TOWN OF MINA

P.O. Box 38
2883 NORTH RD
FINDLEY LAKE , NEW YORK 14736

Application for Area Variance

PERMIT #:		**FEE $:**	
DATE:		**CASH:**	**CHECK:**
		RECEIPT #:	

****Incomplete Applications Will NOT be Accepted****

NOTE: If Area Variance is approved, you will be required to obtain a Building Permit.

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 **$75.00** 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: Eugene Blakeslee
Address: 9374 Brownell Rd.
Clymer, NY. 14724
Phone No: 716-499-1906 Email: blakeslee construction@gmail.com

Owner's Name (If Different from Applicant): Thomas P Calpin & Thomas P. Calpin NY Qualified Personal Residence Trust. eb.
Address: 32 Knob Hill Rd
Orchard Park, NY 14127
Phone No: (716)574-0781 Email: pcalpin@millenniumfunds.net

Property Information

TAX MAP NUMBER: Section: 359.14 Block: 3 Lot: ~~4, 7-18, 20 & 36~~ eb. 32 & 47
Street Address: 2478 [redacted] Shadyside Rd
Findley Lake, NY 14736
Size of Parcel: +/- 0.97 acres
Present Use: Residential
Zoning District: R2 Lakeside Residential

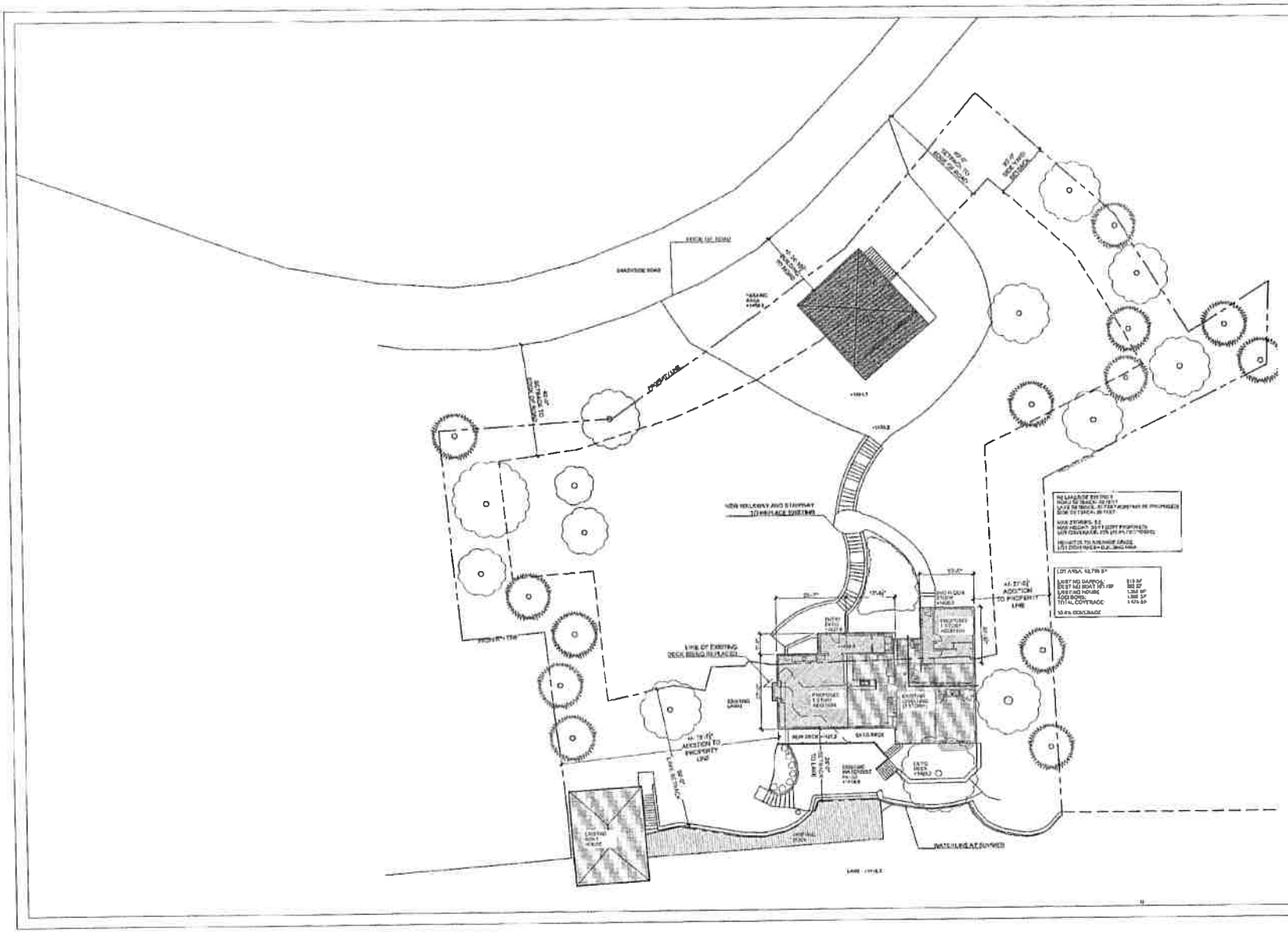
Variance Information

State What Type and Size of Area Variance You are Requesting (ex. 3 foot side yard variance):

We are seeking an Area variance to be able to expand the existing build 25'-7" to the west along the existing building line which already is 26' feet from the lake. This existing setback does not comply with the required 50 foot setback. We are proposing to maintain that 26' setback that has already been established. We are not reducing the setback. This expansion does not encroach on any neighbor's site line of the lake.

State the Reason You are Applying For An Area Variance:

We are seeking to increase the living space of the main house to accommodate a growing family and to be able to gather in the colder months of the year and maintain family traditions that were previous held elsewhere. This increase can only be achieved by extruding the existing kitchen space to the west. The existing spaces to the east of the kitchen prohibit expansion in that direction. The lake prohibits expansion to the south and the hillside prohibits significant expansion to the north.



TRIGLYPH DESIGN LLC

PRELIMINARY NOT FOR CONSTRUCTION

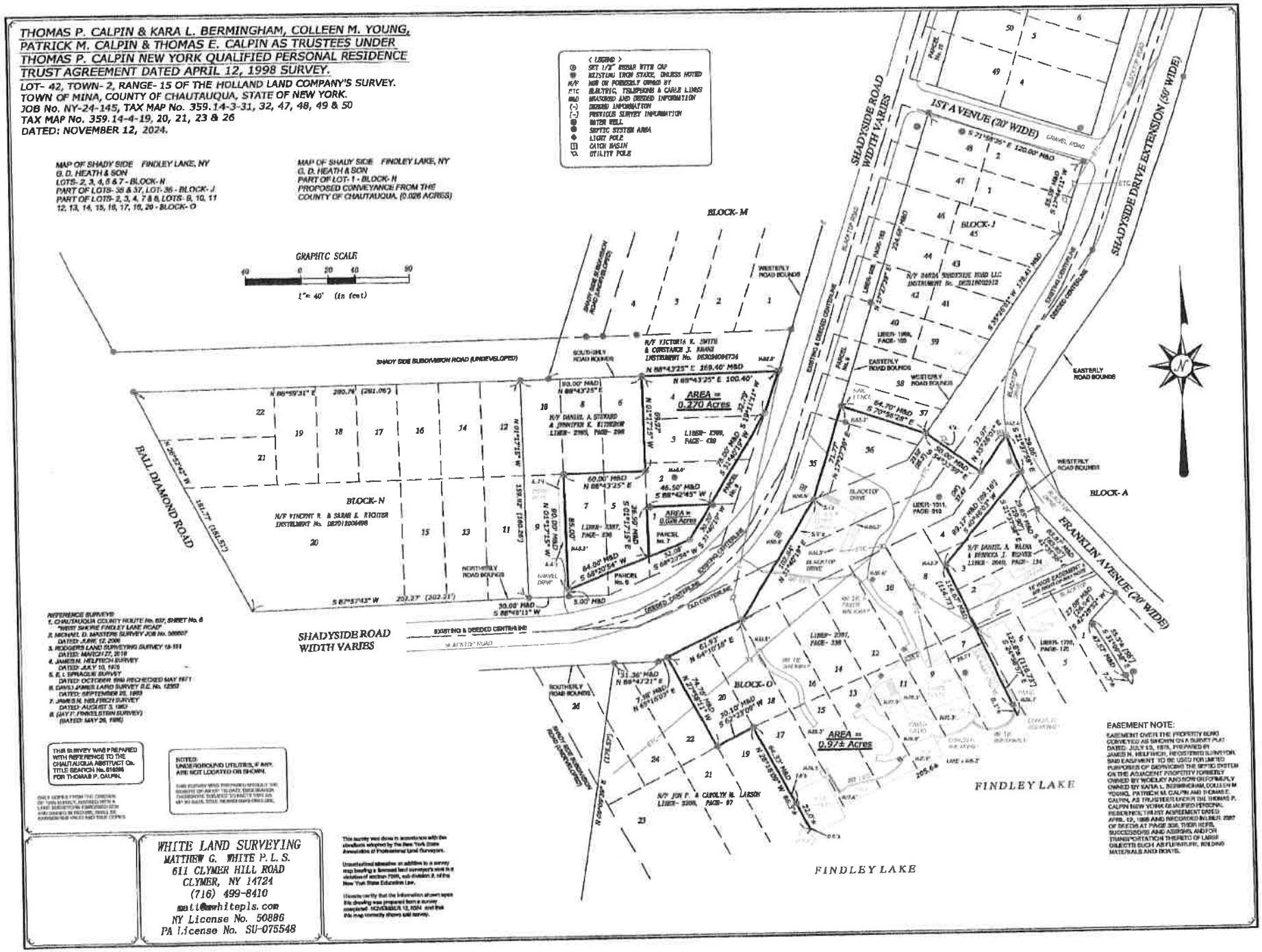
Calpin House
2748 Shadyside Rd
Findley Lake, NY
14736

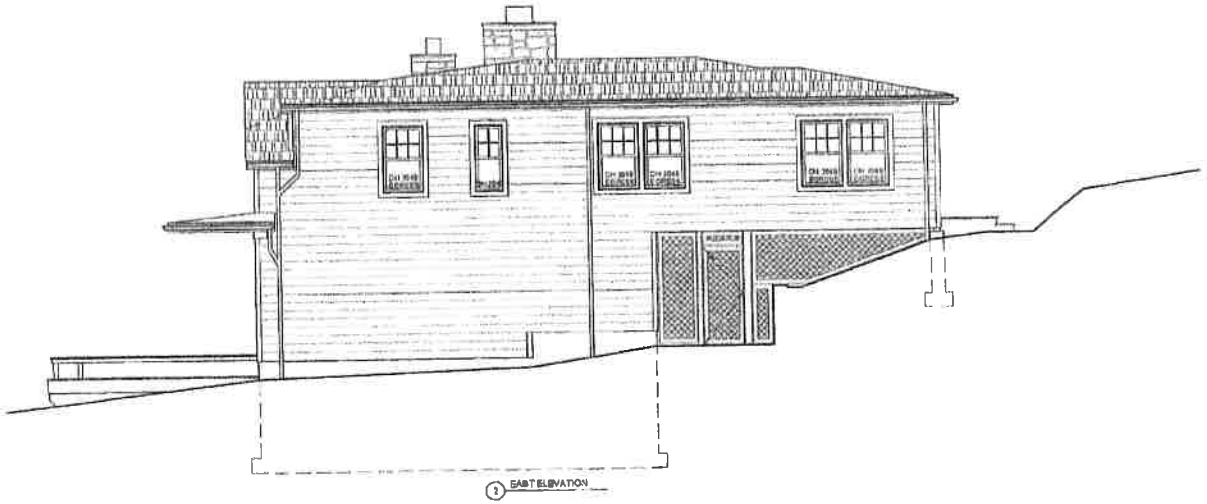
ISSUED:
SCHEMATIC DESIGN 03.06.2025
DESIGN DEVELOPMENT 03.24.2025
CONSTRUCTION DOCS 03.24.2025
ZONING APPROVAL 04-07-2025

Scale: 1/16" =1'-0"

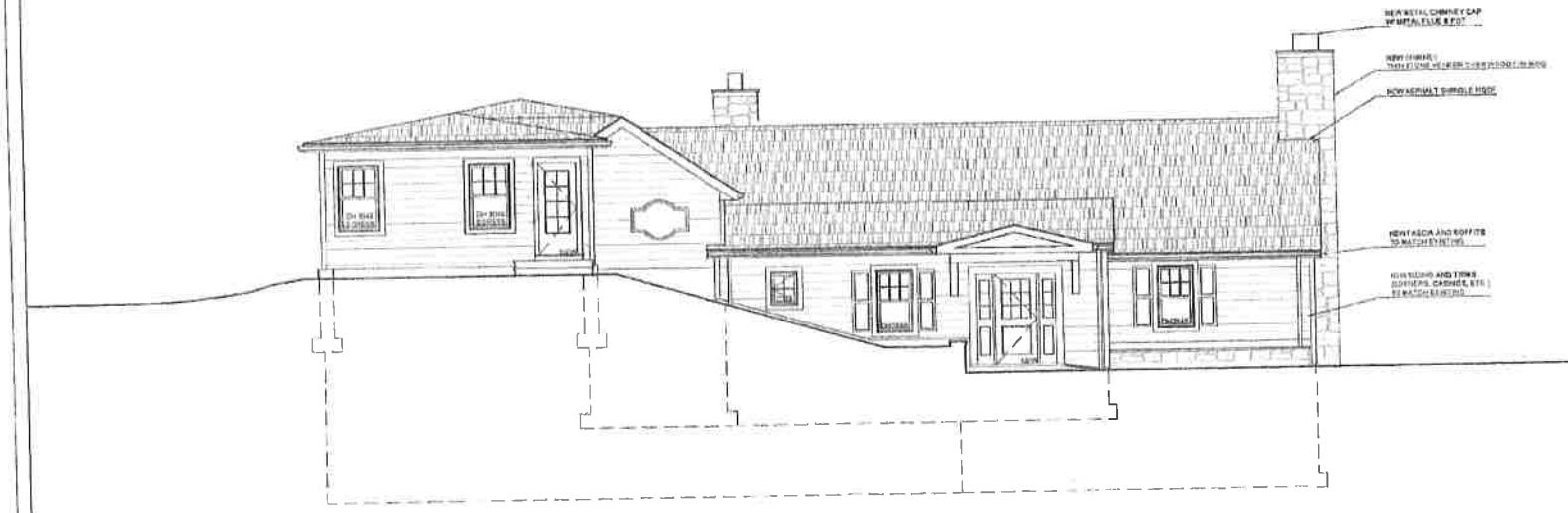
SITE PLAN

A-0.01


THOMAS P. CALPIN & KARA L. BERMINGHAM, COLLEEN M. YOUNG, PATRICK M. CALPIN & THOMAS E. CALPIN AS TRUSTEES UNDER THOMAS P. CALPIN NEW YORK QUALIFIED PERSONAL RESIDENCE TRUST AGREEMENT DATED APRIL 12, 1998 SURVEY.
LOT- 42, TOWN- 2, RANGE- 15 OF THE HOLLAND LAND COMPANY'S SURVEY.
TOWN OF MINA, COUNTY OF CHAUTAUQUA, STATE OF NEW YORK.
JOB No. NY-24-145, TAX MAP No. 359.14-3-31, 32, 47, 48, 49 & 50
TAX MAP No. 359.14-4-19, 20, 21, 23 & 26
DATED: NOVEMBER 12, 2024.
MAP OF SHADY SIDE FINDLEY LAKE, NY
G. D. HEATH & SON
LOTS- 2, 3, 4, 5 & 7 - BLOCK- N
PART OF LOTS- 36 & 37, LOT- 35 - BLOCK- J
PART OF LOTS- 2, 3, 4, 7 & 8, LOTS- 9, 10, 11
12, 13, 14, 15, 16, 17, 18, 19 - BLOCK- O
MAP OF SHADY SIDE FINDLEY LAKE, NY
G. D. HEATH & SON
PART OF LOT- 1 - BLOCK- N
PROPOSED CONVEYANCE FROM THE
COUNTY OF CHAUTAUQUA. (0.026 ACRES)
< LEGEND >
SET 1/2" REBAR WITH CAP
EXISTING IRON STAKE, UNLESS NOTED
N/F NOW OR FORMERLY OWNED BY
ELECTRIC, TELEPHONE & CABLE LINES
MEASURED AND DEEDED INFORMATION
(-) DEEDED INFORMATION
[-] PREVIOUS SURVEY INFORMATION
WATER WELL
SEPTIC SYSTEM AREA
LIGHT POLE
CATCH BASIN
UTILITY POLE
GRAPHIC SCALE
1"= 40' (in feet)
SHADY SIDE SUBDIVISION ROAD (UNDEVELOPED)
BALL DIAMOND ROAD
SHADYSIDE ROAD
WIDTH VARIES
SHADYSIDE DRIVE EXTENSION (50' WIDE)
1ST AVENUE (20' WIDE) GRAVEL ROAD
FRANKLIN AVENUE (20' WIDE)
BLOCK- M
BLOCK- N
BLOCK- O
BLOCK- J
BLOCK- A
N/F VICTORIA K. SMITH & CONSTANCE J. KRANS INSTRUMENT No. DE2018009734
N/F DANIEL A. STEWARD & JENNIFER K. RITTENOUR LIBER- 2185, PAGE- 298
N/F VINCENT R. & SARA E. RICHTER INSTRUMENT No. DE2018004498
N/F 24624 SHADYSIDE ROAD LLC INSTRUMENT No. DE2018002512
N/F DANIEL A. WAGNER & REBECCA J. BOWER LIBER- 2648, PAGE- 134
N/F JON P. & CAROLYN M. LARSON LIBER- 2308, PAGE- 97
AREA = 0.270 Acres
AREA = 0.006 Acres
AREA = 0.97± Acres
EASEMENT NOTE:
EASEMENT OVER THE PROPERTY BEING CONVEYED AS SHOWN ON A SURVEY PLAT DATED JULY 13, 1978, PREPARED BY JAMES H. HELFRICH, REGISTERED SURVEYOR. SAID EASEMENT TO BE USED FOR LIMITED PURPOSES OF SERVICING THE SEPTIC SYSTEM ON THE ADJACENT PROPERTY FORMERLY OWNED BY WOELKY AND NOW OR FORMERLY OWNED BY KARA L. BERMINGHAM, COLLEEN M YOUNG, PATRICK M. CALPIN AND THOMAS E. CALPIN, AS TRUSTEES UNDER THE THOMAS P. CALPIN NEW YORK QUALIFIED PERSONAL RESIDENCE TRUST AGREEMENT DATED APRIL 12, 1998 AND RECORDED IN LIBER: 2587 OF DEEDS AT PAGE 338, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND FOR TRANSPORTATION THERETO OF LARGE OBJECTS SUCH AS FURNITURE, BOLDING MATERIALS AND BOATS.
REFERENCE SURVEYS:
1. CHAUTAUQUA COUNTY ROUTE No. 637, SHEET No. 6 "WEST SHORE FINDLEY LAKE ROAD"
2. MICHAEL D. MASTERS SURVEY JOB No. 000507 DATED: JUNE, 12, 2006
3. ROGGERS LAND SURVEYING SURVEY 19-151 DATED: MARCH 27, 2019
4. JAMES H. HELFRICH SURVEY DATED: JULY 10, 1978
5. E. L. SPRAGUE SURVEY DATED: OCTOBER 1960 RECHECKED MAY 1971
6. DAVID JAMES LAND SURVEY S.E. No. 12502 DATED: SEPTEMBER 20, 1983
7. JAMES H. HELFRICH SURVEY DATED: AUGUST 3, 1983
8. (MAY 7, FINKELSTEIN SURVEY) (DATED: MAY 26, 1982)
THIS SURVEY WAS PREPARED WITH REFERENCE TO THE CHAUTAUQUA ABSTRACT Co. TITLE SEARCH No. 818598 FOR THOMAS P. CALPIN.
NOTES:
UNDERGROUND UTILITIES, IF ANY, ARE NOT LOCATED OR SHOWN.
WHITE LAND SURVEYING
MATTHEW G. WHITE P. L. S.
611 CLYMER HILL ROAD
CLYMER, NY 14724
(716) 499-8410
matt@whitepls.com
NY License No. 50886
PA License No. SU-075548
This survey was done in accordance with the standards adopted by the New York State Association of Professional Land Surveyors.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
I hereby certify that the information shown upon this drawing was prepared from a survey completed NOVEMBER 12, 2024 and that this map correctly shows said survey.
FINDLEY LAKE
FINDLEY LAKE



2 EAST ELEVATION



1 NORTH ELEVATION

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LLC

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Scale: 1/4" =1'-0"

EXTERIOR ELEVATIONS

A-2.00



2 WEST ELEVATION



1 SOUTH ELEVATION

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