

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, September 23, 2026 at 5:45 pm in the City of Olean Municipal Building Council Chambers.

I. Meeting

1. Roll Call
2. Reading and approval of
 - August 12, 2026 meeting minutes.
 - August 23, 2026 meeting minutes.
3. New Business –
 - 915 Prospect Ave. – Use Variance #2026298
 - 515 Main St. – Variance Extension #2025403
4. Old Business –
 - 1411 Thorn Street – Area Variance #2026241

II. Miscellaneous/Communications

III. Adjournment

City of Olean

ZONING BOARD OF APPEALS

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

Minutes for Zoning Board Meeting held Wednesday, August 12th, 2026 **Olean Municipal Building – Council Chambers**

Present: Kelly Sweet, Tom Enright, Steve Rogers, Linda Edstrom, Otto Tertinek, Bill Eaton, Jim Rucinski

Staff: Shawn Wing, Jacob Herbert

Other: Wendy Broughton, Barry Broughton, Mary Ann Sawaya, Brian Cook, Peter Sorgi

CALL TO ORDER

Recognizing a quorum, K. Sweet called the meeting to order at 5:45 p.m.

ROLL CALL

T. Enright read roll call. All members present.

READING AND APPROVAL OF THE MINUTES FROM July 22nd, 2026

K. Sweet made a motion to approve the minutes from July 22nd, 2026, seconded by T. Enright. Voice vote, all ayes. Motion carried.

OLD BUSINESS

• 512 Front Street (Use Variance #2026196) – PUBLIC HEARING

T. Enright read the application from Brian Cook to use the premises known as 512 Front Street for vehicle repairs, car sales, and car detailing. The request if granted would vary from the requirements of Article 4, Section 4.2.2 and Article 4, Section 4.1.4 of the City of Olean Zoning Law.

- o Brian Cook – applicant

Applicant B. Cook explained that they have started to sell cars in addition to the detailing service they have already been providing. They hope to be able to repair the cars they sell.

B. Eaton asked how long they have been selling cars. B. Cook stating they have been selling cars for around one year. B. Eaton asked where they get the cars and if they only intend on repairing the cars that they will sell. B. Cook explained that they get cars from auctions. He stated their goal is to be able to offer continued service for the cars after they sell them to keep the customers coming back. B. Eaton asked how many cars they plan to sell at a time. B. Cook said an ideal number would be around five or six cars at a time.

O. Tertinek asked if they plan to limit car repairs to just the vehicles they sell. B. Cook said it is possible they could offer repairs to others. He states they primarily only want to sell cars and so repairing those cars is their focus.

S. Rogers asked what kind of repairs they make. B. Cook stated that they repair brakes and bearings. They just have a lift and basic tools. They still outsource other repairs but want to be able to do what they can when they are able.

T. Enright pointed out possible concerns from neighbors regarding the amount of cars coming and going and the possible deterioration of the property. He asked if they planned to advertise car repairs. B. Cook stated that as he also lives on the premises and does not want to be overwhelmed with cars. He said although it is possible they could allow appointments for repairs they want to focus on the cars they sell. He stated that all work happens inside of the bays. He said that the maximum amount of cars that could be on the property would be ten whether they were waiting to be repaired, detailed, or put out for sale.

○ **Barry Broughton – 422 E. Delaware Ave.**

Lives directly behind applicant's property. Speaking on behalf of several neighbors, he and his wife request that the variance be denied. He brought up the requirements needed to grant a use variance. He noted that the applicant fails to demonstrate financial hardship as he runs a successful car detailing business there. He states that allowing auto repairs would be a substantial detriment to the property values of the neighborhood. He noted that a variance would run with the land opening up the sale of the property to a full-fledged auto repair business on their residential street. He noted an environmental risk to adjacent wetlands and that increased vehicle traffic would be a hazard to pedestrians.

○ **Wendy Broughton – 422 E. Delaware Ave.**

W. Broughton's main concern is the detrimental effect an auto repair shop would have on their property values. She notes that they are good neighbors but allowing the variance would risk an undesirable business in the future.

○ **MaryAnn Sawaya – 221 Adams St.**

M. Sawaya expressed her concern about the devaluation of her property.

K. Sweet noted correspondence from Alderman JR Bennion stating that the neighborhood has no objections to the car detailing business.

The public hearing closed at 6:19 pm.

The Board reviewed the facts and findings. The Board determined that the applicant failed to prove unnecessary hardship.

S. Rogers proposed voting on the individual use requests.

L. Edstrom made a motion to include auto detailing in the application. Voice vote, all ayes. T. Enright made a motion, seconded by S. Rogers, to include auto sales in the application. Voice vote, 5 ayes, 2 nays. K. Sweet made a motion, seconded by T. Enright, to include auto repairs in the application. Voice vote, 2 ayes, 5 nays.

K. Sweet made a motion to amend the application to consider car detailing and car sales, seconded by T. Enright. Voice vote, all ayes.

K. Sweet made a motion, seconded by S. Rogers to approve the variance as amended. Voice vote. Ayes from T. Enright, S. Rogers, L. Edstrom, O. Tertinek, B. Eaton. Nays from K. Sweet, J. Rucinski. Motion carried.

NEW BUSINESS

- **S. Barry Street (Area Variance #2024007) - Extension**

P. Sorgi explained that due to delayed funding for their affordable housing project DePaul Properties is asking for an extension of two years.

K. Sweet made a motion, seconded by O. Tertinek, to extend the area variances by two years. Voice vote, all ayes. Motion carried.

- **1411 Thorn Street (Area Variance #2026241)**

T. Enright read the application from Jason Folland to place a 12x26 cabin/shed ten feet from the front property line on a lot less than the required 4000 sqft lot size. The request, if granted would vary from the requirements of Article 28, Section 6.1 of the City of Olean Zoning Law.

There was confusion regarding the nature of the structure noting language on the applications that refers to the building as a cabin, shed, and house. The building permit is marked as an accessory structure but would be the only building on the property. It was unclear to the Board if this structure would be an occupied dwelling.

B. Eaton made a motion, seconded by K. Sweet, to table the application until the application is elaborated on. Voice vote, all ayes. Motion carried.

ADJOURNMENT

O. Tertinek made a motion, seconded by L. Edstrom, to adjourn the meeting at 6:27 pm.

Respectfully submitted,
Jacob Herbert

City of Olean

ZONING BOARD OF APPEALS

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

Minutes for Zoning Board Meeting held Wednesday, August 26th, 2026 **Olean Municipal Building – Room 119**

Present: Kelly Sweet, Tom Enright, Steve Rogers, Linda Edstrom, Otto Tertinek, Bill Eaton, Jim Rucinski

CALL TO ORDER

Recognizing a quorum, K. Sweet called the meeting to order at 5:50 p.m.

ROLL CALL

T. Enright read roll call. All members present.

READING AND APPROVAL OF THE MINUTES FROM August 12th, 2026

Minutes were unavailable. Item tabled.

OLD BUSINESS

- **1411 Thorn Street (Area Variance #2026241)**

T. Enright read the application from Jason Folland to place a 12x26 single family dwelling ten feet from the front property line on a lot less than the required 4000 sqft lot size. The request if granted would vary from the requirements of Article 28, Section 6.1 of the City of Olean Zoning Law.

The Board reviewed the SEQR. K. Sweet made a motion to classify the variance request as a Type II action, seconded by T. Enright. Voice vote, all ayes. Motion carried.

T. Enright made a motion declaring a complete application, seconded by O. Tertinek. Voice vote, all ayes. Motion carried.

T. Enright made a motion to schedule a public hearing on September 9th, 2026 at 5:47 pm, seconded by L. Edstrom. Voice vote, all ayes. Motion carried.

ADJOURNMENT

B. Eaton made a motion, seconded by S. Rogers, to adjourn the meeting at 6:15 pm. All ayes.

Respectfully submitted,
Jacob Herbert

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, 716-376-5707 (fax)

Zoning Permit Application

To Code Enforcement:

Date: 09/01/2026

I hereby apply for a zoning permit pursuant to the Olean Zoning Ordinance to construct or alter a structure as setforth. 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: _____

Owner: Zia Ahmed Applicant: Zia Ahmed

Addr: 915 Prospect Avenue Addr: _____
Olean, New York

Phone: _____ (h) _____ (w) Phone: 224-515-6227 (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 _____ Depth _____ Area _____ 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) _____ l) _____ h) _____ Stories) _____ Total sq.ft.) _____

6.) Describe proposal: Please I require permit to have 3 working women living in the basement, they are relatives in need of housing. I also require little money for taxes and utility bill payments. I am 100 percent disabled veteran.

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: Zia Ahmed Zia Ahmed 09/01/2026
(print) (signature) (date)

Applicant: _____
(print) (signature) (date)

Applicant representing business of: _____

Code Enforcement Action

This application of Zoning received on 9/1/2026 for
The construction site of 915 Prospect Ave Zoned: R1 according to the City
Ordinance is hereby **APPROVED** or **DENIED**

If denied, the reason for denial is: not a permitted use per
Chp 28 Sec 4.0 and 6.1 (a)

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: 9/2/26

Comments: need usc variance for 2 family home

usc. [Signature]

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, 716-376-5707 (fax)

Use Variance Application

For Office Use Only
Application #: 2026 298

Hearing Date/Time: _____

Date: 09/01/2026

To: The Zoning Board of Appeals

I Zia Ahmed
(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 Use Variance to permit the premises known as 915 Prospect Avenue, Olean, New York.
(location)

to vary from the use requirements of the Zoning Law.

Detailed description of request:

Dear Sir I am requesting to change the dwelling to 2 family housing. I have rented the 2nd portion to 3 working women, who were in need of housing. I am 100 percent disabled veteran and I needed extra income to pay taxes and utility bills. I am unable to find work due to my disability.

This variance, if granted, will vary from the requirement(s) of:

Article 4 Section 4.0 of the Zoning Law.
Article 6 Section 6.1 of the Zoning Law.

In making its determination, the Zoning Board of Appeals shall take into consideration showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate and the Zoning Board of Appeals shall find that:

- (1.) Under the applicable regulations of this Law the applicant is deprived of all reasonable economic use or benefit from the property in question, which deprivation must be established by competent financial evidence; and
- (2.) That the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; and
- (3.) That the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- (4.) That the alleged hardship has not been self-created.

It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the above standards proving unnecessary hardship have been met.

Zia Ahmed
(owner's signature)

(applicant's signature)

09/01/2026
(date)

(date)

Short Environmental Assessment Form

Part 1 - Project Information

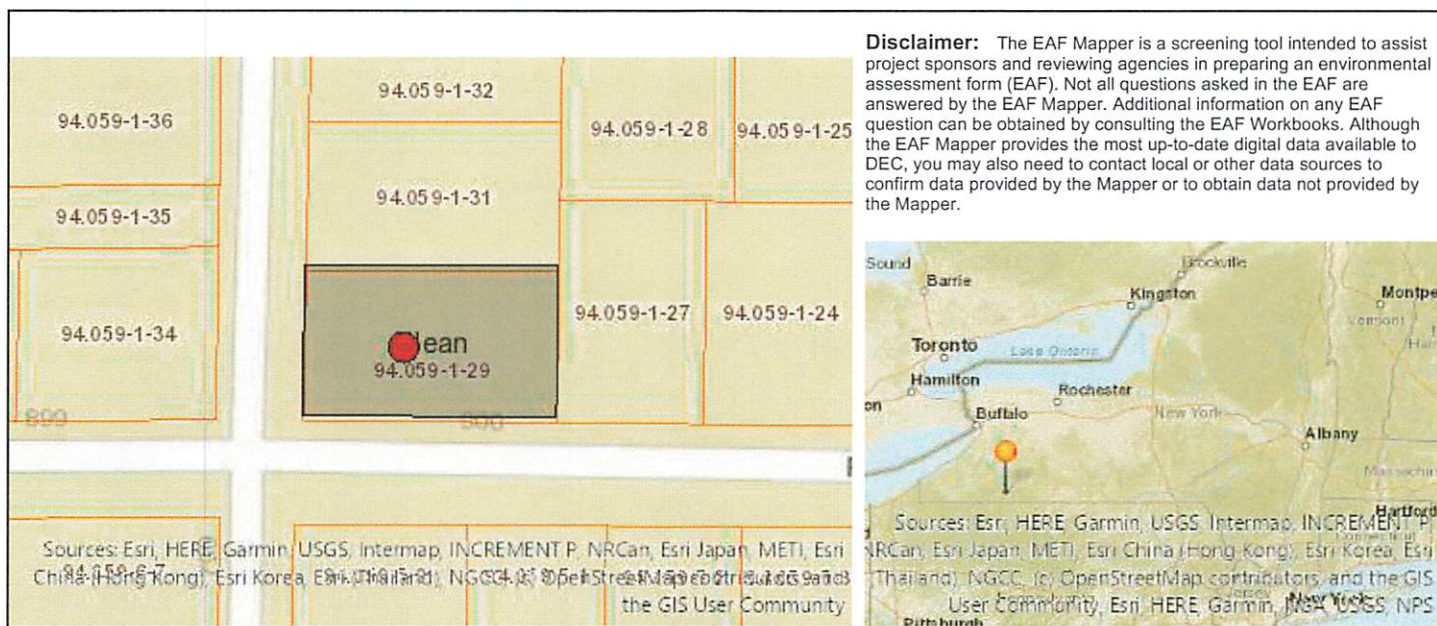
Instructions for Completing

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: Ahmed Ave			
Project Location (describe, and attach a location map): 915 Prospect Ave, Olean, NY 14760			
Brief Description of Proposed Action: rental of a 2 family dwelling			
Name of Applicant or Sponsor: Zia Ahmed		Telephone: 224-515-6227	
		E-Mail: ashkbar_us@yahoo.com	
Address: 915 Prospect Ave			
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.			NO ☒
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: ZBA			YES ☐
3. a. Total acreage of the site of the proposed action? .28 acres			NO ☒
b. Total acreage to be physically disturbed? .01 acres			YES ☐
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .28 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: met energy code at time of construction _____	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 ☒ ☐	



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
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]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Project:

Date:

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?	☐	☐

Project: Date:

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

Section (1) I acquired the property of \$195,000 and spent \$21,000 on its maintenance since. I paid \$8000 in Taxes and then paid \$1,970 in June 2026. I must pay \$1,600 for City School Taxes. The house was rented in June and July 2026 subsequently accumulating \$3,270 in rent with Utilities Bills of around \$800. More than \$1000 in additional repairs and further repairs of \$2,000 for getting new appliances and fixing a washer.

So, you can see I am paying out of the pocket since I have been housing people and trying to make a decent income to survive.

I am a permanently disabled veteran, and I receive \$4,000 from the VA, from which I pay \$1,800 in child support.

Section (2) Does not apply to me.

Section (3) The tenants are decent office going people and college students which live in Olean city and belong to this city. Their immediate family belongs to this city so essentially, they are a part of Olean city. They were thoroughly vetted and pose no threat or nuisance to the community.

Section (4) The permitted use is single unit family housing with 5 bedrooms. I purchased the property for myself, through my savings and came to New York state to be seen by the health care professionals in New York city. I am single so I decided to rent this property to generate income to survive in a high tax state. Current state of inflation is also being felt over the entire continental USA. Purpose is to only survive in turbulent times and take care of myself and able to pay Child support.

Substantial amount of \$21,000 was spent to get the house in shape to make fit for living and subsequently spent \$3000 on additional repairs and purchase of new appliances.

2026 CITY TAX BILL

Cattaraugus County
Fiscal Year: 06-01-2026 through 05-31-2027

Bill Number: 123683.0
Warrant Date: 05-01-2026

Make Checks Payable To:

City of Olean
Department 1010
PO Box 4110
Woburn, MA 01888-4110

To Pay In Person:

City Clerks Office
(716) 376-5604
(hours on back of bill)

AHMED ZIA
915 PROSPECT AVE
OLEAN, NY 14760

Est. State Aid: City: 3,349,782

Tax Map#: 94.059-1-29
Swis Code: 041200 OLEAN-CITY
Location: 915 PROSPECT AVE
Acreage: 87 X 142
Account #: 42440
Bank:
Class: 210
School: 041200 OLEAN CITY

Property Taxpayer's Bill of Rights:

The assessor estimates the Full Market Value of this property as of July 1, 2024 was:

147887

The Total Assessed Value of this property was:

105000

The Uniform Percentage of Value used to establish assessments in your municipality was:

71 %

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "Contesting Your Assessment in New York State". Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Full Val	Est	Exemption	Value	Full Val	Est	Exemption	Value	Full Val	Est
Taxing Purpose	Total Levy	% Change	Taxable Value	Rate/\$1,000	Tax Amount						
City Tax	8,947,737	5.35	105000.00	18.769990	\$1,970.85						

Total Due by 05-31-2026 1970.85

If you wish to receive a receipt for payment, check box ☐ and return entire bill.

2026 CITY TAX BILL

Cattaraugus County

Tax Receiver's Stub

Bill Number: 123683.0
Tax Map#: 94.059-1-29
Swis Code: 041200
Location: 915 PROSPECT AVE
Dimensions: 87 X 142
Account #: 42440
Bank:

AHMED ZIA
915 PROSPECT AVE
OLEAN, NY 14760

Payment & Penalty Schedule

If Paid By	Penalty %	Penalty Amount	Total Du
06-01-2026	0.00	0.00	1970.85
06-30-2026	1.00	19.71	1990.56
07-31-2026	2.00	39.42	2010.27
08-31-2026	3.00	59.13	2029.98
09-30-2026	4.00	78.83	2049.69
10-31-2026	5.00	98.54	2069.40

10-31-2026 is the last day taxes are accepted by collector.

Paid By

Date

Amount Paid



**CITY OF OLEAN
2026 COUNTY TAXES**

* For Fiscal Year 01/01/2026 to 12/31/2026

* Warrant Date 01/01/2026

Bill No. 002814
Sequence No. 2165
Page No. 1 of 1

MAKE CHECKS PAYABLE TO:

Cattaraugus County Treasurer
C/O Five Star Bank
PO Box 31
Warsaw, NY 14569
716-938-2292

Kayes Paul Jr.
Orcutt Patricia
915 Prospect Ave
Olean, NY 14760

TO PAY IN PERSON

Olean 1 Leo Moss 9:00-11 & 1-4
Little Valley 303 Court St 9-5
FiveStar-drop box - bank hours
Olean & Allegany locations
Online credit cards-cattco.org

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT

041200 94.059-1-29

Address: 915 Prospect Ave
City of: Olean-City
School: Olean City

NYS Tax & Finance School District Code:

210 - 1 Family Res Roll Sect. 1

Parcel Dimensions: 87.00 X 142.26

Account No. 042440

Bank Code

Estimated State Aid: CNTY 42,647,106

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is:

105,000

The **Uniform Percentage of Value** used to establish assessments in your municipality was:

71.00

The assessor estimates the **Full Market Value** of this property as of July 1, 2024 was:

147,887

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please talk to your assessor or go to www.cattco.org/real_property. Please note that the period for filing complaints on the above assessment has passed.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>
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PROPERTY TAXES

<u>Taxing Purpose</u>	<u>Total Tax Levy</u>	<u>% Change From Prior Year</u>	<u>Taxable Assessed Value or Units</u>	<u>Rates per \$1000 or per Unit</u>	<u>Tax Amount</u>
County Tax - 2026	60,478,867	2.6	105,000.00	11.470908	1,204.45
School Relevy					3,114.41
City Relevy			0.00		3,607.41

Taxes from one or more prior levies remain due and owing.

CONTINUED DELINQUENCY CAN RESULT IN FORECLOSURE

Property description(s): *depth Per Survey 5/29/92

<u>PENALTY SCHEDULE</u>	<u>Penalty/Interest</u>	<u>Amount</u>	<u>Total Due</u>
Due By: 01/31/2026	0.00	7,926.27	7,926.27
02/28/2026	79.26	7,926.27	8,005.53
03/31/2026	158.53	7,926.27	8,084.80

TOTAL TAXES DUE \$7,926.27

Apply For Third Party Notification By: 08/01/2026



Taxes paid by _____ CA CH

CHECK BOX [] AND RETURN ENTIRE BILL FOR RECEIPT

**2026 COUNTY TAXES
RECEIVER'S STUB**

Bill No. 002814

041200 94.059-1-29

Bank Code

TOTAL TAXES DUE

\$7,926.27

**** Prior Taxes Due ****

City of: Olean-City
School: Olean City
Property Address: 915 Prospect Ave

Pay By:	01/31/2026	0.00	7,926.27	7,926.27
	02/28/2026	79.26	7,926.27	8,005.53
	03/31/2026	158.53	7,926.27	8,084.80

Kayes Paul Jr.
Orcutt Patricia
915 Prospect Ave
Olean, NY 14760



+ [Link](#)

915 PROSPECT AVE, OLEAN, NY, 14760

Acct #1732482175 | ⚡ Residential Electricity

Hello Zia

Account balance

\$ **431**.63

Pay current bill by Sep 10, 2026

9 days remaining

[Pay bill](#)



DEPARTMENT OF VETERANS AFFAIRS

February 05, 2026

Zia Ahmed
358 Spar Ave
San Jose, CA 95117

Dear Zia Ahmed:

This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as state or local property or vehicle tax relief, civil service preference, to obtain housing entitlements, free or reduced state park annual memberships, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter is considered an official record of your VA entitlement.

Our records contain the following information:

Personal Claim Information

Your VA claim number is: xxx-xx-6096

You are the Veteran.

Military Information

Your most recent, verified periods of service (up to three) include:

Branch of Service	Character of Service	Entered Active Duty	Released/Discharged
Army	Honorable	June 18, 2002	May 14, 2006
Army	Honorable	April 06, 2008	August 26, 2009

(There may be additional periods of service not listed above.)

VA Benefit Information

You have one or more service-connected disabilities:	Yes
Your combined service-connected evaluation is:	100%
You are considered to be totally and permanently disabled due solely to your service-connected disabilities:	Yes
The effective date of when you became totally and permanently disabled due to your service-connected disabilities:	February 25, 2019

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at <http://www.va.gov/statedva.htm>.

How You Can Contact Us

- If you need general information about benefits and eligibility, please visit us at <https://www.va.gov>.
- Call us at 1-800-827-1000.
- Contact us using Telecommunications Relay Services (TTY) at 711 24/7.
- Send electronic inquiries through the Internet at <https://www.va.gov/contact-us>.

Sincerely Yours,

Regional Office Director

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 FOLLARD
(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

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

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@cityofolean.org

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@AOL.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 FOLLANS / [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

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

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 Jason Folland 8/13/26
(print) (signature) (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**

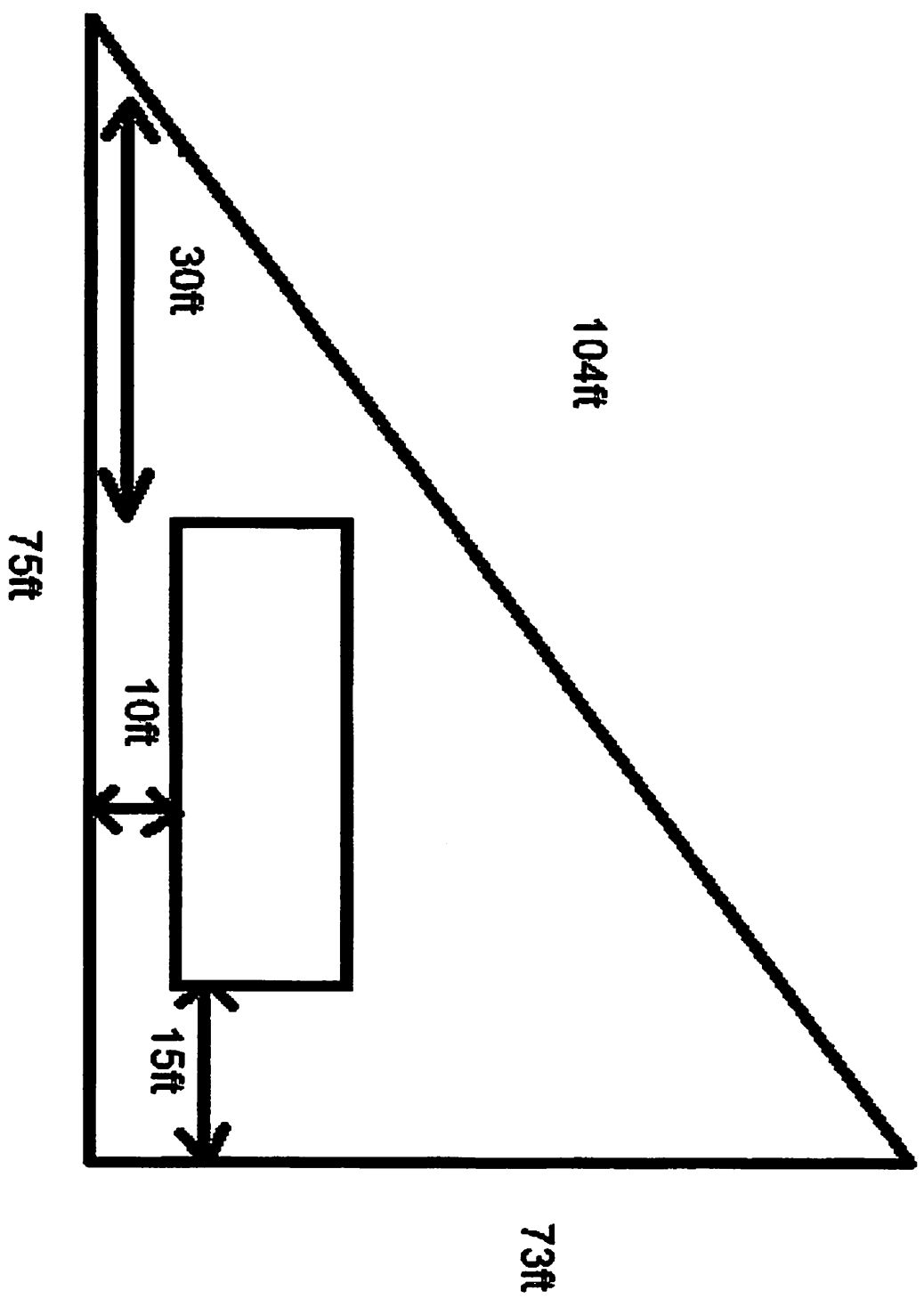
If denied, the reason for denial is: Does not meet lot size of
4,000 sqft² (2,737 existing) or the front set back
of 15' (proposed 10'). This is in violation of G-1
the density control table. (DN)

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

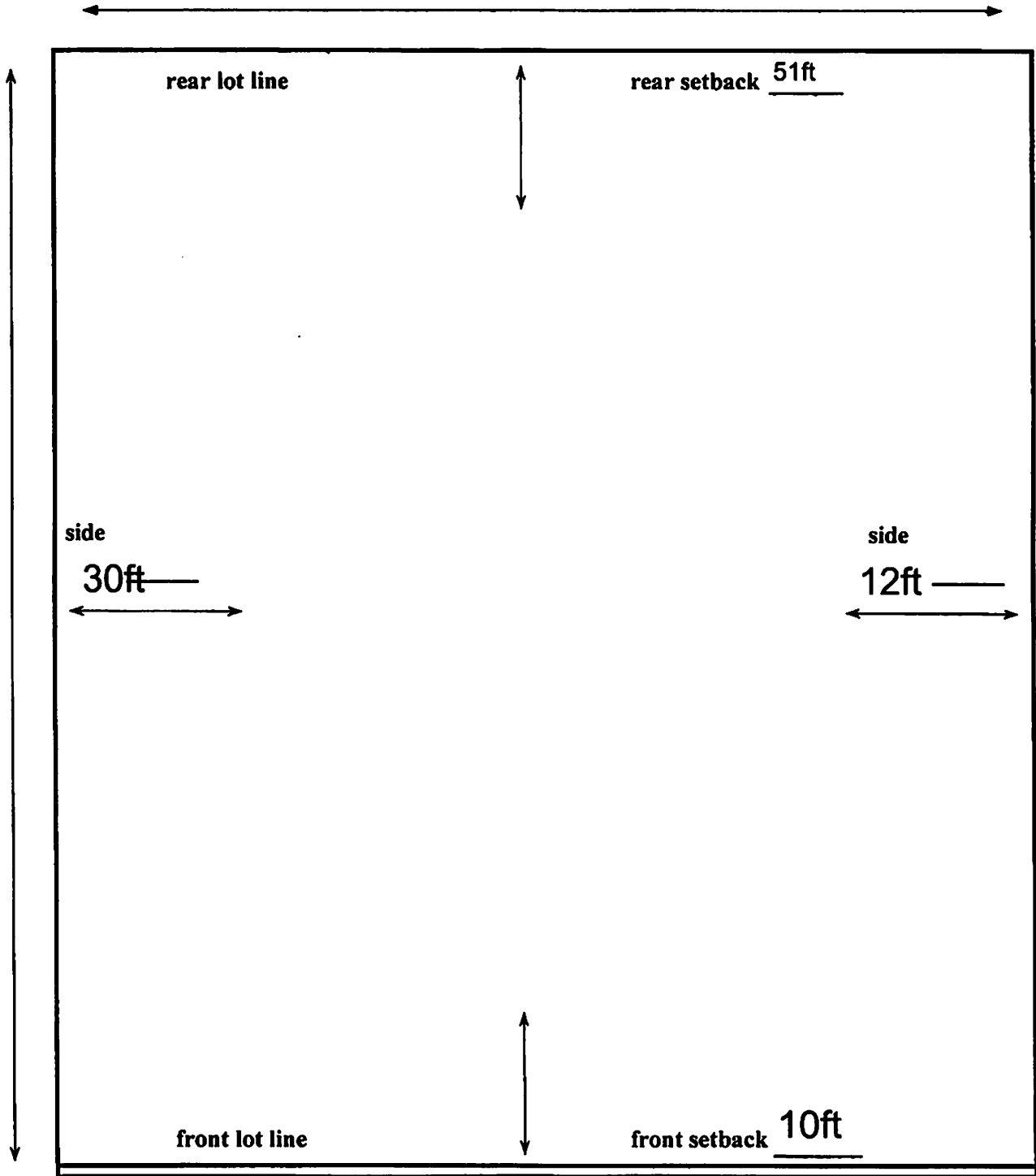
Code Enforcement Officer: [Signature] Date: 7/30/26

Comments: pre built building was already placed
prior to approval. (DN)



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
I1	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: ftdl3@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 ☒ ☐ ☐ ☐		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Rayed Bean, Bigeye Chub	NO ☐	YES ☒
16. Is the project site located in the 100-year or 500-year flood plain? 500 year	NO ☐	YES ☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO ☐	YES ☒
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: land next to old Times Herald building	NO ☐	YES ☒
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☐	YES ☒
	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Jason Folland Date: 7-30-26 Signature: <u>Jason Folland</u> Title: _____		

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