

NOTICE OF APPEAL

APPLICATION TO ZONING BOARD OF APPEALS  
TOWN OF SARDINIA

FILING FEE \$100

APPEAL NO. ZBAZ601

ZONING DISTRICT BL

FILING DATE 5/11/26

SBL# \_\_\_\_\_

APPEAL DATE \_\_\_\_\_

I hereby appeal to the Zoning Board of Appeals for:

AREA VARIANCE

\_\_\_\_ USE VARIANCE

\_\_\_\_ INTERPERTATION

\_\_\_\_ SPECIAL USE PERMIT

Applicant Name Armstrong Enterprise LLC

Mailing Address PO Box 144

Town Arcade New York, zip 14009

Phone number 716 864-0062

Location of property 12220 Olean Rd. Chatteree NY 14020

Provision(s) of the Zoning Ordinance Appealed, (indicate section, subsection and paragraph being appealed).

Area  
115.23(4) - yard, bulk & lot area

Detail reason for appeal to have a new building for adequate storage. We need the extra 8' of Area towards the Church

Applicants Signature Michele Armstrong Date 4/29/27

ZONING BOARD OF APPEALS  
AREA VARIANCE

Applicant Name Armstrong Enterprises LLC.

Permit No. \_\_\_\_\_

Complete for area variance. (Use extra sheet(s) if needed.)

1. Benefit cannot be achieved by other means feasible to applicant because:

We would like the storage area on our property as we currently have storage across the road and it creates additional liability crossing the road with customers.

2. An undesirable change in the neighborhood character or to nearby properties will not be created because:

The building will be well maintained as all our properties are

3. Request is not substantial because:

4. Request will not have an adverse physical or environmental effect or impact in the neighborhood or district because:

There would be no physical or environmental effect for us or the neighbors.

5. The alleged difficulty is not self-created because:

We would like to be able to create more indoor storage for all product due to theft and breakins

PROJECT I.D. NUMBER

617.20

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>Armstrong Enterprise LLC - Pioneer Motorsport</i>		2. PROJECT NAME <i>Pioneer Motorsport New Building</i>	
3. PROJECT LOCATION: Municipality <i>12220 Olean Rd Chaffee, NY 14030</i> County <i>Erie</i>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>12220 Olean Rd Chaffee, NY 14030</i>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <i>New 50x120 building used for storage</i>			
7. AMOUNT OF LAND AFFECTED: Initially <i>0.14</i> acres    Ultimately <i>0.14</i> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly <i>Looking for an 8' variance</i>			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: <i>Business Light Industrial</i>			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <i>Armstrong Enterprise LLC - Pioneer Motorsport</i>		Date: <i>4/29/26</i>	
Signature: <i>Muller Armstrong</i>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment