$50

TOWN OF MINA

FEE $	APPLICATION FOR SPECIAL USE PERMIT	PERMIT NO.
☐ CASH ☐ CHECK		
RECEIPT NO.		DATE

INSTRUCTIONS TO APPLICANT:

1. SUBMIT A COMPLETE COPY OF THIS APPLICATION AND ALL DOCUMENTS THAT MUST BE SUBMITTED HEREWITH.
2. TYPE OR PRINT YOUR ANSWERS.
3. A NON-REFUNDABLE FEE OF $ 50.00 SHALL ACCOMPANY THIS APPLICATION.
4. COMPLETE EACH QUESTION FULLY; IF THE QUESTION DOES NOT APPLY, PLEASE MARK "N/A."
5. ADD PAGES AS NEEDED.

APPLICANT INFORMATION	
APPLICANT'S NAME: TOM SEBALD	OWNER'S NAME (IF DIFFERENT):
ADDRESS: 4638 HIGHVIEW BLVD ERIE, PA 16509	ADDRESS: Thomas J. Sebald Denise L. Sebald (Eb.)
TEL. NO.: 814-392-2563	TEL NO.:
APPLICANT'S INTEREST IN PROPERTY: ☑ Owner ☐ Lessee ☐ Other (explain)	

PROPERTY INFORMATION			
TAX MAP NUMBER	Section: 341.00	Block: 1	Lot: 28
STREET ADDRESS: 10760 RT 430 MINA. PARCEL ~~341.00 (28 acres)~~ 341.00-1-28		SIZE OF PARCEL: 50 ACRES	
		PRESENT USE: RESIDENTIAL/WOODED LAND	
		ZONING DISTRICT: AR	

USE INFORMATION
DESCRIBE SPECIFICALLY THE NATURE OF THE REQUESTED USE: CANNABIS MICROBUSINESS. ACTIVITIES ~~[illegible]~~ INCLUDE: CULTIVATION, PROCESSING, DISTRIBUTION, ~~[illegible]~~ SALES AND DELIVERY.
DESCRIBE IN DETAIL THE SEPARATE ACTIVITIES TO BE CONDUCTED ON THE PROPERTY ALONG WITH THE PROPOSED HOURS AND SEASONS OF OPERATION FOR EACH: CULTIVATION – YEAR ROUND → GREENHOUSE CANOPY PROCESSING – MINIMAL → PROCESSING/PACKAGING IN PREPARATION FOR DISTRIBUTION/SALE ~~[illegible]~~ DISTRIBUTION – WHOLESALE OF PRODUCTS GROWN ON SITE SALES AND DELIVERY OF THESE PRODUCTS
DESCRIBE WHY YOU BELIEVE THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE CHARACTER OF THE NEIGHBORHOOD AND WILL BE IN HARMONY WITH THE INTENT OF THE TOWN OF MINA ZONING LAW (in relation to existing noise, light, and traffic conditions, for example): OPERATIONS WILL BE CONSISTANT WITH AGRICULTURAL AND FARM MARKET ACTIVITIES, WHICH ARE ALLOWABLE USES IN AGRICULTURAL DISTRICTS

ADDITIONAL DOCUMENTS SUBMITTED WITH APPLICATION [Mark as applicable]
☑ If available, copies of detailed plans depicting site elevations, ponds, swamps, streams and other wetland areas , structures, accessory use areas, water supply and sewage disposal facilities .
☑ A plan for the proposed development of the site depicting the location of all streets, sidewalks, buildings, parking areas, means of traffic access and circulation drives
☑ A copy of the deed, lease, or other instrument describing the applicant's property interest. TAX RECORD
☐ Short Environmental Assessment Form (EAF)
☐ Other (please list):

NOTICE: A SPECIAL USE PERMIT, IF GRANTED, DOES NOT PERMIT THE APPLICANT TO CONSTRUCT, ENGLARGE, ALTER, IMPROVE, CONVERT, OR CHANGE THE LOCATION OR NATURE OF OCCUPANCY OF ANY BUILDING OR STRUCTURE, FOR WHICH A BUILDING PERMIT WOULD OTHERWISE BE REQUIRED.

APPLICANT SIGNATURE	
I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed and the premises used as described herein, unless modified by the approving Board..	
Signature of Applicant:	Date 6/20/23

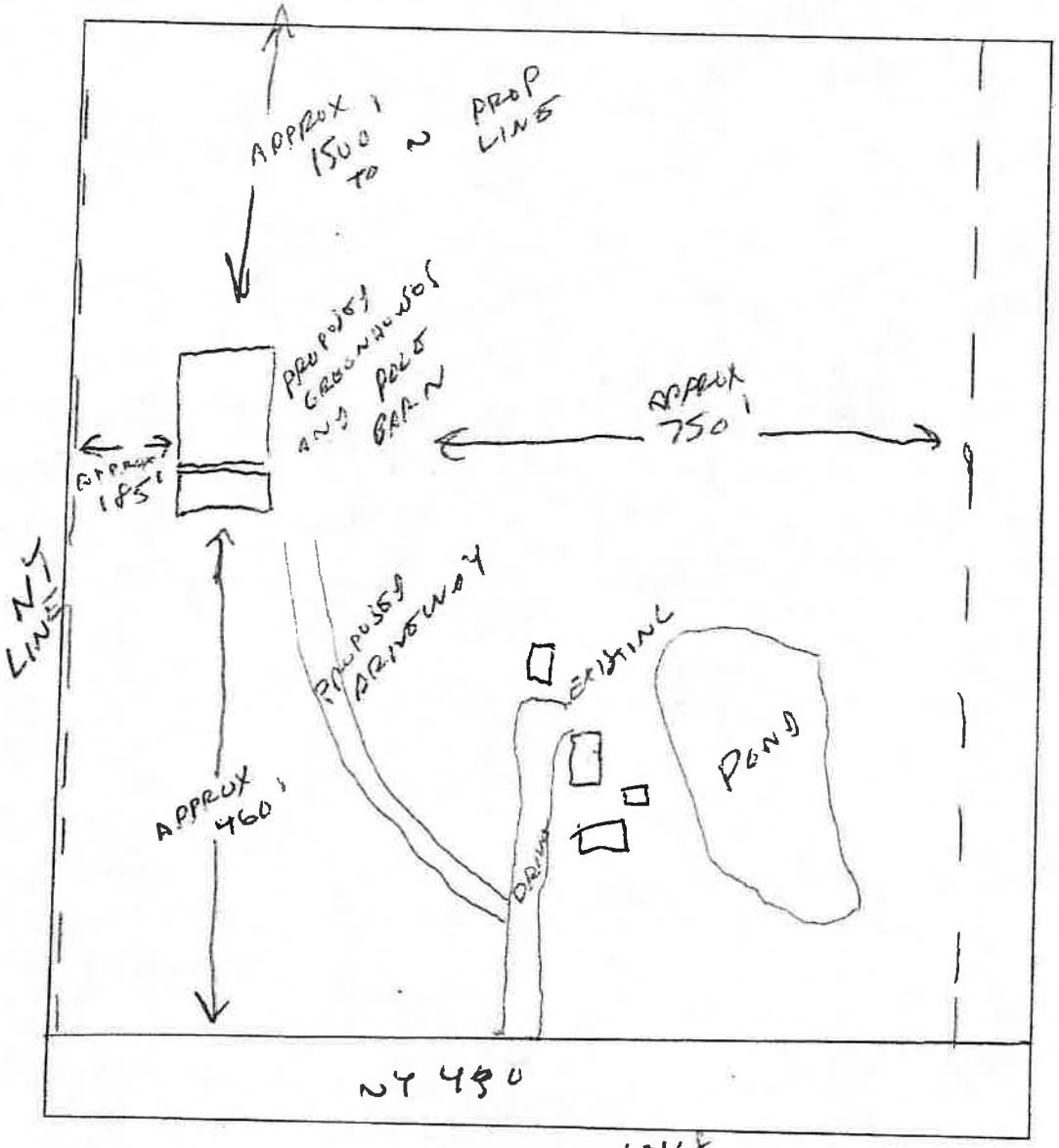
OWNER SIGNATURE [If other than the Applicant]	
I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.	
Signature of Owner:	Date

DO NOT WRITE BELOW THIS POINT

Is the parcel in a County Ag District?		APPROVED ☐ DENIED ☐
Referred to Town Board		
Referred to Town Planning Board		
Referred to Village Clerk		Affix the following documents to and permanently file with this application:
Referred to County Planning Board		• Minutes of the Planning Board and ZBA/Town Board Public Hearings
Public Hearing Date		• Response to Municipal Zoning Referral (If any)
Negative/Positive Declaration Adopted		• Negative Declaration and/or Environmental Impact Statement
Publication of Legal Notice of Hearing		• Special Use Permit, if approved.
Notification to Adjacent Landowners		• Notification of Approval/Denial
Date of Board Decision		

PLOT PLAN

1. An application for a building permit, special use permit, or variance must be accompanied by a plot plan, drawn in ink, denoting property lines, all existing and proposed buildings and structures in relation to the property lines, paved or parking surfaces and appropriate measurements.
2. Show the location of water source or well, septic systems, streets, roads, driveway and any rights-of-way.
3. Show the relationship of the parcel to adjacent properties, the distance to the nearest buildings in all directions, and the use of adjacent buildings.
4. If professional drawings for construction work are available, please submit them.



Frontage of lot: 1048 ft.

Street Name: NY 490

See attached

N

Buried service feed length – approximately 485 feet (per google earth)
Pole to pole service feed length – approximately 125 feet (per google earth)
Pad transformer to building – approximately 75 feet

KEY:
Proposed Service feed
Pole locations
Existing Service drop

FIGURE : SITE PLAN

Project : Boyd Farms LLC

LOCATION: 10760 Rt 430, Mina

SBL (NEW): 341.00-1-28 (OLD): 7-1-4.2

☐ PROPERTY INFORMATION

Owner Name	Sebald Thomas J
Total Assessed Value (99.00% Market)	$229,800
Full Market Value	$232,100
Land Value	$144,100
Property Type	210 - 1 Family Res
Lot Size	Acres: 50, Front:0, Depth:0
Mailing Address 1	4638 Highview Blvd
Mailing Address 2	
Mailing City, State	Erie, PA
Mailing ZIP Code	16509
Description #1	
Description #2	
Description #3	7-1-4.2
Roll Year	2021

Neighborhood Code	52200
School District Code	063201
SWIS Code	065200
Parcel Status	ACTIVE
County Taxable	$229,800
Town Taxable	$229,800
School Taxable	$229,800
Village Taxable	$0
Tax Code	
Bank Code	
Deed Book	2021
Deed Page	2348
Year Built	0
Last Sale Date	3/12/2021

PHYSICAL INFORMATION

# of Bedrooms	1
# of Baths	1
# of Fireplaces	1
# of Kitchens	1
# of Stories	1
Construction Quality	Average
Utilities	Gas & elec
Sewer Type	Private
Water Type	Private
Waterfront Type	
Overall Condition	Normal
Exterior Wall	Wood
Basement Type	Slab/pier
Heat Type	Hot air
Fuel Type	Natural Gas
Central Air	No
Road Type	

Home/Building Style	Log home
Structure Year Built	0
Square Footage	756
1st Story Sq. Ft.	540
2nd Story Sq. Ft.	0
Additional Story Sq. Ft.	0
1/2 Story Sq. Ft.	0
3/4 Story Sq. Ft.	0
Finished Over Garage Sq. Ft.	0
Finished Attic Sq. Ft.	216
Finished Basement Sq. Ft.	0
Unfinished 1/2 Story Sq. Ft.	0
Unfinished 3/4 Story Sq. Ft.	0
Unfinished Room Sq. Ft.	0
Unfinished Over Garage Sq. Ft.	0
Total Living Area	756
Finished Rec Room Sq. Ft.	0

$ CURRENT TAXES

See current taxes on the Chautauqua County Real Property Services web site

LATEST OWNER

See latest property owner on the Chautauqua County Parcel History Database

COMMERCIAL INFORMATION

Not a commercial property. No information available.

HISTORICAL INFORMATION

Owner History	Deed Book	Deed Page	Sale Date	Valid Sale	Sale Price
Sebald, Thomas J	2021	2348	3/12/2021	NO	$100,000
Sebald, Thomas & Denise	2012	5696	10/12/2012	YES	$175,000

IMPROVEMENT INFORMATION

Structure	Size	Grade	Condition	Year Built
Shed-machine	8.00 x 10.00	Average	Normal	1920
Gar-1.0 det	0.00 x 0.00	Average	Normal	1950
Canpy-w/slab	10.00 x 30.00	Average	Normal	1950
Porch-enclsd	6.00 x 11.00	Average	Normal	1920
Porch-coverd	8.00 x 30.00	Average	Normal	1920
Porch-coverd	0.00 x 0.00	Average	Normal	1979
Shed-machine	8.00 x 10.00	Average	Normal	1920
Gar-1.0 det	0.00 x 0.00	Average	Normal	1950
Canpy-w/slab	10.00 x 30.00	Average	Normal	1950
Porch-enclsd	6.00 x 11.00	Average	Normal	1920
Porch-coverd	8.00 x 30.00	Average	Normal	1920
Porch-coverd	0.00 x 0.00	Average	Normal	1979

EXEMPTIONS

Code Description	Amount	Exempt Percent	Start Year	End Year

PHOTO

Image
Not Available

MAP

COMPARABLE SALES

Comparable Sales Search

To search for comparable properties with the buidling style code of **11 - Log home**, please enter the **square foot percentage** greater than or less than the square footage of the subject property, the **sales year** to begin searching comparables from, the **number of bathrooms** (optional), and the **number of bedrooms** (optional).

Square Foot % required

- 15 +

643 - 869 sq ft

Start Year required

- 2007 +

# of Bedrooms optional

# of Bathrooms optional

Find Comparable Sales to Subject Property

Subject Property

Address	SBL	Lot Size	Sale Price	Sale Date	Nbhd Code	Bldg Style	Year Built	Sq. Ft.	Bdrm/ Bthrm/ Frplc
10760 Rt 430	341.00-1-28	Acres: 50, Front:0, Depth:0	$100,000	3/12/2021	52200	Log home	0	756	1 / 1 / 1

COMPARABLE ASSESSMENTS

Comparable Assessments Search

To search for comparable properties with the buidling style code of **11 - Log home**, please enter the **square foot percentage** greater than or less than the square footage of the subject property, the **number of bathrooms** (optional), and the **number of bedrooms** (optional).

Square Feet % required

\- 15 +

643 - 869 sq ft

# of Bedrooms optional

# of Bathrooms optional

Find Comparable assessments to Subject Property

Subject Property

Address	SBL	Lot Size	Total Assessed	Nbhd Code	Bldg Style	Year Built	Sq. Ft.	Bdrm/ Bthrm/ Frplc
10760 Rt 430	341.00-1-28	Acres: 50, Front:0, Depth:0	$229,800	52200	Log home	0	756	1 / 1 / 1