



TOWN OF WALES
ZONING BOARD OF APPEALS
APPLICATION

APPEAL NO. _____

DATE 12/16/25

TAX MAP OR S.B.L.# 214-00-1-30

Applicant's Name: David Schaub
Address: 35 Robert Dr. Lancaster NY 14086
Phone #: 716-512-0184

Location of Property if Different from Above:

11665 Carpenter rd Water NY

If Applicant is not the owner, or if more than one owner, provide information for each:

Name: _____

Address: _____

Phone #: _____

Name: _____

Address: _____

Phone #: _____

Provision(s) of the Zoning OrdinanceAppealed

Indicate the Article, Section, Subsection and Paragraph of the Zoning Ordinance you are requesting an appeal for: 2 Shed Permit

Type of Appeal:

INTERPRETATION OF THE Zoning Ordinance or Zoning Map
 AREA VARIANCE -Does not involve a use prohibited by Zoning Regulations, but involves change of Dimensional or Physical Requirements of regulations
 USE VARIANCE- Use of land for a purpose which is otherwise not allowed or Is prohibited by the Applicable Zoning Regulations
 OTHER- Please describe: _____

TOWN OF WALES



AGRICULTURAL DATA STATEMENT

Changes in NYS Agricultural Markets Law requires submission of an agricultural data statement by an applicant to the municipality for a rezone, special use permit, site plan approval, use variance, or subdivision of parcel(s) in an agricultural district or within 500 feet of a farm operation located in an agricultural district.

Applicant's Name & Address:

David Schaub
11665 Carpenter rd

Owners Name & Address

(if different from applicant)
Twinwood Farm LLC
3735 Woodbrook ct
East Aurora NY 14052

Type of Application: Re-Zone/Map Change Special Use Permit
 Subdivision approval Use Variance Site Plan Approval

Project Name/Location and Description of Proposed Project:

2 Sheds at 11665 Carpenter rd

Tax Map Number:

Number of total acres involved with the project: 24

Current use of site: Recreational

Will there be any toxic hazardous, chemicals substances or combination thereof, stored or used on the premises? If yes, indentify each and include all MSDS (Material Safety Data Sheets) NO

Are there any drainage ways or features (ditches, tiles, streams, gullies) located on this site?

YES NO

If yes, will this project alter existing drainage patterns? If yes, please describe
NO

Applicant's Signature: David Schaub

Owner's Signature: David Schaub

Date: 12/16/25

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: <i>Sheds</i>		
Project Location (describe, and attach a location map): <i>11665 Campante rd Weller NY</i>		
Brief Description of Proposed Action: <i>Building 2 sheds</i>		
Name of Applicant or Sponsor: <i>Dave Schaub</i>		Telephone: <i>716-512-0184</i>
Address: <i>35 Robert Dr</i>		E-Mail: <i>David.Schaub@comcast.net</i>
City/PO: <i>Lancaster</i>		State: <i>NY</i> Zip Code: <i>14084</i>
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"/> YES <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: <i></i>		NO <input type="checkbox"/> YES <input checked="" 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?		<i>24</i> acres <i>0</i> acres <i>24</i> acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <i>hunting / camping / ATVs</i> <input type="checkbox"/> Parkland		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	<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"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	<input checked="" type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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: _____	NO	YES	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	<input checked="" 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"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" 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"/>
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"/>		
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 checked="" 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	NO	YES	
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"/>
16. Is the project site located in the 100 year flood plain?	NO	YES	<input checked="" type="checkbox"/>
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? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	<input checked="" type="checkbox"/>

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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>David Schaefer</u> Date: <u>12/16/25</u> Signature: <u>David Schaefer</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?		
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: <ol style="list-style-type: none"> public / private water supplies? 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)?		

	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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	X

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.

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)

Hello Neighbor,

My name is David Schaub and I own the property located at 11665 Carpenter Road in the Town of Wales.

I am writing to inform you that I have submitted an application to the Town of Wales Zoning Board of Appeals requesting an area variance related to the construction of two small accessory sheds on my property.

These sheds are intended for seasonal use only by my family and close friends while camping on the property. They are not intended to be lived in year around and will not be used as permanent residences. My brother and I both have young families and our goal is to create a simple outdoor space where our kids can spend time outside and grow up enjoying nature the way we did.

The sheds will be used primarily for sleeping during short camping stays and for basic sanitary bathroom needs. Because of the layout of the land and existing features, an area variance is required for their placement.

Any construction activity would be temporary, and I will take reasonable steps to minimize noise or disruption.

If you have any questions or would like additional information, please feel free to contact me directly.

David Schaub
Phone: 716-512-0184
Email: Davidschaub87@gmail.com

Thank you for your time and consideration.

Sincerely,
David Schaub