



**TOWN AND VILLAGE OF ELLICOTTVILLE
PLANNING AND CODE ENFORCEMENT**

23 Parkside Drive • P.O. Box 600 • Ellicottville, New York 14731
(716) 699-2240 | www.ellicottvillegov.com

ZONING PERMIT APPLICATION

APPLICATION NUMBER: 2023-145

GENERAL INFORMATION

Project Address: 5462 Robbins Rd. Ellicottville, NY 14731
Tax Parcel Number: 47-001-1-35.5 Town of Ellicottville Village of Ellicottville
Purpose of this Permit: New Construction Structural Alteration Change of Use Intent to Subdivide

APPLICANT

Name(s): CHAD NEAL
Mailing Address: 16 MECHANIC ST.
Phone Number: 716-541-4059 Email: chadski27@gmail.com
Is the applicant the property owner? Yes No (proof of ownership or authorization must be provided)

PROPERTY OWNER (if different than the applicant)

Name(s): Ellicottville Distillery LLC
Mailing Address: 5462 Robbins Rd. Ellicottville, NY 14731
Phone Number: 716-597-6121 Email: Bryan@ellicottvilledistillery.com

APPLICANT'S REPRESENTATIVE (if different than the applicant)

Company Name: _____
Company Address: _____
Contact Name: _____
Phone Number: _____ Email: _____
Check all that apply: Architect Contractor Designer Engineer Attorney Other

DESCRIPTION OF PROJECT OR USE (attach additional pages if necessary)

Provide a detailed and complete description of the proposed work to be completed and/or the intended use(s)

SEE ATTACHED.

SITE INFORMATION

Current use of the property including any buildings or structures on the lot (attach additional pages if necessary):
VACANT - ~~UNDEVELOPED~~ ABANDONED AG Land

Zoning District(s): Industrial Historic District? Yes No

Current Lot Size (sq. ft./acres): 17.2 acres Area to be Developed (sq. ft./acres): 0

Current Lot Coverage (sq. ft./acres): 0 Proposed Lot Coverage (sq. ft./acres): 0

Method Sanitary Sewerage Disposal: Bathrooms at Ellicottville Distillery

Method of Water Supply: None

Flood Hazard Area? Yes No FIRM Zone: A Base Flood Elevation: _____

STRUCTURE INFORMATION

Dimensional Requirements		Principal Structure		Accessory Structure	
		Existing	Proposed	Existing	Proposed
Building Footprint	sq. ft.	<u>0</u>	<u>N/A</u>	_____	_____
Gross Floor Area	sq. ft.	<u>0</u>	<u>N/A</u>	_____	_____
Structure Height	feet	<u>0</u>	<u>N/A</u>	_____	_____
Structure Height	stories	<u>0</u>	<u>N/A</u>	_____	_____
Dwelling Units	number	<u>0</u>	<u>N/A</u>	_____	_____
Front Yard Setback	feet	<u>35 ft</u>	<u>N/A</u>	_____	_____
Side Yard Setback (near side)	feet	<u>20 ft</u>	<u>N/A</u>	_____	_____
Side Yard Setback (far side)	feet	<u>20 ft</u>	<u>N/A</u>	_____	_____
Combined Side Yard	feet	<u>N/A</u>	<u>N/A</u>	_____	_____
Rear Yard Setback	feet	<u>20 ft</u>	<u>N/A</u>	_____	_____

SIGNATURES

Applicant and Property Owner(s) (if different) must sign the application.

I hereby certify that I have examined this application and know the same to be true and correct. All provisions of the laws and ordinances covering this type of work will be complied with whether specified herein or not. The acceptance or approval of this application does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction, land use or the performance of construction. I have read and am familiar with the Town and Village of Ellicottville Zoning Law that is relevant to this application. By signing this form, the owner or the owner's authorized representative is giving their consent for the Building, Planning and Code Enforcement Division to inspect the site as necessary and related to this application even if the property has been posted against trespassing.

Applicant

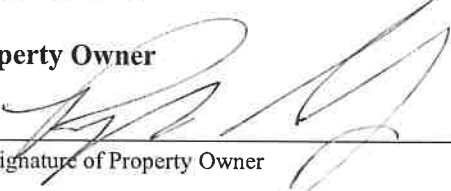


Signature of Applicant

4/7/23

Date

Property Owner




Signature of Property Owner

4/7/23

Date

OFFICIAL USE ONLY

Application Fee: \$460 Received By:  Date: 4/18/23

Zoning Permit Review

- APPROVED – This permit complies with the Zoning Ordinance and may obtain a building permit.
- REFERRAL – This permit is not valid until the following approvals have been obtained from the Planning Board.

SPECIAL USE PERMIT.
SITE PLAN REVIEW

- DENIED – This permit is not in conformance with the following provision(s) of the Zoning Ordinance.



Signature of Zoning Enforcement or Code Enforcement Official

4/18/23

Date



**TOWN AND VILLAGE OF
ELLCOTTVILLE BUILDING & PLANNING
DEPARTMENT**



PO BOX 600, ELLCOTTVILLE, NY 14731

Planner: Greg Keyser, (716) 801-3016, E-MAIL: greg.keyser@evlengineering.com

Code Officer: Kelly Fredrickson, (716) 699-4773, E-MAIL: kelly.fredrickson@evlengineering.com

COMBINED APPLICATION

Jurisdiction: TOWN VILLAGE App. # 2023-145

<input type="checkbox"/> PRE-APPLICATION CONFERENCE	<input checked="" type="checkbox"/> SPECIAL USE PERMIT
<input type="checkbox"/> INTENT TO SUBDIVIDE	<input type="checkbox"/> MASTER PLANNED DEVELOPMENT
<input type="checkbox"/> HISTORIC DISTRICT REVIEW	<input type="checkbox"/> ARCHITECTURAL DESIGN REVIEW
<input checked="" type="checkbox"/> SITE PLAN REVIEW	<input type="checkbox"/> AMENDMENT TO SITE PLAN
<input type="checkbox"/> ZONING ORDINANCE AMENDMENT	<input type="checkbox"/> ZONING MAP AMENDMENT

APPLICANT INFORMATION:

Applicant's name: Chad Neal Date: 4/5/23

Mailing address: P.O. Box 53 Ellicottville, NY 14731

Cell Phone Number: 716 541 4059 E-Mail: chadski27@gmail.com

Applicant must be (check all that apply): Owner Operator Lessee

Applicant's Engineer or representative: _____

Address: _____

Phone #: _____ E-Mail: _____

PROPERTY OWNER INFORMATION (if different than Applicant)

Name: Bryan Scharf Ellicottville Distillery

Mailing Address: 5462 Robbins Rd. Ellicottville, NY 14731

Cell Phone Number: 716-597-6121 E-Mail: Bryan@ellicottville-distillery.com

PROPERTY / FACILITY NAME

Address: _____

Property tax map #: 47 001-1-35.5

Current use of property:

Abandoned Agriculture (meadow)

Description of Proposed Project/Use (attach additional pages, survey and plans): (Described in Attached)

Using meadow for recreational business. Mowing 7-10 acres to shape a down sized course for park golf, including making 18-8 inch wide by 5 inch deep holes

Zoning Requirements from Town/Village Zoning Law

Front yard setback: _____ Rear yard setback: _____
Side yard setback: _____ Combined side: _____
Minimum lot size: _____ Width: _____
Height: _____ Floor area ratio: _____ (Village)
Usable Open space: _____

Site Information

Size of site: _____ Sq. Ft. Size of area to be developed: _____ Sq. Ft.

Number of proposed lots: _____

Proposed method of Sanitary Sewage disposal: _____

Proposed method of Water Supply: _____

If public utilities are proposed, are they available to site?

Sanitary Sewer: [] Yes [X] No Water: [] Yes [X] No

Will the project require the formation or extension of a Water and/or Sanitary Sewer District?

Sanitary Sewer: [] Yes [X] No Water: [] Yes [X] No

Main Structure:

Construction type: _____ Front yard setback: _____ feet
Height: _____ stories, _____ feet Side yard setback: _____ feet
of family units: _____ Total of both side yard setbacks: _____ feet
Size of lot: _____ Sq. Ft. Rear yard setback: _____ feet
Usable Open Space: _____ % Floor area ratio: _____ (village)
Corner or interior lot? _____ Other: _____

Accessory Building:

Description:

Percentage of yard: _____ Height: _____ feet
Setback from rear lot line: _____ feet Setback from side lot line: _____ feet

Park Golf Description, Land Use Explanation

Park Golf is a modified sport that uses the idea of golf but is not as technical or as large as traditional golf. There is only one course in the US right now as it is a Japanese invention and hasn't picked up here yet. The only other course has been in operation since 2013 in Akron, New York. The course I plan on building will not involve another building being built at the Ellicottville Distillery where we have an agreement to use the property adjacent to that business as the accessory business. The business name will be Bigfoot Park Golf.

There will be no grading of the land or property to make the course only mowing the grass to make a fairway and a green. The rules set by Park Golf associations in Japan set the lengths and sizes of the course so we will only use about 7 acres of property. There will be 18 holes of Park Golf. The only digging will be the holes and at five inches deep by 8 inches in diameter with permanent flags in the middle. There will be no sand traps or water hazards. The included diagram will show the map of the course.

The cost will include use of a single mallet/ club and a ball. These are different as well from traditional golf equipment. The ball is slightly larger and made of hard plastic and doesn't fly through the air. The club is a wooden mallet that is used to drive, chip and putt. There will be tee boxes built up a few inches from the ground using pallets and turf carpeting with a rubber tee to hit the ball off to start the hole. Most fairways will be par 4 ranging from 55-70 yards, also par 3 (30-40 yards) and par 5 (90-103yards) holes.

The property is basically being used for the entertainment of patrons who come to the distillery and will be a destination itself in the future. The planned hours of operation will be 9am-7pm every day in the weather permitting days from spring to fall. The cost will be \$20-25 per player per round which includes use of the property, a club and ball and scorecard. The plan is to have 2-5 employees depending on growth.

Parking on the Ellicottville Distillery property will handle the expected business growth. They have an area which holds 20 cars and for special events there are several over flow parking spots in a field adjacent to the distillery.

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 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: Bigfoot Park Golf Recreation			
Project Location (describe, and attach a location map): 5462 Robbins Rd Ellicottville, NY 14731			
Brief Description of Proposed Action: Using abandoned agricultural property (approx. 7.9 acre meadow) as a recreational use area. Mowing levels on grass to accommodate an approximately 1049 yd. Park Golf course. Using specific yardage 18 fairways from 30 yards to 100 yards to be mowed similar to conventional golf courses but much similar. Also 18 eight/5 inch holes to be dug on greens. To play park golf.			
Name of Applicant or Sponsor: Chad Neal		Telephone: 716-541-4059	
Address: 16 Mechanic St.		E-Mail: chadsk27@gmail.com	
City/PO: P.O. Box 53 Ellicottville		State: NY	Zip Code: 14731
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 type="checkbox"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			YES <input type="checkbox"/>
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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? 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	NO YES
	<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: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	<input type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

Park Golf

Tentative layout of Park Golf course



3/15/2023, 2:58:28 PM

Addresses

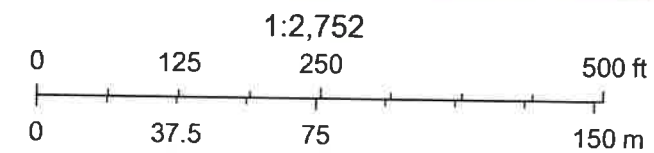
Y

Parcel Info

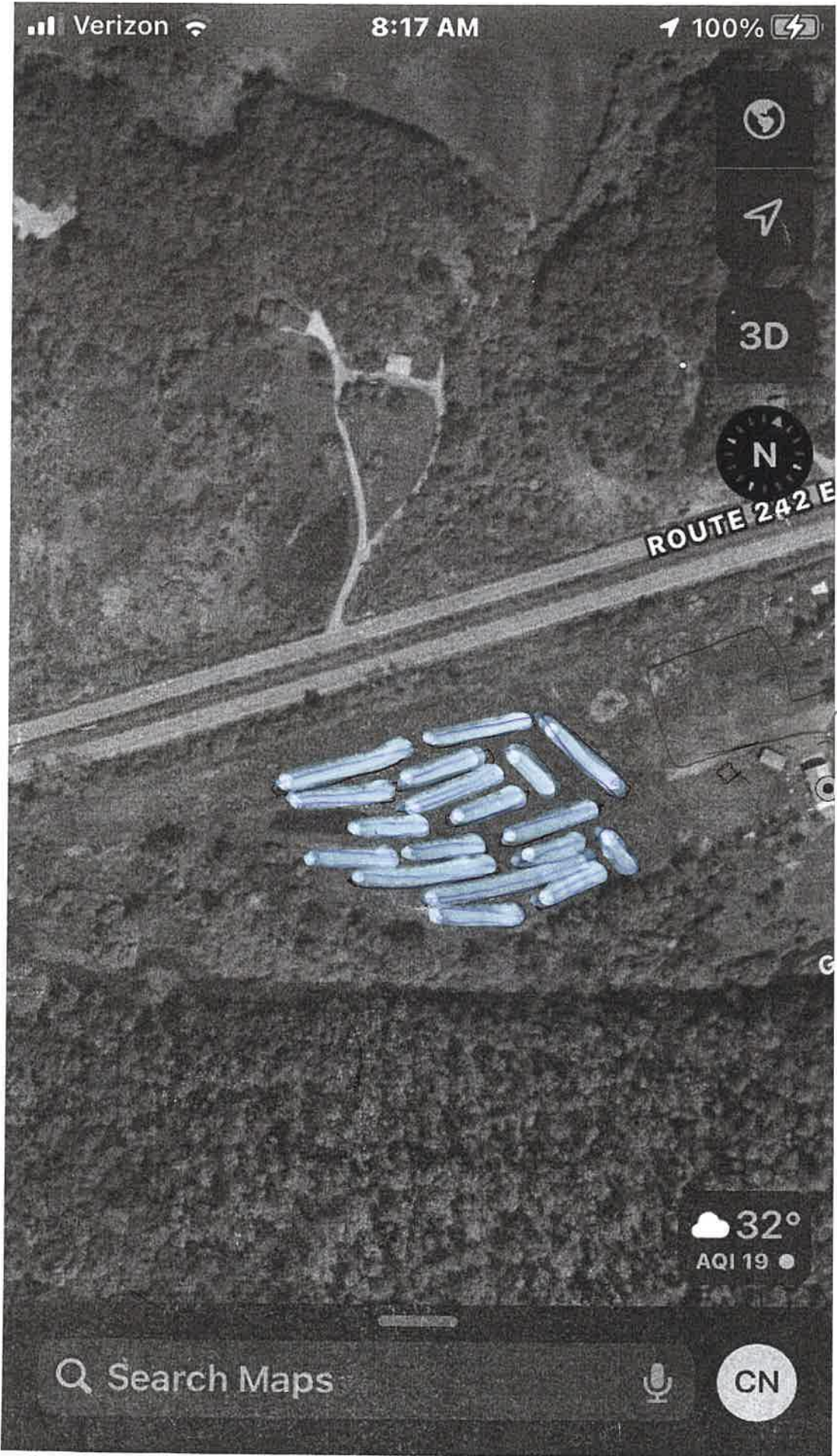
Parcel Lines

1-18 holes/fairways on property

P - parking



Maxar, Microsoft



- Parking
 - Pavillon
 - Distillery