

City of Olean

Zoning Board of Appeals

P.O. Box 668, 101 E. State Street, room 212
Olean, New York 14760
(716) 376-5683

A G E N D A

Zoning Board meeting to be held on Wednesday, August 26, 2026 at 5:45 pm in the City of Olean Municipal Building Room 119.

I. Meeting

1. Roll Call
2. Reading and approval of the August 12, 2026 meeting minutes.
3. Old Business –
 - 1411 Thorn Street
 - Area Variance #2026241

II. Miscellaneous/Communications

III. Adjournment

City of Olean
Department of Fire, Buildings, & Emergency Services
Code Enforcement Division

Olean Municipal Building, Rm. 212
P.O. Box 668, 101 E. State Street
Olean, NY 14760
716-376-5683
www.cityofolean.gov
codes@cityofolean.gov

Area Variance Application

Date: 7/25/26

For Office Use Only
Application #: 2026241

Hearing Date/Time: _____

To: The Zoning Board of Appeals

I JASON FOLLANA
(owner/applicant)

I _____
(applicant, if different from owner)

(relationship to owner)

hereby make application to the Zoning Board of Appeals for the City of Olean, New York for an Area Variance to

permit the premises known as 1411 Thorn St. Olean, NY 14760
(location)

to vary from the lot area, lot width, yard, height, lot coverage or other dimensional requirement of the Zoning Law.

Detailed description of request: Place 12x30 Single Family Home at 1411 Thorn St., Olean, NY

Variance request will vary from the requirement(s) of: _____

Article 28 Section 6.1 of the Zoning Law.
Article _____ Section _____ of the Zoning Law.

In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making determination the Board shall also consider:

- (1.) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
- (2.) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- (3.) whether the requested area variance is substantial;
- (4.) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- (5.) whether the alleged difficulty was self-created which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit to the applicant does not outweigh the detriment to the community or neighborhood.

[Signature]
(owner's signature)

7/25/26
(date)

(applicant's signature)

(date)

NO WORK SHALL
COMMENCE
WITHOUT A
PERMIT

BP # 2026241

City of Olean

Fire, Buildings, and Emergency Services

Code Enforcement Division

Olean Municipal Building, Rm 212
P.O. Box 668, 101 E. State St.
Olean, New York 14760
716-376-5683, 716-376-5707 (fax)
codes@citvofolean.org

It's the law!
Call UFPO at least 2
days before you dig
1-800-962-7962

Building Permit Application

The undersigned hereby applies for a permit pursuant to do the following work which shall be done in accordance with the description, plans, and specifications submitted, and such special conditions as may be indicated on the permit.

Please type or print in ink

Regarding Address: 1411 Thorn St. Olean, NY Date: 7/25/26

Owner: JASON FOLLAND Contact/Applicant: _____

Email: FTBL3@ADL.COM Email: _____

Addr: 117 S. 5th St. _____

OLEAN, NY 14760 _____

Phone: 585-378-0000 (h) _____ (w) _____ (h) _____ (w) _____

Fax: _____ (cell) _____ (cell) _____

Contractor: _____ Phone: _____ License # _____

Email: _____

Address: _____ City: _____ St: _____ Zip: _____

Engineer/Architect: DENNY COOK Phone: 716-676-3582

Mason: _____ Phone: _____

Plumber: _____ Phone: _____

Electrician: _____ Phone: _____

Home Owner's Insurance _____ Phone: _____

Description of principal building (use): Place 12x30 Single Family Home

Proposed work: ☒ New Principal Bldg, ☐ Accessory Bldg, ☐ Repairs, ☐ Alterations, ☐ Remodel,
☐ Addition, ☐ Change of Use, ☐ Partial Demo, ☐ Other: _____

Description of work: Place 12x30 Single Family Home at 1411 Thorn St., Olean, NY 14760

Building Specifications (as applicable):

☐ **Stamped drawings by an Architect or Engineer**

Type of construction (wood, steel frame, masonry): Wood

Type of lumber /grade & material _____

Foundation material? _____ Thickness: _____

Footer Depth: _____ Width: _____ Thickness: _____ (A minimum of 48" is required for new construction)

Will there be a full or partial basement, a crawl space, on a slab, or posts? _____

See crawl space specs

Roof type? Metal Roof material? _____ Pitched degree? _____

Size of studs _____ x _____ spacing: o.c. _____

Size of floor joists _____ x _____ spacing o.c. _____

Size of girders _____ x _____ span _____

Size of rafters _____ x _____ spacing o.c. _____

Trusses?: roof _____ floor: _____

Will the building be sheathed? _____ Type of material? _____

Attached garage? Yes _____ No _____ See separation specs

Insulation: NYSECCC Compliance Method: Prescriptive _____ Trade-off _____ Software _____

R-Values: Foundation _____ Trade-off _____ Walls _____ Ceiling _____

Construction Description: _____

Comments: _____

Cost of construction (include labor, per project)?

Project Description: Single Family Home Cost \$ 4000

Project Description: _____ \$ _____

Total cost including labor: \$ _____

I certify that the information supplied on this application is true and correct and that any changes shall be applied for in writing and approved by the Code Enforcement Officer(s) and

I shall comply with any and all requirements as per all Local and State codes and

I also agree that the City Code Enforcement Officer(s) will have access to the property and buildings to perform all the necessary inspections required by law and

I understand that I am responsible for notifying Code Enforcement for such inspections if the officer has not already made the necessary inspections(s) some of which may be indicated on the provided building plan checklist) and

I agree that all work will cease until inspection(s) have been conducted by the Code Enforcement Officer(s).

Applicant: JASON FOLLAND / [Signature] / 7/25/26
(print) (signature) (date)

Owner: _____ / _____ / _____
(print) (signature) (date)

This permit application has been reviewed and to the best of my knowledge complies with all the applicable codes and regulations.

Code Enforcement Officer: _____ Date: _____

Building Permit # _____ Issued date: _____ Fee: _____

The building permit expires 12 months from the date of issuance and work must commence within 6 months.

Extension of _____ granted by Code Officer: _____, dated: _____

Amount for Electrical check required \$ _____

Active plans filed: _____, Dead plans filed: _____

Comments by Code Officer:

City of Olean
Department of Fire, Buildings, & Emergency Services
Code Enforcement Division

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Zoning Permit Application

To Code Enforcement:

Date: 7/30/2026

I hereby apply for a zoning permit pursuant to the Olean Zoning Ordinance to construct or alter a structure as set forth. This Application may be used in conjunction with any variance applications. Please provide a separate application for each construction project. Please print in ink.

Regarding Address: 1411 Thorn St.

Owner: Jason Folland

Applicant: _____

E-mail: ftbl3@aol.com

E-mail: _____

Addr: 117 S. 5th St.

Addr: _____

Olean, NY 14760

Phone: 5853780000 (h) _____ (w) Phone: _____ (h) _____ (w)

If you are applying for a change of use, please complete questions #1 & 6 and continue onto page 2. New construction requires full completion of this application.

1.) Please check one:

- ☒ a single-family dwelling
☐ a dbl-family dwelling
☐ a multi-family dwelling, number of units? _____
☐ currently, vacant land
☐ other (business) Please describe: _____

1.) Lot size: Width 75,73 Depth 103 (triangle) Area 2737 sq. ft.

2.) List all of the structures currently on the lot:

(1)	(2)	(3)	(4)
(principal bldg)	(describe structure)	(describe structure)	(describe structure)
w) _____ l) _____ h) _____	w) _____ l) _____ h) _____	w) _____ l) _____ h) _____	w) _____ l) _____ h) _____

4.) Are you applying for a New structure OR An addition (Please circle one)

5.) Proposal's dimensions: w) 12 l) 30 h) 10 Stories) 1 Total sq.ft.) 360

6.) Describe proposal: _____

7.) Provide minimum distances from the new construction to the property lines. These measurements should conform to the measurements drawn on the plot plan located on pg. 3. For additions, write the initial "A" where the addition will be attached to the existing structure.

Right distance: _____ ft., Left: _____ ft., Both sides total: _____ ft.

Front distance: _____ ft., Rear: _____ ft. to the property line.

If this application is denied, I (owner & applicant) understand that only the appropriate board has the authority to grant permission to vary from the requirements of the City of Olean Zoning Ordinance and NO work will commence until Code Enforcement has issued the permit.

I believe that the statements herein contained on this application (pages 1 - 3) are true to the best of my knowledge.

Owner: Jason Folland

(print)

Jason Folland

(signature)

8/13/26

(date)

Applicant:

(print)

(signature)

(date)

Applicant representing business of:

Code Enforcement Action

This application of Building & Zoning received on 7/30/26 for
The construction site of 1411 Thorn St Zoned: R3 according to the City
Ordinance is hereby **APPROVED** or **DENIED**

If denied, the reason for denial is: Does not meet lot size of
4,000 sqft² (2,737 existing) or the front set back
of 15' (proposed 10'). This is in violation of G-1
the density control table. (u)

The following indicated applications and approvals are required prior to any issuance of permits:

Area Variance

Use Variance

Home Occupation

Special Use

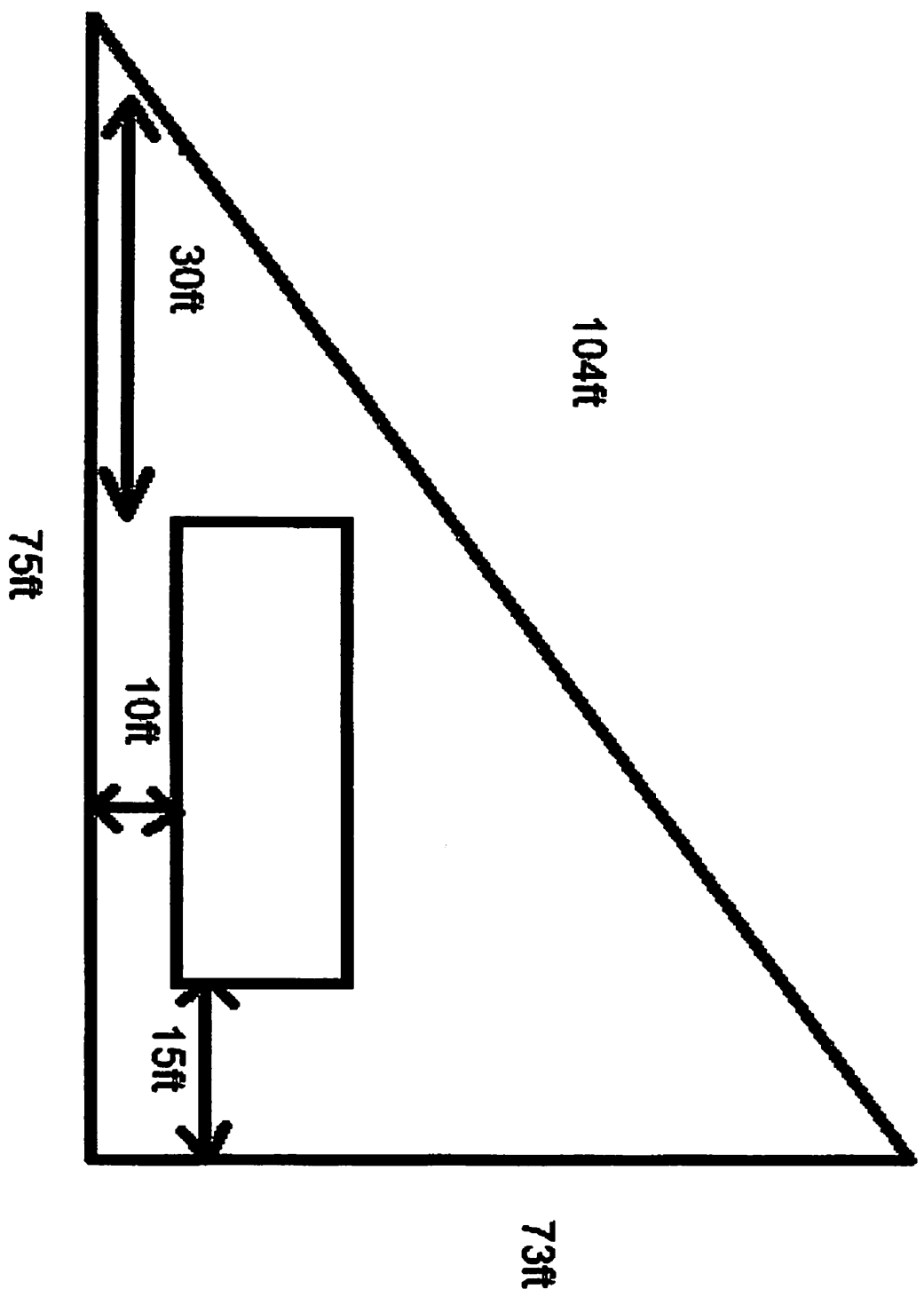
Site Plan

Other

Code Enforcement Officer: [Signature]

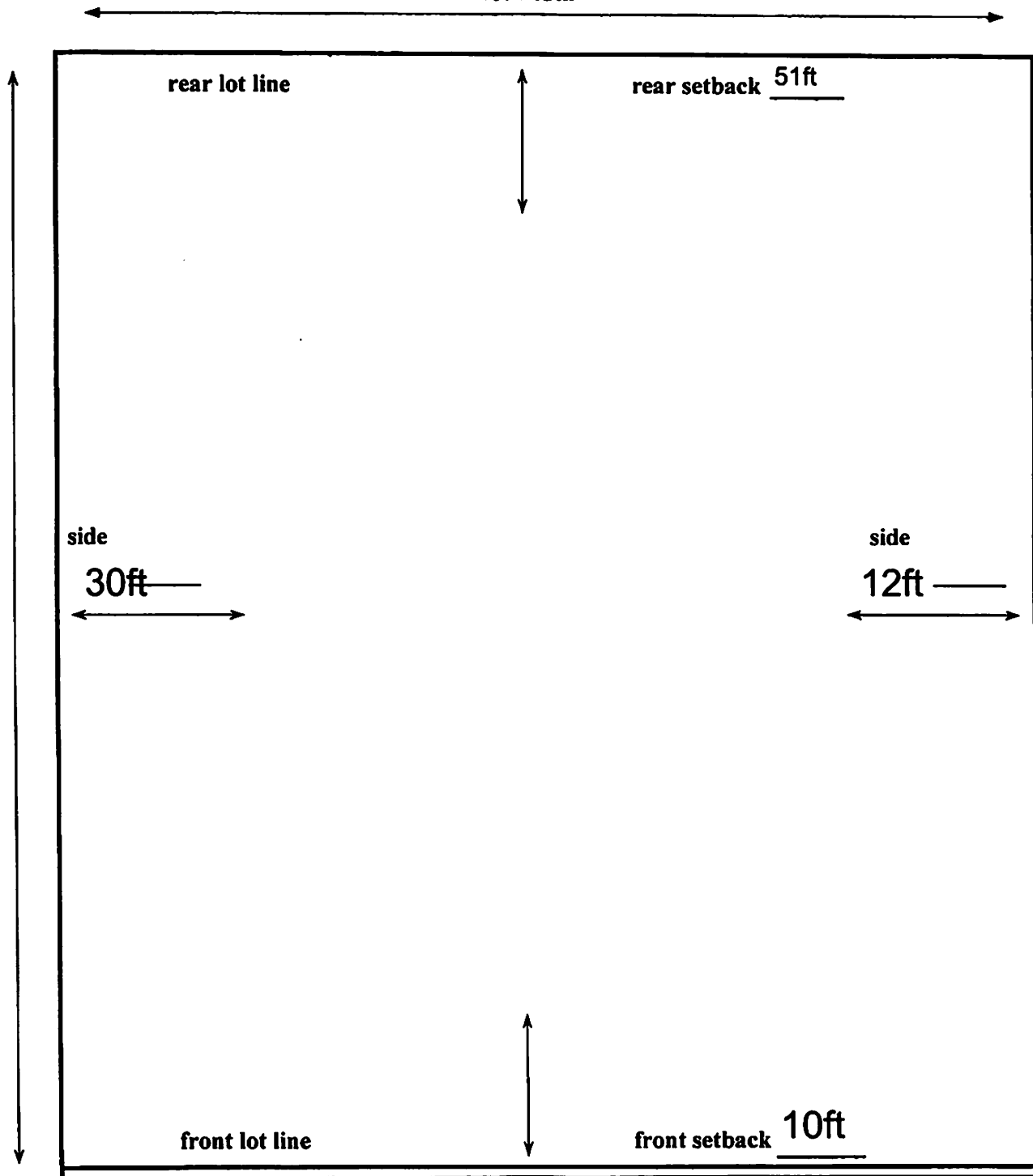
Date: 7/30/26

Comments: pre built building was already planned
prior to approval. (u)



PLOT PLAN

lot width



SIDEWALK

FRONT

lot width _____ lot depth _____ lot area _____ bldg. area _____

Sec 6.1

City of Olean Zoning Law – Density Control Table

Use District	Minimum Lot Area (sq ft)	Minimum Lot Width (ft)	Minimum Yard Requirements (ft)			Maximum Lot Coverage			Maximum Building Height (Feet/Storeys)	Minimum Building Separation on Same Lot (ft)
			Front	Side	Rear	Principal Use (%)	Garage Use (%)	Accessory Use (%)		
R1	9,000	60	25	4*	35	25	7	2	40 3	5
R2	6,000	50	20	4**	20	30	10	2	40 3	5
R3	4,000	40	15	4**	10	35	12	5	40 3	5
RT	4,000	40	15	4**	10	50	12	10	40 3	0
CC	2,000	30	0	0	0	50	12	10	75 3	0
GC	2,000	30	0	0	0	50	12	10	40 3	0
WC	4,000	40	15	4**	10	35	12	5	40 3	5
I	N/A	N/A	50	N/A	N/A	50	12	10	75 N/A	0
I2	N/A	N/A	50	N/A	N/A	50	12	10	75 N/A	0***
I3	N/A	N/A	50	20****	10****	50	12	10	75 N/A	0***
PR	10,000	100	40	20	10	25	10	10	30 2	5
PB	N/A	N/A	N/A	N/A	N/A	25	10	10	40 3	5

* The minimum width required for a side yard is 4 feet on any side, with both sides together totaling a minimum of 25 feet.

** The minimum width required for a side yard is 4 feet on any side, with both sides together totaling a minimum of 14 feet.

*** See Section 10.22 for minimum separation distance requirements between adult uses and other specific uses.

**** These setbacks shall be doubled for any parcel that is adjacent to a residentially zoned area.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: Folland House							
Project Location (describe, and attach a location map): 1411 Thorn St, Olean, NY 14760							
Brief Description of Proposed Action: Place 12x30 Single Family Home at 1411 Thorn St., Olean, NY							
Name of Applicant or Sponsor: Jason Folland		Telephone: 5853780000					
		E-Mail: ftd13@aol.com					
Address: 117 S. 5th St							
City/PO: Olean		State: NY	Zip Code: 14760				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning Board and Codes			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action?		.07 acres					
b. Total acreage to be physically disturbed?		.01 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.07 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)							
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):							
☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☒ ☒	YES ☐ ☐	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☒	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO ☒ ☐	YES ☐ ☐	

EAF Mapper Summary Report

Thursday, July 30, 2026 8:13 AM

☒ **Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

☒

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Rayed Bean, Bigeye Chub
Part 1 / Question 16 [100 or 500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

Project: 1411 Thorn (#2026241)

Date: 8/26/2026

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:	☐	☐
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Agency Use Only [If applicable]	
Project:	1411 Thorn (#2026241)
Date:	8/26/2026

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT FORM