



Town of Aurora Town Board
575 Oakwood Avenue, East Aurora NY, 14052

Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: RNH 298 LLC
Business/Project Address: 298 Ellicott RD W. Falls ny 14050
Applicant Name: Robert N. Hopkins
Mailing Address: PO Box 8
City W. Falls State NY ZIP 14050
Phone Fax Email
Interest property (ex: owner/purchaser/developer)

II. PROPERTY OWNER INFORMATION (If different than Applicant AND the Owner does not sign below, please submit and original, notarized "Owner Authorization" form - attached):

Property Owner(s) Name(s) Robert N. Hopkins
If a corporate, please name a responsible party/designated officer:
Address 2116 Old Glenwood RD
City W. Falls State ny ZIP 14050
Phone Fax Email

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 298 Ellicott RD W. Falls ny 14050
SBL# 186.65-5-1
Describe Special Use requested (use additional pages if needed): campground

Property size in acres 200 Property Frontage in feet 1896
Zoning District C3 Surrounding Zoning C3 on the east, County property on the west
Current Use of Property Rec & Per
Size of existing building(s): sf Size of proposed building(s): sf
Present/Prior tenant/use: owner stays there on occasion
Parking spaces: Existing: 30 Proposed additional spaces: NONE Total #: 30

Proposed water service: X public _____ private (well) _____ n/a Is this existing Y/N
Proposed sanitary sewer: _____ public X private (septic) _____ n/a Is this existing Y/N

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	

Peak hours: _____

Number of employees (if applicable): Full-time _____ Part-time _____ Seasonal 3

Upon approval of this application, the applicant intends to apply for: (Check all that apply)

- a. Building Permit _____
- b. Sign Permit _____

IV. SIGNATURE (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 4)

Robert N Hook

Signature of Applicant/Petitioner

ROBERT N HOOK

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 5th day of March in the year 2024 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

[Signature]

Notary Public

(Notary stamp)

JULIE A. WENGWICZ
Notary Public, State of New York
Reg. No. 01WE6018778
Qualified in Erie County
Commission Expires January 19, 2027

Office Use Only:

Date received: 3/6/24 \$100 CK # 2536 Receipt #: 891138 [Signature]

Application reviewed by: _____

RNH 298 LLC – Special Permit Narrative

Special Permit Summary:

RNH 298 LLC is requesting Special Use Permit approval to host overnight camping at 298 Ellicott Road, West Falls, NY 14170. Clients will be able to locate the campground and reserve a site through online booking platforms such as Hipcamp. The repaired infrastructure from Alpine Recreation Center is sufficient to support camping.

Parcel Details:

Size: ±200 acres

Zoning: C3

Access: (3x) 298 Ellicott Road West Falls, NY 14170; (1x) 145 Ellicott Road West Falls, NY 14170; (1x) 8001 Ellicott Road West Falls, NY 14170

Ownership: Neil Hopkins

Background:

The parcel at 298 Ellicott Rd West Falls, NY 14170 was the location of the Jewettville Brickyard sometime in the early 1900's. Well after the Jewettville Brickyard closed the property became Alpine Recreation Center. The Alpine Recreation Center existed from the 1960's to the 1980's. The recreation center contained 88 camp sites, cross country skiing trails, general hiking trails, several playgrounds and a large quarry. The parcel has been privately owned since the closure of the recreation center. We currently own the adjacent business and property (Twinco) at 145 Ellicott Road West Falls, NY 14170. Twinco has been in business since 1969. We took interest in the 298 Ellicott Rd property when it was posted for sale in 2017. After roughly 1 year of negotiations, we purchased the property in 2019. Significant capital has been invested over the last several years to restore and repair the existing building, roadways, and property in general.

Current Condition:

The parcel is currently used for both personal and recreation activities. Corrective maintenance was performed on the 25-acre section where the proposed activity will occur by a team of 3 seasonal workers and other contractors. The property has an existing public water supply. The current blacktop parking area has capacity for roughly 30 vehicles. There is a field that can be used for additional parking if required.

Access:

There are 4 access points to the 298 Ellicott Rd West Falls, NY 14170 parcel.

- Primary blacktop access at 298 Ellicott Rd West Falls, NY 14170

- Secondary stone access road on the east end of the 298 Ellicott Road West Falls, NY 14170 parcel
- Stone access road on the west side of the 298 Ellicott Road West Falls, NY 14170 parcel via 8001 Ellicott Road West Falls, NY 14170
- Blacktop/stone access road on the east side of the 298 Ellicott Road West Falls, NY 14170 parcel via 145 Ellicott Road West Falls, NY 14170

Proposed Activity:

The proposal is to use the approximately 25 acres of the old Alpine Recreation Center that use to advertise 88 campsites. The proposal is to use approximately 25 of the 200 acres for overnight camping activities, having approximately 4 plus sites available. 4 of those 4 sites have access to existing sewer hookups that run to holding tanks with approximately 8000-gallon capacity. not all sites have sewer and electricity to them, however electricity is nearby as well as at the main building and bathroom should someone need it for any reason other than to charge their electric vehicle. The balance of sites are simply an open field. (dry camping) I don't expect the number of sites to exceed (4). Public water is run to the facility, available to everyone from approximately (7) hose bibs, and will be labeled non-potable. During the guests' stay they will have access to a fully renovated restroom and showers (4 shower, 4 sinks 1 toilet in each with privacy curtains and doors throughout. Campers will have the opportunity to hike and enjoy the property and enjoy the landscape that was previously known as the Alpine Recreation Center.

RNH 298 LLC intends to host camping on a smaller scale than that of Alpine Recreation Center. There is no desire to restore and renovate all 88 camp sites.