



WS-1

300 Gleed Avenue, East Aurora, NY

**TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION**

PETITIONER: Name: Eric C. Brown
Address: 13393 Schang Rd. Bldg. C
East Aurora NY 14052
City State Zip
Phone: x: _____ E-Mail: _____

l.com

PROPERTY OWNER (if different from petitioner):

Name: _____
Address: _____ Ph. No. _____

PROJECT ADDRESS: 2331 Lapham Rd. 176.00-3-12.1
No. Street SBL No.

PROJECT DESCRIPTION: Build a house on a flag lot

Signature of Applicant: [Signature]

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

On the 31st day of March, in the year 2019, before me, the undersigned, a notary public in and for said state, personally appeared Eric C. Brown, 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.

[Signature]
Notary Public

ANNA M. HUNT
Notary Public, State of New York
Qualified in Erie County 2019
My Commission Expires June 26, _____

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 _____

2331 Lapham Rd. Project

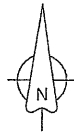
Dear Planning Board,

My wife and I are seeking a variance to build on our flag lot on Lapham Road. The property has been in my family for four generations where it started has a farm. After being handed down through the generations, we purchased the land from my parents in 2016. It was always my grandparent's dream to build a house on the land. Unfortunately, they never had the opportunity to build so I want to carry out their dreams. The lot is directly behind my parents house and is next to the 44 acre parcel that they also own. On that 44 acres I have a hobby farm where I produce maple syrup, and have intentions to farm the rest of the land. I want to raise my family on the land where I grew up. Please consider our application as the parcel was already divided into 2 acres with no frontage prior to us purchasing the land.

Thank You,

Eric and Rachel Brown

LOT SPLIT/
CREATED IN
1994 PER TOWN
ASSESSMENT RECORDS
-MUBURCH

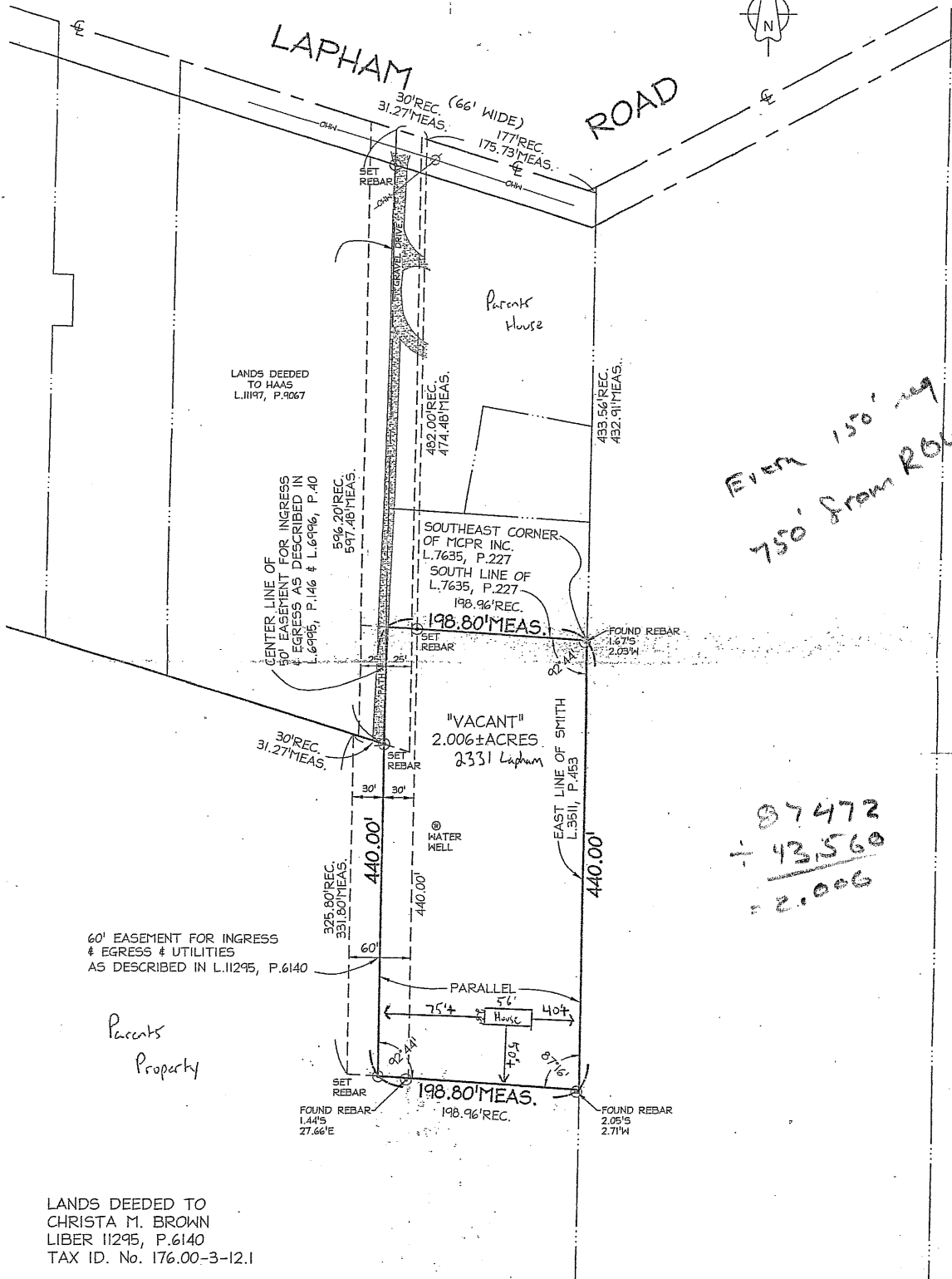


LAPHAM ROAD

596
440
1036
-150
886 off ROW

Even 150' neg a 6' x 25' bumpout
750' from ROW requires templates

87472
- 43560
= 2.006



LANDS DEEDED TO HAAS L.11197, P.1067

CENTER LINE OF 50' EASEMENT FOR INGRESS & EGRESS AS DESCRIBED IN L.6995, P.146 & L.6996, P.40 L.6995, P.146 & L.6996, P.40 596.20' REC. 597.48' MEAS.

SOUTHEAST CORNER OF MCPR INC. L.7635, P.227 SOUTH LINE OF L.7635, P.227 198.96' REC. 198.80' MEAS.

"VACANT" 2.006± ACRES 2331 Lapham

60' EASEMENT FOR INGRESS & EGRESS & UTILITIES AS DESCRIBED IN L.11295, P.6140

Parents Property

LANDS DEEDED TO CHRISTA M. BROWN LIBER 11295, P.6140 TAX ID. No. 176.00-3-12.1

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7204, provision 2 of the New York State Education Law.

Thornton A. Kenyon

PART OF LOT: 6	SECTION: 9	TOWNSHIP: 9	RANGE: 6	HOLLAND LAND COMPANY'S SURVEY	
LOCATION: TOWN OF AURORA		COUNTY OF ERIE	STATE OF NEW YORK	SCALE: 1"= 100'	
		KIND	DATE	JOB NO.	
		SURVEY	10/19/16	16JB-0446	
100 Hamburg Street - P.O. Box 516 East Aurora, New York 14052-0516 (716) 655-1058					

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

VILLAGE OF EAST AUROKA

365335



3602901388H
eff. 6/7/2019

TOWN OF AUROKA

360227

Lehigh Rd

3602901389H
6/7/2019
Not Printed

AREA OF MINIMAL FLOOD HAZARD
Zone X

TOWN OF WALES
360261

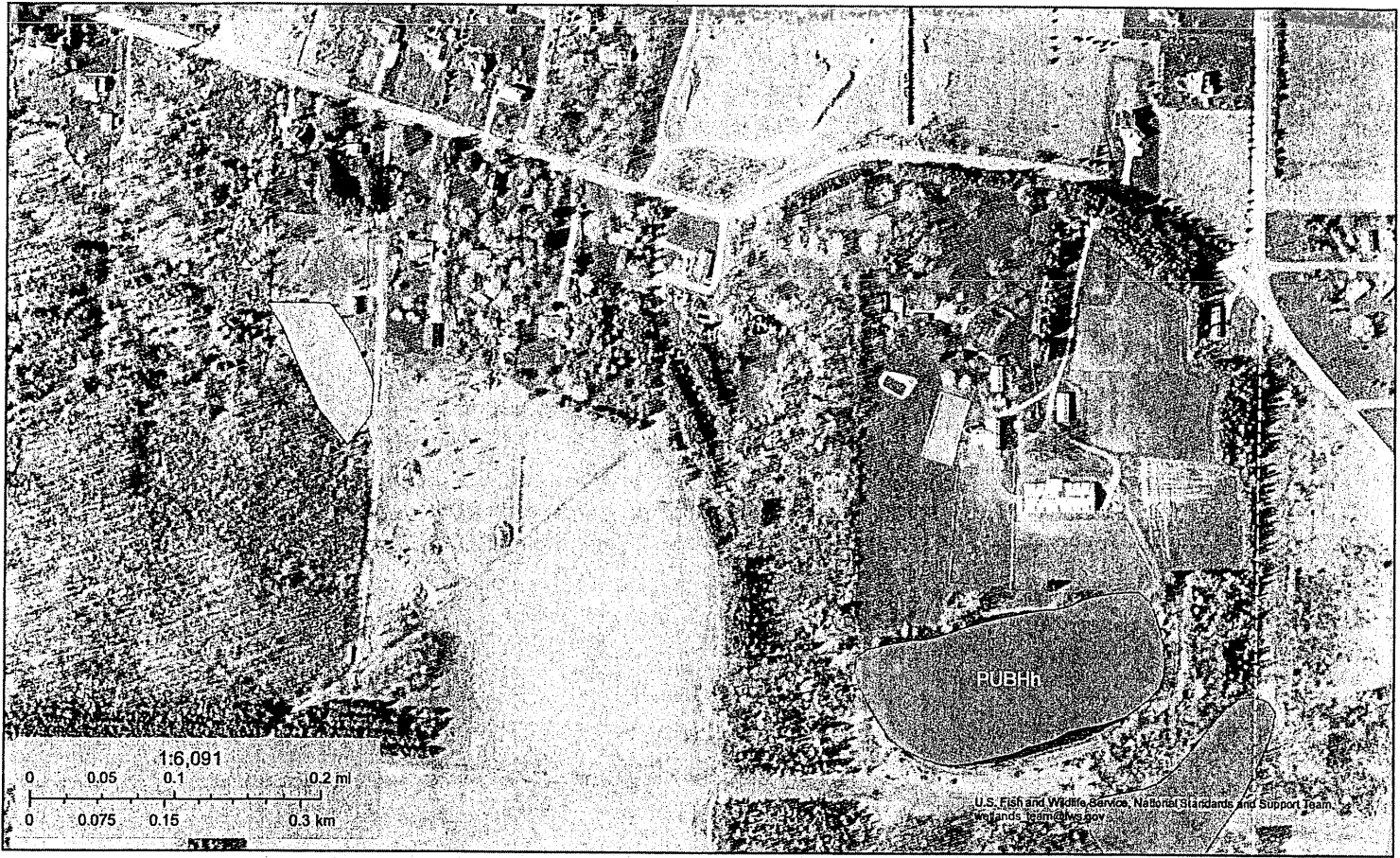
3602901526H
eff. 6/7/2019

3602901527H
6/7/2019

ESA, HERE, GARTIN, INCREMENT P, NGA, USGS



 PIN Approximate location based on user/also does not represent an authorized property location	Without Base Flood Elevation (BFE) Zone A, V, ASS With BFE or Depth Regulatory Floodway Zone AE, AO, AH	SPECIAL FLOOD HAZARD AREAS	
	0.2% Annual Chance Flood Hazard of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk direct levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D	OTHER AREAS OF FLOOD HAZARD	OTHER AREAS
	OTHER FEATURES GENERAL STRUCTURES		



March 2, 2020

Wetlands

- | | | | | | |
|--|--------------------------------|--|-----------------------------------|--|-------|
| | Estuarine and Marine Deepwater | | Freshwater Emergent Wetland | | Lake |
| | Estuarine and Marine Wetland | | Freshwater Forested/Shrub Wetland | | Other |
| | Freshwater Pond | | Riverine | | |




This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Erie County On-Line Mapping Application



Legend

-  Parcels
-  2011_bdy
-  2014_bdy

0 752.25 1,504.5Feet

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 Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 9,027



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: 2331 Lapham - Open Development Area				
Project Location (describe, and attach a location map): 2331 Lapham Road, E. Aurora, NY				
Brief Description of Proposed Action: Building a home on a flag lot.				
Name of Applicant or Sponsor: Eric Brown		Telephone: E-Mail:		
Address: 				
State: NY		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"/>	YES <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: Aurora Town Board - ODA approval			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.006 acres		
b. Total acreage to be physically disturbed?		<1 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.006 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 checked="" type="checkbox"/> Residential (suburban)				
<input checked="" 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,	NO	YES	N/A
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 type="checkbox"/>	<input checked="" 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?	NO	YES	
If Yes, identify: _____	<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 services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Private septic system			

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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?			
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

