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: SHAWN & DIANE O'BRIEN
Address: 414 State St, Apt 1
Erie, PA 16501
Phone #: 814-882-8495 Email: runshawnrun@yahoo.com

Owner's Name: (if different): Shawn P. O'Brien & Diane M. O'Brien H/S.
Address:

Phone #: Email:

PROPERTY INFORMATION

TAX MAP NUMBER: Section: Block: Lot: 376.07-2-59
Street Address: 2154 Shadyside Rd
Clymer, NY 14724
Size of Parcel: 46. 376.07-2-12.2.2
Present Use: Private Residence
Zoning District: R2 (old number)

USE INFORMATION

Describe Specifically The Nature of the Request: Non-Attached STORAGE BUILDING
Accessory Bldg, 35'x45' (HS)

Describe in Detail the Separate Activities to be Conducted on the Property along with the Proposed Hours and Seasons of the Operation: PRIVATE RESIDENCE

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)

N/A NO IMPACT

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.

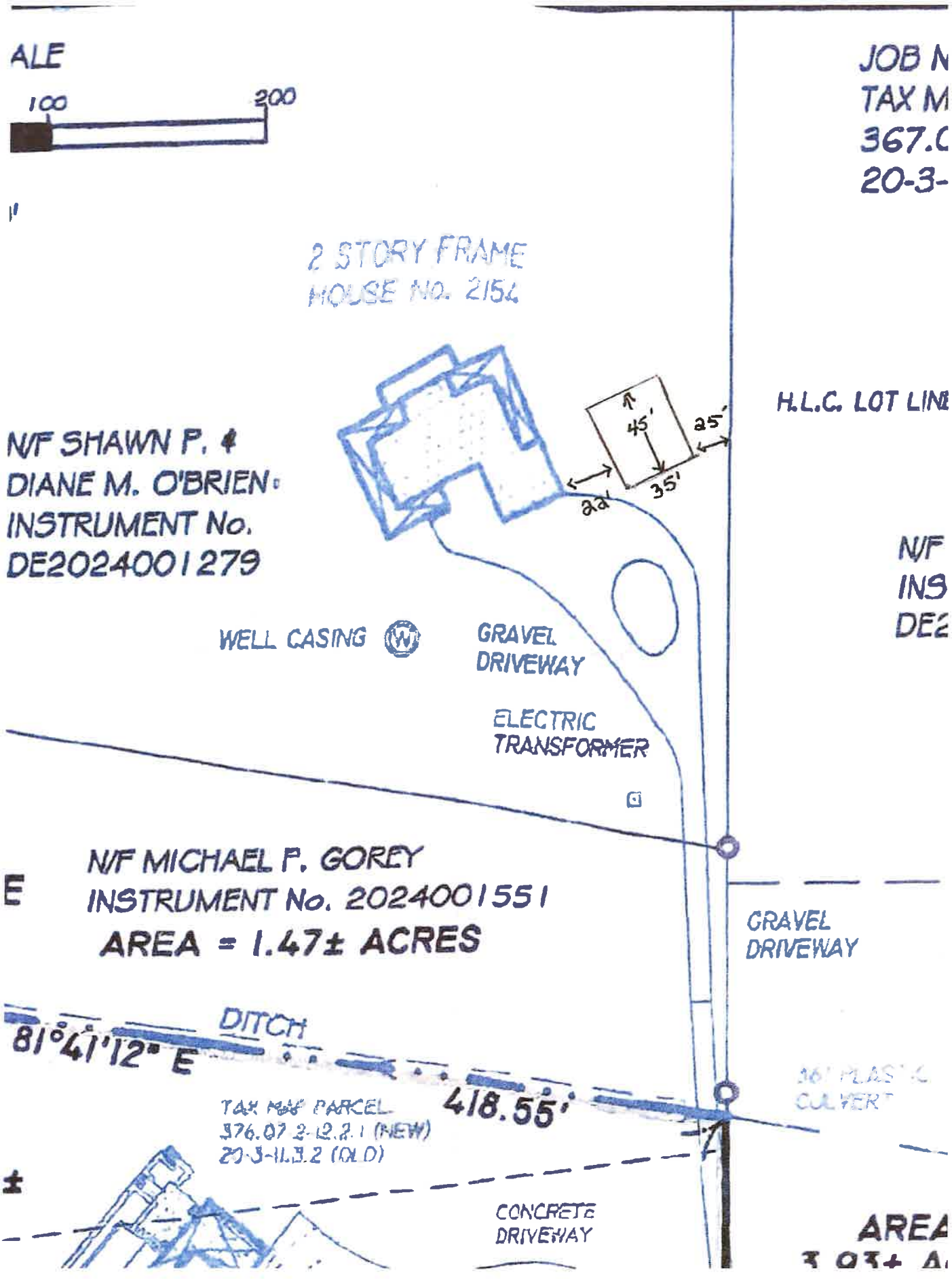
Signature of Applicant: [signature] Date: 7/25/25

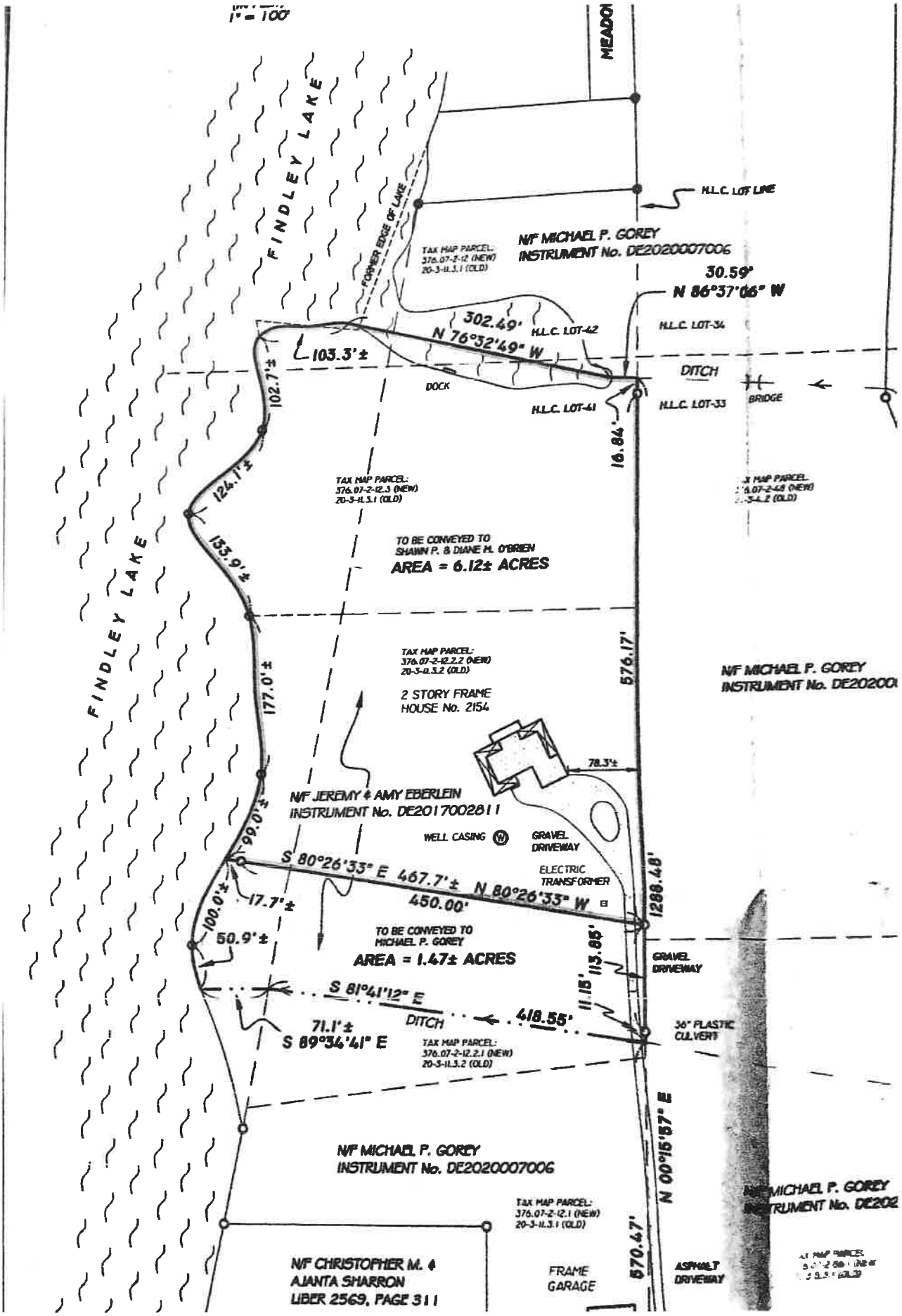
DO NOT WRITE BELOW THIS POINT

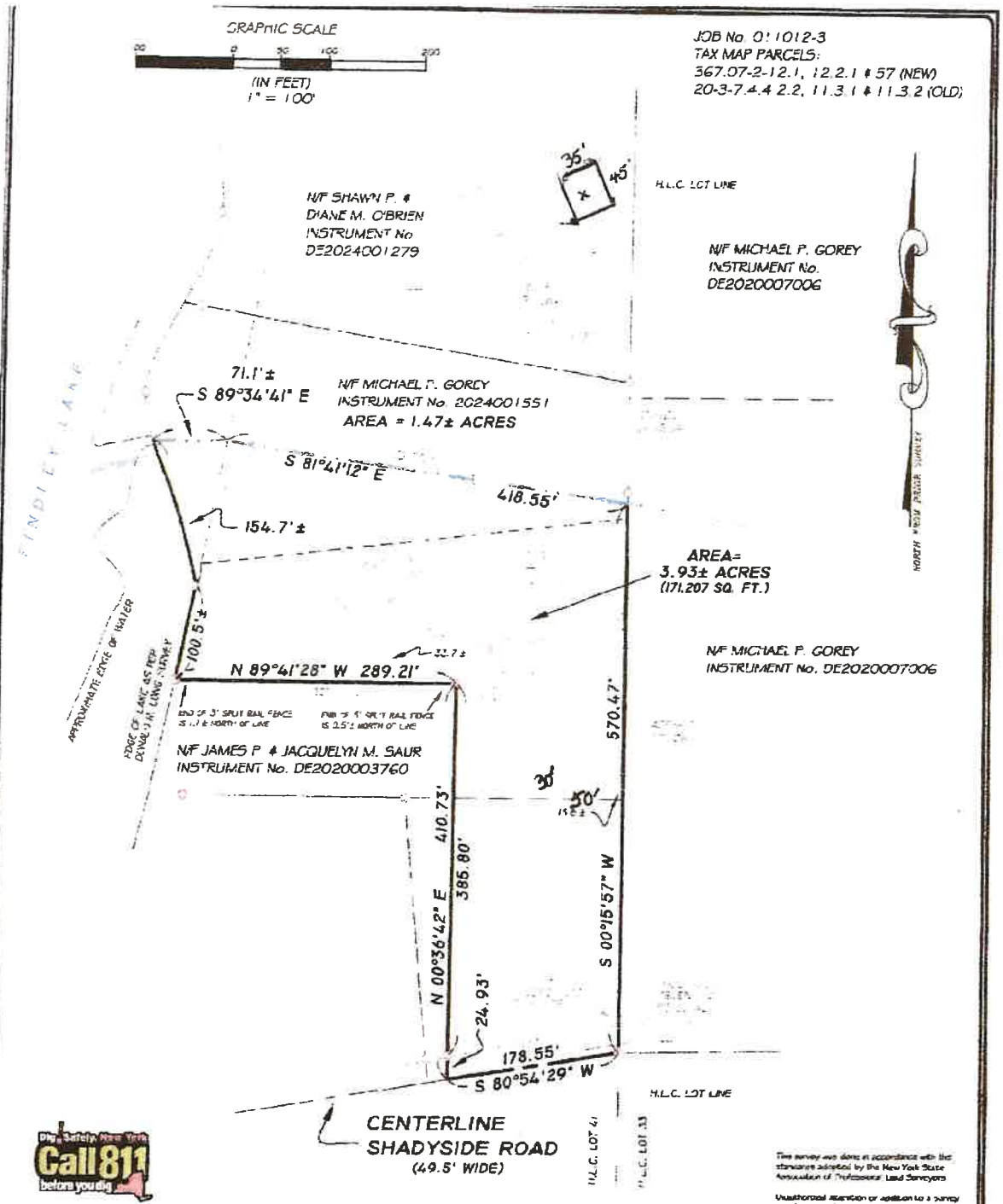
APPROVED: ☐ **DENIED:** ☐ **OTHER:** ☐

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.


ALE
100
200
JOB N
TAX M
367.C
20-3-
2 STORY FRAME
HOUSE NO. 2154
H.L.C. LOT LINE
45'
25'
35'
22'
N/F SHAWN P. &
DIANE M. O'BRIEN
INSTRUMENT No.
DE2024001279
N/F
INS
DE
WELL CASING
GRAVEL
DRIVEWAY
ELECTRIC
TRANSFORMER
N/F MICHAEL P. GOREY
INSTRUMENT No. 2024001551
AREA = 1.47± ACRES
GRAVEL
DRIVEWAY
DITCH
81°41'12" E
418.55'
TAX MAP PARCEL
376.07 2-12.2.1 (NEW)
20-3-11.3.2 (OLD)
CONCRETE
DRIVEWAY
AREA


1" = 100'
MEADOW
FINDLEY LAKE
FINDLEY LAKE
FORMER EDGE OF LAKE
H.L.C. LOT LINE
TAX MAP PARCEL:
376.07-2-12 (NEW)
20-3-11.3.1 (OLD)
N/F MICHAEL P. GOREY
INSTRUMENT No. DE20200007006
30.59'
N 86°37'06" W
302.49'
N 76°32'49" W
H.L.C. LOT-42
H.L.C. LOT-34
103.3'±
102.7'±
DOCK
DITCH
BRIDGE
H.L.C. LOT-41
H.L.C. LOT-33
16.84'
124.1'±
TAX MAP PARCEL:
376.07-2-12.3 (NEW)
20-3-11.3.1 (OLD)
TAX MAP PARCEL:
376.07-2-48 (NEW)
20-3-4.2 (OLD)
153.9'±
TO BE CONVEYED TO
SHAWN P. & DIANE M. O'BRIEN
AREA = 6.12± ACRES
576.17'
TAX MAP PARCEL:
376.07-2-12.2.2 (NEW)
20-3-11.3.2 (OLD)
177.0'±
2 STORY FRAME
HOUSE No. 2154
N/F MICHAEL P. GOREY
INSTRUMENT No. DE20200
78.3'±
N/F JEREMY & AMY EBERLEIN
INSTRUMENT No. DE201700281 1
99.0'±
WELL CASING
GRAVEL
DRIVEWAY
S 80°26'33" E 467.7'±
450.00'
N 80°26'33" W
ELECTRIC
TRANSFORMER
1288.48'
100.0'±
17.7'±
50.9'±
TO BE CONVEYED TO
MICHAEL P. GOREY
AREA = 1.47± ACRES
GRAVEL
DRIVEWAY
113.86'
11.18'
S 81°41'12" E
71.1'±
S 89°34'41" E
DITCH
418.55'
36" PLASTIC
CULVERT
TAX MAP PARCEL:
376.07-2-12.2.1 (NEW)
20-3-11.3.2 (OLD)
N 00°15'57" E
N/F MICHAEL P. GOREY
INSTRUMENT No. DE20200007006
MICHAEL P. GOREY
INSTRUMENT No. DE202
Tax MAP PARCEL:
376.07-2-12.1 (NEW)
20-3-11.3.1 (OLD)
570.47'
N/F CHRISTOPHER M. &
AJANTA SHARRON
LIBER 2569, PAGE 311
FRAME
GARAGE
ASPHALT
DRIVEWAY



—NOTES:

NOT ALL UNDERGROUND UTILITIES ARE LOCATED OR SHOWN.

THIS SURVEY IS BASED UPON A SURVEY MADE BY DONALD R. LONG. P.L.S. DATED NOVEMBER 30, 1988.

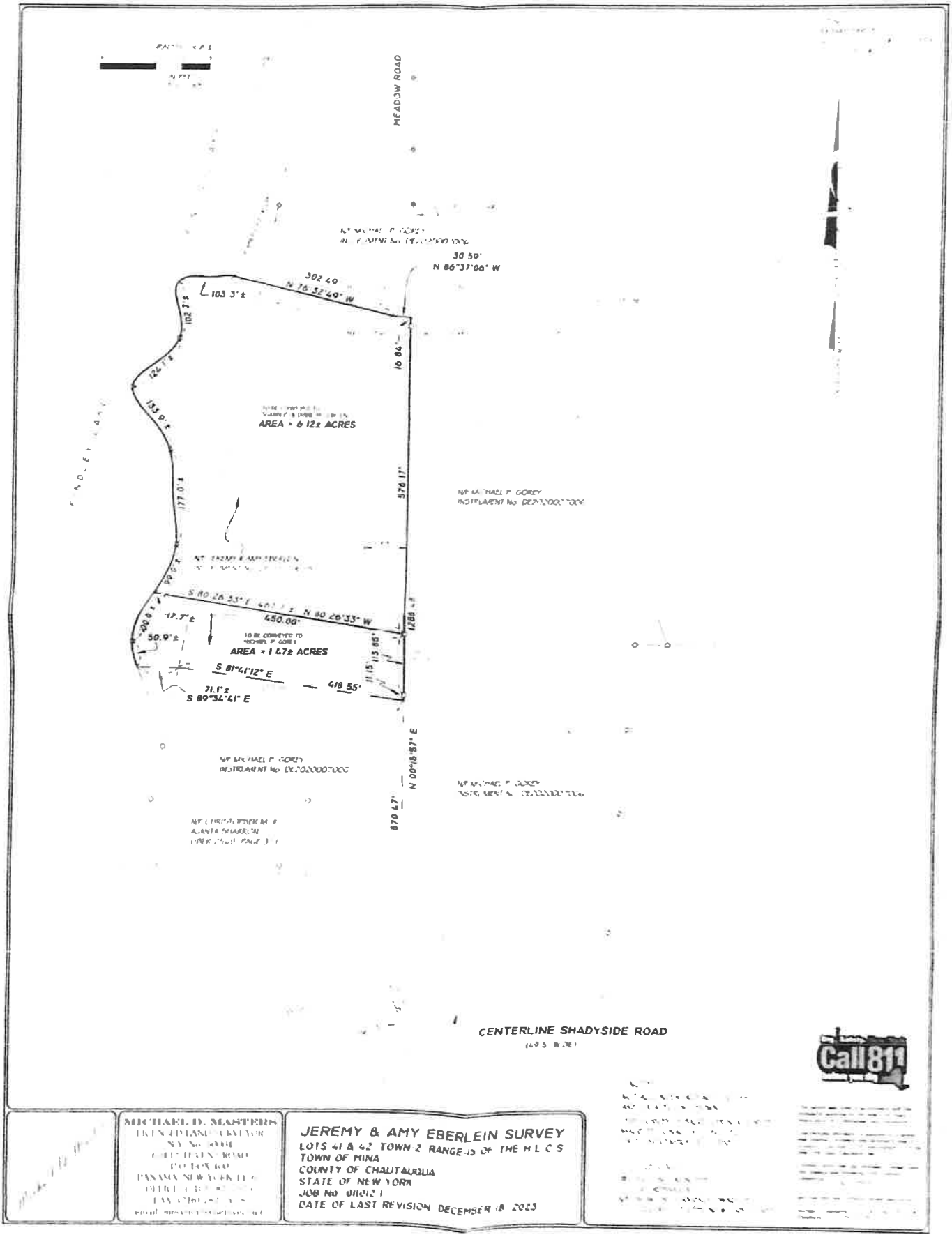
—LEGEND:

- SET REBAR/CAP
- N/F NOW OR FORMERLY OWNED BY
- ELECTRIC, TELEPHONE & CABLE LINES

MICHAEL D. MASTERS
LICENSED LAND SURVEYOR
N.Y. No. 50004
6543 STEVENS ROAD
P.O. BOX 400
PANAMA, NEW YORK 14767
OFFICE: (716) 782-2579
FAX: (716) 782-2078
email: mmasters@netsync.net

MICHAEL P. GOREY SURVEY

LOT-41, TOWN-2, RANGE-15 OF THE H.L.C.S.
TOWN OF MINA
COUNTY OF CHAUTAUQUA
STATE OF NEW YORK
JOB No. 011012-3
DATE OF LAST REVISION: JUNE 30, 2025.



MICHAEL D. MASTERS
LICENSED LAND SURVEYOR
NY No. 50008
[illegible]
PO BOX 60
PANAMA, NEW YORK 14767
OFFICE [illegible]
FAX (716) [illegible]
email [illegible]

JEREMY & AMY EBERLEIN SURVEY
LOTS 41 & 42 TOWN-2 RANGE-15 OF THE H.L.C.S.
TOWN OF MINA
COUNTY OF CHAUTAUQUA
STATE OF NEW YORK
JOB No. 011012.1
DATE OF LAST REVISION DECEMBER 18, 2023