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TOWN CLERK
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TOWN OF AURORA
Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

To: Aurora Planning Board

From: Martha Librock, Town Clerk

Date: January 20, 2021

Re: ODA application referral

At their January 11, 2021 meeting the Town Board voted unanimously to refer the Open Development application for 1211 Jewett Holmwood Road to the Planning Board for review and recommendation.



300 Glead Avenue, East Aurora, NY

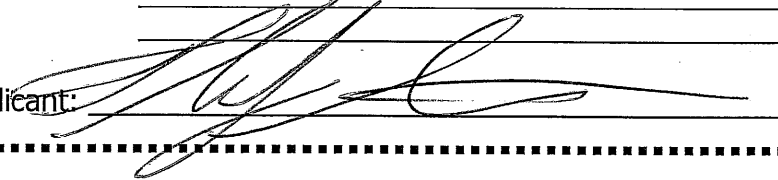
**TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION**

PETITIONER: Name: NEUSTY DEVELOPMENT LLC
Address: P.O. BOX 221
WALES CENTER NY 14169
City State Zip
Phone: 716-870-1812 Fax: _____ E-Mail: _____ .COM

PROPERTY OWNER (if different from petitioner):
Name: _____
Address: _____ Ph. No. _____

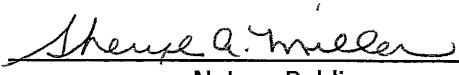
PROJECT ADDRESS: 1211 JEWETT HOLMWOOD 174.03-1-37
No. Street SBL No.

PROJECT DESCRIPTION: CREATION OF TWO RESIDENTIAL PARCELS FROM EXISTING PARCEL

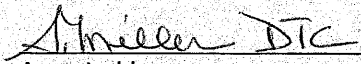
Signature of Applicant: 

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

On the 21st day of December, in the year 2020, before me, the undersigned, a notary public in and for said state, personally appeared Thomas J. Stynes, 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.


Notary Public

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

OFFICE USE ONLY:
File #: _____ Number of Lots _____ Total Acreage _____ Zoning _____
Open Development Area Review Application Fee \$ 100.00
Materials Received by Town Clerk & Fee Paid  12/21/20
Accepted by Date

NEVSTY DEVELOPMENT, LLC

Dear Board Members,

We are requesting your consideration in the approval of the Open Development Area application attached herin. Our vision for this property includes the rehabilitation and redesign of the existing residence and the creation of a building lot and eventual construction of a new single-family dwelling on the rear lot.

Our immediate focus would be on the existing single-family home located on the property. The existing residence sustained a fire earlier in the year. We have removed the unsafe portion of the structure (garage) and removed a large amount of debris left on site by the previous owner. The current residence has three bedrooms, one bath. The construction/mechanical/energy efficiency of the materials and methods are outdated and in need of replacement.

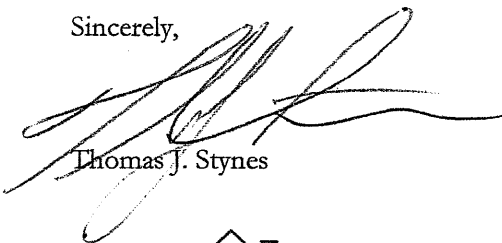
If our proposal is approved, it would be our intention to utilize the existing footprint to design a remodeled structure on top of the existing foundation, thereby not impacting the existing property line set backs reflected on the proposed plot plan. The front elevation would be altered for better curb appeal and we would provide a new engineered sewage disposal system, new utility services, and a more energy efficient home for the new residents.

Our proposal meets the design standards of the Town Code Chapter 99 governing Open Development Areas, as well as the requirements thereof, with one exception. The proposed rear lot will not meet the requirement of Section 99-31A.(5) requiring a minimum lot width of 200'. We would ask the Board to approve a variance from said section as is within their authority. The front lot created by our proposal will meet the minimum lot requirements for Rural Residential.

The driveway/flagpole of the rear lot proposed, will impact the existing drainage (or lack thereof). The grading and drainage on the existing lot were poorly maintained and will need to be corrected. While we are prepared to undertake the engineering and complete the implementation of corrective measures, we are also hesitant to expend those monies without securing some approval or indication from this board that our proposal fits with the character of Town. We would undertake this in conjunction with the rehabilitation of the existing house. The rear lot, if approved, would then be left for future development of a single-family dwelling.

We believe this vision will not only benefit the new owners of these properties but surrounding property owners as well. We ask your approval of the attached Open Development Area application. Thank you in advance for your time and consideration in this matter.

Sincerely,



Thomas J. Stynes



*Building Your Dream One
Home At A Time*

P.O. Box 221
Wales Center, NY 14169

PHONE 716-870-1812 – Tom
PHONE 716-861-9795 - Amy

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: <p style="text-align: center; font-size: 1.2em;">1211 JEWETT HOLMWOOD LAND SPLIT</p> | | | |
| Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">1211 JEWETT HOLMWOOD</p> | | | |
| Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">CREATE TWO RESIDENTIAL PARCELS FROM EXISTING PARCEL</p> | | | |
| Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">NEUSTY DEVELOPMENT LLC</p> | | Telephone: E-Mail: | |
| Address: <p style="text-align: center; font-size: 1.2em;">P.O. BOX 221</p> | | | |
| City/PO: <p style="text-align: center; font-size: 1.2em;">WALES CENTER</p> | | State: <p style="text-align: center; font-size: 1.2em;">N.Y.</p> | Zip Code: <p style="text-align: center; font-size: 1.2em;">14169</p> |
| 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: | | | YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | | 4.43 acres |
| b. Total acreage to be physically disturbed? | | | 5.1 acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | | _____ 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 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? | <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? 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? | <input 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="" 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: _____ | NO | YES | | |
| | <input checked="" 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>NEW SEPTIC SYSTEM</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? b. Is the proposed action located in an archeological sensitive area? | 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"/> | | |
| 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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES 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="" type="checkbox"/> YES <u>EXISTING DI AND PIPE TO STREET STORMWATER SEWER</u> | NO | YES | | |
| | <input type="checkbox"/> | <input checked="" 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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: NEUSY DEVELOPMENT LLC Date: 12-18-20

Signature: 