TOWN OF MINA

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

Application for Special Use Permit

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

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

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: Brett Ligo, Ligo Architects, Inc.
Address: P.O. Box 698, 262 Grove City Rd.
Slippery Rock, PA 16057
Phone #: (724) 794-2380 Email: ligoarchitects@zoominternet.net

Owner's Name: (if different): Lauren and Zach Hraber
Address: 982 Osage Road
Pittsburgh, PA 15243
Phone #: (412) 901-3355 Email: zach@zappsolutions.com

PROPERTY INFORMATION

TAX MAP NUMBER: Section: 359.06 Block: Lot:
Street Address: 2726 Shadyside Rd. Findley Lake, NY 14736
Size of Parcel:
Present Use: Residence
Zoning District: R-2 - Lakeside Residential

USE INFORMATION

Describe Specifically The Nature of the Request: The new (2) stall Garage layout is 697 sq. ft. exceeding the 500 sq. ft. thus requiring an "Application for Special Use".

Describe in Detail the Separate Activities to be Conducted on the Property along with the Proposed Hours and Seasons of the Operation: The renovation and addition to the existing residence is renovations of the existing Garage stalls converting it to living space to the residence. An additional Garage stall is then being added to the north side of the existing Garage stall. There will be a total of (2) Garage stalls when renovations and additions are completed.

Continued on next page.

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.
(For example: In relation to existing noise, and traffic conditions)
The residence will still only contain (2) Garage stalls. The style of the house will remain the same.

ADDITIONAL DOCUMENTS SUBMITTED WITH APPLICATION (Mark as Applicable)

- ☐ If available, copies of detailed plans depicting site evaluations, ponds, swamps, streams, and other wetland areas, structures, accessory use areas, water supply and sewage disposal facilites.
- ☐ 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.
- ☐ Complete New York State Short Enviromental Assessment Form (EAF)
- ☐ Other (Please List) _____
- ☐ Property Survey

A SPECIAL USE PERMIT, IF GRANTED, DOES NOT PERMIT THE APPLICANT TO CONSTRUCT, ENLARGE, 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.

IF A SPECIAL USE PERMIT IS GRANTED, THE PROJECT MUST CONFORM TO RESPECTIVE AREA STANDARDS (SET BACKS) - IF NOT, AN AREA VARIANCE PERMIT IS REQUIRED

Applicant's 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: August 8, 2025

Brett W. Ligo, Ligo Architects, Inc.

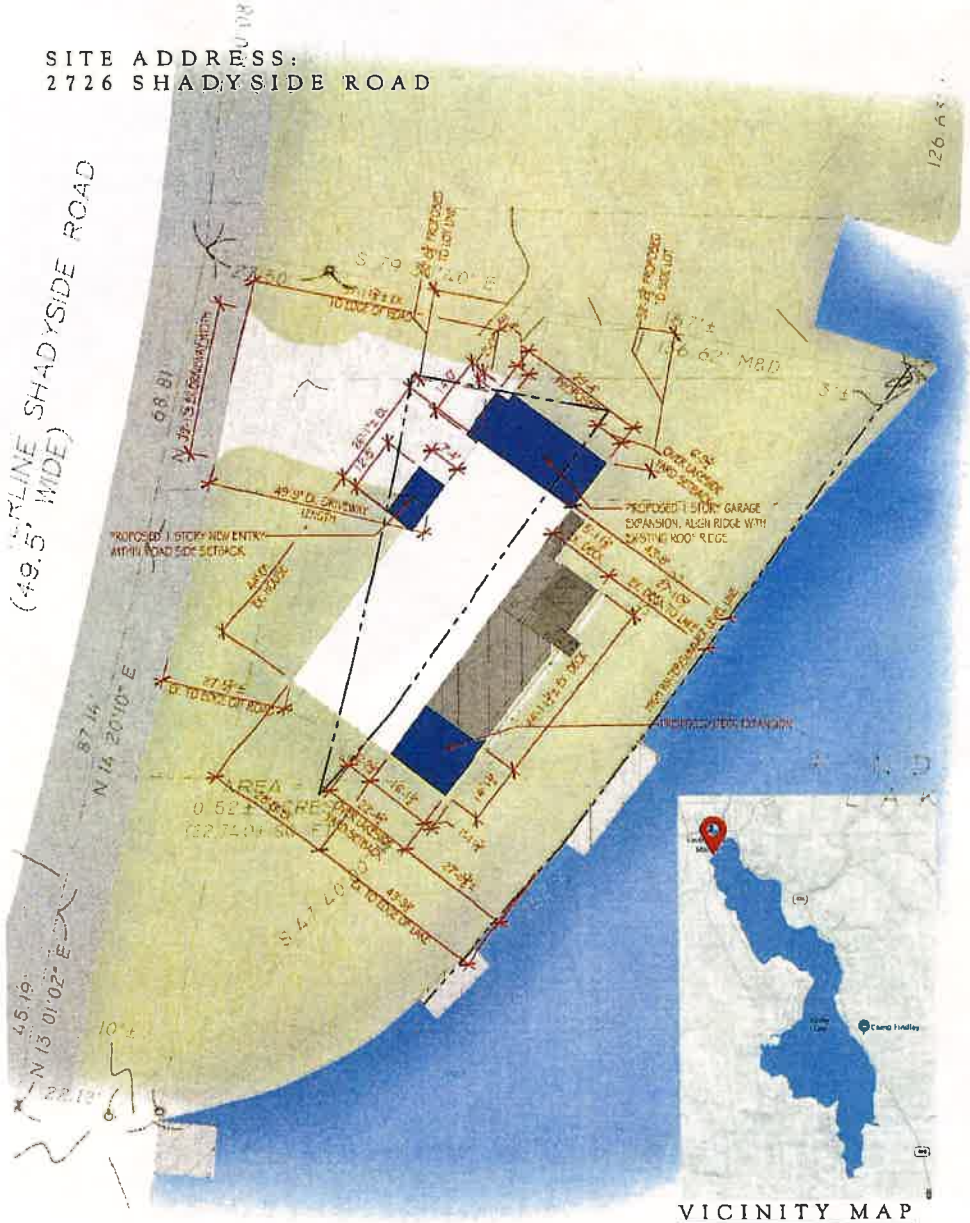
DO NOT WRITE BELOW THIS POINT

APPROVED: ☐ **DENIED:** ☐ **OTHER:** ☐

Affix the following documents to and permanently file with this application:

*Response to Municipal Zoning Referral (if any)
*Negative Declaration and/or Enviromental Impact Statement.
*Specail Use Permit, if needed.
*Notification of Approval/ Denial.

SITE ADDRESS:
2726 SHADYSIDE ROAD



VICINITY MAP



SHADYSIDE ROAD EXISTING IMAGE



LAKESIDE EXISTING IMAGE

PROPOSED PLAN
SCALE: 1" = 20'-0"
ZONED: R2-LAKESIDE RESIDENTIAL
LOT COVERAGE: 23%

PROPOSED ADDITIONS

HRABER COTTAGE

LIGO ARCHITECTS AIA

8 AUGUST 2025

SITE ADDRESS:
2726 SHADYSIDE ROAD

