



TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION

To Be Completed By Applicant

PETITIONER: Name: FRANKLIN & SHARON DOWNING
Address: 34 SYMPHONY CIRCLE
ORCHARD PARK NY 14127
City State Zip
Phone:
E-Mail: hoo.com

PROPERTY OWNER (if different from petitioner):

Name:
Address: Ph. No.

PROJECT ADDRESS: 623 KNOX ROAD #164.00-2-6.25
No. Street SBL No.

PROJECT DESCRIPTION: HORSE BARN & SINGLE FAMILY RESIDENCE

Signature of Applicant: [Handwritten Signature]

State of New York) :SS:
County of Erie)

On the 5th day of March, in the year 2019, before me, the undersigned, a notary public in and for said state, personally appeared Sharon Ann Downing, 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 they 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.

[Handwritten Signature]
Notary Public

JOHN DIBIASE
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01DI6212641
My Commission Expires Oct. 19, 2021

OFFICE USE ONLY:
File #: Number of Lots Total Acreage Zoning
Open Development Area Review Application Fee \$
Materials Received by
Town Clerk & Fee Paid
Accepted by Date

TOWN OF AURORA 5 SOUTH GROVE STREET, EAST AURORA, NY 14052
(716) 652-3280 FAX (716) 652-3507 www.townofaurora.com

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			
Name of Action or Project: Downing Horse Barn and Single Family Residence			
Project Location (describe, and attach a location map): 623 Knox Road, Town of Aurora, New York			
Brief Description of Proposed Action: Horse Barn and Single Family Residence (in two separate phases) on a 17.94 acre parcel owned by the applicants. A variance was granted on September 21, 2017 by the Aurora Zoning Board for location of horse barn in front yard of residence. Both projects will be located on the portion of the property zoned Agricultural.			
Name of Applicant or Sponsor: Franklin and Shari Downing		Telephone: _____	_____
Address: 34 Symphony Circle		E-Mail: _____	
City/PO: Orchard Park	State: New York	Zip Code: 14127	
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 type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 17.94 acres b. Total acreage to be physically disturbed? _____ .2 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 17.94 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 checked="" 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? 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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Well _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Septic _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" 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? 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"/>	
	<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 plan?	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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Shari Downing</u> Date: <u>March 4, 2019</u>		
Signature: <u><i>Shari Downing</i></u> Title: <u>March 4, 2019</u>		

Frank and Shari Downing
PROJECT ADDRESS: 623 Knox Road
Town of Aurora, New York
SBL NO: 164.00-2-6.23

PROJECT DESCRIPTION

We are seeking Open Development Area Approval to construct a horse barn and a single family residence on our 17.94 acre parcel of land located at 623 Knox Road in the Town of Aurora. Approval by the Zoning Board of Appeals was granted on September 21, 2017 for construction of the barn (accessory structure) in the front yard of the residence due to notable and significant elevation changes on the property. The future residence will be constructed approximately 400-450 ft from the Knox Road ROW corner. A 20 ft wide, private shared driveway has already been constructed in the ROW in accordance with ODA specifications approved on February 8, 2016. Maintenance of private driveway will be shared by the three property owners which include the Downing, Kruglov and Erbe families.

Both projects will be constructed in the Agricultural Zone of our property. The design of the barn, home and overall site plan has been given much time and consideration to uphold the pastoral character of the Knox Farm community.

Respectfully Submitted,

Frank and Shari Downing
March 5, 2019

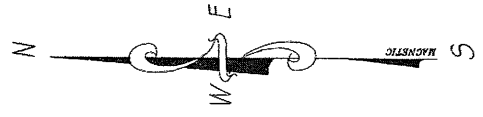
ADJACENT NEIGHBORS

Within a 500' radius of Proposed Open Development Area

1. Alex Kruglov 633 Knox Road
2. Brian Caputi 164.00-2-6.3
3. Perry O'Connell 653 Knox Road
4. John Kaufmann 655 Knox Road
5. David Blum 657 Knox Road

KNOX ROAD
 66' ROW

PRIVATE DR



13+/- ACRE
 AG ZONE

30+ ACRES

17.8
 ACRES

447.50'

900

920

AGRICULTURAL ZONE

FUTURE HOUSE

SWALE

SWALE

125' FROM FACE
 FROM YARD SETBACK

10' LEAN TO EACH SIDE

36' X 60'
 BARN
 4.8' MEAN PT.

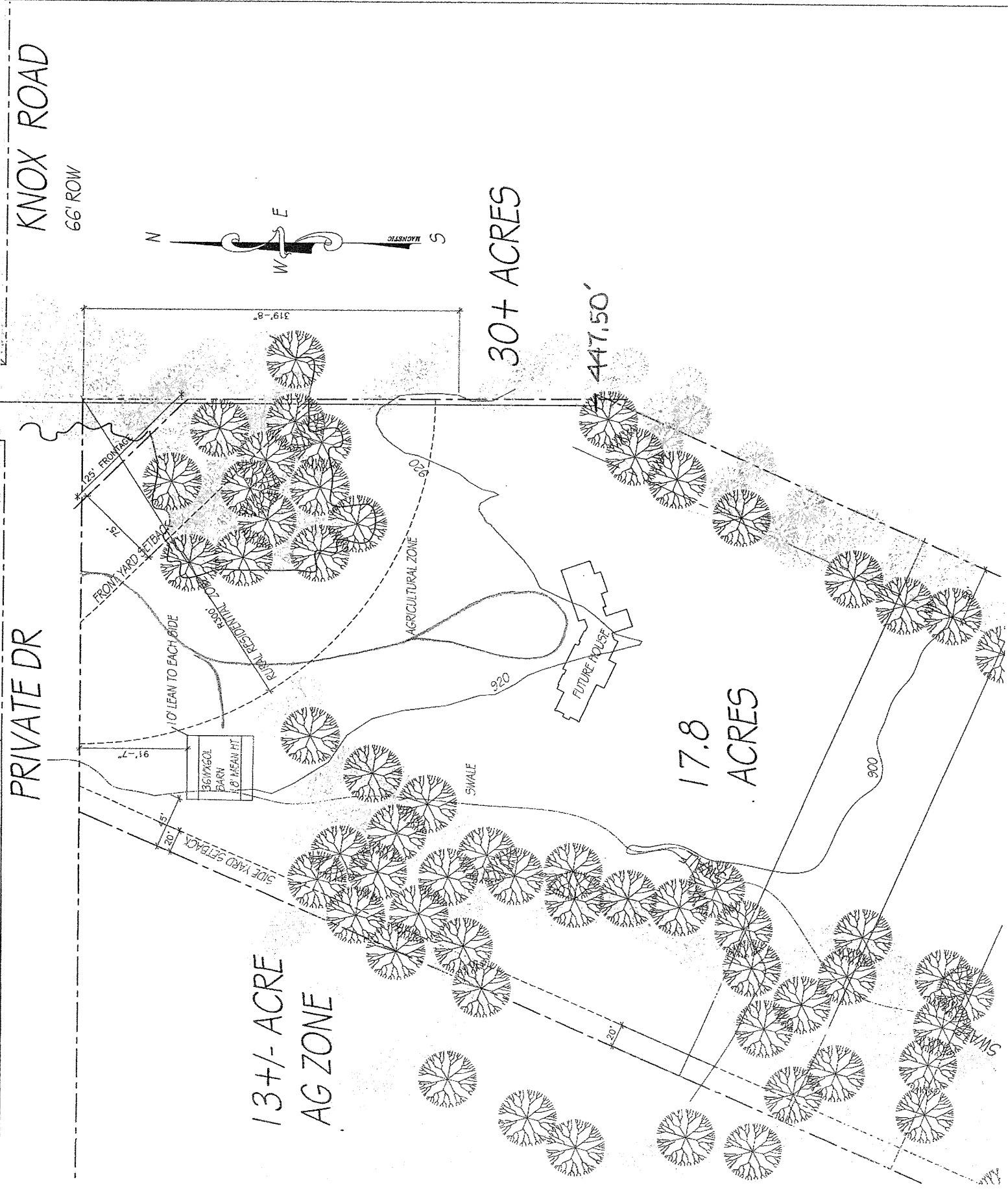
91'-7"

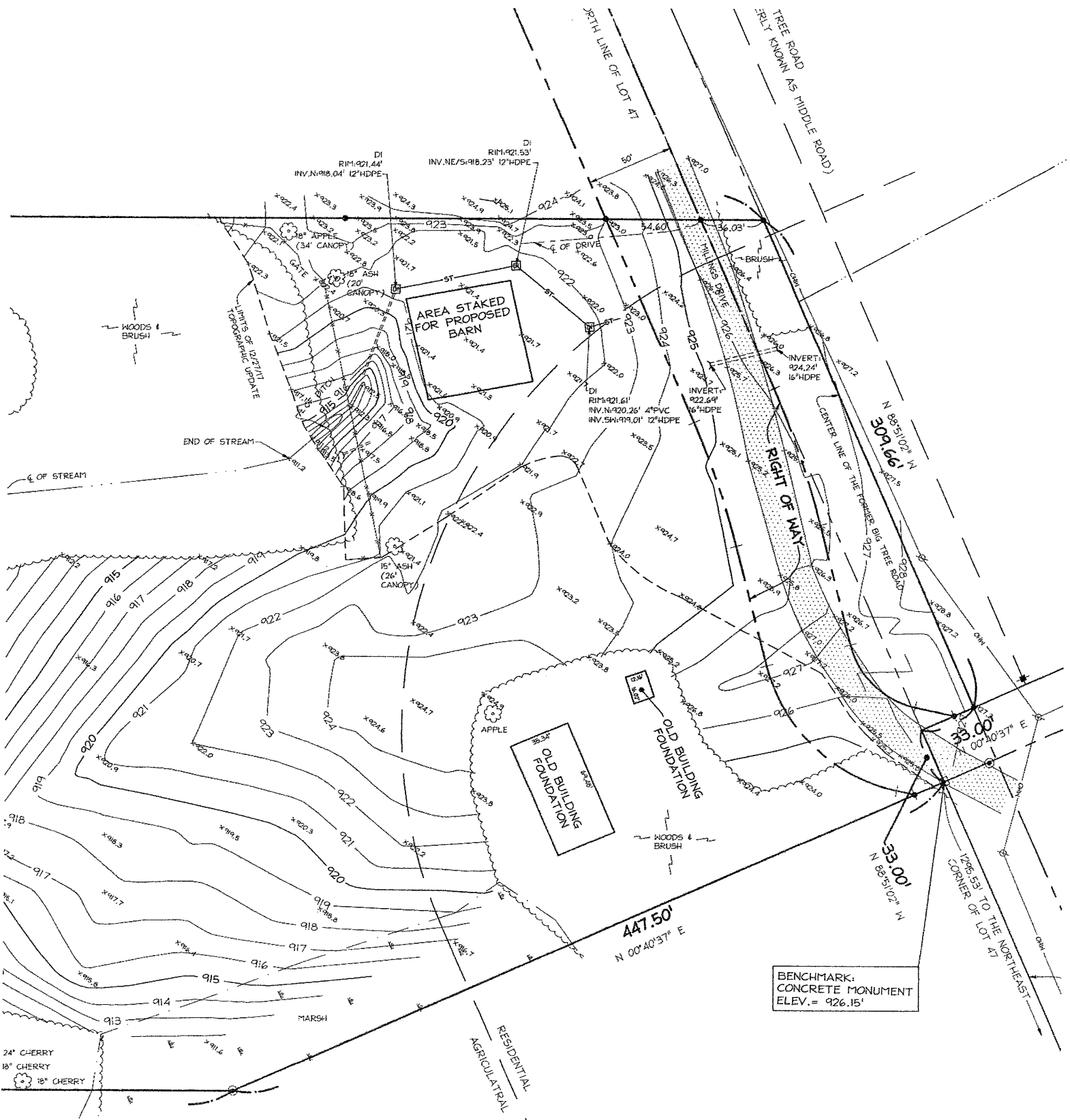
45'

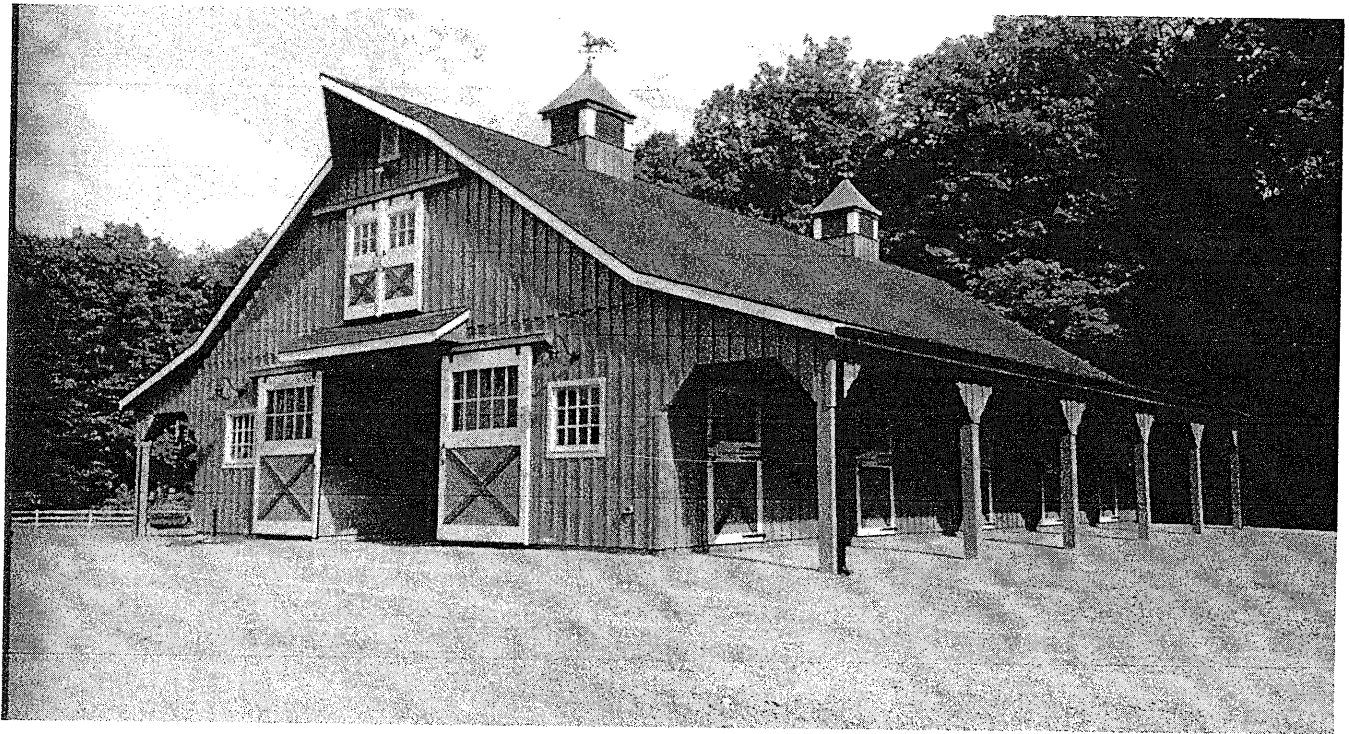
SIDE YARD SETBACK

319'-8"

20'







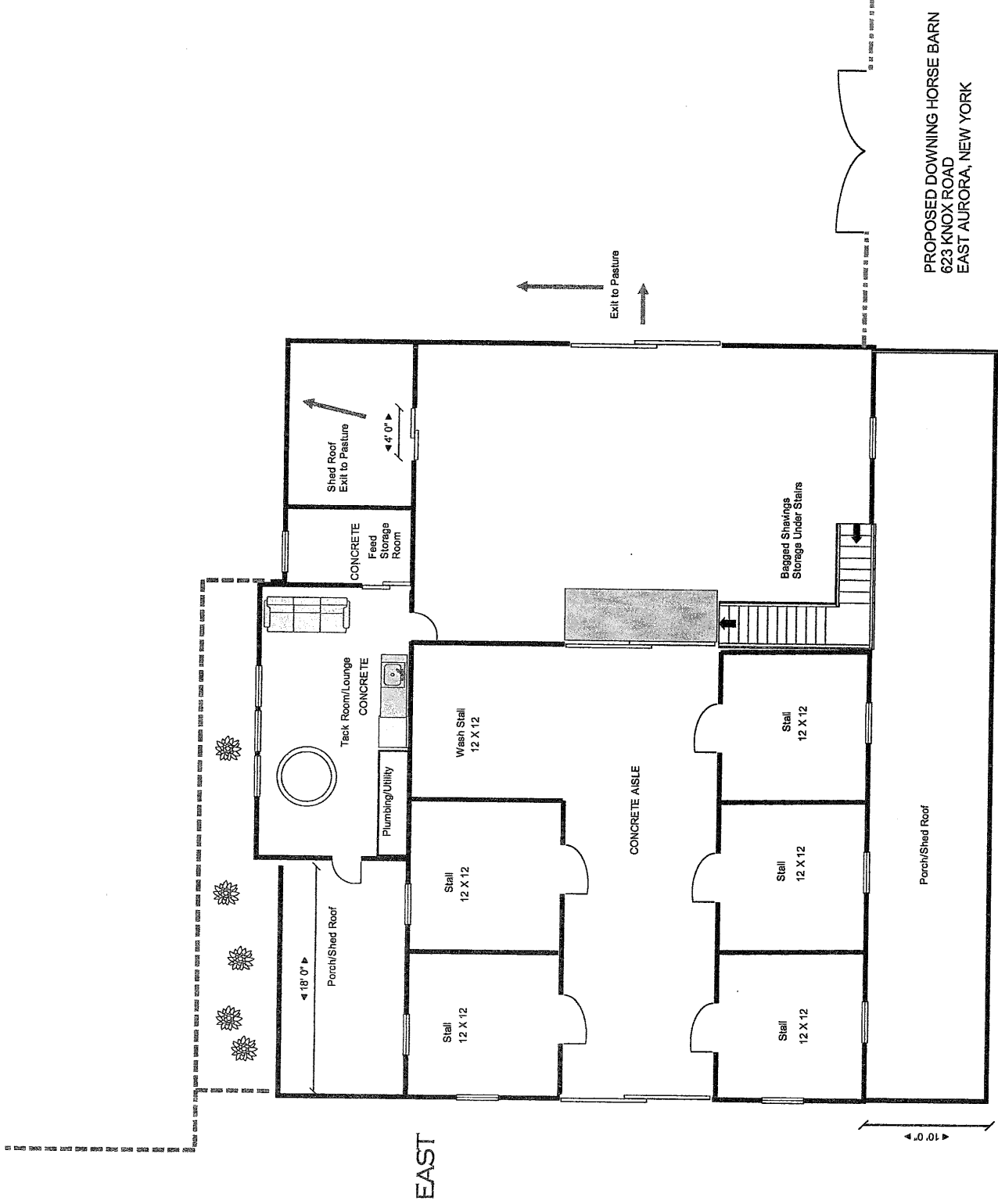
DOWNING BARN CONCEPT

12 FT FIRST FLOOR WALL HEIGHT

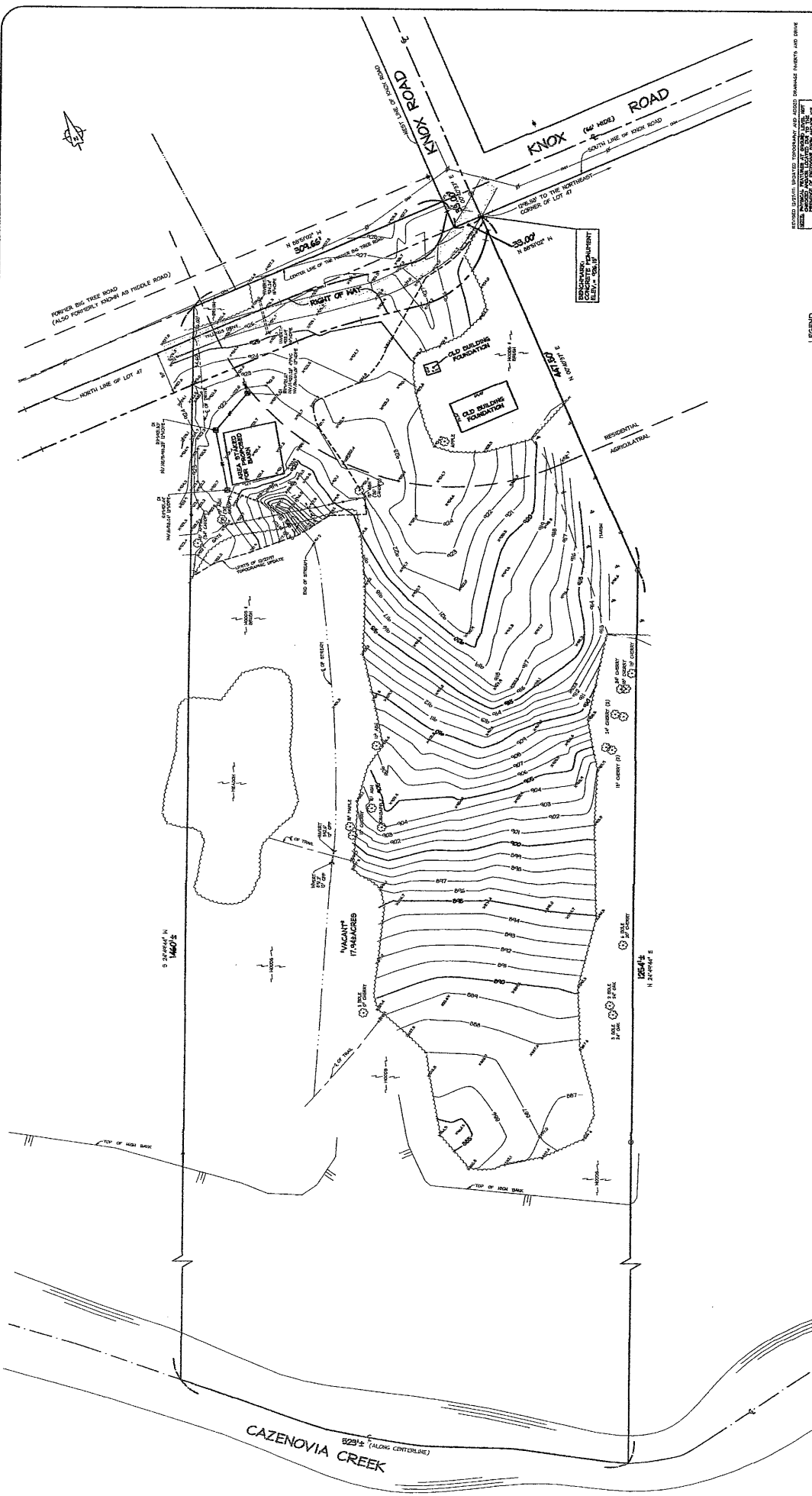
8/12 ROOF PITCH

36' x 60' foot barn with
14' x 20' tack room

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PROPOSED DOWNING HORSE BARN
623 KNOX ROAD
EAST AURORA, NEW YORK



HOLLAND LAND COMPANY'S SURVEY
 OF VACANT LAND IN TOWN OF
KNOX ROAD
 TOWNSHIP 9, RANGE 6
 HOLLAND LAND COMPANY'S SURVEY
 OF VACANT LAND IN TOWN OF
KNOX ROAD
 COUNTY OF ERIE, STATE OF NEW YORK
 100 HOLLAND STREET, P.O. BOX 161
 EAST AURORA, NEW YORK 14204-0161
 (716) 634-0300
 www.hollandland.com

PART OF LOT 47
 DRAWN BY: LJO
 CHECKED BY: TAK
 DATE: 12/09/04

LEGEND
 (X) TREE (AS NOTED)
 (O) SAND PIT
 (S) SAND PIT
 (P) POND
 (M) MOUND
 (R) RESIDENTIAL
 (A) AGRICULTURAL

IS A PART OF LOT 47, HOLLAND LAND COMPANY'S SURVEY OF VACANT LAND IN TOWN OF KNOX ROAD, COUNTY OF ERIE, STATE OF NEW YORK, AS SHOWN ON THE MAP OF THE SAID SURVEY, DATED 12/09/04.

SUCCESSORS TO THE RECORDS OF SURVEYING AND LAND SURVEYING
 12/09/04

HOLLAND LAND COMPANY'S SURVEY OF VACANT LAND IN TOWN OF KNOX ROAD, COUNTY OF ERIE, STATE OF NEW YORK, AS SHOWN ON THE MAP OF THE SAID SURVEY, DATED 12/09/04.

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Handwritten signature

SCHEDULE D
"Downing Parcel"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Aurora, County of Erie, and State of New York, being part of Lot No. 47, Township 9, Range 6 of the Holland Land Company's Survey and part of the right of way of Big Tree Road or Middle Road as originally laid out, bounded and described as follows:

BEGINNING at the point of intersection of the former center line of the Big Tree Road or Middle Road as originally laid out and the west line of Knox Road; running thence N 88° 51' 02" W and along the center line of said former Big Tree Road or Middle Road, a distance of 309.66 feet to a point; thence S 24° 49' 44" W, a distance of 1,460 feet to a point in the center line of Cazenovia Creek; thence southeasterly along said center line of Cazenovia Creek, 523 feet more or less to a point, said point being the southwest corner of lands conveyed to Seymour H. Knox IV by deed recorded in the Erie County Clerk's Office in Liber 10970 of Deeds at page 4465; thence N 24° 49' 44" E and along the westerly line of lands so conveyed to Knox by deed aforesaid, a distance of 1,254 feet more or less to an angle point in said westerly line; thence N 00° 40' 37" E and continuing along the westerly line of said lands so conveyed to Knox by deed aforesaid, a distance of 447.50 feet to a point; thence westerly along the north line of Lot No. 47, 33 feet to a point; thence northerly along the west line of Knox Road to the point or place of beginning.

TOGETHER with ingress and egress over premises described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Aurora, County of Erie, and State of New York, being part of Lot No. 47, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point on the north line of Lot 47, said line being also the south line of Knox Road at its intersection with the extension south of the west line of the east one-third of Lot 48, said point being a measured distance of 1295.53 feet west of the northeast corner of Lot 47; thence the following courses and distances: N 88° 51' 02" W, 33 feet to a point; N 00° 40' 37" E, 20.53 feet to a point; S 36° 55' 18" W, 23.06 feet to a point; along a curve to the right a radius of 50 feet, an arc distance of 55.36 feet to a point; N 79° 38' 38" W, 72.14 feet to a point; along a curve to the left, a radius of 525.00 feet, an arc distance of 84.36 feet to a point; N 88° 51' 02" W, 316.52 feet to a point; along a curve to the right, a radius of 525 feet, an arc distance of 156.74 feet to a point; S 74° 02' 38" W, 200.19 feet to a point; along a curve to the right a radius of 35 feet, an arc distance of 32.46 feet to a point; along a curve to the left a radius of 65 feet, an arc distance of 324.75 feet to a point; along a curve to the left a radius of 35 feet, an arc distance of 32.46 feet to a point; N 74° 02' 39" E, 200.19 feet to a point; along a curve to the right, a radius of 475 feet, an arc distance of 141.81 feet to a point; S 88° 51' 02" E, 316.52 feet to a point; along a curve to the right, a radius of 475 feet, an arc distance of 76.33 feet to a point; S 79° 38' 38" E, 72.14 feet to a point; along a curve to the left, a radius of 100 feet, an arc distance of 110.71 feet to a point; N 36° 55' 18" E, 10.67 feet to a point; N 00° 40' 37" E, 18.75 feet to the point or place of beginning.