tomion, 3024 Ferguson Corners Rd, Penn Yan NY 14527 Email

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) \_\_\_\_\_  
State Road

### Application Type

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

### Project Description

Farm Market  
(List of Retail Sales & Activities Attached)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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.

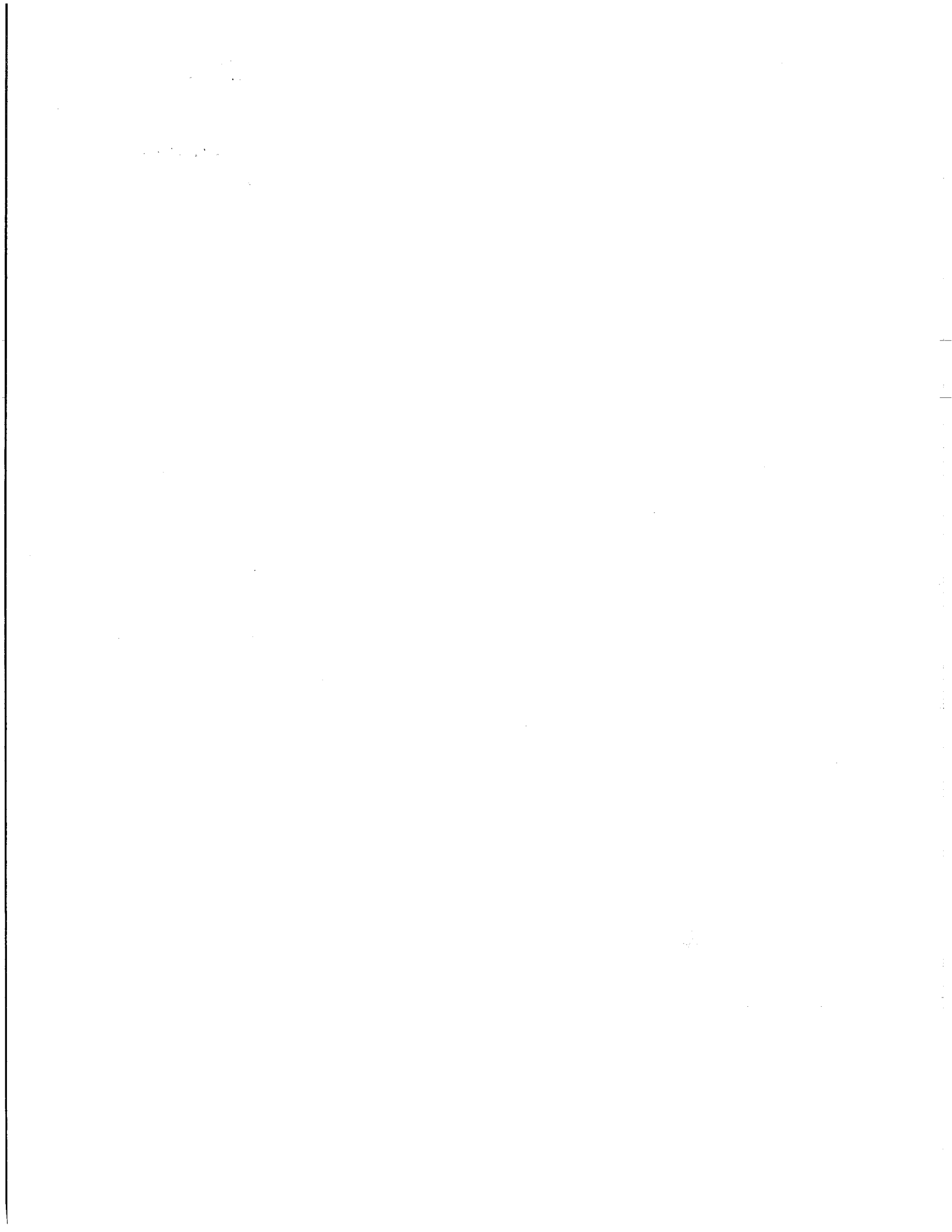
Certification: *With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS General Municipal Law Article 12b, Section 239-m, part c.*

 \_\_\_\_\_, 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](mailto:dlong@yatescounty.org) or 417 Liberty St. Suite 1093, Penn Yan, NY 14527



**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](mailto:zoning@townofbenton.us)

Name of Applicant Mark and Ann Spoor Date: 11/30/21  
Address 1161 Mentz Rd. Mt. Pleasant, NY Phone: 585-781-8025  
Property Owner (if not same) Alan Janier  
Address \_\_\_\_\_ Phone: 585-370-1664

APPLICATION IS BEING MADE FOR:

Building Permit  Variance/Special Use \*\*  Septic System Permit\*\*  
 Site Plan \*\*  Subdivision\*\*  Other (\*\* Add'l Forms)

On Land Located at 200 Rte 14a (Same) or \_\_\_\_\_

Zoning District AR-1 Tax Map # 7.03-1-1

Present Use of Property Farm Market

Description of Proposed Improvements and/or Use: \_\_\_\_\_

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 # 195 SUP-21 Fee \$ 4130

Code Enforcement Officer [Signature] Date: 11-30-21

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.

# TOWN OF BENTON

## PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 1955UP-21 Date 11-30-21 Fee \$150

Name: Mark and Anna Spear phone 585-781-8225

Address: 1161 Ments Rd Middlesex NY 14507 email anna.spear@musfeeds.com

Applicant is applying for the following:

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

Other Change of Use

Location of Property 200 Rte 14a Penn Yan NY

Tax Map No. 7.03-1-1 Zoning District AR-1

Describe Action requested:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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 Alan Tomion Telephone 585-370-1664  
Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



200 State Route 14a, Penny Yan, NY 14527 (Tomion's Farm Market)  
 Mark and Anna Spoor; 1161 Mertz Road, Middlesex, NY 1457  
[annaspoor@mcsfeeds.com](mailto:annaspoor@mcsfeeds.com), (585) 781.8125, (585) 944.0264

### Level 1: Retail Sales

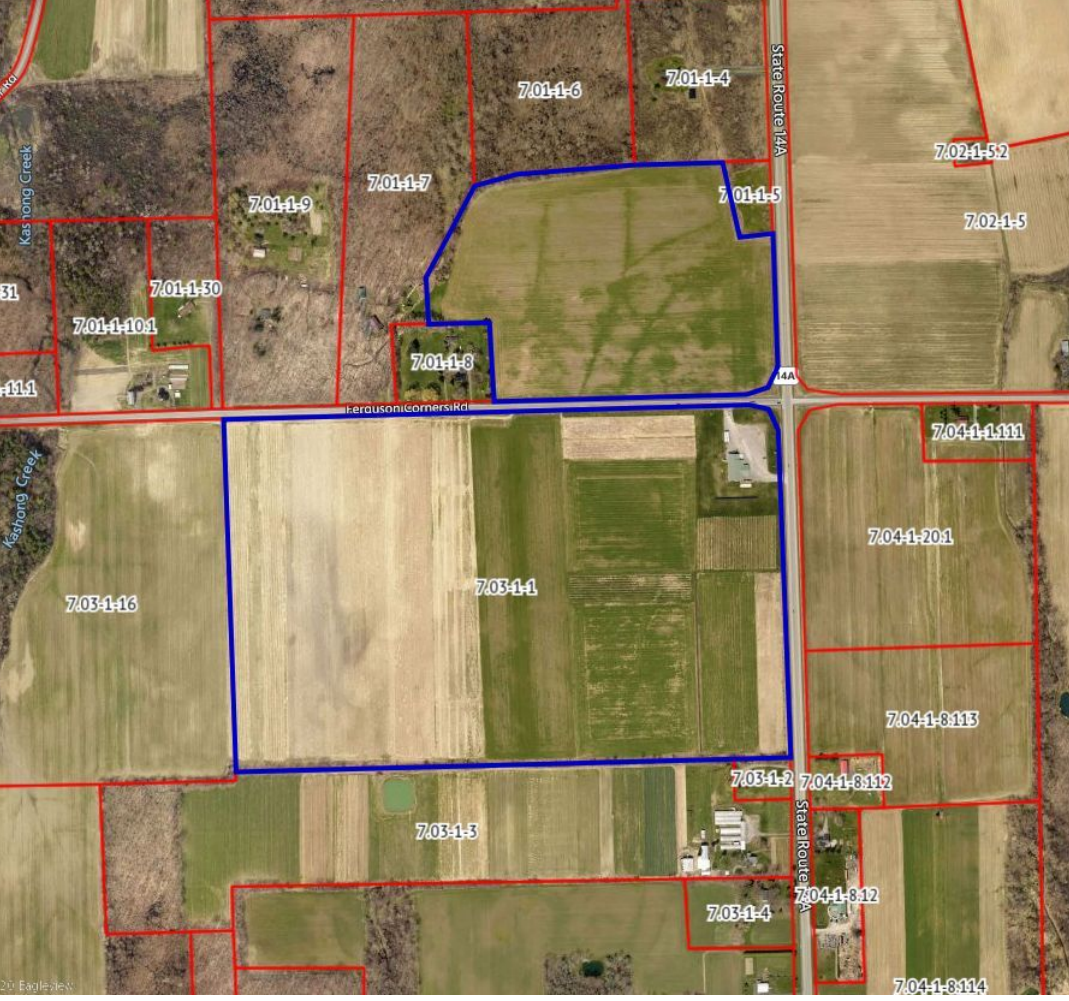
- All animal feeds and products
- All animal feed and Agricultural supplies
- Farm supplies
- Apparel (indoor/outdoor apparel, boots, gloves etc.)
- NYS/Local wines, including wine tastings and product
- NYS/Local Brews, ciders, including tastings and product
- Locally produced products; meat, cheese, maple syrup, sauces etc.
- All pproduce
- Bakery
- Garden center/florist shop
- Nursery
- Ice cream shop
- Food processing
- Cider Mill
- Gift Shop
- Powersports supplies and sales.
- Coal, pellet, corn, and wood stove sales
- Hardscape product and sales

### Level 2: Activities, events, etc. that raise the level of time a customer will stay at the store.

- Pick your-own
- Animal attractions
- Ag-Tourism
- Food service utilizing locally grown product(s) as much as possible
- Seasonal/holiday themed, family based activities with the focus of drawing local community members and families
- Christmas trees, wreaths and related products
- Local school district functions and activities; 4-H, Future Farmers of America (FFA) activities/meetings
- Enterprises and activities deemed appropriate and necessary to draw the store to sell animal feed, apparel, farming/agricultural product/supplies

**Restrictions:**

- ⦿ No tobacco products
- ⦿ No alcohol except those listed under permitted uses
- ⦿ No lottery ticket sales
- ⦿ No food franchises



701-1-6

701-1-4

702-1-52

702-1-5

701-1-5

701-1-7

701-1-9

701-1-30

701-1-101

701-1-8

Ferarsonicomerside

State Route 14A

14A

704-1-111

704-1-201

703-1-16

703-1-1

704-1-8113

703-1-2

704-1-8112

State Route 14A

703-1-3

704-1-812

703-1-4

704-1-8114