

## NOTICE OF PUBLIC HEARING

### TOWN OF NEWFANE ZONING BOARD

**PLEASE TAKE NOTICE**, that the Zoning Board of the Town of Newfane will meet June 18, 2024, at 7:00 PM, at the Town Hall, 2737 Main Street, Newfane, New York, to hear and consider the following applications:

1. **BARRY M BRONSCHIDLE, OWNER, BY MICHAEL AND PAMELA BRONSCHIDLE, APPLICANTS**, residing at 66 Cape Henry Lane, East Amherst, NY 14051, have applied for an area variance under the Newfane Zoning Ordinance, upon premises being a Vacant Lot, Tax Map Number 54.00-2-36.12, located directly west off 7186 Bishop Road, Appleton, in the Town of Newfane, NY, in an Agricultural Residential District (AR) under said Zoning Ordinance, to construct a manufactured home upon said vacant lot, which lot has only 170.23 of frontage, in violation of Section 5-3(5) of the said ordinance, which requires a minimum of 200 feet frontage.
2. **MICHAEL SORG**, residing at 4256 Beach Ridge Road, North Tonawanda, NY 14120, has applied for a use variance to put up a pole barn/garage upon premises known as 6590 Ridge Road, Lockport (Town of Newfane), NY 14094, Tax Parcel No. 81.02-2-68.2, in an area zoned Multi-Family Residential (R-2), under the Zoning Ordinance of the Town of Newfane, NY, which is in violation of Section 5-2, B-8 of said Ordinance, which prohibits said construction in a Multi-Family Residential (R-2) Zone.

All parties of interest and citizens will be heard at the public hearing to be held as aforesaid.

**BY ORDER OF THE  
ZONING BOARD  
TOWN OF NEWFANE**



TOWN OF NEWFANE

Fee \$150.00 Date Paid 5/9/24 Hearing Date \_\_\_\_\_ Approved Denied

Area Variance Appeal to the Zoning Board

Applicant Owner(s) (If not applicant) Attorney/Agent
Name Michael & Pamela Bronschidle Barry M Bronschidle, Owner
Address 66 Cape Henry Ln, East Amherst, NY 14051
Phone/Fax 716-514-0532 or 716-609-2473
Email lilzeesmom@gmail.com

Property Information

Property Address N/A (next door to 7186 Bishop Rd, Appleton) Side of street (north, east, etc.) South

Tax Parcel No: 292800540023612

- 1. Date acquired by owner 10/23/1992 2. Zoning District when purchased: Newfane
3. Present use of property Raw land 4. Current Zoning District: Newfane
5. Has previous ZBA applicant/appeal been filed with property? Yes X No If yes, when?
For what?
6. Is property located within a 500' of a State Park, town or city boundary or county/state highway? No
7. Brief description of the proposed action: To build a manufactured home
8. Is there a written violation for this parcel that is not the subject of this application? Yes X No
9. Has the work, use or occupancy to which the appeal relates already begun? Yes X No

**Area Variance** – Please answer the following (add additional information as necessary):

The applicant request relief from the following Zoning Ordinance article(s) \_\_\_\_\_

Dimensional Requirements

From

To

200 frontage

170.23 frontage

Other: \_\_\_\_\_

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc) and why they are not feasible.

No alternatives

2. Whether granting the area variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

It will not create a detriment to nearby properties or make undesirable changes to the neighborhood. Building a new manufactured home that will be meticulously maintained. The home will enhance the look of the neighborhood.

3. Whether the variance is substantial. The Zoning Board of Appeals (ZBA) will look at the magnitude of relief sought by the applicant and compare it to the current Zoning Law. For example, if the applicant is seeking a variance for a 6 ft. side yard setback and the Zoning Law states a minimum 10 ft. side yard setback, the ZBA will decide if granting a variance for 6 feet is substantial or not.

The town of Newfane requires 200 feet of frontage and the lot has approximately 170 feet of frontage to be approved by the ZBA.

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4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

The home will be built in compliance with reference to the DEC wetlands map and will not disrupt any and all nearby protected wetlands. It will be in compliance with state and town laws and regulations as well with the exception of the variance

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5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

No difficulty

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**Applicant Signature**

I/We the property owner(s), or purchaser(s), lessee(s) under contract of the land in question, hereby request an appearance before the Zoning Board of Appeals. By the signature attached hereto, I/We believe the information provided within this application and accompanying documentation to be true and accurate. I/We further understand that intentionally providing false or misleading information is grounds for immediate denial of this application. Furthermore, I/We hereby authorize the members of the Zoning Board of Appeals to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

May 6, 2024

Applicant Signature

Date

May 6, 2024

Applicant Signature

Date

617.20  
Appendix B  
Short Environmental Assessment Form

**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 which 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: To build a manufactured home							
Project Location (describe, and attach a location map): West side of 7186 Bishop Rd, Appleton, NY							
Brief Description of Proposed Action: To build a manufactured home.							
Name of Applicant or Sponsor: Michaela & Pamela Bronschidle		Telephone: 716-514-0532/716-609-2473					
Address: 66 Cape Henry Ln		E-Mail: lilzeesmom@gmail.com					
City/PO: East Amherst		State: NY	Zip Code: 14051				
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> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		3.05 acres					
b. Total acreage to be physically disturbed?		2 acre acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.05 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Michael & Pamela Bronschidle		Date: May 6, 2024
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. 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.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<u>Town of Newfane</u>	<u>5/10/24</u>
Name of Lead Agency	Date
<u>David J Schmidt</u>	<u>CEO</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>David J Schmidt</u>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT





TOWN OF NEWFANE  
2737 Main Street  
Newfane, New York 14108

## Notice of Disapproval

Date: 5/10/24

Location: Bishop Rd

Tax Map Number: 54.00-2-36.12

To: Put up a House

Please take notice that your application dated 5/10/24 for a  
permit to construct A House

is returned and disapproved on the following grounds:

AS 5-3 (5) OF THE ZONING ORDINANCE, AR  
DISTRICTS REQUIRE A MINIMUM LOT WIDTH OF  
200 FEET, LOT 54.00-2-36.12 ON BISHOP RD  
HAS ONLY 170 FEET

Building Department

Town of Newfane  
2737 Main Street  
Newfane, NY 14108

**\*\*\* RECEIPT \*\*\***

**Date:** 05/09/24

**Receipt#:** 9872

<b>Quantity</b>	<b>Transactions</b>	<b>Reference</b>	<b>Subtotal</b>
1	Zoning Board Hearing	000125	\$150.00
<b>Total Paid:</b>			<b>\$150.00</b>

**Notes:** zoning Board @Bishop road  
Bronschidle. No address  
manufactured home

<b>Payment Type</b>	<b>Amount</b>	<b>Paid By</b>
CASH	\$150.00	Bronschidle, Michael & Pamela

**Name:** Bronschidle, Michael & Pamela  
66 Cape Henry Ln  
East Amherst, NY 14051

**Clerk ID:** RBOWER

Internal ID: 000125



SUPERVISOR  
778-8531  
TOWN CLERK  
778-8822  
ASSESSOR  
778-8827  
BUILDING INSPECTOR  
778-5947  
WATER/SEWER  
778-8132



TOWN OF NEWFANE  
2737 Main Street  
Newfane, New York 14108  
FAX 778-7178

JUSTICE COURT  
2896 Transit Road  
Newfane, New York 14108  
778-9292

HIGHWAY  
778-8844

WATER/SEWER  
MAINTENANCE  
778-8587

6176 McKee Street  
Newfane, New York 14108

TDD 1-800-662-1220

Fee \$ 150<sup>00</sup> Date Paid 4/8/2022 Hearing Date \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

## Use Variance

Appeal to the Zoning Board

	Applicant	Owner(s) (If not applicant)	Attorney/Agent
Name	<u>Michael Jesse Sorg</u>		
Address	<u>4256 Beach Ridge Road <del>Lockport</del> North Tonawanda NY 14074 14120</u>		
Phone/Fax	<u>716-628-7544</u>		
Email	<u>Michael.Sorg1@gmail.com</u>		

### Property Information

Property Address 6590 Ridge Road Side of street (north, east, etc.) South

Tax Parcel No: 81.02-2-68.2

1. Date acquired by owner 4/1/2022 2. Zoning District when purchased: \_\_\_\_\_

3. Present use of property Storage 4. Current Zoning District: \_\_\_\_\_

5. Has previous ZBA applicant/appeal been filed with property? \_\_\_\_\_ Yes  No If yes, when? \_\_\_\_\_

For what? \_\_\_\_\_

6. Is property located within a 500' of a State Park, town or city boundary or county/state highway? No

7. Brief description of the proposed action: Put up a pole barn/garage

8. Is there a written violation for this parcel that is not the subject of this application? \_\_\_\_\_ Yes  No

9. Has the work, use or occupancy to which the appeal relates already begun? \_\_\_\_\_ Yes  No

**Use Variance** – Please answer the following (add additional information as necessary):

A use variance is requested to permit the following: Put up a garage/shop

For the Zoning Board to grant a request for a use variance, an applicant **MUST** prove that the zoning regulations create an **unnecessary hardship** in relation to that property. In seeking a use variance, New York State law **requires** an applicant to prove **all four** of the following “tests”:

1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. “Dollars & cents” proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A. Submit the following financial evidence relating to the property (attached additional evidence as needed):

1) Date of purchase: 4/1/2022 Purchase Amount: \$ 12,500.00

2) Indicate dates and costs of any improvements made to property after purchase:

<u>Date</u>	<u>Improvement</u>	<u>Cost</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

3) Annual maintenance expenses: \$ \_\_\_\_\_ 4) Annual Taxes: \$ \_\_\_\_\_

5) Annual income generated from property: \$ \_\_\_\_\_

6) Town assessed value: \$ 17,800.00 7) Estimated Market Value: \$ \_\_\_\_\_

8) Appraised Value: \$ \_\_\_\_\_ Appraiser \_\_\_\_\_ Date: \_\_\_\_\_

Appraisal Assumptions: \_\_\_\_\_

B. Has property been listed for sale with the Multiple Listing Service (MLS):

Yes  No If Yes, for how long?: \_\_\_\_\_

1) Original listing date(s): \_\_\_\_\_ Original listing price: \$ \_\_\_\_\_

If listing price was reduced, describe when and to what extent: \_\_\_\_\_

2) Has the property been advertised in the newspapers or other publications?

Yes

No

If yes, describe frequency and name of publications:

3) Has the property had a "For Sale" sign posted on it?

Yes

No

If yes, list dates when sign was posted:

4) How many times has the property been shown and with what results?

N/A

2. That the financial hardship related to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous or properties in the neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

3. That the variance, if granted will not alter the essential character of the neighborhood. Changes that alter the character of the neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The request variance will not alter the character of the neighborhood for the following reasons:

The proposed change matches the properties around it.

4. That the alleged hardship is not self-created. An applicant (whether a property owner or someone acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in the position to know) the condition for which the applicant was seeking relief. The hardship was not self-created for the following reasons:



617.20  
Appendix B  
Short Environmental Assessment Form

**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 which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Erect a garage			
Name of Action or Project: Erect a garage			
Project Location (describe, and attach a location map): 6590 Ridge Road Lockport NY 14094			
Brief Description of Proposed Action: Erect a garage			
Name of Applicant or Sponsor: Michael Sorg		Telephone: 716-628-7544	
		E-Mail: Michael.Sorg1@gmail.com	
Address: 4256 Beach Ridge Road North Tonawanda NY 14120			
City/PO: North Tonawanda		State: New York	Zip Code: 14120
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 <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5 acres	
b. Total acreage to be physically disturbed?		0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			
			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
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
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____			<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____			<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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?			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,			NO	YES
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES			<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Michael Sorg</u>	Date: <u>5/9/24</u>	
Signature: <u>Michael Sorg</u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. 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.

Town of Newfane \_\_\_\_\_  
Name of Lead Agency

5/9/24 \_\_\_\_\_  
Date

David J Schmidt \_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

Building Inspector \_\_\_\_\_  
Title of Responsible Officer

David J Schmidt \_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

PRINT

Check Number: 3028 - Amount: \$150.00 - Account Number: 3806033001

MICHAEL J. SORG  
1256 BEACH RIDGE RD.  
NORTH TONAWANDA, NY 14120

607/181/2463

3028

DATE: 4/18/2022

PAY TO THE ORDER OF

Town of Newfane

\$ 150.00

one hundred fifty & 00/100

DOLLARS



MEMO RE-Zoning

Michael Sorg

⑆249374218⑆ 3806033001 3028

Check Number: 3028 - Amount: \$150.00 - Account Number: 3806033001

ISN# 005801193357

Date 4/14/2022

WorkType 25 Batch# 8

**Paid Never  
Had Hearing**

ENDORSE HERE

FOR DEPOSIT ONLY  
TOWN OF NEWFANE  
CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

DO NOT WRITE STAMP OR SIGN BELOW THIS LINE  
RESERVED FOR FINANCIAL INSTITUTION USE

DATE

This security feature is not applicable to checks that are cashed at a teller window or at a drive-through teller window.

Security Features

Optical Variable Ink

Color Shift Security Mark

Security Screen

Results of document verification

Optical Variable Ink

Color Shift Security Mark

Security Screen

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC



TOWN OF NEWFANE

2737 Main Street  
Newfane, New York 14108

Notice of Disapproval

Date: 5/9/24

Location: 6590 Ridge Rd

Tax Map Number: 81.02-2-68.2

To: Put up a GARAGE / Shop

Please take notice that your application dated 5/9/24 for a  
permit to construct GARAGE / Shop

is returned and disapproved on the following grounds:

Town Code 5-2 B-8

Prohibited in a R-1 District