



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: STORAGE BLDG.
 Business/Project Address: 583 GLEAN Rd E. AURORA 14052
 Applicant Name: NICHOLAS DIPIETRO
 Mailing Address: 1370 UNDERHILL Rd
 City EAST AURORA State NY ZIP 14052
 Fax _____ Email _____
 (owner/purchaser/developer) OWNER

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

Property Owner(s) Name(s) NICHOLAS DIPIETRO/DPB Z LLC
 If a corporate, please name a responsible party/designated officer: _____
 Address 1380 UNDERHILL Rd.
 City EAST AURORA State N.Y ZIP 14052
 Phone 655-4998 Fax _____ Email _____

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 583 GLEAN Rd EAST AURORA
 SBL# _____
 Describe Special Use requested (use additional pages if needed): ERECT 2400 SQ FT STORAGE BUILDING. WILL BE EXACT REPLICA OF EXISTING NAPA BUILDING BUT 1/3 THE SIZE
 Property size in acres _____ Property Frontage in feet 200
 Zoning District B-2 Surrounding Zoning B2
 Current Use of Property NAPA AUTO PARTS STORE
 Size of existing building(s): 6000 sf Size of proposed building(s) 2400 sf
 Present/Prior tenant/use: STORAGE (NEW) retail (EXISTING)
 Parking spaces: Existing: 12 Proposed additional spaces: 12 Total #: 24

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):

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

Peak hours: NO FOOT TRAFFIC

Number of employees (if applicable): Full-time _____ Part-time _____ Seasonal _____

Upon approval of this application, the applicant intends to apply for: (Check all that apply)

- a. Building Permit
- b. Sign Permit _____

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)

Nicholas DiPietro

Signature of Applicant/Petitioner

Nicholas DiPietro

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 11 day of Aug in the year 2020 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.

M. Hall

Notary Public

(Notary stamp)

Office Use Only: Date received: Aug 6, 2020 Receipt #: 364419

Application reviewed by: *MD*

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

**Special Use Permit
Application
Owner Authorization**

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

3830 Levan
(address), identified as Tax Map (SBL)# 176.00-4-27

hereby authorizes CARL DI PIETRO to bring an application for a special use permit before the Town of Aurora Town Board 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.

Nicholas DiPietro
Owner (print)

8-5-20
Date

[Signature]
Owner (signature)

STATE OF NEW YORK)
 SS
COUNTY OF ERIE)

On this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said state, personally appeared _____, 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.

Notary Public

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: ERECT 2400 SQ. FT. STORAGE bldg.			
Project Location (describe, and attach a location map): 583 CLEAV RD EAST AURORA, N.Y. 14052			
Brief Description of Proposed Action: REPLICA OF EXISTING NAPA BUILDING BUT 1/3 OF THE SIZE			
Name of Applicant or Sponsor: NICHOLAS DIPIETRO		Telephone: E-Mail:	
Address: 1380 UNDERHILL Rd.			
City/PO: E. AURORA		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 governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1,189 acres	
b. Total acreage to be physically disturbed?		3,000^{sq} acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1,189 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" 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,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="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="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="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="checked" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="checked" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="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 type="checkbox"/>	<input checked="checked" 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="checked" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO	YES	
		<input checked="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="checked" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<input checked="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 type="checkbox"/>	<input checked="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: _____		<input checked="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="checked" type="checkbox"/> Forest <input checked="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="checked" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		NO	YES	
		<input checked="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	
a. Will storm water discharges flow to adjacent properties? <input checked="checked" type="checkbox"/> NO <input type="checkbox"/> YES		<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"/> NO <input checked="checked" type="checkbox"/> YES <u>RUNOFF WILL BE DIRECTED TO REAR OF OWNERS PROPERTY.</u>				

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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Nicholas D. RIETO</u>	Date: <u>8-6-20</u>	
Signature: <u><i>Nicholas D. Riето</i></u>		

BUILDING DEPARTMENT
Town of Aurora/Village of East Aurora
300 Glead Avenue, East Aurora, NY
Phone (716) 652-7591

Permit # _____
 Reissued _____
 Date _____

APPLICATION FOR BUILDING PERMIT

Please check one: New Building Addition Alteration/Renovation Fence
 Accessory Building Accessory Structure Generator Other _____

Property Owner Name Nicholas DiPietro Phone # 655-4998
 Property Address 583 GLEAD Rd EAST AURORA NY 14652
 SBL # _____ Zoning District B-2
 Applicant (if not Owner) _____ Phone # _____

- Brief description of request/intention for building permit: TO ERECT 2400 sq ft storage bldg.
- Use: Residential Commercial Occupancy/Occupancy Load: STORAGE
- Construction Type: I II III IV V
- Size of completed construction .60...ft wide .40...ft long .16...ft high Total sq ft.....2400
- Construction Cost \$90,000
- Name of Architect CHARLES VERA III
 Address of Architect P.O. Box 1020 ORCHARD PARK NY 14127 Phone # 440 7840
- Name of Contractor HOUSE OF STEEL
 Address of Contractor SPRINGVILLE NY Phone # 716 592 5613
- Contractors GL/WC/Disability Insurance Certificates with Town & Village as Certificate holder Yes/No
- Electrical work done, to be inspected by, and a Certificate of Approval obtained from an inspection agency approved by the Town of Aurora. Yes NA
- DPW Action Required WATER TAP SEWER TAP _____ BACKFLOW PREVENTER _____ GREASE TRAP _____

IMPORTANT

- The work covered by this application may not be commenced before the issuance of Building Permit.
- No building shall be occupied or used in whole or in part for any purpose whatsoever until a Certificate of Occupancy shall have been granted by the Building Department.

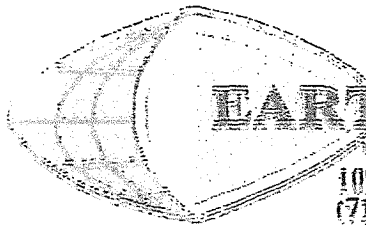
APPLICATION IS HEREBY MADE to the Code Enforcement Officer for the issuance of a Building Permit pursuant to the NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODE for the construction of buildings, additions and alterations, as herein described. The applicant agrees to comply with all applicable codes, laws, and regulations. The undersigned hereby certifies that all of the information contained in this application is correct and true.

Owner Name Nicholas DiPietro
 (Contractor and Corp/LLC must complete affidavit on back to sign as owner's agent)

Telephone 716-655-4998 E-mail _____

SIGNATURE OF OWNER		DATE
Town or Village	Bldg Dept	ZBA
App Fee \$ _____	Reviewed by _____	Reason _____
Permit Fee \$ _____	Appr on _____	Approved/Denied on _____
Park/Rec Fee \$ _____		Case # _____
..... Signature of Code Enforcement Officer		
Receipt is hereby acknowledged of the sum of \$..... equal to the fees schedule established by the Town Board of the Town of Aurora NY..... TC/ DTC Date: _____ Receipt _____		

1. I would like to build a 40x60 pole building at 583 Olean rd.
2. The facade would be a duplicate of existing NAPA bldg.
3. Building would be used for storage of landscape equipment.
4. Site was inspected by Earth Dimensions.
5. Inspection concluded no wetland impact(report inclosed)
6. There will be 25 ft. Fire separation between buildings.
7. Parking will be increased in front to property boundaries .
8. Parking will also be available behind new building.



EARTH DIMENSIONS, INC.

Soil & Hydrogeologic Investigations • Wetland Delineations
1091 Jamison Road, Elma NY 14059
(716) 655-1717 • Fax (716) 655-2913 www.earthdimensions.com

March 6, 2020

W12J00b

Carl DiPietro
1380 Underhill Road
East Aurora, New York 14052

Re: **Preliminary Wetland Investigation – 1± acre**
583 Olean Road
Town of Aurora, Erie County, New York

Dear Mr. DiPietro:


Earth Dimensions, Inc. (EDI) has completed a wetland walkover at the above referenced site for the purpose of determining the extent of regulated wetland and waterways within the proposed project site. The site investigation was conducted on March 6, 2020. EDI identified approximately 0.29± acre of wetland as defined by the U.S. Army Corps of Engineers (USACE) wetland delineation manuals within the investigation area. This wetland would be regulated by USACE under Section 404 of the Clean Water Act based on the currently applicable "Rapanos" guidance.

The New York State Department of Environmental Conservation (NYSDEC) On-line Resource Mapper does not depict any state regulated wetlands within or adjacent to the site. NYSDEC, thus, has no jurisdiction over any wetlands within the project site.

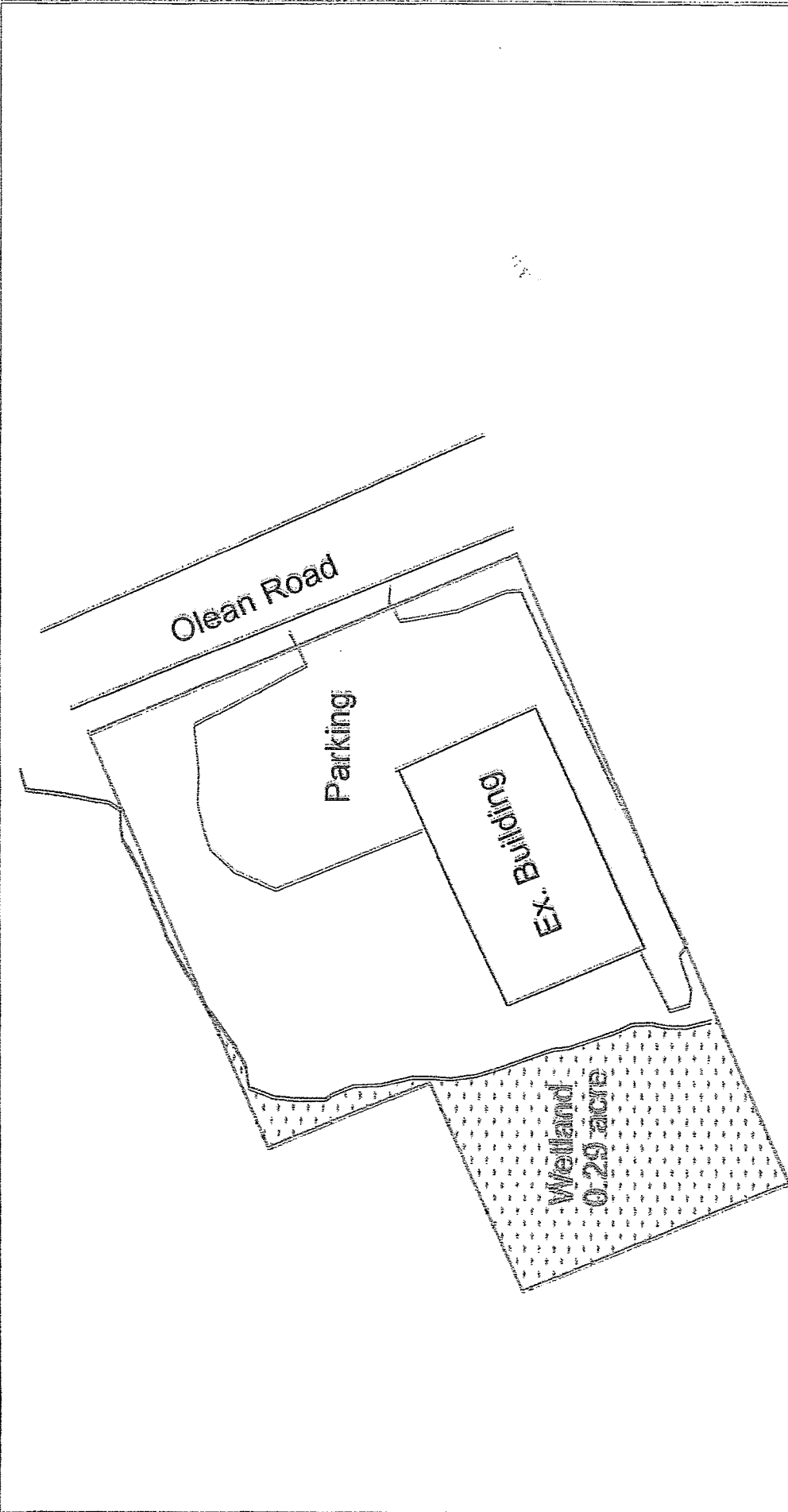
Based on this investigation, it is our professional opinion that as long as the proposed project will not impact any wetland as depicted on the attached map, no further studies or agency coordination relative to regulated wetlands is required in order to move forward with the proposed project. Should plans change whereas wetland impacts are proposed, a detailed wetland delineation would need to be completed and submitted to USACE along with a request for a Section 404 Permit.


If you have any questions, please contact our office at (716) 655-1717 or email slivingstone@earthdimensions.com.

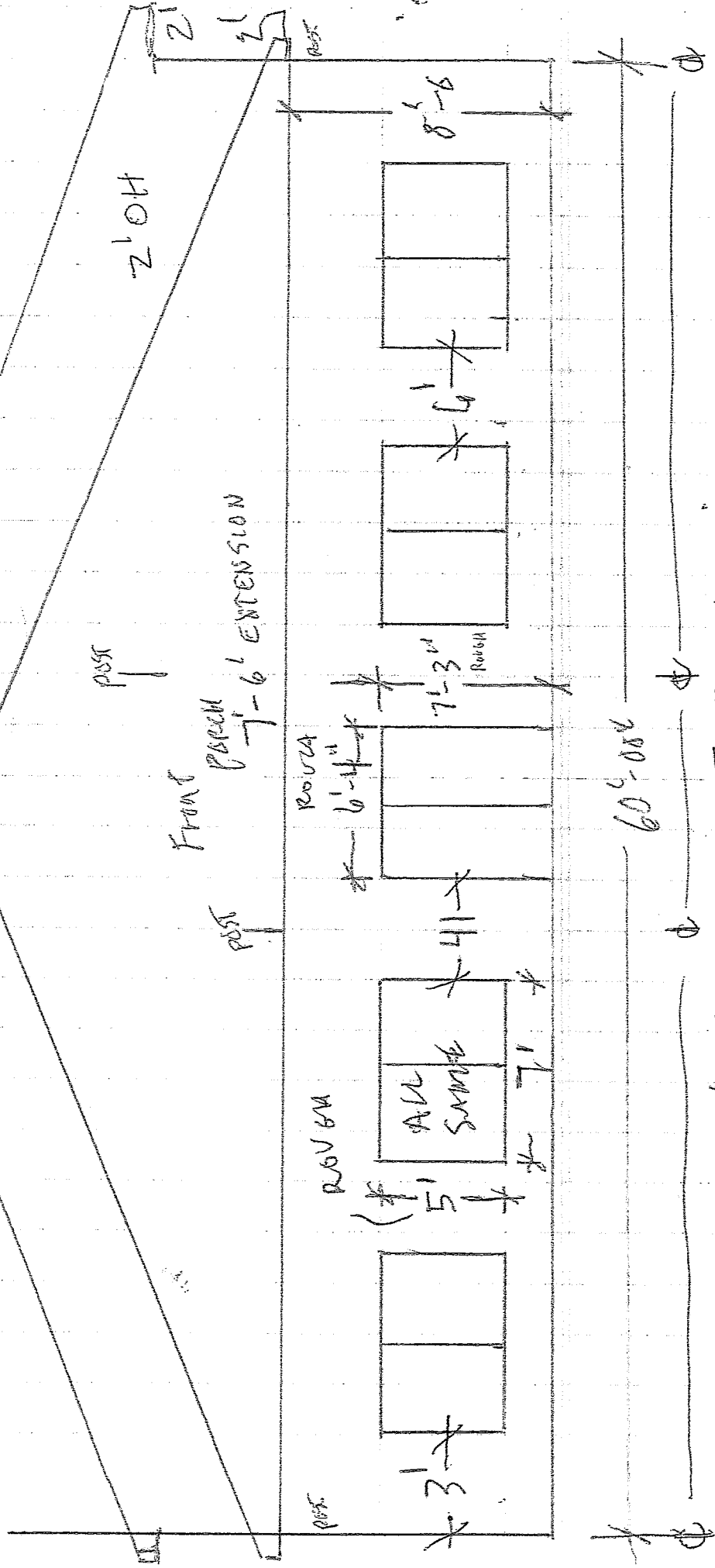
Very truly yours,
Earth Dimensions, Inc.


Scott J. Livingstone
Wetlands Operations Manager

Encl.



<p>EDIPROJECT CODE: WY12J006</p> <p>Map Date: 03/06/20 S.U.L.</p> <p>Revised:</p> <p>Base Map Provided by: Orin Hunt</p> <p>Scale: 0' 25' 50' 75'</p> <p>File Name:</p>	<p>EDIPROJECT CODE: WY12J006</p> <p>Map Date: 03/06/20 S.U.L.</p> <p>Revised:</p> <p>Base Map Provided by: Orin Hunt</p> <p>Scale: 0' 25' 50' 75'</p> <p>File Name:</p>	<p>APPROXIMATE WETLAND ACREAGE 0.29 acre</p> <p>*Please note, upon completion of a detailed wetland delineation, the amount and/or size of the wetlands may vary. A preliminary wetland investigation only provides the approximate size and location of federally jurisdictional wetlands.</p>	<p>Preliminary Wetlands Map 583 Olean Road</p> <p>TOWN OF CLARENCE ERIE COUNTY, NEW YORK</p> <p>BARTH DIMENSIONS, INC.</p> <p>* Soil and Hydrogeologic Assessments * Wetland Delineations</p> <p>10391 Jambloom Road • Elma, NY 14039 (716) 835-4717 • Fax: (716) 835-2915</p>	<p>LEGEND:</p> <p> WETLAND AREA</p>	<p>WETLAND AREA</p>
--	--	--	--	--	----------------------------



HOZ

12°

FRONT PORCH
6' EXTENSION

POST

POST

ROUGH

ROUGH

ALL SAMPLE

8'-6"

6'-0"

7'-3"

6'-0"

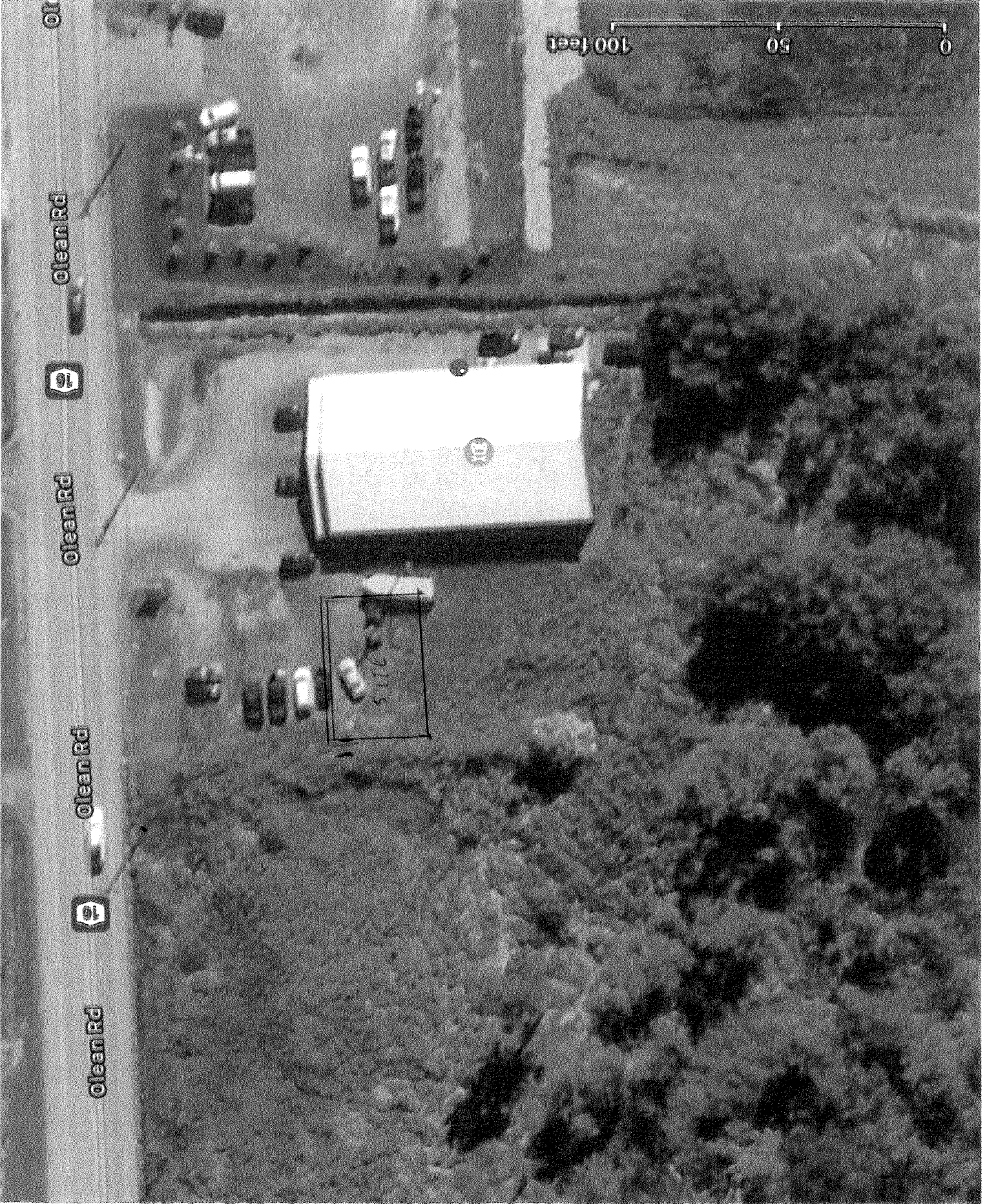
4'-0"

7'-0"

3'-0"

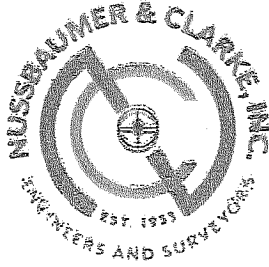
60'-0"

4 POSTS IN FRONT FOR PORCH ROOF

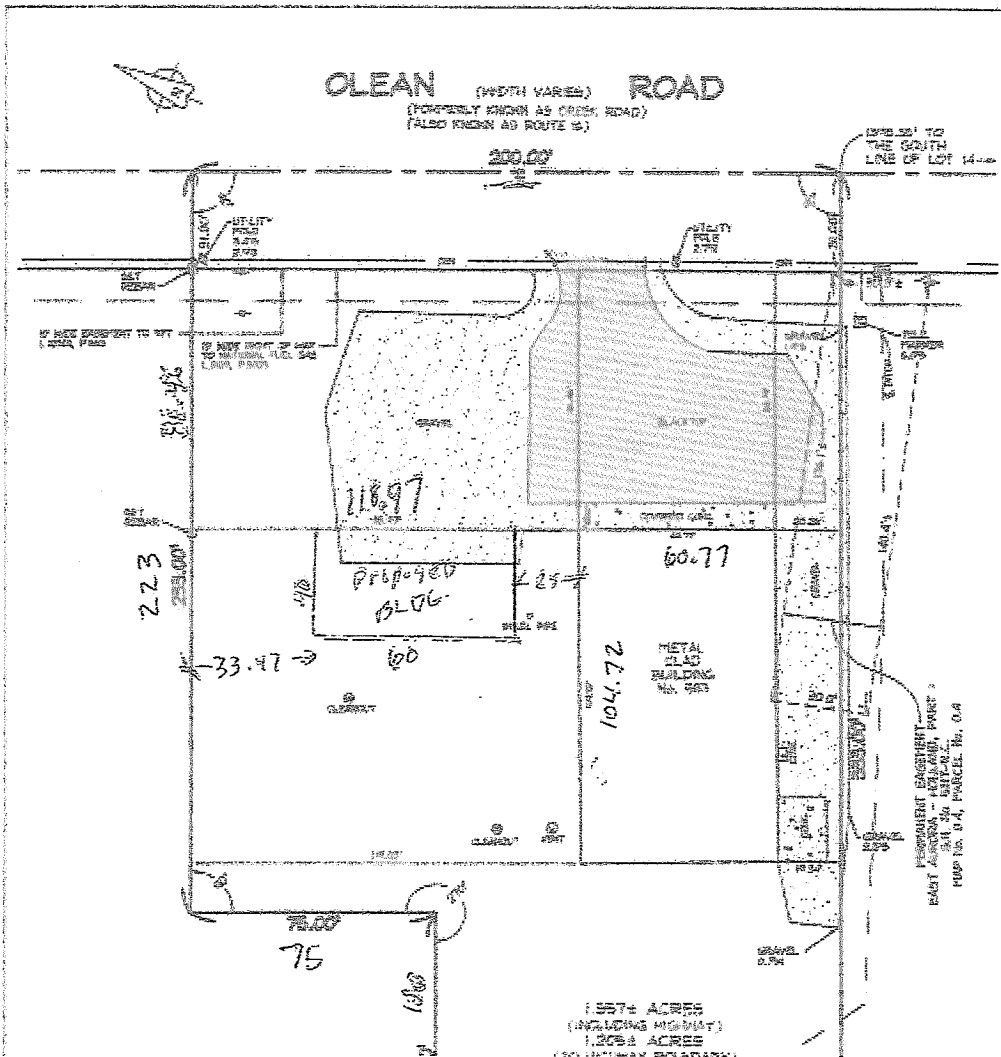


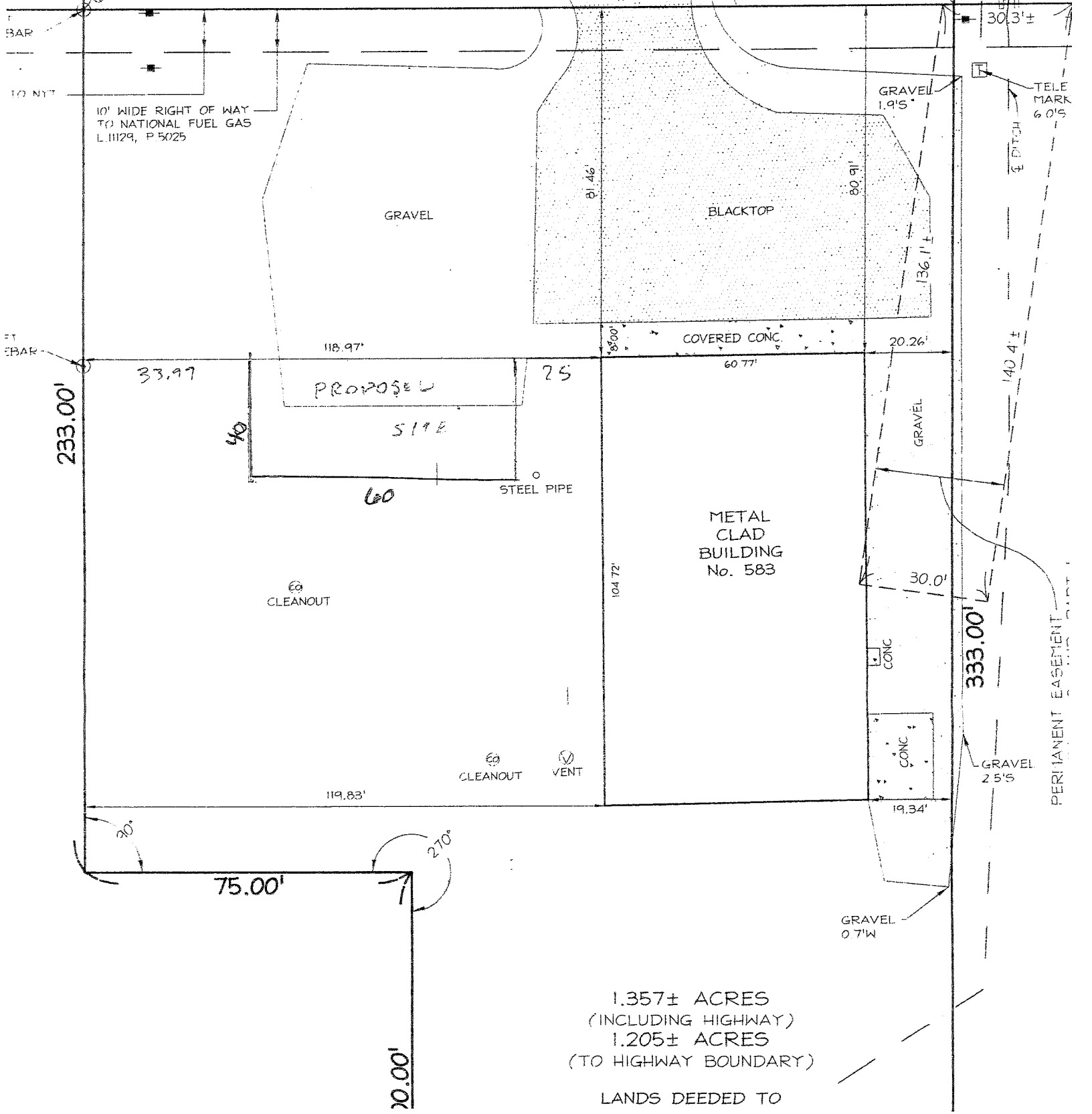
From: Diane Slomowicz dslomowicz@nussclarke.com
 Subject: survey pdf
 Date: July 27, 2020 at 10:21 AM
 To: carldee57@yahoo.com

Hi Carl,
 Let me know that you got this.
 Diane



Diane Slomowicz
 Survey Technician/CADD Operator
 509 Main Street
 PO Box 516
 East Aurora, NY 14052
 P: 716.655-1058 | F: 716.655-1964
FULL-SERVICE CAPABILITIES, LOCAL EXPERTISE
 Facebook || LinkedIn || nussclarke.com





1.357± ACRES
 (INCLUDING HIGHWAY)
 1.205± ACRES
 (TO HIGHWAY BOUNDARY)
 LANDS DEEDED TO