



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

To: Aurora Planning Board

From: Martha Librock, Town Clerk

Date: August 17, 2018

Re: Special Use Permit and Site Plan referral – 686 Quaker Road

At their August 13, 2018 meeting, the Town Board voted unanimously to forward the request from Greg Schneider for a four-site campground at 686 Quaker Road to the Planning Board for review and recommendation. A certified copy of the minutes from that meeting is attached, along with documents submitted to date by Mr. Schneider.



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STATE OF NEW YORK )  
COUNTY OF ERIE )  
TOWN OF AURORA )

I, Martha L. Librock, Town Clerk of the Town of Aurora, Erie County, New York, do hereby certify that at a regular meeting of the Town Board of aforesaid town, on the 13<sup>th</sup> day of August, 2018, at Town Hall Auditorium, 300 Gleed Avenue, East Aurora, New York, the following resolution was adopted, every member present voting therefore, to wit:

Councilwoman Friess moved to forward the Special Use Permit application and Site Plan application submitted by Gregory Schneider for a four (4) site RV campground at 686 Quaker Road, East Aurora, to the Planning Board for review and recommendation. Councilman Harris seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried.

\* \* \* \* \*


I do further certify that I have compared the foregoing with the original minutes of the regular meeting of the Town Board of said Town held on the 13<sup>th</sup> day of August, 2018, and the foregoing is a true and correct transcript of said original minutes and the whole thereof, and that the resolutions duly adopted by the said Town Board are on file in my office.

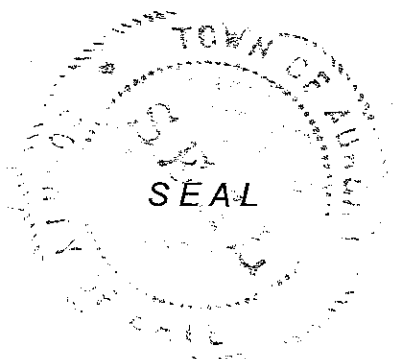
I do further certify that the following members of the Town Board were present at such meeting, namely:

- Jeffrey T. Harris, Councilman
- Susan A. Friess, Councilwoman
- Charles D. Snyder, Councilman
- James J. Bach, Supervisor

Being four of the persons constituting said Town Board of the Town of Aurora, Erie County, New York. (Councilwoman Jeffe was absent/excused from the meeting.)

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Town of Aurora, Erie County, New York, this 17<sup>th</sup> day of August, 2018.

  
Martha L. Librock  
Town Clerk





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: Arcosanti Springs Farm & R.V. Park "Private"  
 Business/Project Address: 686 Quaker Rd. E. Aurora N.Y.  
 Applicant Name: Gregory Schneider  
 Mailing Address: 686 Quaker Rd.  
 City East Aurora State N.Y. ZIP 14052  
 Phone 432 7815 Fax \_\_\_\_\_ Email greg @ auroraarch.com  
 Interest in the property (ex: owner/purchaser/developer) DD Owner.

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

Property Owner(s) Name(s) Gregory Schneider  
 If a corporate, please name a responsible party/designated officer: \_\_\_\_\_  
 Address 686 Quaker Rd.  
 City East Aurora State NY ZIP 14052  
 Phone 432 7815 Fax \_\_\_\_\_ Email greg @ auroraarch.com

#### III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 686 Quaker  
 SBL# \_\_\_\_\_  
 Describe Special Use requested (use additional pages if needed): \_\_\_\_\_

Property size in acres 6.32 Property Frontage in feet 373  
 Zoning District Agricultural Surrounding Zoning R.R + R.2  
 Current Use of Property Home / office Farm.  
 Size of existing building(s): 4820 sf Size of proposed building(s) 0 sf  
 Present/Prior tenant/use: Farm.  
 Parking spaces: Existing: 20 Proposed additional spaces: 10 Total #: 30  
Low parking

SBL# 175.05-1.2

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


Hours of operation (if applicable): Seasonal May 1 - Oct 31

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours								

Peak hours: \_\_\_\_\_  
 Number of employees (if applicable): Full-time \_\_\_\_\_ Part-time 1 Seasonal 1

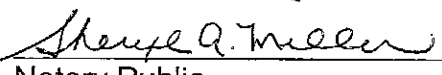
Upon approval of this application, the applicant intends to apply for: (Check all that apply)  
 a. Building Permit NA.  
 b. Sign Permit In place.

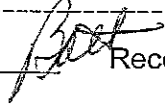
**IV. SIGNATURE** (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 4)

  
 \_\_\_\_\_  
 Signature of Applicant/Petitioner  
Gregory Schneider R.A.  
 Print name of Applicant/Petitioner

State of New York; County of Erie

On the 25<sup>th</sup> day of July in the year 2018 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.

  
 \_\_\_\_\_  
 Notary Public  
 (Notary stamp) **SHERYL A. MILLER**  
 Reg. #01MI6128663  
 Notary Public, State of New York  
 Qualified In Erie County  
 Commission Expires June 13, 2021

Office Use Only: Date received: 7/25/18  Receipt #: 606927  
 Application reviewed by: \_\_\_\_\_

TOWN OF AURORA  
SITE PLAN REVIEW APPLICATION

Date submitted: 7/25/18

Applicant name: Gregory Schneider

Applicant address: 686 Quaker Road E.A.N.Y.

Property owner: Gregory Schneider

Owner's address: 686 Quaker Road E.A.N.Y.

Property address: 686 Quaker Road E.A.N.Y.

SBL # (s) 175.05-1-1.2

Prior owner Kermit Mondt thru Feb-24 2010

Is site adjacent to or within 500 feet of an 'R' District? R-2, R-1, & R.R.

Proposed Project: Private Club, Camping

Commercial  Multi family  Number of dwelling units

Zone: RR Total property Acreage: 6.3 Acreage covered by bldg N/A 0.3 acre

Square footage of building: N/A Cubic footage of building: N/A Parking.

Aggregate square footage of other buildings on property: 2 story Residence 2300 S.F.

FEE SCHEDULE	
Barn	1650 S.F.
Farm Stand	450 S.F.
Garage / Shed	420 S.F.

Up to 5000 cu ft (20 x 25 x 10) - \$50 plus (+) \$100 per acre or fraction of acre.  
Up to 10,000 cu ft - \$75 plus (+) \$100 per acre or fraction of acre.  
Over 10,000 cu ft - \$75 plus (+) \$5 per 1,000 cu ft over 10,000 cu ft plus (+) \$100 per acre or fraction of acre.

Fee: \$ 150  
Receipt: # \_\_\_\_\_

Received by [Signature]  
Town Clerk/Deputy Clerk  
7/25/18

Base fee for cu ft \$ 20  
Each 1,000 cu ft over 10,000 \$ -  
Acres \$ 100

SEQR action:  Type I (Long EAF)  Type II (Long EAF)  Unlisted (Short EAF)

## Short Environmental Assessment Form

### Part 1 - Project Information

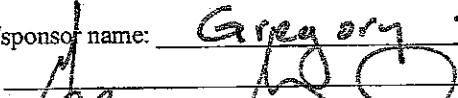
#### Instructions for Completing

**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.

Part 1 - Project and Sponsor Information			
Arco senti ~ Springs Private Camping Club			
Name of Action or Project: Located North West of Quaker Road & Grover Road Intersection			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: Create a private Recreational Area for seasonal R.V. Camping open May 1 thru October 31. Maintain Farm Fields & Natural Vegetation. Repair & Restore Barn.			
Name of Applicant or Sponsor: Gregory Schneider		Telephone: 716.655.3110 call 432.7815	
Address: 686 Quaker Road		E-Mail: grey@arcosouth.com	
City/PO: East Aurora N.Y.		State: N.Y.	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 <input checked="" 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: Town of Aurora Site Plan Approval.			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		6.7 acres	
b. Total acreage to be physically disturbed?		0.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.7 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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Cassovia Creek @ North Property Line			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: <u>Cazanova Creek @ North Property Line.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input 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: <u>N/A. No Proposed Buildings.</u>	<input type="checkbox"/>	<input 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: <u>NOT REQUIRED for self contained Recreational Vehicles.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Recreational Vehicles are self contained / No Discharge on site</u>	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<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? <u>Cazanova Creek</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<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: <u>All on site storm water is directed by existing swales to pre-existing discharge on site to Cazanova Creek</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<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)?          If Yes, explain purpose and size: _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</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?          If Yes, describe: _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</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?          If Yes, describe: _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</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>Gregory Schneider</u></p>		<p>Date: <u>7.25.18</u></p>
<p>Signature: <u></u></p>		



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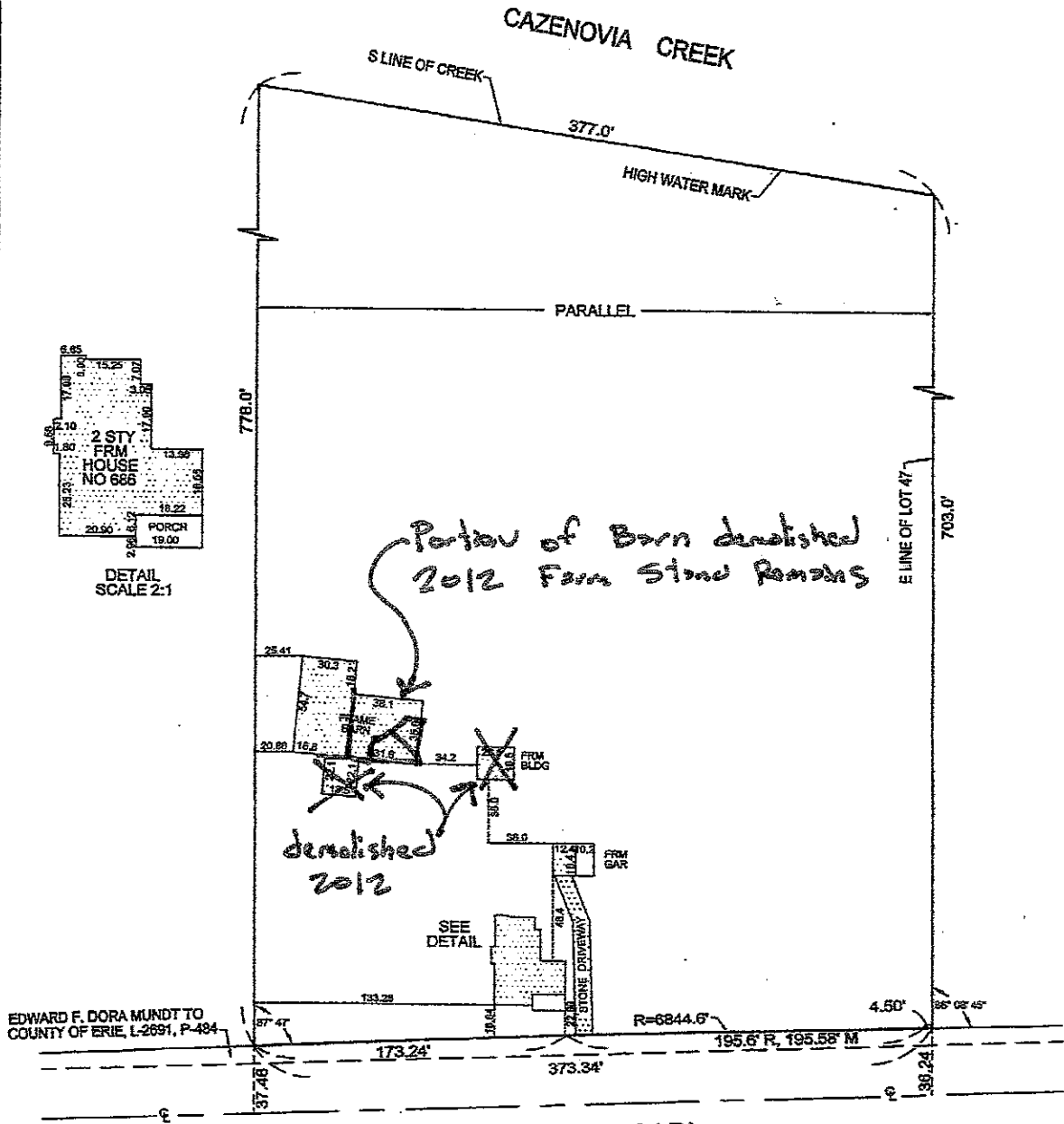


**LEGEND**

—	SUBDIVISION LINE	—○—	FENCE
—	PROPERTY LINE		

**TABLE OF EQUIVALENTS**

0.08 = 1 INCH	0.25 = 3 INCHES	0.42 = 5 INCHES	0.53 = 7 INCHES	0.75 = 9 INCHES	0.92 = 11 INCHES
0.17 = 2 INCHES	0.33 = 4 INCHES	0.50 = 6 INCHES	0.67 = 8 INCHES	0.83 = 10 INCHES	1.00 = 12 INCHES



EDWARD F. DORA MUNDT TO COUNTY OF ERIE, L-2691, P-434

(QUAKER ROAD)  
 ROUTE 20A

ORCHARD PARK - EAST AURORA, S.H. 1066

SURVEY REQUESTED BY  
 REBECCA E. MONTE  
 CHELLUS, HERDZIK, SPEYER & MONTE, PC  
 ATTORNEYS AT LAW  
 438 MAIN STREET, TENTH FLOOR  
 BUFFALO, NY 14202-3208  
 PHONE (716) 852-3600  
 FAX (716) 852-0038

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 STEPHEN S. SIUTA, P.L.S.  
 A MEMBER FOR TECHNOLOGY



SURVEYOR & ENGINEER  
 ENGINEERING EXEMPTION 7208 N

SURVEY VALID WHEN  
 EMBOSSED OR STAMPED WITH  
 LIC. 44233

P.O. BOX 202, NIAGARA FALLS, NEW YORK 14304 PHONE: (716) 894-6103 FAX: (716) 894-3890

SUCCESSOR IN INTEREST TO & RECORDS OF WHITFORD & KOELMEL - CHARLES E. HARTKE & ASSOC. - P.A. WILSON & SON P.E. & L.S. - EDWARD E. CREAN - H.W. CLARK			
RESURVEYED	SURVEY OF SL- PART OF LOT 47 H.L.C. SEC. TWP. 9 RNG. 6 TOWN OF AURORA COUNTY OF ERIE	M.C. NEW YORK M.F.M. BK. PG.	DATE 11-17-2009 SCALE 1" = 60' JOB 175.05-1-12



# Erie County On-Line Mapping Application



0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

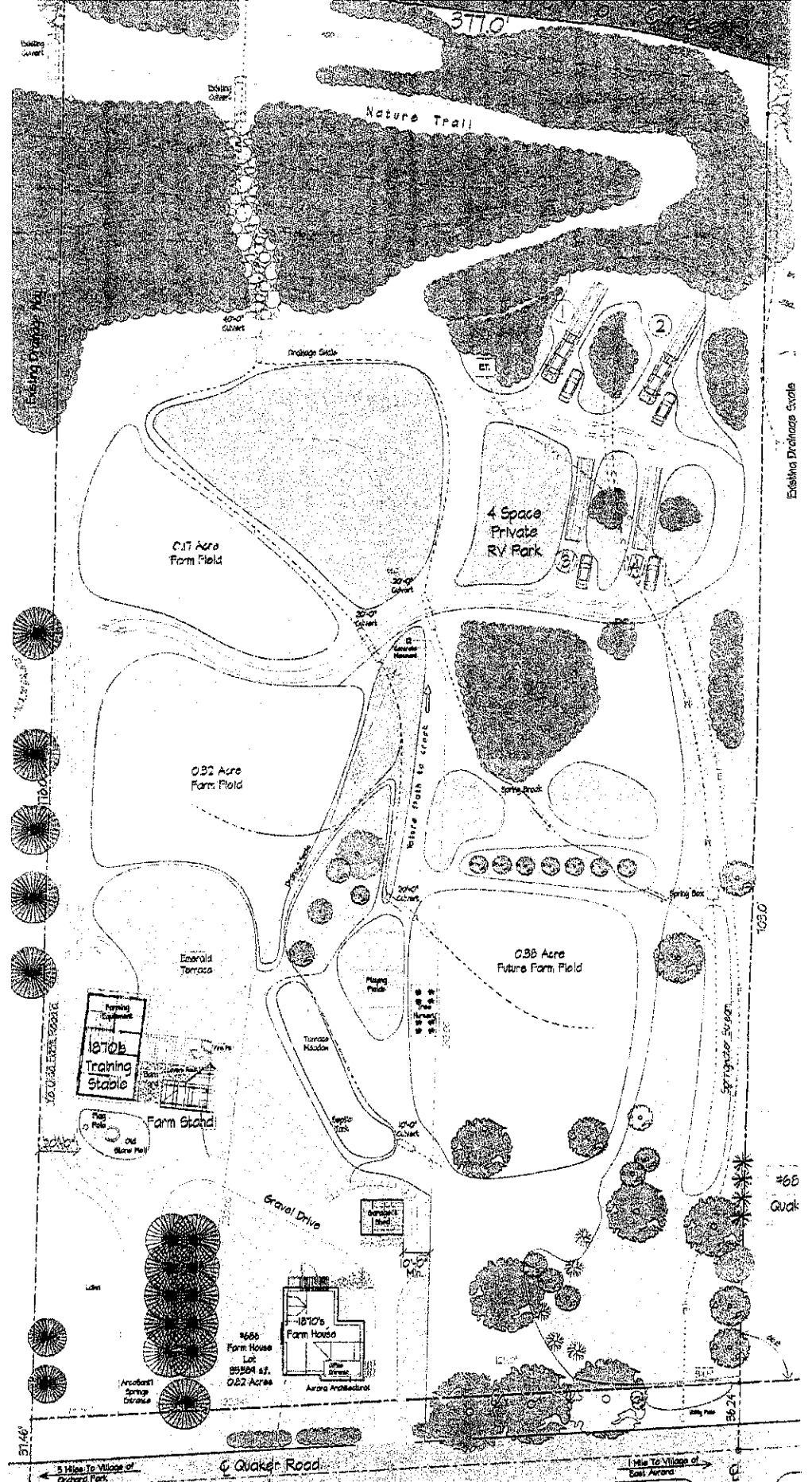
ERIE COUNTY  
DEPARTMENT OF ENVIRONMENT & PLANNING  
OFFICE OF GIS

This map is a user generated static output from an internal mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

- Legend**
- Parcels
  - Municipal Boundaries

1: 4,514





# ArcoSant'i Springs

A Blending of Architecture and Environment