$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 Co.
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: 26
STREET ADDRESS: 10760 Rt 430 Mina. Parcels 341.00-1-26 and [redacted]	SIZE OF PARCEL: 83 ACRES		
	PRESENT USE: ~~Residential / Farmland~~ VACANT LAND		
	ZONING DISTRICT: AR		

USE INFORMATION

DESCRIBE SPECIFICALLY THE NATURE OF THE REQUESTED USE:
CANNABIS MICROBUSINESS. ACTIVITIES ~~[redacted]~~ INCLUDE: CULTIVATION, PROCESSING, DISTRIBUTION, ~~[redacted]~~ 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 - ~~[redacted]~~
DISTRIBUTION - WHOLESALE OF PRODUCTS GROWN ON SITE
SALES AND DELIVERY OF THOSE 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: [signature]	Date 6/30/23

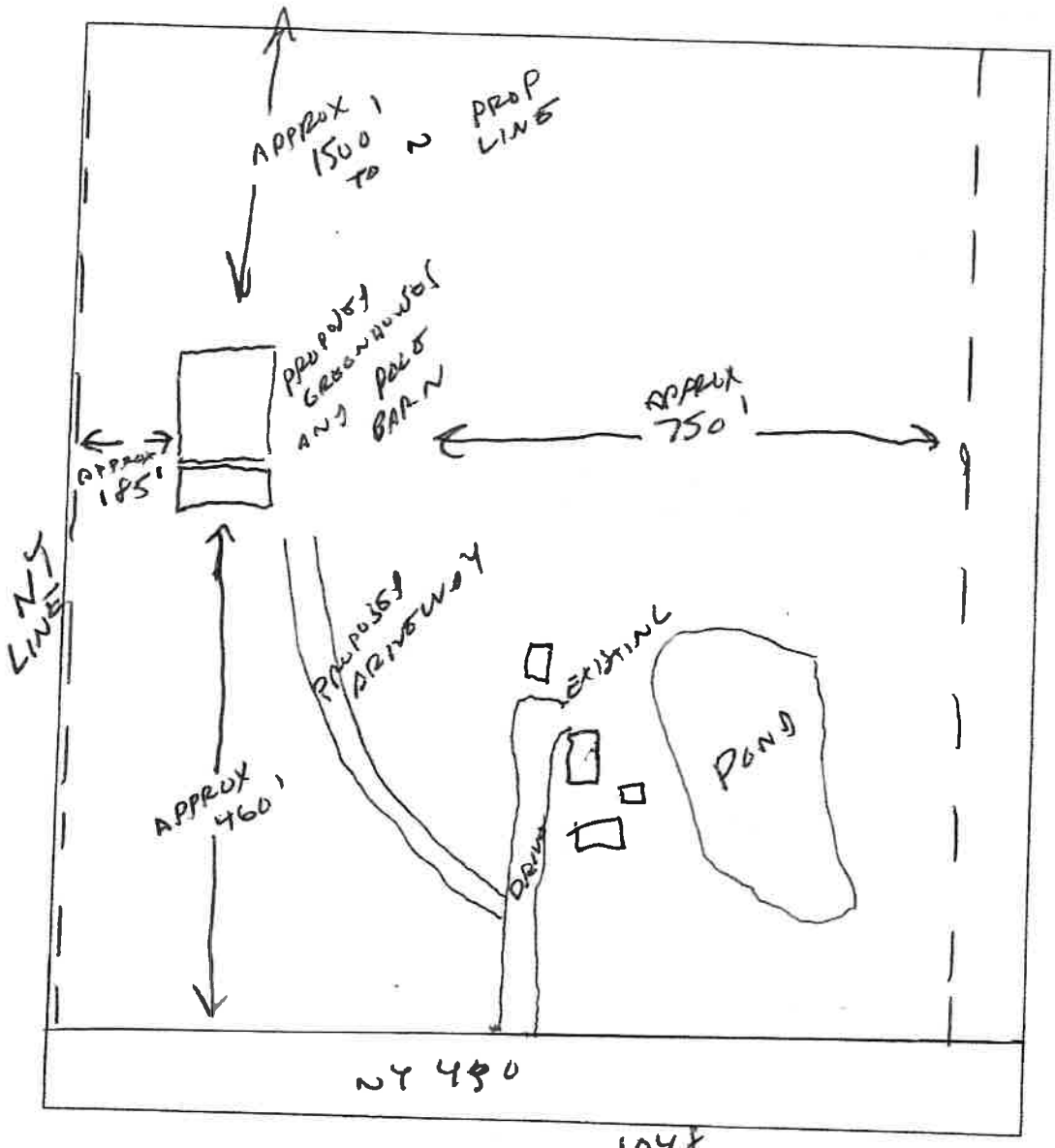
OWNER SIGNATURE [If other than the Applicant]	
I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.	
Signature of Owner:	Date

DO NOT WRITE BELOW THIS POINT

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



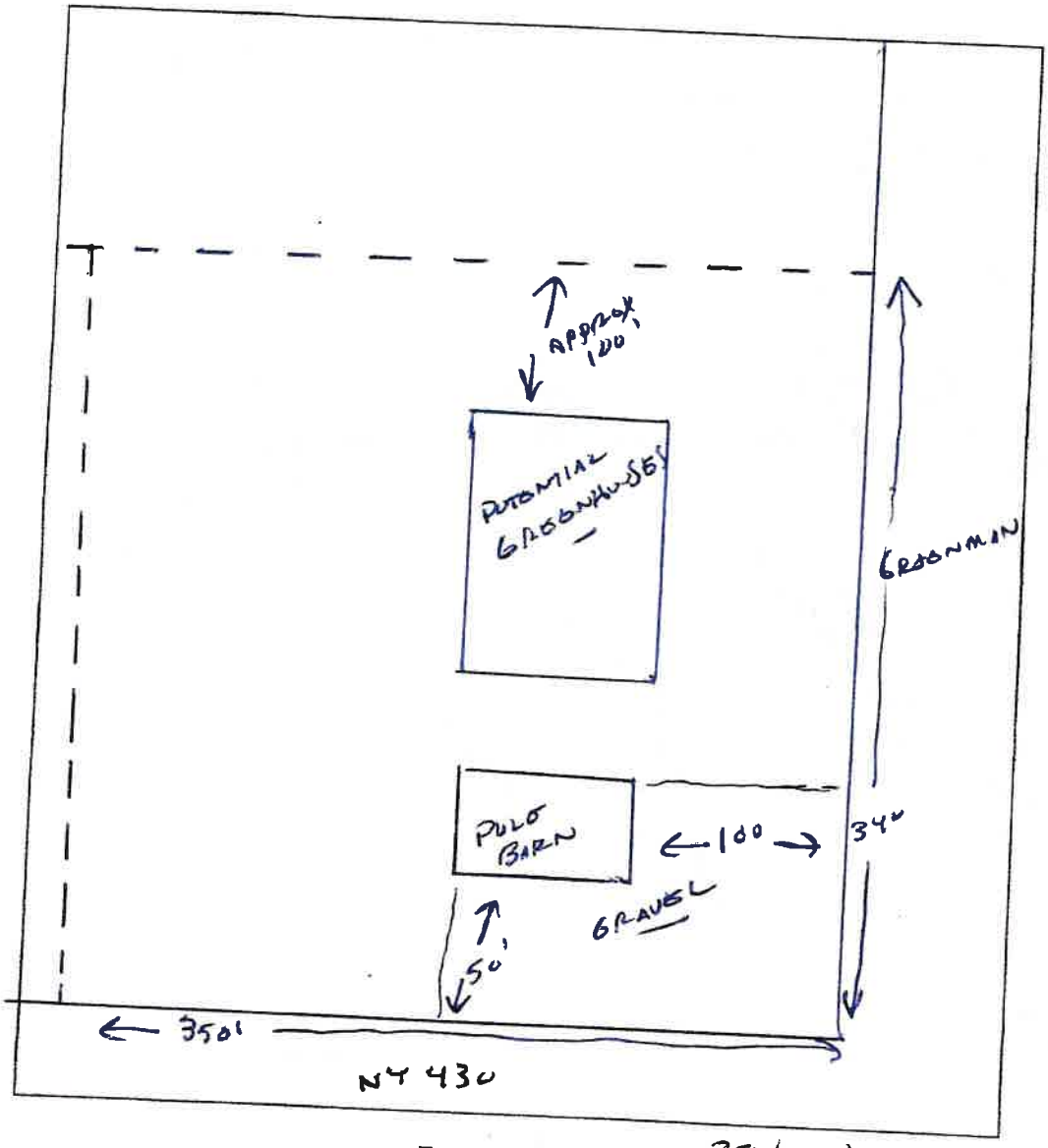
Frontage of lot: 1048 ft.

Street Name: NY 430

500 APPROX

PLOT PLAN

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Frontage of lot: _____ ft. 350/340

Street Name: 430 / CROONMAN

585 ATTACHED



N

Nearest Residence – North – Approx 600' north of parcel boundary
Nearest Residence – East - Approx 430' east of parcel boundary
Nearest Residence – Southwest – Approx 600 feet SW of parcel boundary
Nearest Residence – West – Approx 1500 feet west of parcel boundary (state line)

KEY: Parcel Boundary
Pole locations
Pole Barn
Greenhouse

FIGURE : SITE PLAN
Project : Boyd Farms LLC

LOCATION: Rt 430, Mina

SBL (NEW): 341.00-1-26 (OLD): 7-1-4.3

☐ PROPERTY INFORMATION

Owner Name	Sebald Thomas J
Total Assessed Value (99.00% Market)	$8,000
Full Market Value	$8,100
Land Value	$8,000
Property Type	323 - Vacant rural
Lot Size	Acres: 3, 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	7-1-4.3
Roll Year	2021

Neighborhood Code	52200
School District Code	063201
SWIS Code	065200
Parcel Status	ACTIVE
County Taxable	$8,000
Town Taxable	$8,000
School Taxable	$8,000
Village Taxable	$0
Tax Code	
Bank Code	
Deed Book	2016
Deed Page	1409
Year Built	-
Last Sale Date	3/4/2014

PHYSICAL INFORMATION

# of Bedrooms	
# of Baths	-
# of Fireplaces	
# of Kitchens	
# of Stories	
Construction Quality	-
Utilities	Electric
Sewer Type	None
Water Type	None
Waterfront Type	-
Overall Condition	-
Exterior Wall	-
Basement Type	-
Heat Type	-
Fuel Type	-
Central Air	-
Road Type	

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

$ 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

Property Class: Vacant rural

Bldg Sq Ft: -1

Assessment/Sq Ft: -1

Buildings:	Site #	Bldg #	Act. Yr. Built	Eff. Yr. Built

Property Use: *Click on site's row for details*	Site #	Use #	Used As	Rent Sq Ft	Acres	Rent Type

HISTORICAL INFORMATION

Owner History	Deed Book	Deed Page	Sale Date	Valid Sale	Sale Price
True Blue Holdings, LLC	2014	1801	3/4/2014	YES	$7,000

IMPROVEMENT INFORMATION

Structure	Size	Grade	Condition	Year Built

EXEMPTIONS

Code Description	Amount	Exempt Percent	Start Year	End Year

PHOTO

Image Not Available

MAP



COMPARABLE SALES

Comparable sales not available for this property.

COMPARABLE ASSESSMENTS

Comparable assessments not available for this property.