

TOWN OF MINA

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

Application for Special Use Permit

PERMIT #:	_____	FEE \$:	_____	CHECK:	_____
DATE:	_____	CASH:	_____	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: Keith Rogers - French Creek Land Management
Address: 2063 Allen St. Ext.
Falconer, NY 14733
Phone #: (716) 483-4040 Email: krogers@maplevalefarms.com

Owner's Name: (if different): N/A
Address: N/A
Phone #: N/A Email: N/A

PROPERTY INFORMATION

TAX MAP NUMBER: Section: 342.00 Block: 1 Lot: 1
Street Address: 3140 NY-426 Size of Parcel: 194 acres
Findley Lake, NY 14736 Present Use: Agricultural
Zoning District: Ag. (A1)/Commercial Business (B2)

USE INFORMATION

Describe Specifically The Nature of the Request: _____
The property will be used for an industrial distribution facility which is defined as Commercial Distribution Center and Commercial Warehouse per Town of Mina Zoning Laws. Since the proposed facility is located in an Agricultural Zoning District, a Special Use Permit will be required.

Describe in Detail the Separate Activities to be Conducted on the Property along with the Proposed Hours and Seasons of the Operation: _____
The proposed industrial distribution facility involves the production and storage of goods on site. It is anticipated that the hours of operation will predominantly be 24 hours a day, all seasons with exceptions to Saturdays and Holidays.

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 surrounding area is mostly rural and comprises of agricultural fields, some residential homes, and woods. Noise will be contained within the facility and sound from truck traffic will be minimal. In consideration for neighboring properties, the proposed facility will have provide vegetative buffers, as necessary.

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 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.
- ☐ 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:

Keith Rogers

Date:

8/27/2025

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.

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 right - of - way.
- 3 Show the relationship of the parcel to adjacent properties, the distance to the nearest building in all directions, and the use of adjoined buildings.
- 4 If professional drawings for construction work are available please submit them.

See plan set bound separately from this application.

Frontage of Lot: 753.5'

Street Name: NY-426



PROJECT DESCRIPTION
 100,000 sq. ft.
 1997

CMC DESIGN-BUILD

MARIVALE FARMS EDUCATION FACILITY

LOCATION
 100 County Route 100, New York

CLIENT STATE OF NEW YORK

NOT FOR PERMIT OR
CONSTRUCTION
FOR REVIEW ONLY

[illegible]CMC
C200

