

WS-1

**NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE, that the Town Board of the Town of Aurora will hold a public hearing on Tuesday, July 18, 2017 at 7:00 p.m. in the Auditorium at 300 Gleed Avenue, East Aurora, New York, at which hearing parties and interested citizens shall have the opportunity to be heard on a request from Robert J. Weiner to operate a five-dog kennel at 361 Cook Road, East Aurora, New York, for the specialized training of dogs for law enforcement agencies and/or therapy purposes.

Information on this special use permit request is available for review at the office of the Town Clerk at 300 Gleed Avenue, East Aurora, New York during normal business hours

By Order of the Town Board of the Town of Aurora.  
July 10, 2017

Martha L. Librock  
Town Clerk

## **APPLICANT FOR A SPECIAL USE PERMIT**

Applicant: Robert J. Weiner  
Address: 361 Cook Road  
East Aurora, NY 14052

### **PETITIONER'S LETTER OF INTENT**

Please describe in detail the proposed project, reason the variance and/or special use permit is being requested and any additional information that may be helpful to the Zoning Board of Appeals in deciding this appeal: (attach additional pages if needed)

The proposed project is to construct and operate a dog kennel on the property address noted above. Details of application are as follows:

- The operation of a five dog kennel that will specialize in quality Detection dogs for law enforcement agencies or K-9 companies with government contracts.
- This kennel will not be open to the general public as it deals with specialized trained dogs.
- The operation of this kennel will not alter the traffic patterns or the traffic frequency that already exists on Cook Road.
- Visits scheduled for the purchase of these trained dogs will be by invitation and appointment only.
- Proposed building structure will be constructed to conform with the character of the neighborhood.
- Garage-type structure will include the kennel area.

Town of Aurora  
300 Glead Avenue  
East Aurora, NY 14052  
www.townofaurora.com

### Application Owner Authorization

The undersigned, who is the owner of the premises know as:

361 Cook Rd. East Aurora N.Y. 14052, identified as Tax Map (SBL)# .....  
(address)

hereby authorizes Robert T. R. Weiner to bring an application for ( ) area variance  
(X) special use permit ( ) use variance ( ) interpretation before the Town of Aurora Zoning Board of  
Appeals for review and potential approval. The undersigned further permits the Town or its authorized  
representative(s) access to the property to review existing site conditions during the review process.

Joseph R. Weiner  
Owner (print)

05/06/2017  
Date

Joseph R. Weiner  
Owner (signature)

STATE OF NEW YORK )  
  ) SS  
COUNTY OF ERIE        )

On this 6th day of May, 2017, before me, the undersigned, a notary public in and for said state,  
personally appeared Joseph R. Weiner, personally known to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their  
signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,  
executed the instrument.

Laurie H. Monin  
Notary Public

LAURIE H. MONIN  
Notary Public, State of New York  
Registration No. 01MO6304887  
Qualified in Erie County  
Commission Expires June 02, 2018

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, NY  
AND REPLY TO MUNICIPALITY**

Note: Please complete in triplicate. Send original and one copy (with attachments) to Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202. Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: ZR-17-350  
Received: 6/26/17

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal Action, such reply must be considered.

**Description of Proposed Action**

**1. Name of Municipality:** Town of Aurora

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**2. Hearing Schedule:** **Date** 7/10/2017 **Time** 7:00pm **Location** 300 Glead Ave., E. Aurora, NY

**3. Action is before:**  Legislative Body  Board of Appeals  Planning Board

**4. Action consists of:**  New Ordinance  Rezone/Map Change  Ordinance Amendment  
 Site Plan  Variance  Special Use Permit  Other

**5. Location of Property:**  Entire Municipality  Specific as follows 361 Cook Rd, Town of Aurora, PO East Aurora, NY

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**6. Referral required as Site is within 500' of:**  State or County Property/Institution  Municipal Boundary  Farm Operation located in an Agricultural District  
 Expressway  County Road  State Highway RT 400  Proposed State or County Road, Property, Building/Institution, Drainageway

**7. Proposed change or use: (be specific)** 5-dog kennel for training dogs for law enforcement & therapy

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**8. Other remarks: (ID#, SBL#, etc.)** SBL#176.00-1-10.2

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**9. Submitted by:** Martha L. Librock, Town Clerk 6/26/2017

300 Glead Avenue, E. Aurora, NY 14052

**Reply to Municipality by Erie County Division of Planning**

Receipt of the above-described proposed action is acknowledged on 6/29/17. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1.  The proposed action is not subject to review under the law.
2.  Form ZR-3, Comment on Proposed Action is attached hereto.
3.  The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which is attached hereto.
4.  No recommendation; proposed action has been reviewed and determined to be of local concern

By the Division of Planning: \_\_\_\_\_

Date: 7/6/17

# Short Environmental Assessment Form

## Part 1 - Project Information

### 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.

<b>Part 1 - Project and Sponsor Information</b>			
Special Use Permit			
Name of Action or Project: 361 Cook Rd			
Project Location (describe, and attach a location map): East Aurora NY			
Brief Description of Proposed Action: Special Permit for Dog Kennel			
Name of Applicant or Sponsor: Joseph R Weinien		Telephone	2 com
		E-Mail: <i>JA</i>	
Address: 361 Cook Rd.			
City/PO: East Aurora		State: New York	Zip Code: 14052
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 YES <input checked="" type="checkbox"/> <input 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:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		6.29 acres	
b. Total acreage to be physically disturbed?		1500 sq ft acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.29 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" 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 type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Joseph R Weinst</u> Date: <u>05/10/2017</u></p> <p>Signature: <u><i>Joseph R Weinst</i></u></p>		

Together with the appurtenances and all the estate and rights of the part ies of the first part in and to said premises,

To have and to hold the premises herein granted unto the part ies of the second part, their heirs and assigns forever.

And said part ies of the first part

First, That the part ies of the second part shall quietly enjoy the said premises; covenant as follows:

Second, That said part ies of the first part

will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the part ies of the first part have hereunto set their hand s and seal s the day and year first above written.

In Presence of

Joseph Leroy Bosko JOSEPH LEROY BOSKO

Joanna Louise Bosko JOANNA LOUISE BOSKO

State of ALABAMA } ss. County of Montgomery

On this 23rd day of July 1988 Nineteen Hundred and Eighty eight

before me, the subscriber, personally appeared JOSEPH LEROY BOSKO and JOANNA LOUISE BOSKO

to me personally known and known to me to be the same persons who executed the within Instrument, and they acknowledged to me that they executed the same.

Notary Public signature

State of New York } ss. County of Hennepin

On this 22 day of July Nineteen Hundred and Eighty-eight

before me, the subscriber, personally appeared

Joanna Louise Bosko

to me personally known and known to me to be the same person who executed the within Instrument, and she acknowledged to me that she executed the same.

BARBARA FLUG NOTARY PUBLIC - MINNESOTA HENNEPIN COUNTY My Commission Expires 7/27/1988

Notary Public signature

Box 341

Beed

Warranty With Lien Covenant

FILED

AM 11:28

JOSEPH LEROY BOSKO AND JOANNA LOUISE BOSKO

62

TO JOSEPH R. WEINER AND MARY JANE WEINER

Dated, July 22 19 88

STATE OF NEW YORK ERIE CO. CLERK'S OFFICE

Recorded in Liber 9803 page 464 of day of August A.D. 19 88 at 11:31 o'clock AM and examined.

DAVID J. SWARTS, County Clerk DAVID J. Swarts COUNTY CLERK

HALL RICKETTS, MARY & GURBACKI ATTORNEYS AT LAW 854 MAIN STREET EAST AURORA, NEW YORK 14052

USER 9903 PAGE 465

1-11003



This Indenture, Made the 2<sup>nd</sup> day of July Nineteen Hundred and Eighty eight

Between JOSEPH LEROY BOSKO and JOANNA LOUISE BOSKO, his wife, residing at 3119 Jamestown Drive, Montgomery, AL 36111

JOSEPH R. WEINER and MARY JANE WEINER, his wife, residing at 1784 Three Rod Road, Alden, New York 14004

Witnesseth that the parties of the first part, in consideration of

-----ONE AND MORE----- Dollar (\$1 & more) lawful money of the United States, paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever.

ALL THAT TRACT OR PARCEL OF LAND, situated in the Town of Aurora, County of Erie and State of New York, being part of Lot Number Six (6), Township nine (9), Range Six (6) of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the center line of Cook Road distance four hundred twenty (420) feet southerly from its intersection with the north line of Lot Number six (6); running thence southerly along the center line of Cook Road two hundred eighteen (218) feet to a point; running thence westerly parallel with the north line of Lot Number six (6), one thousand three hundred two and thirty-two hundredths (1,302.32) feet to the west line of Lot Number six (6); running thence northerly along the west line of Lot Number six (6), two hundred seventeen and seventy-six hundredths (217.76) feet to a point; running thence easterly parallel with the north line of Lot Number six (6), one thousand two hundred ninety-four and seventy hundredths (1,294.70) feet to the point or place of beginning, containing six and forty-nine hundredths (6.49) acres of land more or less.

*Acres 6 49/100*

Premises shall be used for residential purposes only in the construction of a single family residential dwelling. Which said dwelling shall not contain less than 1,600 square feet. If such dwelling is a multi-story dwelling, the first floor of said dwelling shall not be less than 1,200 square feet. All measurements for such square footage shall be measured from the surface of interior walls, and shall not include any basement area, garage area, nor covered walkways, breezeways, or patios.

RECEIVED  
\$100.00...  
REAL ESTATE  
AUG 16 1988  
TRANSFER TAX  
1423 ERIE  
COUNTY LH

EA-5217  
Rev. 1/88

CONTROL NUMBER **7357874**



**B IDENTIFICATION INFORMATION**

1. Property Location: City or Town AURORA Village \_\_\_\_\_  
 Street Number 361 Street Name COOK ROAD Zip Code 14052

2. Buyer Name: Last Name WEINER First Name JOSEPH R. + MARY JANE

3. Buyer Address: Buyer Address 1784 STABLES RD ROAD ALDUN NY 14004

4. Buyer's Attorney: Name WILLIAM MULLERBAUER Telephone Number (716) 894-7716

5. Seller Name: Last Name BOSKO First Name J. LORAY JANUWL

6. Tax Billing Address:  Same as Buyer Address  Same as Property Location  Other (Specify Below)

7. Deed Property Size: Dimensions 6.49 ACRES or Acres \_\_\_\_\_ 8. School District Name AURORA

**C ASSESSMENT INFORMATION**

(Data should be taken from the latest final assessment roll)

1. Enter the year of the assessment roll from which the information was taken. 88

2. Check the box indicating the number of parcels which sold.  One Parcel  More Than One Parcel (Specify) \_\_\_\_\_  Only Part of a Parcel

3. Enter the total assessed value (of all parcels in the sale). 18600

4. Enter the tax map identifier of the parcel. (If more than one, list on a separate sheet)  
 Section 176.00 Block 1 Lot 10

5. Enter the roll identifier if different from tax map identifier. 176.00-1-10.2

**RECEIVED**

**D PROPERTY USE INFORMATION**

1. Check the box in the Property Use Table which most accurately describes the use of the property at the time of sale.

2. Is the sale of a condominium or a cooperative?  
 Yes  No

PROPERTY USE TABLE

1	<input type="checkbox"/>	Agricultural	4A	<input type="checkbox"/>	Commercial
2	<input checked="" type="checkbox"/>	1, 2, 3 Family Residential	4B	<input type="checkbox"/>	Apartment
3A	<input type="checkbox"/>	Residential Vacant Land	5	<input type="checkbox"/>	Entertainment/Amusement
3B	<input type="checkbox"/>	Non-Residential Vacant Land			

OCT 14 1988  
 TOWN OF AURORA  
 ASSESSOR'S OFFICE

**E SALE INFORMATION**

1. Date of Sale (Transfer) 8/16/88

2. State the Full Sales Price. \$ 25000

(Full Sales Price is the total amount paid for the property, including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.)

3. Was there personal property in excess of \$500 included in this sale?  Yes  No

4. If yes, indicate the value of the personal property included in the sale. \$

5. Is this an arm's length sale?  Yes  No

6. Check all of the conditions below that apply to this sale.

A	<input type="checkbox"/>	Sale Between Relatives or Former Relatives
B	<input type="checkbox"/>	Sale Between Related Companies or Partners in Business
C	<input type="checkbox"/>	Land Contract Sale (Specify Contract Date) _____
U	<input type="checkbox"/>	Sale Contract Executed More than One Year Prior to the Date of Sale
F	<input type="checkbox"/>	Buyer or Seller is a Government Agency or a Lending Institution
R	<input type="checkbox"/>	Deed Type is Not Warranty or Bargain and Sale (Specify Deed Type) _____
T	<input type="checkbox"/>	Sale of Fractional or Less than Fee Interest (Specify) _____
G	<input type="checkbox"/>	Other unusual factors affecting sale price (Specify) _____

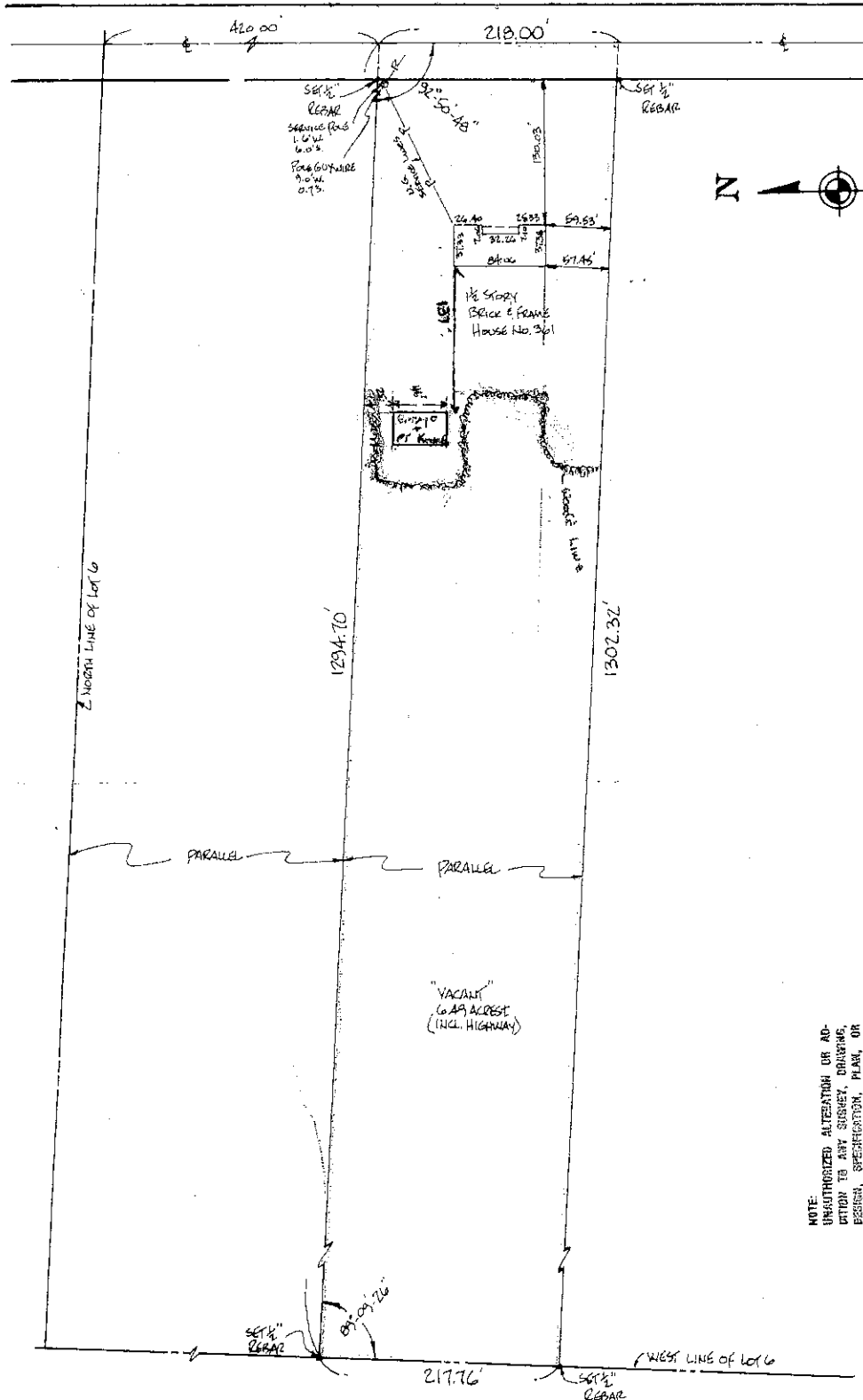
**F CERTIFICATION**

I certify that all the items of information entered on this transfer form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

Signature JAN W. RICKLITS Street Name & Number 654 MAIN ST  
 Name (Print or Type) JAN W. RICKLITS City/Town AURORA NY  
 Telephone (716) 652-0828 Date 8/16/88 State NY Zip Code 14052

**CITY/TOWN ASSESSOR**  
**COPY**

# COOK (66' WIDE) ROAD



NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7259, PROVISION 2 OF THE NEW YORK STATE EVIDENTIARY LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY AND ALL RIGHTS THAT MAY BE REVEALED BY AN ABSTRACT OF TITLE.

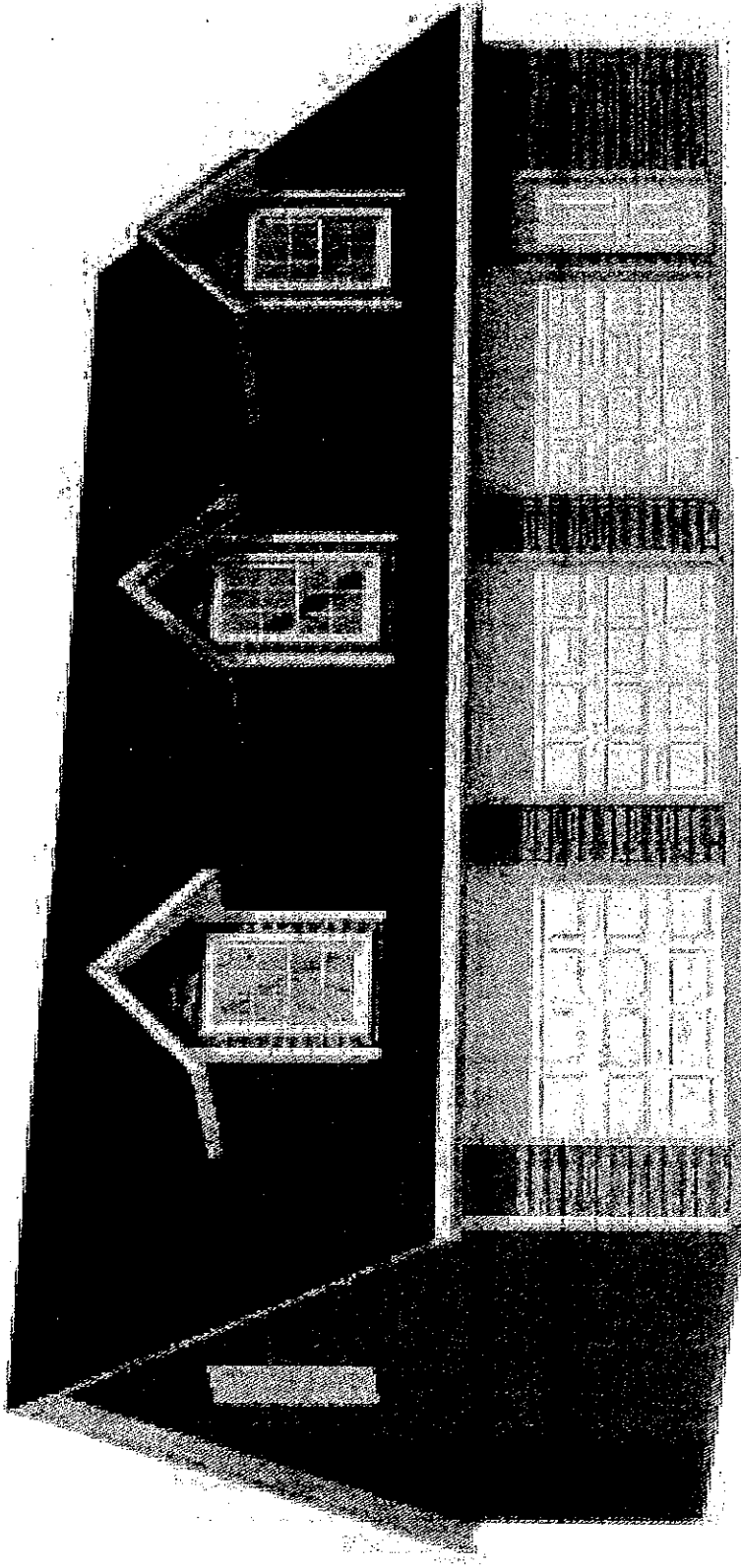
PART OF L 6 S T 9 R 6 TOWN OF AURORA COUNTY OF ERIE NEW YORK

RESURVEY		
DATE	JOB	DESCRIPTION
10/11/88	88341	House location

**JAMES L. SHISLER & ASSOCIATE**  
 PROFESSIONAL LAND SURVEYORS  
 2430 BOWEN ROAD P.O. BOX 248  
 ELMA, NEW YORK 14059-0248 716-655-1068

DRAWN BY JLS SCALE 1" = 100'  
 CHECKED BY DAN DATE JUNE 23, 1988  
 JOB 88341 SHEET C-130B

*James L. Shisler*



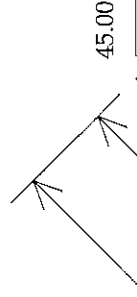
3000' off Row in A zone  
No variance required

Building Code Compliance

This planset was prepared to comply with the prescriptive requirements of the International Residential Code (IRC)

GARAGE PLAN #2280-3

46' x 28'



Slope = 12/12

SUPERVISOR  
JAMES J. BACH  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



WS-2

MARILYN E. LIBROTTI  
(716) 652-3280  
[townclerk@townofaurora.com](mailto:townclerk@townofaurora.com)

**TOWN OF AURORA**  
300 Gleed Avenue, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

## MEMO

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TO: James Bach  
FROM: Kathleen Moffat  
RE: Paramount Group  
DATE: 06/29/17

Please add Paramount Group to the 7/18 Work Session agenda. They are proposing offering whole life insurance as a benefit to Town of Aurora employees.

# Eagle Scout Project

West Falls – Colden Community Library

Nathan Stoddart  
Troop 599



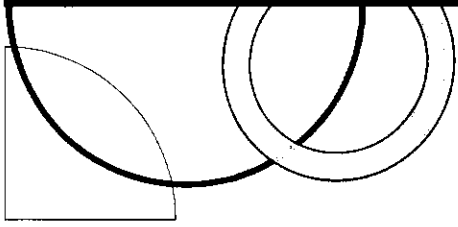
WS-3



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# Overview

- Project Description
- Current Conditions
- Materials Needed
- Supplies Needed
- Tools Required
- Other Needs
- Permits and Permissions
- Estimated Costs
- Project Phases
- Logistics
- Safety Concerns
- Questions



## **Project Description**

- **Scraping and repainting the window frames**
- **Sanding and staining benches on the property**
- **Scraping and repainting the back wall of the building**

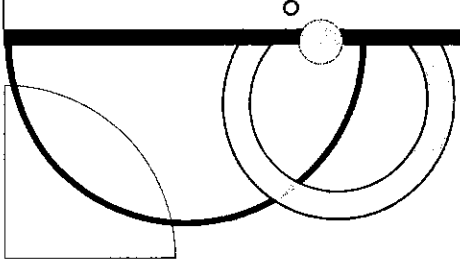
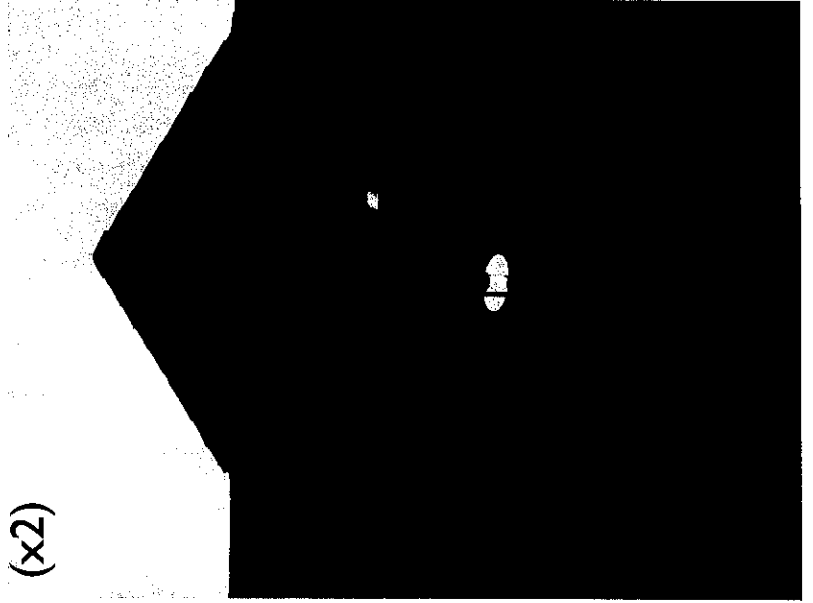


# Current Conditions

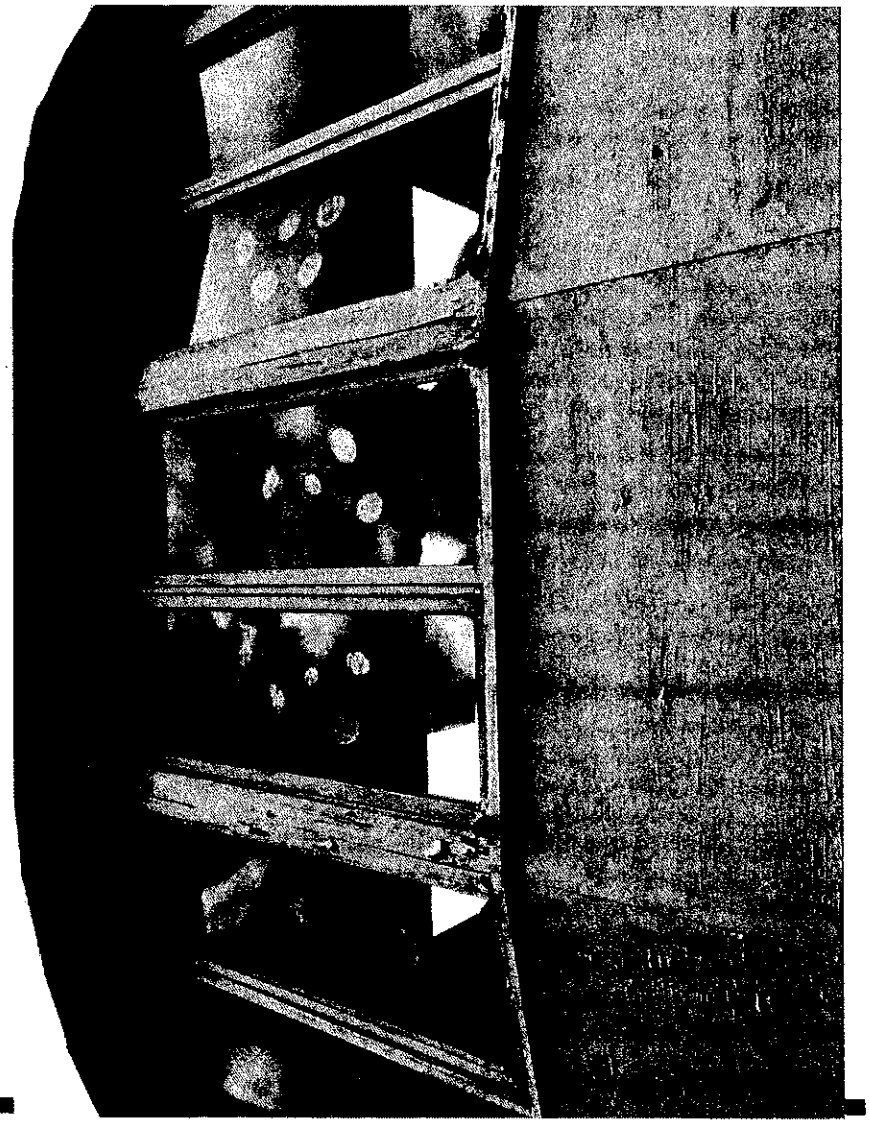
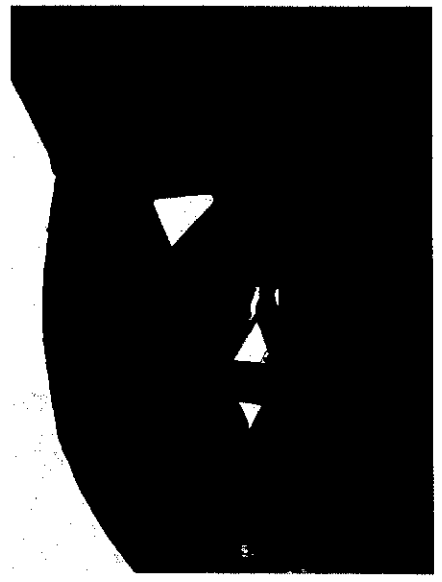
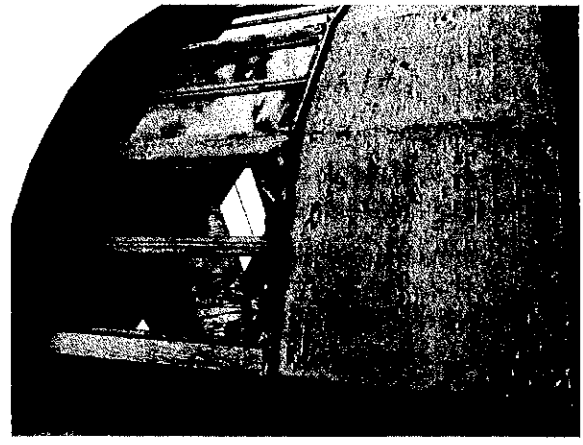
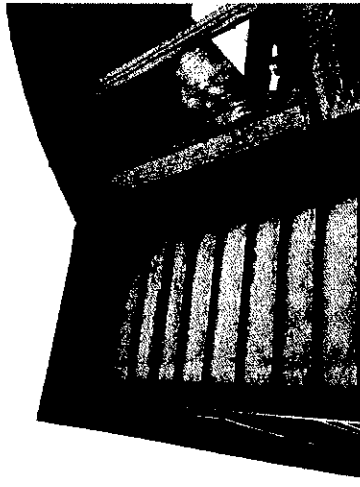
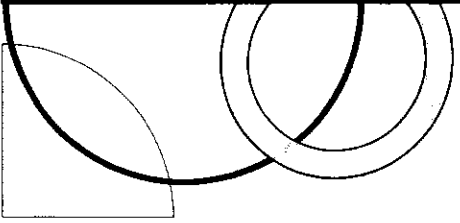
NORTH FACE



WEST FACE  
(x2)



BOW WINDOW – EAST FACE (1 of 2)

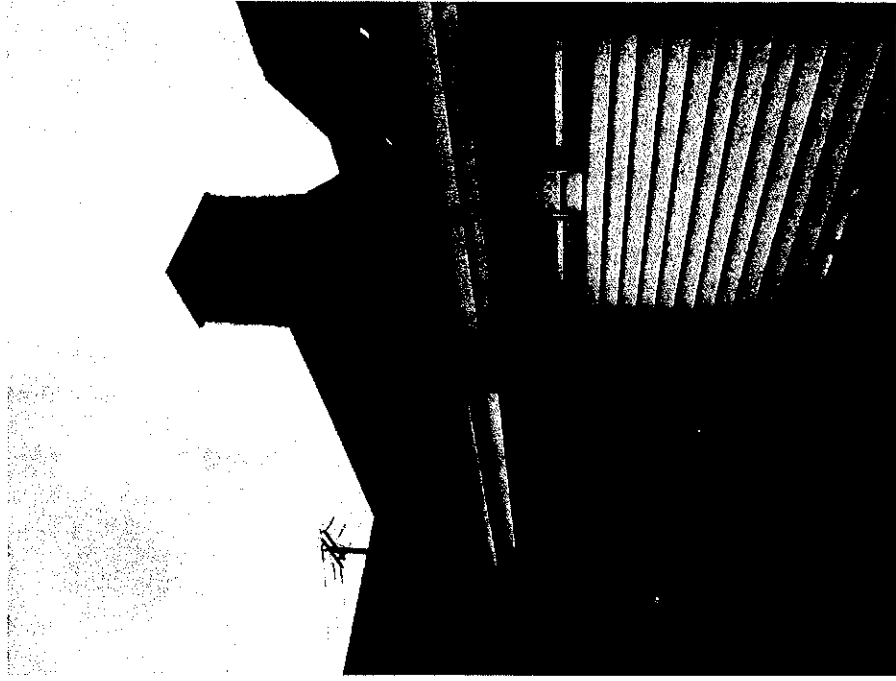
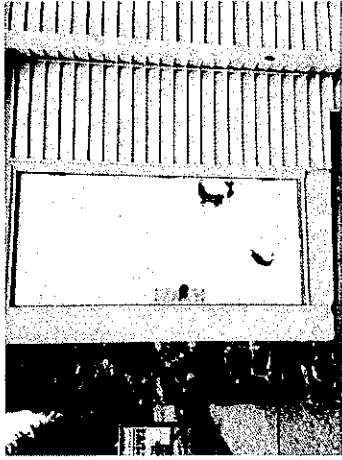


EAST FACE (2 of 2)

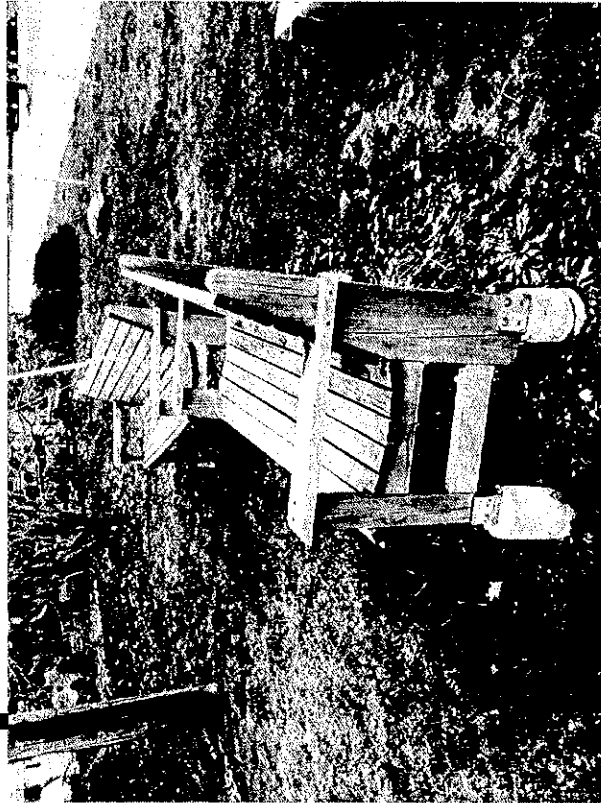
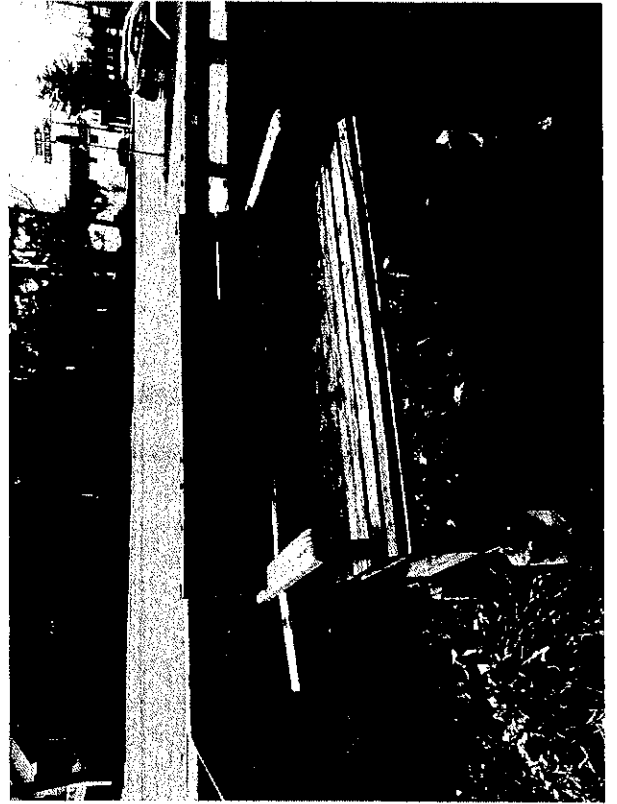
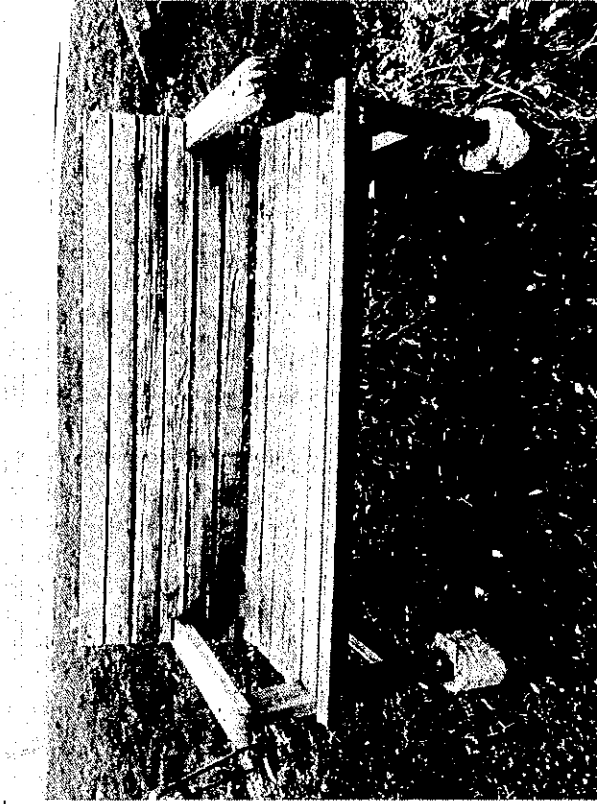


Note: This face is wood clapboard. Clapboard also needs to be painted.

SOUTH FACE



BENCHES



**Martha Librock**

---

WS-4

**From:** David Fatta <dfwfls@roadrunner.com>  
**Sent:** Tuesday, July 11, 2017 12:18 PM  
**To:** Martha Librock  
**Subject:** FW: Ellis Drive ODA - Requesting a Variance from 99-31, A-8  
**Attachments:** img086.jpg; img087.jpg; img088.jpg; img089.jpg; img090.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Town of Aurora**  
**300 Gleed Avenue**  
**East Aurora, NY 14052**

July 11,

2017

**Members of the Aurora Town Board**

I write this letter to convey my concern to obtain a variance to Section 99-31, A-8 that states "Mandatory sprinkler system for residence set back 750' feet or more from the street right-of-way". I wish to get the same variance granted to a young man who was at the last town meeting held Monday, June 26<sup>th</sup> where he also wanted to build a new home at 2210 Blakely Road that is planed to be 800' feet off the road like mine is. In that meeting, the town Supervisor James Bach spoke for all the members of the town board that, generally speaking, all felt this new law creates an undo financial hardship/burden for this man, as well as to anyone wishing to build a new home in the town of Aurora. I only have enough money to build my house and very little left over to complete all the site work required by the town. If this new law was imposed on me, I'm afraid that the higher cost to add a sprinkler system to my new home would keep me from building my new home on Ellis Drive.

I am attaching the one (1) written estimate I received from All State Fire & Security for \$16,190.00 and one verbal estimate I got over the phone from NU Pipe for \$7,200.00. I also requested a written estimate for same from NU Pipe but I have not yet received it. The last company called ABJ that was mentioned in Mr. Kramer's letter has not responded to my two (2) call attempts for an estimate but has not responded back to me.

Please deeply consider that in either case scenario above, that this new law will make it out of my reach to build any new house. I just feel that the decision to place, and incur the extra cost of a sprinkler system to a new build (unless a structure is placed thousand of feet off the road) be better left up to the people building the home.

Thank You Very Much

Attachments – 5

**David Fatta**  
**Ellis Drive Property Owner**

**716-652-4032 Home**  
**716-381-2994 Cell**

**From:** Joe Bukowski [Joe@allstatefirewny.com]  
**Sent:** Wednesday, June 21, 2017 8:40 AM  
**To:** dfwfls@roadrunner.com  
**Cc:** Dana Ungaro  
**Subject:** Fatta Home Fire Sprinklers

David        alternate installation for piping on the 2<sup>nd</sup> floor.  
Thanks      Joe      863 2757

**Joe Bukowski / Designer CET Project Manager / All State Fire & Security**  
Tel: 716-783-9670 / Mobile: 716-863-2757  
400 Mineral Springs Rd. / Buffalo, NY 14224  
joe@allstatefirewny.com / [www.allstatefirewny.com](http://www.allstatefirewny.com)



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Please do not print this email unless you really need to.



June 21, 2017

David Fatta

**RE: New Single Family Home  
David Fatta  
Ellis Drive  
Aurora, N.Y. 14052  
Erie County  
(Fire Sprinkler System, Design Build)**

David,

Please find below our sprinkler system bid for the above-mentioned project for a complete design and installation.

#### Scope of Work

- All work for the new single family home per plans 1 through 3 dated 4/18/16
- Complete NFPA #13D wet pipe fire sprinkler system installed on the 1<sup>st</sup> floor and 2<sup>nd</sup> floor
- Sprinkler piping layout drawings, hydraulic calculations, and PE Stamp
- On both levels we have exposed brass residential upright sprinkler heads on exposed black steel piping, all piping is about 6" down from the bottom of the hard ceiling
- Sidewall type heads installed under both garage doors
- Fire sprinkler water will be supplied with a new NFPA#13D fire pump with a 350 gallon water supply tank. The fire pump is 40 GPM x 40 PSI, 1.5 HP, 230V, 8.1 Amp, Single Phase electric motor, the water supply for the tank will be tied into the new domestic water line on your side of the valves and water meter. Using a NFPA#13D pump and tank the fire sprinkler water supply allows you to use your standard domestic water line to properly fire protect your house per the NFPA Standards
- Work will be in accordance with the NFPA Standards and the "Fire code of NYS"
- We will fire stop our piping wall penetrations
- Straight time days for our employees
- We will need a small lay-down staging area for our tools and materials
- 6" diameter electric alarm bell installed in the front outside entrance into the house. Bell installed and wired by the electrician

#### Exclusion

- Painting of piping
- All electrical wiring or shielding over equipment
- No fire sprinklers installed in small closets, small bathrooms, or attic space
- Permit, Backflow Preventer

#### Clarifications

- For preparing our sprinkler drawings cad files of all the building drawings to be furnished to at no cost to Allstate Fire and Security
- NFPA#13D does not require fire sprinkler protection in a garage, this fire sprinkler system design and installation 'exceeds the minimum requirements of NFPA#13D Standards'



400 Mineral Springs Rd. Buffalo, NY 14224  
716-783-9670 / 716-783-9718 fax  
NYS LIC# 12000293935  
[www.allstatefirewny.com](http://www.allstatefirewny.com)

Base Price: \$20,736.00  
(tax included)

Alternate Bid #1: Fire protect the 2<sup>nd</sup> floor only, fire sprinklers in the stairway going down and 1 sprinkler on the 1<sup>st</sup> floor near the exit door Price: \$16,190.00

Alternate Bid #2: All sprinkler piping on the 2<sup>nd</sup> floor can be concealed above the hard ceilings using cpvc plastic piping with pendent white finish fire sprinklers, (no exposed piping at the ceiling of your new home.) All piping installed on top of your wood joist in the attic space, your general contractor must insulate over the top of the piping to prevent freezing. You do have exposed piping below the ceiling on the 1<sup>st</sup> floor. No change in price for this design and installation

Sincerely,

Joe Bukowski CET / Sales & Design / All State Fire & Security  
Work Cell: 716-863-2757  
Tel: 716-783-9670 / fax: 716-783-9718  
400 Mineral Springs Rd. / Buffalo, NY 14224  
[Joe@allstatefirewny.com](mailto:Joe@allstatefirewny.com) / [www.allstatefirewny.com](http://www.allstatefirewny.com)

Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature or Purchase Order

Print Name: \_\_\_\_\_

Please sign and return via email or fax: 716-783-9718

James J. Bach  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



TOWN CLERK  
Martha L. Librocc  
(716) 652-3288  
[townclerk@townofaurora.com](mailto:townclerk@townofaurora.com)

**TOWN OF AURORA**  
**Southside Municipal Center**  
300 Glead Avenue, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

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[chris@townofaurora.com](mailto:chris@townofaurora.com)

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**TOWN JUSTICE**  
Jeffrey P. Markello  
Anthony DiFilippo IV

**HISTORIAN**  
Robert L. Goller  
(716) 652-7944  
[historian@townofaurora.com](mailto:historian@townofaurora.com)

FAX: (716) 652-3507  
NYS Relay Number:  
1(800) 662-1220

David Fatta  
PO Box 437  
West Falls, NY 14170

6/30/2017

David,

Pat Blizniak has done some further research and has found three locale companies that have given phone estimates of three to four dollars per square foot for installation of a NFPA13D residential sprinkler system. You should contact one or all of these companies for an estimate that may be more competitive than the one you previously received.

Allstate; Dana (716) 783-9670

ABJ; Tom Dewey (585) 202-6970

NU Pipe; Russ (716) 998-9661

If you have any further questions contact us at 652-7591.

William Kramer

## David Fatta

**From:** David Fatta [dfwfls@roadrunner.com]  
**Sent:** Monday, July 03, 2017 3:07 PM  
**To:** 'nupipe@aol.com'  
**Subject:** FW: Updated plans  
**Importance:** High  
**Sensitivity:** Confidential

### Russ

We spoke over the phone on Monday, July 3<sup>rd</sup> regarding my planned new build going up this fall and possibly placing an NFPA13D approved sprinkler system. The Aurora Town Board will request your estimate as I will be meeting with them on this issue very soon.

There are 3 drawings attached. The First Floor is a 1200 sq. ft. garage/basement having two 10 ft. high garage doors with a 12 ft. ceiling height. The Second Floor is a 1200 sq. ft. residential ranch having high ceilings, with a tray ceiling in the living room to total equal 2400 sq. ft. to place sprinklers.

Note: The chase will be entirely eliminated from the final prints of the house to lower the cost, and one (1) stove pipe will be placed instead going straight through the roof of the house from the living room stove.

Please give me this cost estimate on your company letterhead to better plan this project.

Thank You Again

David Fatta  
716-652-4032 home  
716-381-2994 cell

Verbal Estimate @ 3.<sup>00</sup> sq.Ft.  
(X)2400 sq.Ft. = 7200.<sup>00</sup> The  
Company Did NOT indicate what  
kind of pipe they were going to  
install.

DAVID FATTA  
7-11-17

WS-5

SUPERVISOR  
James J. Bach  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



CLERK  
Martha L. Libroek  
(716) 652-3280  
[townclerk@townofaurora.com](mailto:townclerk@townofaurora.com)

**TOWN OF AURORA**  
**Southside Municipal Center**  
300 Glead Avenue, East Aurora, NY 14052  
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June 23, 2017

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FAX: (716) 652-3507  
NYS Relay Number:  
1(800) 662-1220

To: Town of Aurora Board

I respectfully request that the Repairs and Maintenance Stipend currently being received by David Drosendahl Jr. be transferred to David Drosendahl Sr. for the remainder of 2017. He will be temporarily overseeing the highway shop and training the new employee who will be working in the shop. The stipend will come out of Account DB 5130.100

Sincerely,

David Gunner  
Highway Superintendent

Effective July 17,  
per Highway Dept.  
RJA

DHS - \$3000 stipend

SUPERVISOR  
JAMES J. BACH  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



WS-6

ERK  
MARINA L. LIBINJCK  
(716) 652-3280  
[townclerk@townofaurora.com](mailto:townclerk@townofaurora.com)

**TOWN OF AURORA**  
300 Glead Avenue, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

## MEMO

---

TO: Town Board

FROM: James Bach  
Kathleen Moffat

RE: three+one Agreement

DATE: 06/30/17

Approval is respectfully requested for the Supervisor to sign the Agreement between three+one and the Town of Aurora for a liquidity analysis, as proposed by Garrett Macdonald at the May 16, 2017 Work Session. A guarantee has been added since the meeting. (See p.3) If the Town does not realize \$9,900 in new savings or income, three+one will waive the one-time fee.

JIM-

PAY OUT OF CONTINGENT?

(Balance of \$37,000.)



three+one®

[www.threeplusone.us](http://www.threeplusone.us)

three+one  
and  
the Town of Aurora

## I. Services Provided

three+one® will provide the following services to the Town of Aurora.

### Services:

- Initial cashVest® Liquidity Analysis
- Quarterly cashVest Analyses and Progress Reports

## II. The Purpose of cashVest®

The purpose of three+one's cashVest service is to provide proprietary reports and data that can be used internally—and externally—to achieve higher income on your low- and non-performing operating dollars while adhering to your specific legal, safety, and liquidity requirements.

Through a comprehensive liquidity analysis, three+one will identify and quantify the time horizon and worth of all of your entity's operating capital, which can be used to achieve new sources of income through your financial institutions.

### What you receive from three+one:

- Initial and quarterly cashVest liquidity analyses and progress reports.

*These detailed liquidity analyses include:*

- Liquidity data that pinpoints the time-value of your cash.
- A comparison between your current rates and the worth of your cash in the marketplace.
- Clearly defined next steps and recommendations to secure higher rates and new sources of income on your low- and non-performing operating dollars.
- A complete review of your Investment Policy Statement (IPS).
- An on-site interview (60 to 90 minutes in duration) with key staff members in order to thoroughly understand all your internal processes.



## II. The Purpose of cashVest® (*continued*)

### What three+one® needs from you:

three+one securely aggregates your banking data through establishing view only access with your entities' bank(s).

- 12-months of your bank statements.
- 12-months of your bank analysis statements.
- Your most current Investment Policy Statement (IPS).
- Your Comprehensive Annual Financial Report (CAFR), if not available online.
- Your current year's approved budget, if not available online.

## III. Financial Arrangements

### cashVest Fee Overview:

- ❖ \$9,900 initial analysis fee, billed after our initial recommendations report.
- ❖ 0.000125 (0.0125%) quarterly liquidity monitoring and reporting fee.
  - *Example of this fee calculation: \$1,000,000 x 0.000125 (0.0125%) = \$125.00 per quarter per million dollars of calculated low- or non-performing monies. Billed 30-days after initial recommendations report.*

### cashVest Fee Points of Interest:

- **The initial analysis fee is guaranteed.** If three+one does not find \$9,900 in new savings or income, then the one-time fee is waived.
- The monthly liquidity monitoring and reporting fee is **only** charged on low- or non-performing monies identified through the initial analysis. This fee includes quarterly progress reports and assistance with the implementation of three+one's recommendations.
- Either party may cancel services with at least a 30-day written notice after the first year.

**Confidentiality**

All data provided to three+one will be kept completely confidential. Data will be used by three+one, including all employees and/or contract workers, for the sole purpose of our initial and continuing liquidity analyses and will not be shared with any parties without the express written permission of the client.

**Method of Payment:**

Entity will pay three+one® directly.

Fees paid by bank or custodian on behalf of entity.

**Notes or Special Requests:**

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**Signatures:**

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three+one

---

Date

---

---

---

Date

James Bach

---

WS-7

**From:** Robert Alessi <alessir@buffalolib.org>  
**Sent:** Friday, June 30, 2017 10:56 AM  
**To:** James Bach  
**Subject:** Fw: NY State Library Construction Grant 2017-18 application process begins, SEPT 1 DEADLINE

Hi Jim,

There are a couple of items I wanted to share with you regarding the library and building needs.

First, when last we spoke we had discussed a few of the library building needs including the flooring in the main room and the windows.

While of these two items the flooring would still be the priority, this would not be a project that the NYS Public Library Construction Grant program would cover. However, new windows would potentially be a project that could be funded with this grant (a 50-50 matching grant between the state and the town).

The **NYS Public Library Construction Grant** application period has now begun and the deadline is **September 1, 2017** to get it to our Central Library. Liz from Assemblyman DiPietro's office was in the other day and said their office would write a letter of support if we were interested.

If so, I would again recommend doing an asbestos test around the windows because if there is any present, the abatement cost can be built into the grant request. We also have the added need to complete State Historic Preservation Office approval documentation due to the library building being over 50 years old, and this review can take a month in and of itself.

Please let me know if this is something the Town would be interested in pursuing.

The other item I wanted to mention was the sidewalk ice melters. To recap Warning Electric's findings from a few months ago:

-The one section (of a total of 3 sections) that IS functioning covers the landing area right outside the main door where the bookdrop is located, along with the stairs themselves and (it appears) the very immediate vicinity of the base of the stairs. The ramp and sidewalk that runs between the ramp and stairway do not work.

-on/off indicator light for the melters does not work. I was told the part was special order and probably \$100+. (At the very least, I would like to have this fixed as having the light functioning is very helpful for staff to note when the melters are on so they get turned off at night and don't use up electricity unnecessarily.)

A few years ago when it was discussed, figures to replace the melters (along with tearing out/re-doing the necessary concrete work) were in the neighborhood of \$40-\$50K+. At the time I know we had other more pressing building needs (roof, exterior lighting, furnaces, electrical work, etc that were subsequently done on the NYS Library Construction Grants) and it was ultimately decided that regularly salting/shoveling/plowing was the better option from a cost standpoint.

When considering we do still have the other important building needs in terms of flooring, windows and even parking, if it came down to one thing vs. another, the melters might slip down the priority list if the Town would prefer to keep clearing the sidewalks each snowy/icy morning and as needed during the day.

If you have any questions or would like to meet or discuss these projects further, please let me know at your convenience.

Thank you for your time, and have a great 4th!  
Rob

Robert Alessi  
Director, Aurora Town Public Library  
550 Main Street  
East Aurora, NY 14052  
Phone: (716) 652-4440  
E-mail: [alessir@buffalolib.org](mailto:alessir@buffalolib.org)

*CHECK OUT* the library on [Facebook!](#)

---

**From:** Kenneth Stone

**Sent:** Thursday, June 15, 2017 6:11 PM

**To:** Alan Bedenko; Frank Gist; Frank Housh; Jack Connors; Joel Moore; Kathleen Berens Bucki; Katie Burd; Kirsten Anderson; Larry Buck (private); Larry Buck (work); Mary Jean Jakubowski; Michael Amodeo; Rebecca Pordum; Rhonda Ricks Ph.D; Salvatore Martoche; Sharon Carden; Sharon M. Kelly, Esq.; Sheldon Berlow; Ted Johnson; Teresa Vincent; Wayne Wisbaum; Agnes Becker; Albert Martin; Alice Askew; Angela Yates; Anita Ballow; Anita Metzger; Ann Marie Newbury; Anne Marie Maggio; Annette Della Posta; Barbara Ferro; Barbara Schmitt; Barbara Tamol; Becky Jo Summers; Bettyann Neifer; Bonnie Bugbee; Bonnie Noto; Carey Shoemaker; Carl Eisenhard; Carol Dubel; Carol Griffis; Carole Sinclair; Carolyn Giambra; Christine Cywinski; Cynthia Johnson; Cynthia Narloch; David Engberg; David Williams; Dean Otoka; Deborah Carr-Hoagland; Deborah Cope; Diane Volker; Donna Bellanca; Dorothy Holmes; Douglas McFarland; Dr. Susan Fischbeck; Edith Schell; Eileen Crawford; Eileen Holden; Elizabeth Pelosi Hofmeister; Ellen McGreevy; Gary Howell; Gregory Stachowski; Holly Martindale; Jack Kuebler; Jacqueline Haderer; James Agle; James Holler; James Tait; Jan Yarborough; Jay Ricketts; Jay Walkowiak; Jeanne Phillips; Jeffrey Voelkl; Jennifer Dobe; Jennifer Schiffman; Jill Banaszak; Joan Schultz; Joanne Goellner; John Hinners; John Ingram; Joy Insinna; Judith Mietlicki; Judy Hilburger; Julie Anain - work; Kara Spencer-Ching; Karen Kaczmarek; Kathleen Kanaley; Kelly Clifford; Kim Marie Dixon; Kristen Matthews; Kristyn A. Wind; Laura Glass; Leslie Gibbin; Linda Coniglio; Linda Meyer; Linda Spencer; Linda Whalen; Lisa Witmer; Lorraine Martzolf; Mari Grennell; Marianne Chiumento; Marilyn Antos; Marjorie Ebersole; Marjorie Franknecht; Marjorie Zelman; Mark Weber; Martha Connor; Martha Mummery; Mary Mangan; Matthew Boyle; Michael Rockwell; Michael Sobaszek; Michele Mogavero; Nellie Niespodzinski; Pamela J. Bartkowski; Pat Rizzuto; Patricia Ann Wass; Patricia Dole; Patricia Friend; Patricia Smith; Peggy Snajczuk; Phillip Muck; Richard A. Wiesen; Richard Crawford; Richard Earne; Richard Geer; Robert Gaylord; Robert Kaiser; Robert Klier; Robert Tiedt; Ronald Kern; Sally Needham; Sarah Friedrich; Sharene Folmsbee; Sheila Ginnane; Stanley Pustulka; Sue Alessi; Susan Brown; Susan Sabers Chapman; Susan Sudlik; Suzanne Borowicz; Suzanne Jacobs; Suzanne Sweitzer; Tara Middaugh; Terry Booth; Thomas Virginia; Tina

Cosandier; Virginia Krebs; William Chapman; William Josefiak

Cc: CML Directors/Managers; Buffalo Branch Managers; Administrators

Subject: NY State Library Construction Grant 2017-18 application process begins, SEPT 1 DEADLINE

TO: ALL SYSTEM AND CONTRACTING LIBRARY TRUSTEES, CONTRACTING LIBRARY DIRECTORS/MANAGERS, BUFFALO BRANCH MANAGERS AND ADMINISTRATORS

Greetings,

Today, the State Library announced opening of the 2017-18 Library Construction Grant process. The online application portal is now open to begin applications.

The deadline for submitting online applications for system review is close of business on **FRIDAY SEPTEMBER 1, 2017**, to allow adequate time for system staff and board review to meet the state deadline of October 4, 2017.

The link to the application portal along with instructions and frequently asked questions can be found on the State Library's construction webpage at: <http://www.nysl.nysed.gov/libdev/construc/24m/index.html> Please note that portal passwords expire periodically and may need to be reset.

\*\*\* Important Reminders\*\*\*

The allocation for State Aid for Library Construction was increased by \$5M, bringing the total allocation for the FY17-18 round to 24 million. The estimated share for libraries served by the B&ECPL is \$1,100,336 with the state share being up to 75 percent in high poverty areas and up to 50% everywhere else.

If you plan to submit, please make sure the Project Manager portion of the application contains the correct information. The Project Manager is the main contact for all information regarding the application. Also please complete the section for Library Director.

**IMPORTANT NOTE:** If your library building is 50 years old or older and/or the project involves ground disturbance and/or demolition, your project will likely require State Historic Preservation Office (SHPO) review. Please review the documents at: <http://www.nysl.nysed.gov/libdev/construc/24m/shpo.htm> to determine if your project requires a SHPO approval. A reminder regarding SHPO exemptions: If a library is claiming an exemption based on "Appendix A", the language from Appendix A citing the exemption must be included in the box on the application. Assuming you are not requesting an exemption (most do not), the sooner you begin the SHPO process the better. The SHPO process is also entirely online now.

Please feel free to contact me if you have any questions. Best of Luck!

Regards,

Ken

---

Kenneth H. Stone      [stonek@buffalolib.org](mailto:stonek@buffalolib.org)  
Deputy Director-CFO, Buffalo & Erie County Public Library  
1 Lafayette Square, Buffalo, New York, 14203-1887  
(716)858-7170 (voice) (716)858-6544 (Fax)

The Buffalo & Erie County Public Library System has more than 2.6 million materials available for borrowing including books, eBooks, DVDs, music and more. Free library card applications can be downloaded and taken to any of the 37- local public libraries for processing. A valid form of identification and proof of address is necessary. For more information call 716-858-8900 or visit <http://www.BuffaloLib.org>. Follow the library on Facebook <https://www.facebook.com/buffalolibrary.central?ref=ts> , Twitter <http://twitter.com/buffalolibrary> , Pinterest <http://www.buffalolib.org/sites/default/files/images/pinterest.png> , Instagram <http://instagram.com/buffalolibrary> and Flickr <http://www.buffalolib.org/sites/default/files/images/flickr.png>