

Town of Chenango
1529 State Route 12
Binghamton, NY 13901
(607)648-4809

Area Variance

Property:

Location: 667 Brooks Rd
Tax Map#: 066.03-1-9.2
Class: 330

Front: 0.00 **Zone:** A
Depth: 0.00 **Lot:**
Acres: 6.18 **Subdivision:**

Owner:

Tokarz Luke J
673 Brooks Rd
Castle Creek, NY

Applicant: Tokarz Luke J
673 Brooks Rd
Castle Creek, NY 13744
(607)743-0314

STATUS: PENDING

Fee: 90.00

Payment: 0

Planning/Zoning#: 2023-v08

Description of Need for Planning/Zoning Action: Area Variance for Sandbags Unlimited to have an accessory (office building) in front of the principal use in an Agricultural Zone & short EAF & Agricultural Data Statement

Conditions/Notes: Meeting dates at the Town Hall at 7:00 p.m.
ZBA Accepts the application 9/26, 2023
Planning Board Advisory 10/10/23
ZBA Public Hearing 10/24/23

9/26/23

Date



Zoning Board Secretary,

RECEIVED

SEP 5 2023

TOWN OF CHENANGO
ZONING BOARD OF APPEALS APPLICATION

TOWN OF CHENANGO
ORDINANCE

REQUEST FOR: USE VARIANCE _____ AREA VARIANCE INTERPRETATION _____

Applicant's Name LUKE J. TOKALZ Phone 607 743 0319

Address 667 BROOKS ROAD CASTLE CREEK NY 13744 2023-008

*****Application Fee non-refundable if presented to the Board***** #1898

A. STATEMENT OF OWNERSHIP OR INTEREST Application Fee \$90.00 cash _____ check# bc _____
I, LUKE J. TOKALZ am the owner, lessee, of property
located at 667 BROOKS ROAD CASTLE CREEK NY 13744

Bearing Broome County Tax Map# 066.03-1-9.2 Present Zoning Ag

Owner if different from Applicant _____

Sign Requirements Given _____

B. **REQUEST Requires 1 hard copy and another in PDF Format Please be sure to answer the criteria questions for an area or use variance request.** area variance to allow an accessory in front of the principal use

AREA VARIANCE

Section 73-45 Concerning _____ From _____ to _____
Section _____ Concerning _____ From _____ to _____

USE VARIANCE

Section _____ Concerning _____ From _____ to _____
Section _____ Concerning _____ From _____ to _____

INTERPRETATION

Section _____ Concerning _____ From _____ to _____
Section _____ Concerning _____ From _____ to _____

C. **REASON FOR REQUEST**

Please note: The criteria established by law for the granting of Use and Area Variance is printed on the back of this form. These criteria should be addressed by the applicant and included in the "Letter of Intent" to be submitted to the Zoning Board of Appeals

D. **REQUIRED EXHIBITS**

1. Site Plan – drawn to scale 1:20 or as determined by the Town Engineer) showing: lot size, buildings, parking, ingress, egress and landscaping & appropriate Long or Short EAF FORM
2. Evidence of interest in property & "letter of intent" to the ZBA.
3. Photographs
4. Misc. _____ Revised 2/16/22

Signature x [Signature] Date 9/5/23

PERMISSION:

Is hereby granted to the Zoning Board and Planning Board Members authorization, upon showing proper credentials, to enter the above premises or building during reasonable working hours to discharge their duties.

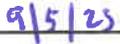
BY APPOINTMENT, AS IT IS AN
ACTIVE BUSINESS
THANK YOU.



SIGNATURE



PRINT NAME



DATE



EMAIL

RECEIVED

SEP 5 2023

TOWN OF CHENANGO
ORDINANCE

2023 Office
Letter of Intent for Planning/ZBA

It is our intent to construct an office building on our existing parcel 667 Brooks Road Castle Creek NY 13744 (066.03-1-9.2)

The building will be used for office space for our growing business, this with house several office personnel and act as entrance point to our business. We have had issues recently with the public entering our facility without consent driving in and around our business without approval. Having the office and front gate as an access point will help us to keep the public from entering the property without prior approval.

The office will be 30'x50' and house several offices, a conference room and parking spots for employees, visitors and a ada parking space. There will be an automatic gate set up that is on the proposed plan to act as a buffer to keep the public from entering the facility without first checking into the office.

Architecturally the building will be matched in color and like kind to the existing structures that are on the property to keep a clean and professional look.

The same access driveway will be used, this building will be placed within the previously disturbed area that was permitted in 2022 as part of a building expansion project.

Thank you

Luke J Tokarz