



Town of Aurora Town Board
300 Gleed Avenue, East Aurora, New York 14052

Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: RNH 298 LLC
Business/Project Address: 298 Ellicott Rd West Falls, NY 14170
Applicant Name: Robert N. Hopkins
Mailing Address: P.O. Box 8
City West Falls State NY ZIP 14170
Phone _____ Fax _____ Email _____
Interest _____ vner/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 216 Old Glenwood Rd
City West Falls State NY ZIP 14170
Phone _____ Fax _____ Email _____

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 298 Ellicott Rd West Falls, NY 14170
SBL# 186.00-5-1
Describe Special Use requested (use additional pages if needed):
Hosting events

Property size in acres 200 Property Frontage in feet 1896
Zoning District C3 Surrounding Zoning C3 on east, Country Property on west
Current Use of Property Recreation + Personal
Size of existing building(s): _____ sf Size of proposed building(s) _____ sf
Present/Prior tenant/use: Owner stops there on occasion
Parking spaces: Existing: 30 Proposed additional spaces: NONE Total #: 30

RNH 298 LLC – Special Permit Narrative

Special Permit Summary:

RNH 298 LLC is requesting Special Use Permit approval to host events at 298 Ellicott Road, West Falls, NY 14170. The repaired infrastructure (buildings, roadways, and property) from the Alpine Recreation Center is sufficient to support events. Example events include birthday parties, graduation parties, weddings, and family reunions.

Parcel Details:

Size: ±200 acres

Zoning: C3

Access: (2x) 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 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 (Twinco) and property 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 events 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 approximately 25 of the 200 acres for event activities. The existing infrastructure that has been renovated and repaired will be used to host these events. During these events guests will have access to a patio, restrooms, an open area for party/canopy tents and a small banquet building. These events would allow the public to enjoy the landscape that was previously known as the Alpine Recreation Center.