

APPLICATION FOR SPECIAL USE
PERMIT

TOWN OF
GREAT VALLEY

Name of Applicant: Brian Wilkin (Wilkins Brothers Auto LLC)

Mailing Address

Phone (Home): _____ (Cell): 716-265-1986

SPECIAL USE PERMIT DEFINED - A special use permit is a zoning device which relates to uses specifically listed as being allowed by a special use permit. It allows conditions to be imposed on those potentially troublesome uses in order to preserve the character of the neighborhood and reduce incompatible situations. A special use permit is not the same as a variance.

WHEN TO USE THIS FORM - The zoning law itself will specify which uses are to be allowed by Special Use Permit and the standards that must be met. An application must be made to the Zoning Board of Appeal whenever a special use is proposed.

1. Property identification - Section: _____ Block: _____ Lot: _____
Physical Location - Street Address: 4790 Route 219 Great Valley NY 14741
Application Date: _____ Fee Paid: _____ Received by: _____

2. PROJECT DESCRIPTION: (include diagram, parking to be provided, etc.)

a. General description: AUTOMOTIVE REPAIR / SALES

b. Dimensional description: (illustrate on back of form or on graph paper)

c. Parking provided: 1-2 SPOTS

d. Buffers

e. Signs / Lighting: SIGN ON GARAGE

Special Use Permit form

f Flood Plain / Wet Lands/ Grading: _____

g Other _____

3. CONDITIONS TO BE SELF IMPOSED - To preserve the character of the neighborhood and reduce incompatible situations, the following conditions will be self-imposed and are currently in place.

Examples include: vegetation buffers, absence of noise, smoke, ext ; sufficient parking

closed garage door to keep noise at a minimum.

4. HEARING -A public hearing is required within 62 days of this request. Please specify which days or times are inconvenient for you or your representative to attend such a hearing

You will be notified in writing of the time and place for the hearing

BE ADVISED THAT NO WORK CAN BEGIN ON THE PROPERTY UNTIL
THIS SPECIAL USE PERMIT APPLICATION IS GRANTED. THIS ALSO
INCLUDES ANY TYPE OF GROUND EXCAVATION WORK.

Signature of the applicant: _____

Sam Bick

Date signed: _____

7/3/25

Special Use Permit

TOWN OF GREAT VALLEY
ZONING PERMIT APPLICATION

Office of the
Zoning Enforcement Officer

Application
Number _____
Application Date 6/17/25

Cattaraugus Co., New York

Application is hereby made to:

☒ use A structure or land located at 4790 Route 219
() erect _____, New York
() repair at a cost of \$ _____ for:
() alter () residence
() extend ☒ commercial business
() remove () industry
() demolish () other use (describe) _____
() occupy () with accessory building.

The Main Structure will be as follows:

Construction _____	Front yard set back (in feet) _____
Height (stories and feet) _____	Side yard set back (in feet) _____
Number of family units _____	Total of both side yard set backs _____
Dimensions of lot _____	Rear yard set back (in feet) _____
Corner or interior lot _____	Other <u>N/A</u>

The Accessory Building will be as follows:

Description _____	Percentage of rear yard occupied _____
_____	Set back from rear lot line _____
Height _____	Set back from side yard line _____

A Plot Plan ☒ is attached () is approved by Cattaraugus
() is not attached County Health Department

Zoning Requirements:

Front Yard _____	Use (s) Permitted _____
Rear Yard _____	_____
Side Yard _____	Lot Area _____

Floodplain Determination:

Firm Zone _____	BFE _____
Floodplain Development Permit required?	Yes _____ No _____

Sworn to this 17 day of JUNE

Brian Wilkins
Signature

Name: BRIAN WILKINS

Address 4790 Route 219 Great Valley NY 14741

Phone: 716-265-1950

Zoning Permit () Approved

() Denied – Not in conformance with the following provision (s)

Of the Zoning Ordinance:

Dated: _____, by _____, _____

Zoning Permit Application Fee \$X: pd. _____

SUGGESTED LEGAL DESCRIPTION

SBL# 65.003-1-12.2 & 12.3

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Town of Great Valley, County of Cattaraugus, and State of New York, and being part of Lot 27, Township 3, Range 6 of the Holland Land Company's survey, as depicted on Plat of Boundary Survey #05975 dated August 3, 2023 by Andrew S. Rosenberger, Professional Land Surveyor, and being bounded and described as follows:

COMMENCING at a point in the centerline of U.S. Route 219 (as currently traveled) at the southwest corner of lands N/F Todd E. & Ciji L. Vandyke (Inst# 283665-001);

Thence, easterly along the South line of Vandyke, N 89° 23'12" E, passing over a Rebar found at 50.71 feet, a total distance of 377.01 feet to a set 5/8" Steel Rebar, said Rebar being the true **POINT OF BEGINNING**;

Thence, northerly along the East line of Vandyke, N 00°46'45" W, a distance of 199.49 feet to a Rebar found at the southeast corner of lands N/F Kenneth P. Wilson (Liber 967, Pg. 219);

Thence, northerly along the East line of Wilson, N 01°06'21" W, a distance of 100.31 feet to a Rebar found at the southeast corner of lands N/F Dennis K. Linderman (Inst# 268982-001);

Thence, along the lines of Linderman the following two courses and distances:

- 1) N 32°51'39" E, a distance of 92.00 feet to a point in a Maple Tree Stump, said point being 0.5 feet southwest of a 3/4" pipe found in the base of said stump;
- 2) N 57°14'13" W, passing over a Rebar found at 109.98 feet, a total distance of 147.98 feet to the centerline of U.S. Route 219 (as currently traveled);

Thence, northeasterly along the centerline of U.S. Route 219 (as currently traveled), N 32°51'19" E, a distance of 6.68 feet to the southwest corner of lands N/F Bruce R. Houghton (Liber 974, Pg. 1073);

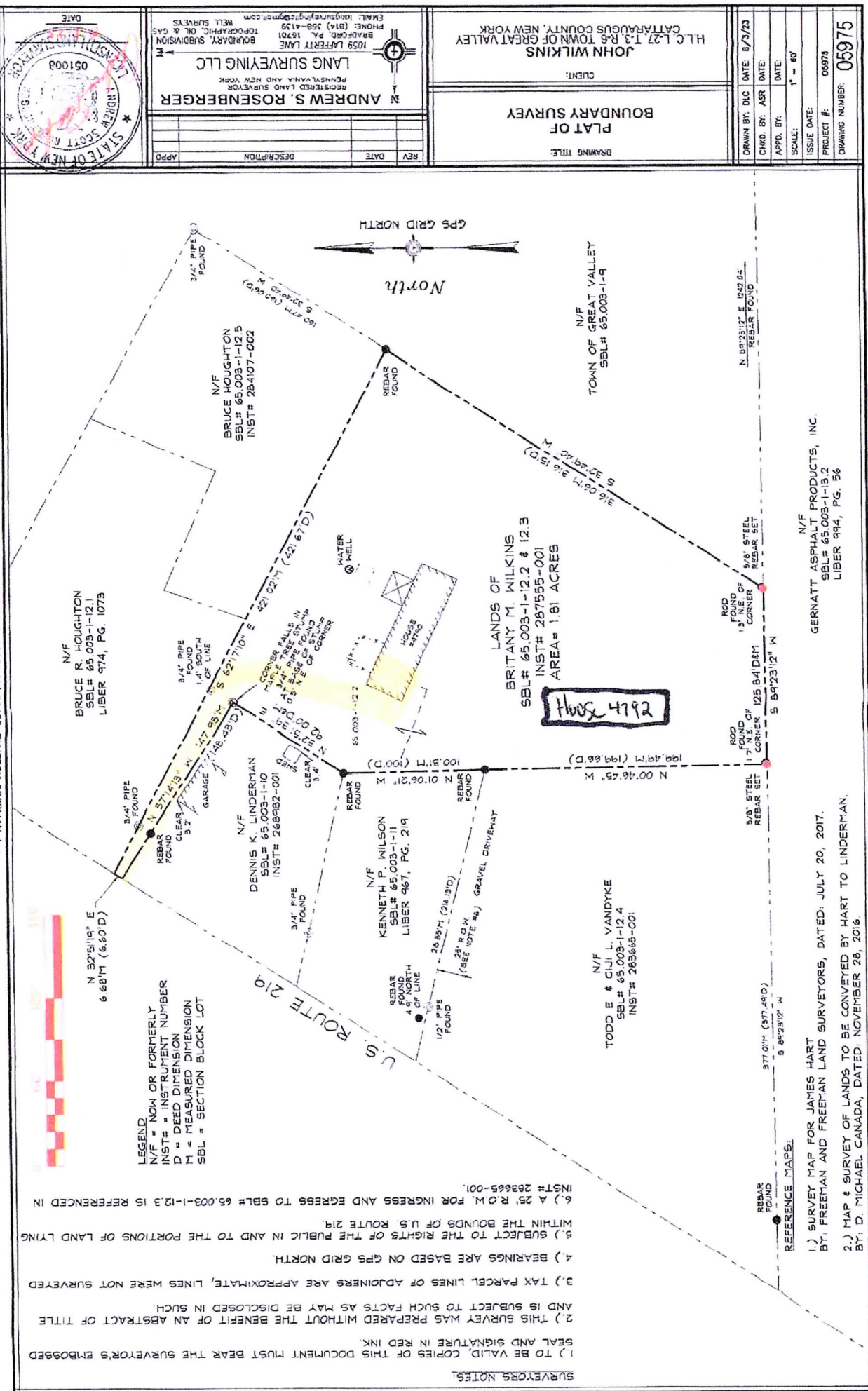
Thence, southeasterly along the South line of Houghton and other lands of Bruce Houghton (Inst# 284107-002), S 62°17'10" E, passing over a 3/4" Pipe found at 38.05 feet, a total distance of 421.02 feet to a Rebar found on the West line of lands N/F Town of Great Valley;

Thence, southwesterly along the West line of Town of Great Valley, S 32°49'40" W, a distance of 316.06 feet to a 5/8" Steel Rebar set on the North line of lands N/F Gernatt Asphalt Products Inc. (Liber 994, Pg. 56);

Thence, westerly along the North line of Gernatt Asphalt Products Inc, S 89°23'12" W, a distance of 125.84 feet to the **POINT OF BEGINNING**;

CONTAINING 1.81 acres of land, more or less.

Tuesday, August 08, 2023 - 6:48am EST \\Long-server\d\LANG\1\SincereDota\Users\Jobs\JOBS\03420 SYNERGY GOODMAN\03420 SYNERGY GOODMAN.dwg





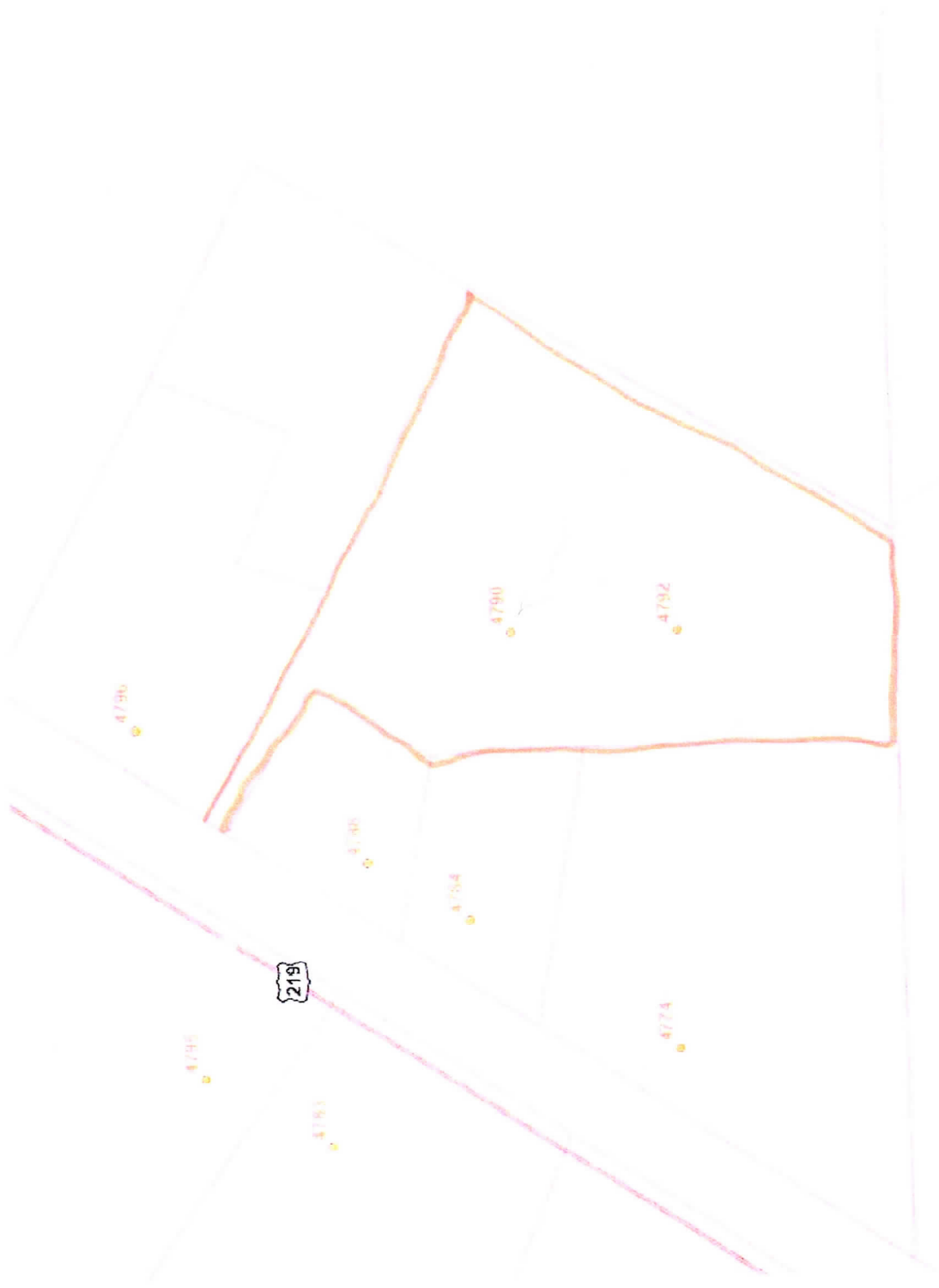




Image Mate Online

Navigation Tools [GIS Map](#) [Tax Maps](#) | [ORPS Links](#) [Assessment Info](#)

[Help](#) [Contact Us](#) [Log In](#)

Residential

Property Info

Owner/Sales

Inventory

Improvements

Tax Info

Tax Calculator

Report

Comparables

Res. Sites

< 1 >

Parcel History

[View parcel history data](#)

Municipality of Great Valley

SWIS: 044400

Tax ID: 65.003-1-12.3

Tax Map ID / Property Data

Status: Active

Roll Section: Taxable

Address: 4790 US Route 219

Property Class: 281 - Multiple res

Site Property Class: 210 - 1 Family Res

Ownership Code:

Site: Res 1

In Ag. District: No

Zoning Code: -

Bldg. Style: Manuf'd Housing

Neighborhood: 44050 -

School District: Ellicottville

Total Acreage/Size: 1.80

Equalization Rate: —

Land Assessment: 2026 - \$30,000

Total Assessment: 2026 - \$308,100

Full Market Value: 2026 - \$308,100

Deed Book: 20250

Deed Page: 1688

Grid East: 1131725

Grid North: 802828

Special Districts for 2026

Description	Units	Percent	Type	Value
FD444-Great valley fire	0	0%		0

Land Types

Type	Size
Primary	1.00 acres

Photographs

(Click on photo to enlarge it.)

09/11/2024-

Photo 1 of 2

←

→

Documents

- [Deed History Card](#)
- [RP 5217 12/2017](#)
- [RP5217 01/2025](#)
- [Survey](#)

Maps

CLICK HERE for information on purchasing tax maps.

View Tax Map

Pin Property on GIS Map



Cattaraugus County

Pictometry Oblique Imagery Viewer



Apr 2023

Captured: Apr 1 - 27, 2023

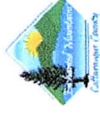
Cattaraugus County Web Map

Author:

Legend

- I-86
- SHIELD
- 1
- Federal Roads
- SHIELD
- Federal Roads
- State Roads
- SHIELD
- State Roads
- Town Roads
- SHIELD
- Roads
- County Roads
- DEC Forest Roads
- DEC Forest Roads, Gated
- Seneca Nation Roads
- ASP Roads
- Seasonal Roads
- Surrounding Counties
- State 2024 64

- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3



This map was created using GIS technology.
Prepared using the
Cattaraugus County
Parcel Viewer
available through:

Cattaraugus County
Real Property Services
207 Rock City Street, Suite 101
Little Valley, NY 14755
(716)938-2224
www.cattco.org

***DISCLAIMER:**
Cattaraugus County maps
are for reference only! They
are not a CERTIFIED SURVEY
and are only to be used as a
guideline. *

