

WS-1

4A-1

4A-2

RESOLUTION APPROVING SPECIAL USE PERMIT

612 Buffalo Road (SBL# 164.00-1-14)

WHEREAS, Benjamin Bell has applied for a Special Use Permit for a restaurant and bar at 612 Buffalo Road, East Aurora, NY; and

WHEREAS, Chapter 116-8.7 and 116-8.8 state that this type of development in a I (industrial) zoned district requires a Special Use Permit from the Town Board; and

WHEREAS, the Town Board of the Town of Aurora referred the Special Use Permit application to the Town of Aurora Planning Board for their review and recommendation; and

WHEREAS, the Planning Board voted unanimously to recommend that the Town Board approve the Special Use Permit; and

WHEREAS, the Erie County Planning Department had no recommendation regarding the project and that the proposed action was reviewed and determined to be of local concern; and

WHEREAS, as an unlisted action under SEQRA the Town Board found that the project will not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT

RESOLVED, that pursuant to Chapter 116 – Zoning, Article III of the Code of the Town of Aurora, the Town Board of the Town of Aurora does hereby grant the attached Special Use Permit, including conditions, to Benjamin Bell for a restaurant and bar in the existing building at 612 Buffalo Road, East Aurora, NY; and be it

FURTHER RESOLVED, that the Town Code Enforcement officer will inspect the premises prior to the establishment opening to the public.

SPECIAL USE PERMIT

Pursuant to Chapter 116 Article III of the Zoning Code of the Town of Aurora, a Special Use Permit is hereby granted by the Town Board of the Town of Aurora in accordance with the following:

APPLICANT: Benjamin Bell
dba: Angelina's

PROPERTY ADDRESS: 612 Buffalo Road (aka: Route 16, East Aurora, NY 14052
SBL# 164.00-1-14

PROPERTY OWNER: 612 Buffalo 1033, LLC
mailing address: 2730 Transit Road, West Seneca, NY 14224

CODE: Chapter 116 – Zoning §116-8.8 A(1)
Chapter 116 – Zoning §116-8.7 B(1)(f)

USE: Principal Use: Restaurant and Bar

SPECIAL PERMIT USE: Bar and Restaurant

The Town of Aurora received an application for a Special Use Permit for a restaurant and bar from Applicant on November 30, 2021 . The Town Board referred the Special Use Permit Application to the Planning Board on December 13, 2021. On January 5, 2022, the Planning Board recommended amendments to Part 1 of the SEQR form, after which it recommended to the Town Board to approve the application. On January 24, 2022, the Town Board conducted a public hearing on the Application. The Town of Elma Supervisor and Building Inspector were contacted by Town of Aurora personnel and noted they have no objection to the request.

Background. The property at 612 Buffalo Road has been used as a restaurant and bar by different entities for over 40 years. The building is currently vacant. The applicant currently operates a bar/restaurant in the Town of Orchard Park and wishes to expand into the Town of Aurora. The Property at 612 Buffalo Road is Zoned Industrial. The Property is adjacent to the Town of Elma. Additional conditions and safeguards are deemed necessary by the Town Board to implement the purpose and intent of the Special Use Permit. This permit is contingent and subject to the following:

1. CODE REQUIREMENTS: Full compliance with all sections of the Aurora Code as presently codified or as may be amended from time to time.
2. APPLICATION AND PLANNING BOARD: Subject to all plans and specifications submitted with the application, recommendations of the Planning Board and additional conditions and terms as adopted by the Town Board.

3. VIOLATION: Any violation of the provisions of the Permit or any other applicable law, code, rule or regulation of any government or department shall subject this Permit to suspension or revocation in the discretion of the Town Board.
4. AMENDMENT: This Special Use Permit is subject to amendment or modification by the Town Board at any time in its sole discretion.
5. ATTACHMENT: This permit is subject to any and all special conditions attached hereto.

ACKNOWLEDGEMENT: the undersigned as applicant for this Special Use Permit for a restaurant and bar at 612 Buffalo Road, East Aurora, NY, does hereby acknowledge receipt of a copy of this Permit, agrees, and accepts the provisions herein. The applicant further acknowledges that a violation or breach of any covenants, provisions or conditions of this Special Use Permit will result in suspension or revocation of this Special Use Permit. The undersigned agrees to all terms and provisions of this Special Use Permit as herein stated or as hereafter may be amended.

DATED: _____ By: _____
Benjamin Bell

ACKNOWLEDGED AND APPROVED AS TO FORM AND SUBSTANCE

DATES: _____
JAMES J. BACH, Supervisor
Town of Aurora

SPECIAL CONDITIONS FOR
SPECIAL USE PERMIT GRANTED TO
BENJAMIN BELL
FOR
612 BUFFALO ROAD, EAST AURORA, NY

1. USE: Restaurant and bar, including banquet room, outdoor dining, and seasonal volleyball court.
2. SIGN(S): Shall be in accordance with Section 116.34 of the Town Code of the Town of Aurora. The existing LED sign in front of the building shall comply with the terms of the

variance granted by the Town of Aurora Zoning Board of Appeals on July 18, 2018.
(attached as Exhibit A)

3. PARKING: Sufficient parking will be provided for customers and employees of the establishment.
4. HOURS OF OPERATION: The approved hours of operation for the restaurant/bar are Monday through Saturday from 11:00 a.m. until 12:00 midnight. Sunday 10:00 a.m. until 12:00 midnight.
5. VOLLEYBALL: Volleyball court will be used during the summer months June through August for league play. Hours of operation for the volleyball courts will be 11:00 a.m. to 11:00 p.m.
*CSnyder suggestion: Monday thru Thursday 11:00 a.m. to 8:00 p.m.
Friday and Saturday 11:00 a.m. to 10:00 p.m.
Sunday 11:00 a.m. to 5:00 p.m.*
6. MUSIC: Indoor – small bands, acoustic shows and juke box.
Outdoor – all music shall end at 10:00 p.m.
CSnyder suggestion: Outdoor – Friday and Saturday only until 10:00 p.m.
7. NOISE: Noise generated from use of the facility shall be maintained as to not affect adjoining properties. The Town reserves the right to monitor such noise levels.
8. OTHER CONDITIONS:
 - a. This permit will reviewed annually by the Town Board during the anniversary month of the original permit.
 - b. Complaints brought to the Town regarding the restaurant and/or any of the activities associated with the business will be brought to the Code Enforcement Officer and, if necessary, be brought to the Town Board for further action. The Town of Aurora may terminate this Special Use permit at any time for failure of the Applicant to abide by the conditions of the Special Use Permit, terms of the Aurora Town Code and/or NYS Building and Fire Code.
 - c. The business must remain under the Applicant's ownership. Transfer of the business to another owner will terminate this special use permit.

Adopted (date)

Project: **612 BFLD RD - SUP**
 Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed action is the issuance of a special use permit for approval to operate a restaurant and bar. The proposed use of the property will not have any significant adverse environmental impacts based on the following:

- The proposed action does not exceed any Type 1 thresholds defined in Section 614.14 of SEQR.
- The property is zoned Industrial and the proposed use is permitted as a special use in the zoning district. A portion of the property is situated in the Town of Elma, which was consulted and responded indicating that the proposed use is permitted under Elma's zoning regulations. Therefore, the proposed action does create a conflict with land use or zoning regulations.
- The proposed action involves the operation of a dining establishment in a similar manner and at a location previously used for a similar use. Therefore, the proposed action will not result in a change of use or is anticipated to increase the intensity of the use of of land relating to traffic, noise and lighting, as well as, adversely affecting the demand for public services and utilities. Furthermore, the proposed action is not anticipated to impair the character or quality of the existing neighborhood or community.
- The proposed action does not involve any physical changes or substantial improvements to the existing building or site. Therefore the proposed action does not have the potential to impact cultural and natural resources, or cause an increase in the potential for erosion, flooding or drainage problems.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Aurora Town Board	02/14/22
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

WS-2

4B-1

4B-2

RESOLUTION APPROVING SPECIAL USE PERMIT
1887 Davis Road (SBL# 199.03-1-9.1)

WHEREAS, Jyl and Ricardo Rivera have applied for a Special Use Permit for a short-term rental unit in the multiple family residence at 1887 Davis Road, PO West Falls, Town of Aurora, NY; and

WHEREAS, Chapter 116-8.7 states that this type of development in a B2 (business) zoned district requires a Special Use Permit from the Town Board; and

WHEREAS, the Town Board of the Town of Aurora referred the Special Use Permit application to the Town of Aurora Planning Board for their review and recommendation; and

WHEREAS, the Planning Board voted unanimously to recommend that the Town Board approve the Special Use Permit; and

WHEREAS, the Erie County Planning Department had no recommendation regarding the project and that the proposed action was reviewed and determined to be of local concern; and

WHEREAS, as an unlisted action under SEQRA the Town Board found that the project will not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT

RESOLVED, that pursuant to Chapter 116 – Zoning, Article III of the Code of the Town of Aurora, the Town Board of the Town of Aurora does hereby grant the attached Special Use Permit, including conditions, to Jyl and Ricardo Rivera for a short-term rental unit in the second floor apartment known as Apartment #1 at 1887 Davis Road (SBL# 199.03-1-9.1), PO West Falls, Town of Aurora, New York; and be it

FURTHER RESOLVED, that the Town Code Enforcement officer will inspect the premises prior to the unit being rented for short-term use.

SPECIAL USE PERMIT

Pursuant to Chapter 116 Article III of the Zoning Code of the Town of Aurora, a Special Use Permit is hereby granted by the Town Board of the Town of Aurora in accordance with the following:

APPLICANT: Ricardo and Jyl Rivera

PROPERTY ADDRESS: 1887 Davis Road, PO West Falls; SBL#199.03-1-9.1

PROPERTY OWNER: Ricardo and Jyl Rivera
1895 Davis Road, West Falls, NY 14170

CODE: Chapter 116 – Zoning §116-8.7
B2 Business; Paragraph B (1)(c)

USE: Principal Use: Multiple family residence
(5 units)
Auxiliary Use: Additional parking for Outdoor Event Center

SPECIAL PERMIT USE: One (1) unit of the multiple family residence will be used
as a short-term rental unit

The Town of Aurora received an application for a Special Use Permit for a short-term rental unit from Applicants on December 2, 2021. The Town Board referred the Special Use Permit Application to the Planning Board on December 13, 2021. On January 5, 2022, the Planning Board recommended amendments to Part 1 of the SEQR form, after which it recommended to the Town Board to approve the application. On January 24, 2022, the Town Board conducted a public hearing on the Application.

Background. Applicants own and operate a five (5) unit multi-family residence on the Property, which is Zoned Business 2. The Property is adjacent to the Applicants' primary residence at 1895 Davis Road and to the Applicant owned and operated Blueberry Farm and Outdoor Event Center at 1897 Davis Road. The Applicants applied for and received a Special Use Permit for an Outdoor Event Center at 1897 Davis Road with additional parking at 1887 and 1895 Davis Road. In addition to the Outdoor Event Center parking, the owners now want to use one of the five residential units for short-term rental (example: AirBnB).

Additional conditions and safeguards are deemed necessary by the Town Board to implement the purpose and intent of the Special Use Permit. This permit is contingent and subject to the following:

1. CODE REQUIREMENTS: Full compliance with all sections of the Aurora Code as presently codified or as may be amended from time to time.

1. USE: In addition to a multi-family residence (primary building) which is the current use of the property, the site will allow for one (1) short-term rental unit in the primary building shown on Addendum A as Apartment no. 1 on the second floor of the building.
2. SIGN(S): Shall be in accordance with Section 116.34 of the Town Code of the Town of Aurora.
3. PARKING: Designated and marked on-site parking spaces for four (4) vehicles will be required for the short-term rental unit.
4. RENTERS: The maximum number of occupants in this unit at any one time is eight (8) based on the number of sleeping accommodations of one queen bed, two full beds and one pull-out sofa bed.
5. DURATION: The minimum number of nights the unit can be rented is two. The maximum number of consecutive days a unit can be rented is thirty.
5. QUIET TIME – Occupants of the short-term rental unit will observe quiet time between the hours of 10:00 p.m and 7:00 a.m.
6. OTHER CONDITIONS:
 - a. Functioning fire extinguishers, smoke detectors and carbon monoxide detectors will be present in the short-term rental unit.
 - b. Emergency evacuation procedure and diagram depicting evacuation route shall be posted on or immediately adjacent to the egress door from every sleeping unit and/or bedroom.
 - c. Hosting liability insurance will be in place at all times the short-term unit is occupied.
 - d. Town of Aurora Code Enforcement will inspect the short-term rental unit and premises prior to the first time it is rented and then *annually*.
 - e. This permit will reviewed annually by the Town Board during the anniversary month of the original permit.
 - f. Complaints brought to the Town regarding the short-term unit will investigated by the Code Enforcement Officer and, if necessary, be brought to the Town Board for further action. The Town of Aurora may terminate this Special Use permit at any time for failure of the Applicant to abide by the conditions of the Special Use Permit, terms of the Aurora Town Code and/or NYS Uniform Fire Prevention and Building Code.
 - g. The property must remain under the Applicant's ownership. Transfer of the property to another owner will terminate this special use permit.
 - h. *The current owner(s) must remain residing at the abutting property at 1895 Davis Road.*

Adopted (date)

Project: 1887 DAVIS - SUP
 Date:

**Short Environmental Assessment Form
 Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed action is the issuance of a special use permit to allow the conversion of a single apartment in an existing apartment building from a long-term housing rental to a short-term lodging use. The proposed use of the property will not have any significant adverse environmental impacts based on the following:

- The proposed action does not exceed any Type 1 thresholds defined in Section 614.14 of SEQR.
- The property is zoned B2-Business and the proposed use is permitted as a special use in the zoning district. Therefore, the proposed action does not create a conflict with land use or zoning regulations.
- The proposed use is situated in the Hamlet of West Falls which currently has, and provides for, a variety complimentary mixed land uses. Therefore, the proposed action is not anticipated to impair the character or quality of the existing neighborhood or community.
- The proposed use changes the existing use from an apartment used for long-term housing to a short-term rental for lodging. However, the site has sufficient parking and the proposed action is not anticipated to substantially increase the intensity of the use of land relating to traffic, noise and lighting, as well as, adversely affecting the demand for public services and utilities.
- The proposed action involves the change of use and does not involve any physical changes or substantial improvements to the existing building or site. Therefore the proposed action does not have the potential to impact cultural and natural resources, or cause an increase in the potential for erosion, flooding or drainage problems.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Aurora Town Board	02/14/22
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

WS-3 4C-1 4C-2

RESOLUTION APPROVING SPECIAL USE PERMIT
1895 Davis Road (SBL# 199.03-1-10.1)

WHEREAS, Jyl and Ricardo Rivera have applied for a Special Use Permit for a short-term rental unit in the garage apartment at 1895 Davis Road, PO West Falls, Town of Aurora, NY; and

WHEREAS, Chapter 116-8.7 states that this type of development in a B2 (business) zoned district requires a Special Use Permit from the Town Board; and

WHEREAS, the Town Board of the Town of Aurora referred the Special Use Permit application to the Town of Aurora Planning Board for their review and recommendation; and

WHEREAS, the Planning Board voted unanimously to recommend that the Town Board approve the Special Use Permit; and

WHEREAS, the Erie County Planning Department had no recommendation regarding the project and that the proposed action was reviewed and determined to be of local concern; and

WHEREAS, as an unlisted action under SEQRA the Town Board found that the project will not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT

RESOLVED, that pursuant to Chapter 116 – Zoning, Article III of the Code of the Town of Aurora, the Town Board of the Town of Aurora does hereby grant the attached Special Use Permit, including conditions, to Jyl and Ricardo Rivera for a short-term rental unit in the garage apartment at 1895 Davis Road (SBL# 199.03-1-10.1) PO West Falls, Town of Aurora, New York; and be it

FURTHER RESOLVED, that the Town Code Enforcement officer will inspect the premises prior to the unit being rented for short-term use.

SPECIAL USE PERMIT

Pursuant to Chapter 116 Article III of the Zoning Code of the Town of Aurora, a Special Use Permit is hereby granted by the Town Board of the Town of Aurora in accordance with the following:

APPLICANT: Ricardo and Jyl Rivera

PROPERTY ADDRESS: 1895 Davis Road, PO West Falls; SBL#199.03-1-10.1

PROPERTY OWNER: Ricardo and Jyl Rivera
1895 Davis Road, West Falls, NY 14170

CODE: Chapter 116 – Zoning §116-8.7
B2 Business; Paragraph B (1)(ö)

USE: Principal Use: Multiple family residence (2 units) and garage (1 unit) apartment

SPECIAL PERMIT USE: The garage apartment unit will be used as a short-term rental unit

The Town of Aurora received an application for a Special Use Permit for a short-term rental unit from Applicants on December 2, 2021 . The Town Board referred the Special Use Permit Application to the Planning Board on December 13, 2021. On January 5, 2022, the Planning Board recommended amendments to Part 1 of the SEQR form, after which it recommended to the Town Board to approve the application. On January 24, 2022, the Town Board conducted a public hearing on the Application.

Background. Applicants own a two (2) family residence and a one (1) family garage apartment on the Property, which is Zoned Business 2. The Applicants reside in the lower level unit of the two (2) family residence. The Property is adjacent to the Applicant owned rental property at 1887 Davis Road and to the Applicant owned and operated Blueberry Farm and Outdoor Event Center at 1897 Davis Road. The Applicants applied for and received a Special Use Permit for an Outdoor Event Center at 1897 Davis Road with additional parking at 1887 and 1895 Davis Road. In addition to the Outdoor Event Center parking, the owners now want to use the garage apartment for short-term rental (example: AirBnB).

Additional conditions and safeguards are deemed necessary by the Town Board to implement the purpose and intent of the Special Use Permit. This permit is contingent and subject to the following:

1. CODE REQUIREMENTS: Full compliance with all sections of the Aurora Code as presently codified or as may be amended from time to time.
2. APPLICATION AND PLANNING BOARD: Subject to all plans and specifications submitted with the application, recommendations of the Planning Board and additional conditions and terms as adopted by the Town Board.
3. VIOLATION: Any violation of the provisions of the Permit or any other applicable law, code, rule or regulation of any government or department shall subject this Permit to suspension or revocation in the discretion of the Town Board.
4. AMENDMENT: This Special Use Permit is subject to amendment or modification by the Town Board at any time in its sole discretion.
5. ATTACHMENT: This permit is subject to any and all special conditions attached hereto.

ACKNOWLEDGEMENT: the undersigned as applicant for this Special Use Permit for a short-term rental unit at 1895 Davis Road, PO West Falls, Town of Aurora, NY, does hereby acknowledge receipt of a copy of this Permit, agrees, and accepts the provisions herein. The applicant further acknowledges that a violation or breach of any covenants, provisions or conditions of this Special Use Permit will result in suspension or revocation of this Special Use Permit. The undersigned agrees to all terms and provisions of this Special Use Permit as herein stated or as hereafter may be amended.

DATED: _____

By: _____
Ricardo Rivera

DATED: _____

By: _____
Jyl Rivera

ACKNOWLEDGED AND APPROVED AS TO FORM AND SUBSTANCE

DATES: _____

JAMES J. BACH, Supervisor
Town of Aurora

SPECIAL CONDITIONS FOR
SPECIAL USE PERMIT GRANTED TO
RICARDO AND JYL RIVERA
FOR

1895 DAVIS ROAD
PO WEST FALLS, TOWN OF AURORA

1. USE: In addition to a two-family residence and garage apartment which is the current use of the property, the site will allow the existing garage apartment, which encompasses a bedroom on the ground level and bedroom, bath, kitchen and living room on the second floor as shown on Addendum A, to be used as a short-term rental unit.
2. SIGN(S): Shall be in accordance with Section 116.34 of the Town Code of the Town of Aurora.
3. PARKING: Designated and marked on-site parking spaces for two (2) vehicles will be required for the short-term rental unit.
4. RENTERS: The maximum number of occupants in this unit at any one time is four (4) based on the number of sleeping accommodations of two queen beds.
5. DURATION: The minimum number of nights the unit can be rented is two. The maximum number of consecutive days the unit can be rented is fourteen.
5. QUITE TIME – Occupants of the short-term rental unit will observe quiet time between the hours of 10:00 p.m and 7:00 a.m.
6. OTHER CONDITIONS
 - a. Functioning fire extinguishers, smoke detectors and carbon monoxide detectors will be present in the short-term rental unit.
 - b. Emergency evacuation procedure and diagram depicting evacuation route shall be posted on or immediately adjacent to the egress door from every sleeping unit and/or bedroom.
 - c. Hosting liability insurance will be in place at all times the short-term unit is occupied.
 - d. Town of Aurora Code Enforcement will inspect the short-term rental unit and premises prior to the first time it is rented and then *every year thereafter*.
 - e. This permit will reviewed annually by the Town Board during the anniversary month of the original permit.
 - f. Complaints brought to the Town regarding the short-term unit will investigated by the Code Enforcement Officer and, if necessary, be brought to the Town Board for further action. The Town of Aurora may terminate this Special Use permit at any time for failure of the Applicant to abide by the conditions of the Special Use Permit, terms of the Aurora Town Code and/or NYS Uniform Fire Prevention and Building Code.
 - g. The property must remain under the Applicant's ownership. Transfer of the property to another owner will terminate this special use permit.
 - h. *The Applicant(s) must reside on this property.*

Adopted (date)

Project: **1895 Davis SUP**

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed action is the issuance of a special use permit to allow the conversion of an existing garage apartment from a long-term housing rental to a short-term lodging use. The proposed use of the property will not have any significant adverse environmental impacts based on the following:

- The proposed action does not exceed any Type 1 thresholds defined in Section 614.14 of SEQR.
- The property is zoned B2-Business and the proposed use is permitted as a special use in the zoning district. Therefore, the proposed action does not create a conflict with land use or zoning regulations.
- The proposed use is situated in the Hamlet of West Falls which currently has, and provides for, a variety complimentary mixed land uses. Therefore, the proposed action is not anticipated to impair the character or quality of the existing neighborhood or community.
- The proposed use changes the existing use from an apartment used for long-term housing to a short-term rental for lodging. However, the site has sufficient parking and the proposed action is not anticipated to substantially increase the intensity of the use of land relating to traffic, noise and lighting, as well as, adversely affecting the demand for public services and utilities.
- The proposed action involves the change of use and does not involve any physical changes or substantial improvements to the existing building or site. Therefore the proposed action does not have the potential to impact cultural and natural resources, or cause an increase in the potential for erosion, flooding or drainage problems.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Aurora Town Board	02/14/22
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

WS-4 5A

Application # _____

	rec	P
Application	\$25	<u>X</u>
Permit	\$15	<u>X</u>
Security Deposit	\$200	_____
Per Day Event	\$200	_____
Additional Services	TBD	_____

Application For Temporary Use Permit

**Neil and Barb Chur Equestrian Park, Soccer Field and/or Polo Field
At Knox Farm State Park**

Submit applications to:
Town of Aurora Parks and Recreation
575 Oakwood Ave
East Aurora, NY 14052
Telephone (716) 652-8866 Fax: (716) 652-5646

ALL REQUESTS MUST BE MADE NO LESS THAN 60 DAYS IN ADVANCE OF EVENT/USE.

- 1. Name of organization: Borderland Festival
- 2. Individual responsible for this request: Jennifer Brown
- 3. Address: US7 persons Ave.
East Aurora NY 14052
- 4. Telephone number: 13
- 5. Fax: _____
- 6. Email: mail.com
- 7. Date(s) of event: 9/17/18 - 2022
- 8. Hours of use including set up/take down: Start 8am End midnite
- 9. Description of the event or use:
requesting to use the polo field for parking

10. Specific area(s) request. Please attach a map of the area.

- a. Soccer fields _____
- b. Polo Field X
- c. Equestrian Park X
- d. Other _____
 - i. Describe _____

11. Specific equipment to be brought into the park (porta-johns, tents, etc.)

Light towers / porta johns

12. Needs: Water _____ Electric X

13. Estimated attendance: 2000 cars

- a. Will participants be crossing Knox Road? Yes
b. Will participants be attending via bus? No

PLEASE NOTE: Based on the estimated attendance of the event, a meeting with the Town Supervisor, Dir. of Recreation and Aquatics, the Highway Supervisor, and Chief of Police may be scheduled at the discretion of the Aurora Town Board to discuss a plan for proper traffic control and parking.

14. Will food or drinks be served? No
a. If yes, please describe _____

15. Will there be sound amplification, music, or a band(s)? No
a. If yes, please describe _____

16. Other services requested, please describe: Road closure on Knox Road
a. NYS Park Police*
i. *Applicant is responsible for contacting the East Aurora Police Department if the event involves the Village or Town streets.
b. Parks Department: _____

17. Do you intend to use the main part of Knox Farm State Park between Buffalo Rd, Willardshire Rd., and Knox Rd.? Yes
a. If yes, you must request a permit from NYS Parks and Recreation. Contact their office at 716-549-1802.

Provide drawings that describe location, size and text of all proposed signs for this event to the Town of Aurora Building Department, 575 Oakwood Ave. Approved signs may be erected 30 days prior to the event and must be removed immediately after.

I make this application and agree to abide by the **Guidelines for Use of Barb and Neil Chur Equestrian Park, Soccer Fields, and/or Polo Field**

Jennifer Byrd
Signature of Applicant

2/5/22
Date

Official Use Only

Event: _____

Attachments Submitted

- Indemnification Agreement
- Certificate of Insurance
- Map with area(s) requested to be used indicated
- Parking and Traffic plan
- Copy of application for sign permit, if applicable. (Upon application approval copy of approved sign permit must be filed with the Town Clerk NO LATER THAN 5 days prior to scheduled event.)
- Copy of this application to NYS Parks and Recreation c/o Evangola State Park

Application Recommended or Not recommended by the Recreation Department.

Action by Aurora Town Board

The Aurora Town Board, upon review of the application request # _____ submitted by _____ (organization or individual) took the following action with or without conditions (as applicable) noted below:

Approved: _____ Date: _____
Supervisor's Signature

Denied: _____ Date: _____
Supervisor's Signature

Conditions:

- Police Department Approval
- Highway Department Approval
- Building Department Approval
- Requesting organization shall attach a completed **Certificate of Insurance** with minimum limits to include public liability coverage with limits of \$1,000,000 each occurrence; property damage insurance with limits of \$1,000,000 each occurrence. Policy shall be endorsed to include the Town of Aurora as an additional name insured
- Requesting organization or individual shall submit an **Indemnification Agreement** signed by authorized applicant or officer of company and duly notarized.
- Approval of parking and traffic plan
- Other

SUPERVISOR
JAMES J. BACH
(716) 652-7590
supervisor@townofaurora.com




TOWN CLERK
MARTHA L. LIBROCK
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA
575 Oakwood Ave., East Aurora, NY 14052
www.townofaurora.com

Indemnification Agreement

Neil and Barb Chur Equestrian Park, Soccer Field and/or Polo Field

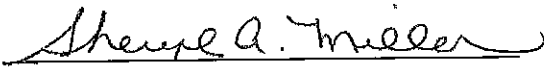
To the fullest extent permitted by law, I/We shall indemnify and hold harmless the Town of Aurora and its employees from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of our work under this contract, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property, including the loss of use resulting there from but only to the extent caused in whole or in part by negligent acts or omissions of our organization, anyone directly or indirectly employed by us or for anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to otherwise exist as to a party or person described in this paragraph.



Authorized Applicant or Officer

State of New York)
County of Erie)

Subscribed and sworn to before me this 7th day of February, 2022



Notary Public

SHERYLA A. MILLER
Reg. #01M16128663
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 13, 2025

Qualified in Erie County, New York
My commission expires: June 13, 2025



Borderland Festival

September 17th and 18th, 2022

Traffic and Parking Management Plan

As part of the overall Borderland Festival operations plans, the event will ensure the efficient movement of traffic (pedestrians, cars, cycles, etc) on the roadway network within Knox Farm State Park and the roadways leading to the park. To facilitate this and to manage the traffic impact (vehicles and pedestrians) generated by the planned festival at Knox Farm State Park, a Traffic and Parking Management Plan has been produced.

Background

This plan anticipates that 5,000 people, in 1000 cars, will be traveling to the event on both Saturday and Sunday. Visitors will be traveling mostly from the North, east and west on highways and local roads. Visitors coming from I 90 have been routed around the Village of East Aurora to lessen the traffic impact on the Village roadways and minimize congestion within the Village. The 2021 plan has been submitted to and will be reviewed by the Town of Aurora and East Aurora Police Department. The intent of the plan is to minimize traffic congestion, provide sufficient facilities and signage to maintain safety and cope appropriately with the traffic that will be generated.

Traffic and Parking Management Plan

1. The Event and the Organizers

1.1. The organization chart will be submitted not less than 10 days prior to the event to the Town Supervisor and the East Aurora Police Department with contact information for key personnel for the Traffic Management Team.

1.2. The event will be held at Knox Farm State Park on September 18 and 19, 2021 rain or shine.

1.3. Maps of the area and the park are attached

1.4. Timing of the event is as follows: Saturday, 10:00am-10pm, Sunday, 10:00am-10:00pm. 1.5. Set-up at Parking lots will begin on Thursday, September 17th 2021. Tear down in the Parking areas will be completed by Wednesday, September 22, 2021

2. Planning

2.1. We are working with the Highway Superintendent, David Gunner with have parking plans to accommodate all parking needs.

2.2. To minimize the predicted traffic volumes, steps will be taken to partner with ride-share services. Golf cart transport will be available for handicapped guests, and bicycle racks will be available at the entrance of the event.

2.3. Peak car volume will be Saturday and Sunday, 11am-2pm and end of event for egress.

2.4. Parking requirements are estimated to be 2000 total vehicles.

2.5. Route plan will be highly advertised on all marketing materials, socials and website.

2.6. Ticketing box office will be located inside the pathway off Knox Rd with advanced sales as in the past years.

2.7. Overflow parking or rain weather parking will be designated in the field directly across from the Equestrian Park on Knox Road on Knox Farm State Park. Festival will coordinate with outside shuttles if necessary for inclement weather.

3. Public Transport Strategy

3.1. Ride Share will be moved to Buffalo Road entrance by the Red Barns and coordinated with Knox Farm State Park staff and Borderland Team.

3.2. Handicapped parking with golf cart transport from soccer parking lot only.

3.3. Specific vehicle routes are set-up (below)

3.4. If festival coordinates with outside shuttle bus services all pick up and drop off will be discussed with EAPD and Highway Superintendent to ensure safety.

4. Emergency Access

4.1. An ambulance will be onsite all day, both days. Ingress and egress will be through the Main Wrought Iron gates off Buffalo Rd. This entrance will be used strictly for vendors and musicians, and will be well marked with a security person at that gate. This entrance is Not to be used for Borderland Festival visitors but will be used for festival vendors and musicians who need access during the event.

4.2 All emergency communication is planned and coordinated with East Aurora Police Department and New York State Police and East Aurora Fire Department.

5. Parking Shuttle and Share Drop – Off/Pick Up

5.1. All parking will be located at soccer fields and polo grounds off Knox Road.

5.2. Parkdale Elementary School has been requested for Saturday and Sunday for staff and volunteer parking only - 6am to midnight.

5.3. Drop off for shuttle buses, Ride Share and cars will be clearly marked on Buffalo Road/Seneca Street.

5.4. Golf cart shuttle for handicapped will be marked at Knox Rd near driveway entrance

6. Traffic

6.1. 'No Parking' signage on both sides of Knox Rd. Gypsy Lane and Buffalo Rd. All signage will be increased from previous years with clear and marked festival signs and directional signs. Directional signs will be placed at the traffic circle off Main Street and up Buffalo Rd all the way to Willardshire Rd.. Borderland Team will rent (2) DOT signs/boards to be placed at the corner of Knox and Willardshire as well as the corner of Buffalo Rd. and Bowen Rd. with appropriate directions.

6.2. Crossing and traffic guards will be situated where pedestrians are entering the festival on Knox Rd. at the driveway heading to the stables at Knox Park where the box office is located.

6.3 Knox Road is to be divided into two distinct lanes with Vehicle traffic on the south side and pedestrian/bike traffic on the north beginning west of the main event entrance on Knox Road to the water barricades. Traffic leaving the VIP lot will be directed to the south lane heading west until just past the main event entrance.

6.4 Water barricades will be placed by Town of Aurora on Knox Road west of Woodside Road (west of the driveway to 148 Knox) to block thru traffic at 9am September 18th and at 9am on September 19th. Barricades will remain in place until all traffic from the event parking lot is completely cleared. All traffic will exit to the west on Knox going toward Gypsy and Willardshire. No traffic from the event will be allowed

to travel down Knox toward the traffic circle. The time to move the barriers will be coordinated with *the East Aurora Police Department and Highway Superintendent* based on egress flow.

6.5 Knox Road will be closed *from the Village line to Gypsy Lane* through Erie County permitting during event times. Only traffic coming to or from the event parking area will be allowed.

6.6 A "Local Traffic Only" sign will be placed at the east end of Knox Road (at Grey Street) by 9am on Saturday, September 18th and removed Sunday, September 19th after the water barricades are removed.

6.7 Festival Team will coordinate with Chief of Police and EAPD on police presence and placement of vehicles where needed.

6.8 Festival Parking Team will have quick service to patrons with tablets and card swipe abilities to funnel cars off the road into the parking area. As well as pre-paid parking will be available on the website.

6.9 Festival Parking Staff will be increased and Town of Aurora employees will be on site during peak hours.

7. Communication with Patrons and Town

7.1. On-site to off-site = two way radios between all Parking Staff with access to Police numbers and channels as well as State/Park Police.

7.2. Local resident/businesses – will be made aware of the impact traffic will have on their establishment or homes. Borderland Team will have clear outreach and communication to local neighborhoods.

7.3. Customers - website on tickets with route and parking instructions. All ticket holders will be emailed clear parking and traffic information prior to the event. Borderland will print all parking and traffic information in the East Aurora Advertiser the week of the festival. All information will be clear and messaged on social media and the festival website.

8. Risk Assessments

8.1. Security: Paid professional security team, bag check

8.2. Health emergency: On-site ambulance, designated trauma space, easy egress for emergency vehicles through main gate on Buffalo Rd.

8.3. Parking: Organizer will arrange for towing if weather conditions create soft grounds

8.4. Lightning: In case of lightning, visitors will be evacuated (with microphone on stage) from fields to vehicles and covered sheltered areas.

8.5. Traffic congestion: East Aurora Police Department will assist with congested intersections

8.6 Blockages: *Organizer will work with the East Aurora Police Department for towing service to remove any vehicle blocking roadways, ingress/egress, vehicle accidents*

8.7. The Department of Health is on notice and permit will be issued

9. **Insurance**

9.1. Public liability insurance will be secured and Town of Aurora will be added as an additional insured

9.2 Festival signed Indemnification Statement with the Town of Aurora.

Routes:

From the North or west:

From Interstate 90 take exit 54, Route 400. Exit on Transit Rd south, then make the first left at the signal onto Seneca St. Drive 4.5 miles. Turn right on Willardshire Rd. Turn left on Knox Rd. Follow signs for parking.

Follow Rt. 16 north to 20A. Turn left on 20A(west) to traffic circle. Bear right and travel Buffalo Road to Willardshire. Left on Willardshire and left on Knox. Follow signs for parking.

From the East

Follow 20A west through the Village of East Aurora to the traffic circle. Bear right and travel Buffalo Road to Willardshire. Left on Willardshire and left on Knox. Follow signs for parking.

Reviewed by:

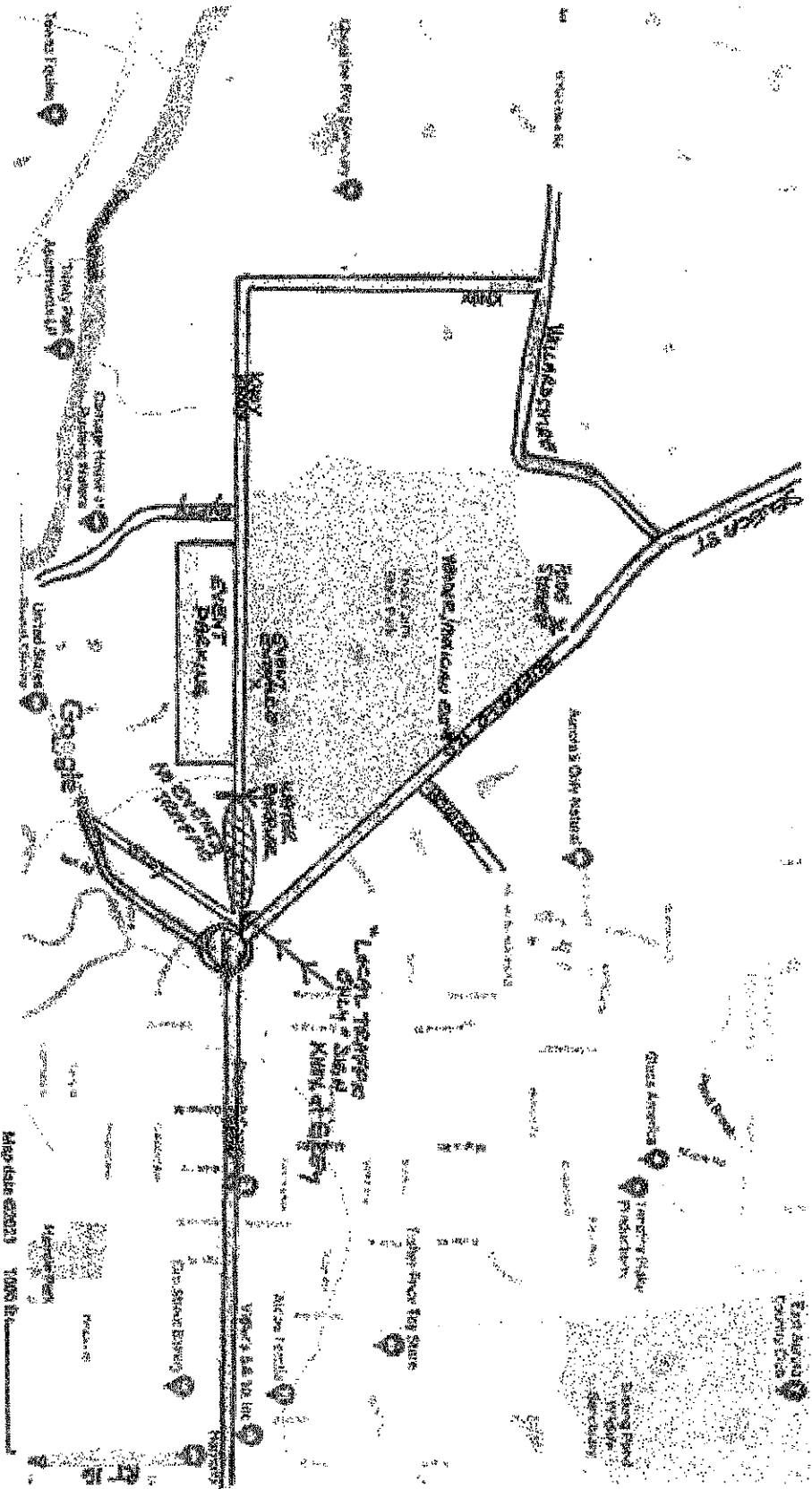
East Aurora Police Department

Date

Town of Aurora

Date

Google Maps Knox Farm State Park



Map data ©2023 TOMS

WS-5 513

Application # _____

Application	\$25	<u>X</u>
Permit	\$15	<u>X</u>
Security Deposit	\$200	<u>X</u>
Per Day Event	\$200	<u>X</u>
Additional Services	TBD	<u> </u>

Application For Temporary Use Permit

Neil and Barb Chur Equestrian Park, Soccer Field and/or Polo Field At Knox Farm State Park

Submit applications to:
Town of Aurora Parks and Recreation
300 Glead Ave
East Aurora, NY 14052
Telephone (716) 652-8866 Fax: (716) 652-5646

ALL REQUESTS MUST BE MADE NO LESS THAN 60 DAYS IN ADVANCE OF EVENT/USE.

1. Name of organization: Buffalo Rugby Club

2. Individual responsible for this request: Lex Maccubbin/Jeff Qualey

3. Address: Lex Maccubbin Jeff Qualey
599 Parkside Ave 143 Stratford rd
Buffalo, NY 14216 Buffalo NY 14216

4. Telephone number: 716 833 1122 Lex

5. Fax: (716) 833 1122 Jeff Qualey

6. Email: LexMaccubbin@buffalorugby.com jeffqualey@gmail.com

7. Date(s) of event: 30 April 2022 & 01 May 2022

8. Hours of use including set up/take down: Start 8:00am End 5:00pm

9. Description of the event or use:
Atlantic North North Super Regional Rugby Festival
The Top Mens and Women's rugby teams from the North
East competing for a spot in the National final 4

10. Specific area(s) request. Please attach a map of the area.

- a. Soccer fields X
- b. Polo Field X
- c. Equestrian Park
- d. Other

i. Describe

11. Specific equipment to be brought into the park (porta-johns, tents, etc.)
Porta- Johns, Pop up tents, Temporary Goal Posts & Side line flags

12. Needs: Water _____ Electric Yes, Possibly if available.

13. Estimated attendance: 750
a. Will participants be crossing Knox Road? No
b. Will participants be attending via bus? Yes, some teams may travel by bus.

PLEASE NOTE: Based on the estimated attendance of the event, a meeting with the Town Supervisor, Dir. of Recreation and Aquatics, the Highway Supervisor, and Chief of Police may be scheduled at the discretion of the Aurora Town Board to discuss a plan for proper traffic control and parking.

14. Will food or drinks be served? Yes
a. If yes, please describe Basic concessions; Hot dogs, hamburgers, snacks and water. Offering East Aurora Soccer club opportunity to run concessions as fundraiser

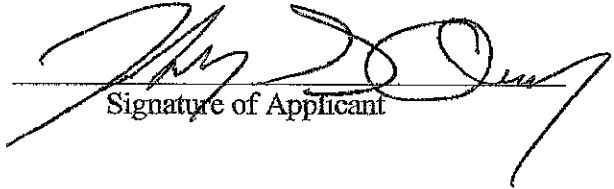
15. Will there be sound amplification, music, or a band(s)? No
a. If yes, please describe _____

16. Other services requested, please describe: No
a. NYS Park Police* _____
i. *Applicant is responsible for contacting the East Aurora Police Department if the event involves the Village or Town streets.
b. Parks Department: _____

17. Do you intend to use the main part of Knox Farm State Park between Buffalo Rd, Willardshire Rd., and Knox Rd.? No
a. If yes, you must request a permit from NYS Parks and Recreation. Contact their office at 716-549-1802.

Provide drawings that describe location, size and text of all proposed signs for this event to the Town of Aurora Building Department, 300 Glead Ave. Approved signs may be erected 30 days prior to the event and must be removed immediately after.

I make this application and agree to abide by the **Guidelines for Use of Barb and Neil Chur Equestrian Park, Soccer Fields, and/or Polo Field**



Signature of Applicant

2/2/22

Date

Official Use Only

Event: _____

Attachments Submitted

- Indemnification Agreement
- Certificate of Insurance
- Map with area(s) requested to be used indicated
- Parking and Traffic plan
- _____ Copy of application for sign permit, if applicable. (Upon application approval copy of approved sign permit must be filed with the Town Clerk NO LATER THAN 5 days prior to scheduled event.)

_____ Copy of this application to NYS Parks and Recreation c/o Evangola State Park

Application Recommended or _____ Not recommended
by the Recreation Department.

Action by Aurora Town Board

The Aurora Town Board, upon review of the application request # _____ submitted by _____ (organization or individual) took the following action with or without conditions (as applicable) noted below:

Approved: _____ Date: _____
Supervisor's Signature

Denied: _____ Date: _____
Supervisor's Signature

Conditions:

- _____ Police Department Approval
- _____ Highway Department Approval
- _____ Building Department Approval
- _____ Requesting organization shall attach a completed **Certificate of Insurance** with minimum limits to include public liability coverage with limits of \$1,000,000 each occurrence; property damage insurance with limits of \$1,000,000 each occurrence. Policy shall be endorsed to include the Town of Aurora as an additional name insured
- _____ Requesting organization or individual shall submit an **Indemnification Agreement** signed by authorized applicant or officer of company and duly notarized.
- _____ Approval of parking and traffic plan
- _____ Other

SUPERVISOR
JAMES J. BACH
(716) 652-7590
supervisor@townofaurora.com



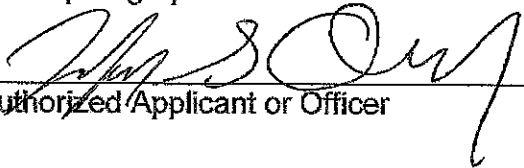
TOWN CLERK
MARTHA L. LIBROCK
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA
300 Gleed Ave., East Aurora, NY 14052
www.townofaurora.com

Indemnification Agreement

Neil and Barb Chur Equestrian Park, Soccer Field and/or Polo Field

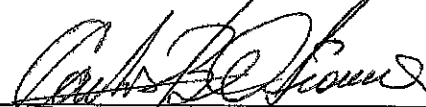
To the fullest extent permitted by law, I/We shall indemnify and hold harmless the Town of Aurora and its employees from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of our work under this contract, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property, including the loss of use resulting there from but only to the extent caused in whole or in part by negligent acts or omissions of our organization, anyone directly or indirectly employed by us or for anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to otherwise exist as to a party or person described in this paragraph.



Authorized Applicant or Officer

State of New York)
County of Erie)

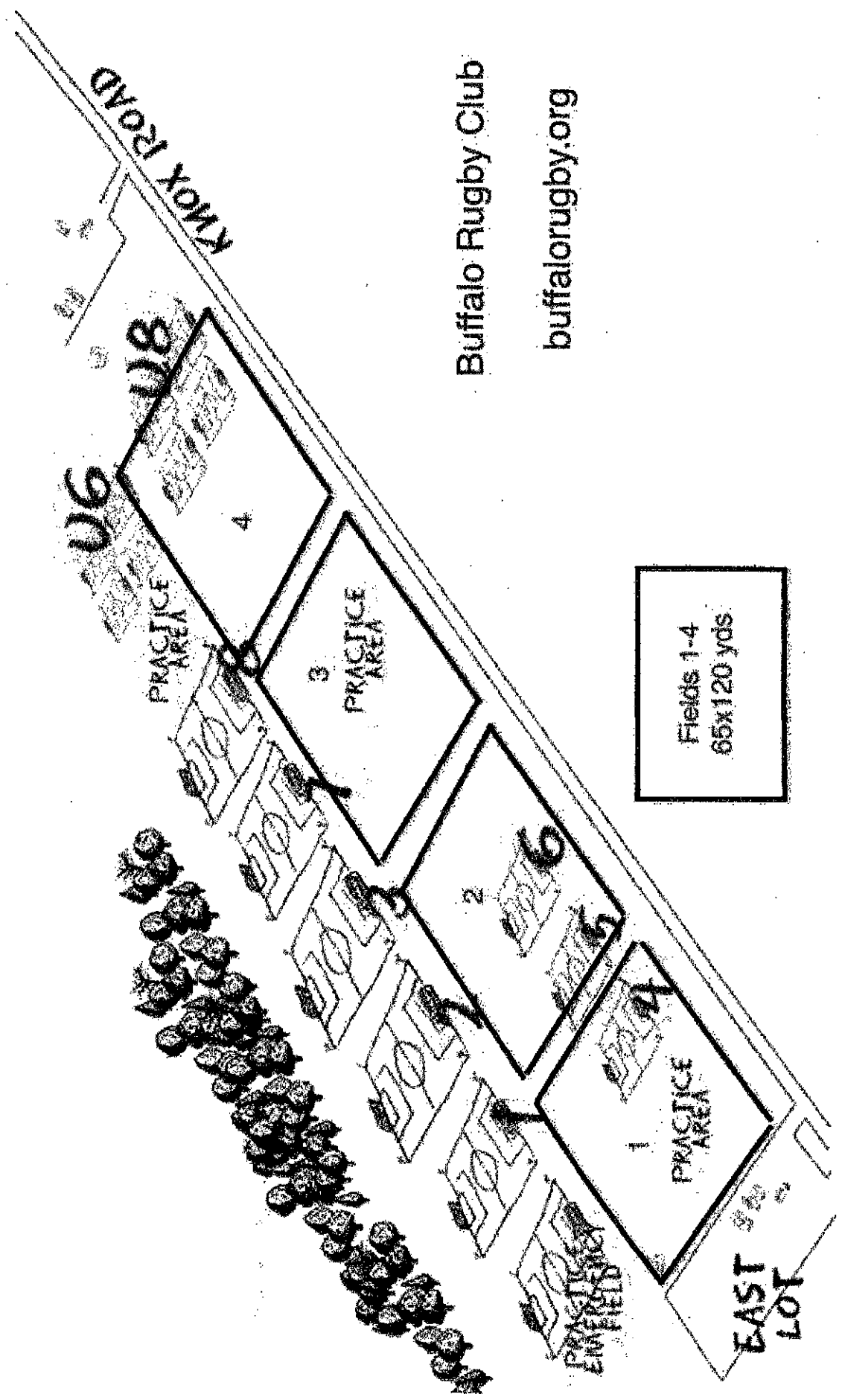
Subscribed and sworn to before me this 2nd day of FEBRUARY, 2022



Notary Public

Qualified in Erie County, New York
My commission expires: 05/09/2025

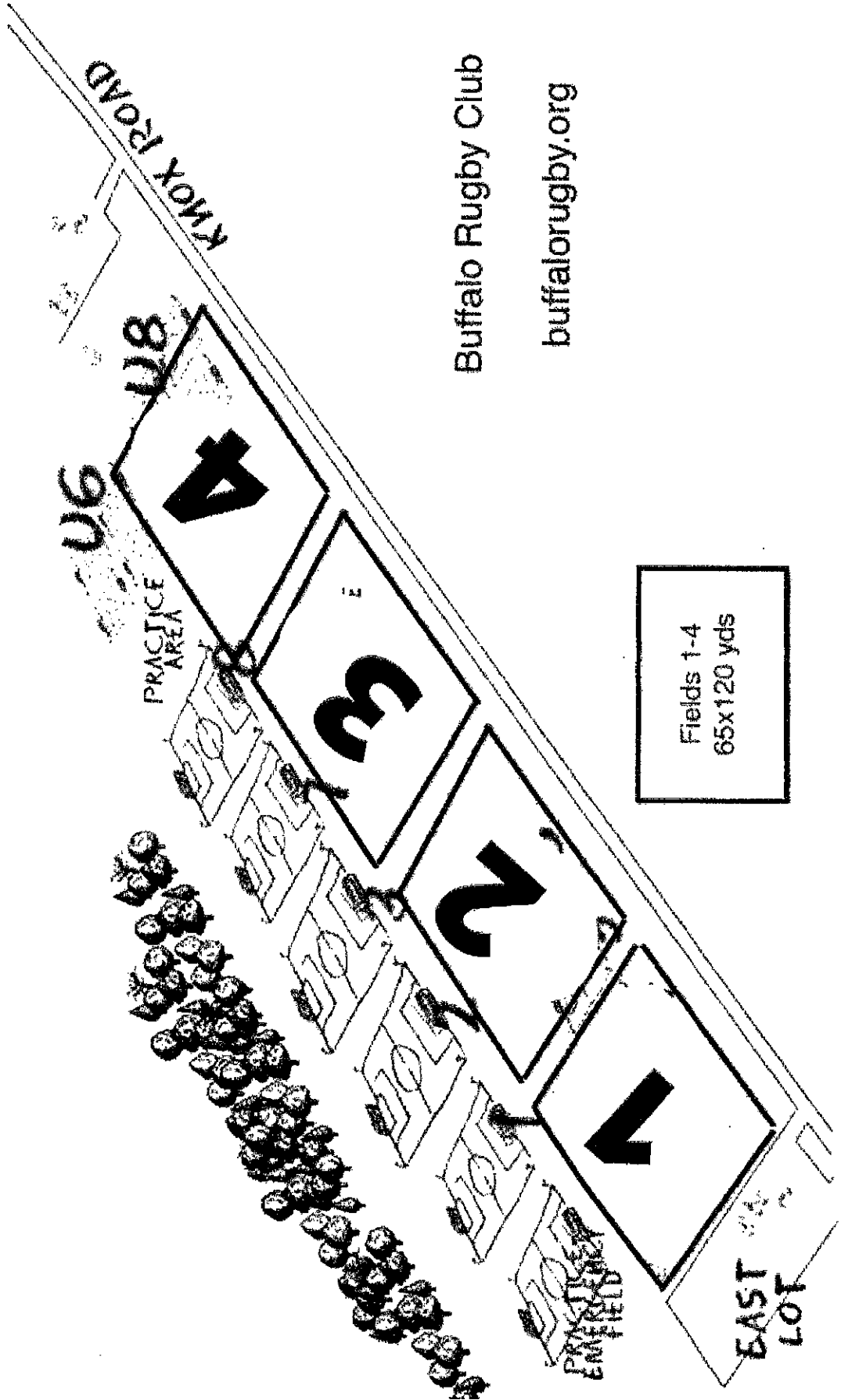
Carlos B. Obiano
Notary Public, State of New York
No. 010B6205064
Qualified in Erie County
Commission Expires 05/09/2025



Buffalo Rugby Club

buffalorugby.org

Fields 1-4
65x120 yds

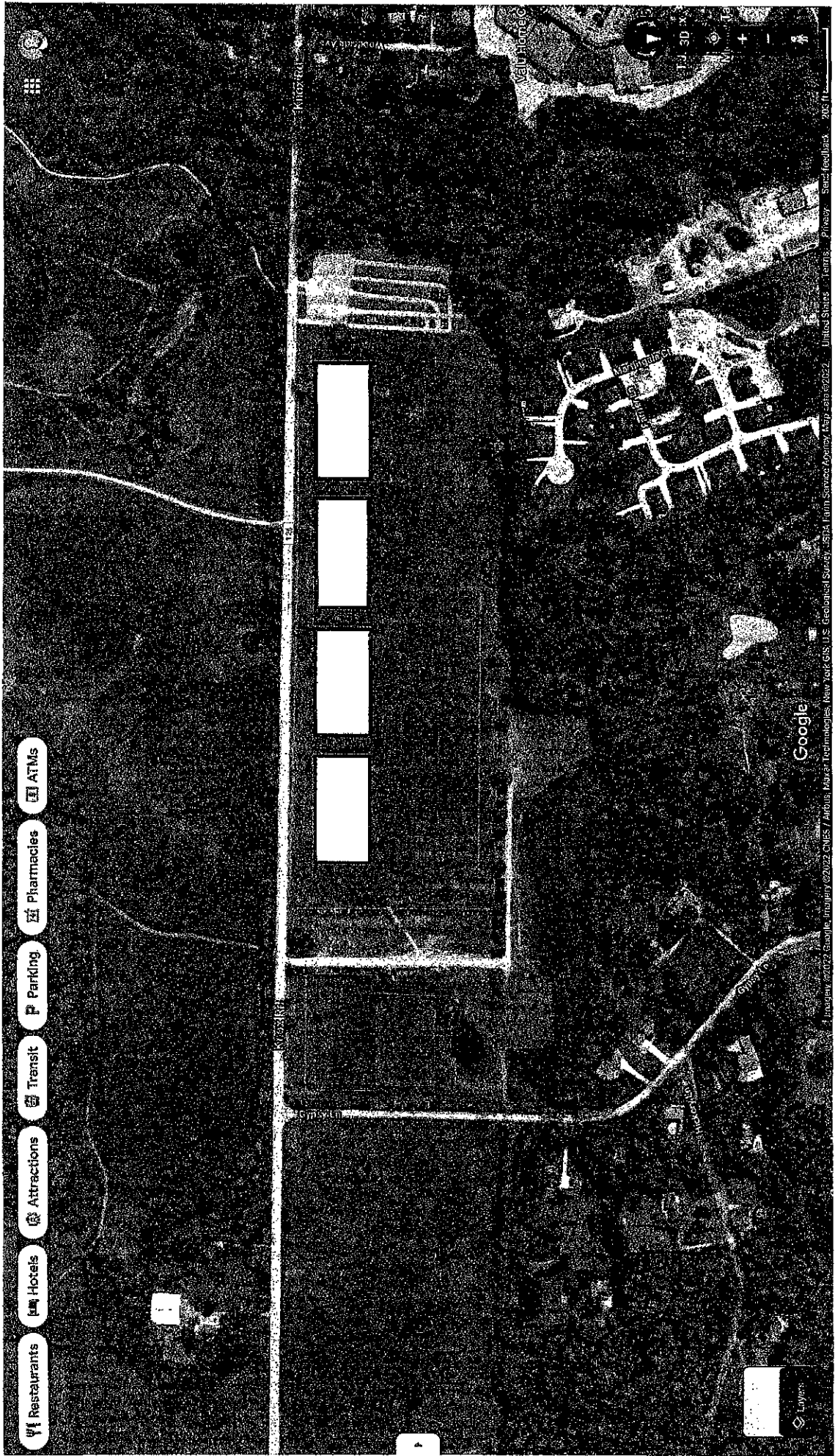


Buffalo Rugby Club

buffalorugby.org

Fields 1-4
65x120 yds

- Restaurants
- Hotels
- Attractions
- Transit
- Parking
- Pharmacies
- ATMs



Google



Parking Plan for the Atlantic North Super Regional hosted by the Buffalo Rugby Club at Knox Farm Soccer and Polo Fields on 30APR-01MAY.

The Buffalo Rugby Club will assign 4 to 6 members as parking attendants to direct cars to parking spots in the parking areas off Knox Rd. Teams will be asked to car pool so as to minimize that number of cars in the parking area. Teams arriving on buses will be asked to drop passengers off and park at a satellite location.

Chris Musshafen

From: Peter Sorgi <psorgi@hsmlegal.com>
Sent: Friday, January 21, 2022 11:30 AM
To: Chris Musshafen; Peter Sorgi
Subject: RE: Knox

If weekend only for rugby, that is fine.

Re Borderland, we will not have games that weekend and work around it.

I missed meeting several months ago about the future of Knox. Can you see when you, Jim and Martha and whoever else can meet to discuss.

Thanks.

From: Chris Musshafen <chris@townofaurora.com>
Sent: Friday, January 21, 2022 11:24 AM
To: Peter Sorgi <psorgi@hsr-legal.com>
Subject: Knox

Good Morning Peter,

I hope you had a great holiday season and New Year.

I'm reaching out to notify you because we have 2 event requests for Knox.

- 1) Rugby tournament on 4/30 to 5/1
- 2) Borderlands 9/17 to 9/18

Do you have any conflicts with either of these two weekends?

Thank you,
-Chris

Chris Musshafen
Town of Aurora
Director of Recreation and Aquatics
Head Coach of EAST Swim Club
Office: (716) 652-8866

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/03/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services NW CL 601 Union Street, Suite 1000 Seattle, WA 98101		CONTACT NAME: PHONE (A/C, No, Ext): 206 441-6300 FAX (A/C, No): 610-362-8518 E-MAIL ADDRESS: CLCertRequest@usi.com	
INSURED United States of America Rugby Football Union, Ltd DBA: USA Rugby 501 S Cherry St #100 Denver, CO 80246		INSURER(S) AFFORDING COVERAGE INSURER A : Everest National Insurance Company	NAIC # 10120
		INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER: 8/21 K4 GL/AU/XS** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Participant Legal <input checked="" type="checkbox"/> Sexual Abuse & Moles GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		SI8ML02306211	08/01/2021	08/01/2022	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$3,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 en Aggr Cap \$20,000,000
A	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	X		SI8ML02306211	08/01/2021	08/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED RETENTION \$			SI8EX01715211	08/01/2021	08/01/2022	EACH OCCURRENCE \$4,000,000 AGGREGATE \$8,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The certificate holder is an additional insured, but only with respect to liability arising out of the named insured's activities or operations. Coverage applies to all club practices and games. Coverage does not apply to any tournament unless tournament is sanctioned and pre-approved by USA Rugby. Participants Legal Liability/Sexual Abuse & Molestation coverage is included in the general liability.
 Re: Facility Use - Buffalo Rugby Club.

CERTIFICATE HOLDER

Town of Aurora
 575 Oakwood Ave.
 East Aurora, NY 14052

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Gary D. Patterson

WS-6 5C

Application # _____

Application	\$25	_____
Permit	\$15	_____ X _____
Security Deposit	\$200	_____ X _____
Per Day Event	\$200	_____ Y _____
Additional Services	TBD	_____

Application For Temporary Use Permit

Neil and Barb Chur Equestrian Park, Soccer Field and/or Polo Field At Knox Farm State Park

Submit applications to:
 Town of Aurora Parks and Recreation
 575 Oakwood Ave
 East Aurora, NY 14052
 Telephone (716) 652-8866 Fax: (716) 652-5646

ALL REQUESTS MUST BE MADE NO LESS THAN 60 DAYS IN ADVANCE OF EVENT/USE.

1. Name of organization: _____ 42 north brewing company

2. Individual responsible for this request: _____ John Cimperman

3. Address: _____
25 Pine Street
_____ East Aurora, NY 14052

4. Telephone number: _____

5. Fax: _____

6. Email: _____ john _____ com

7. Date(s) of event: _____ 2/19/22 _____

8. Hours of use including set up/take down: Start 12 noon End 4 pm

9. Description of the event or use:
Use of soccer field parking lot for annual Brewski event at Knox Farm.
Brewski is an event to benefit Friends of Knox Farm

10. Specific area(s) request. Please attach a map of the area.
- a. Soccer fields X
 - b. Polo Field _____
 - c. Equestrian Park _____
 - d. Other _____
 - i. Describe _____

Official Use Only

Event: 42 Nov 14

Attachments Submitted

- Indemnification Agreement
- Certificate of Insurance
- Map with area(s) requested to be used indicated
- Parking and Traffic plan
- Copy of application for sign permit, if applicable. (Upon application approval copy of approved sign permit must be filed with the Town Clerk NO LATER THAN 5 days prior to scheduled event.)

Copy of this application to NYS Parks and Recreation c/o Evangola State Park

Application **Recommended** or **Not recommended** by the Recreation Department.

Action by Aurora Town Board

The Aurora Town Board, upon review of the application request # _____ submitted by _____ (organization or individual) took the following action with or without conditions (as applicable) noted below:

Approved: _____ **Date:** _____
Supervisor's Signature

Denied: _____ **Date:** _____
Supervisor's Signature

Conditions:

- Police Department Approval
- Highway Department Approval
- Building Department Approval
- Requesting organization shall attach a completed **Certificate of Insurance** with minimum limits to include public liability coverage with limits of \$1,000,000 each occurrence; property damage insurance with limits of \$1,000,000 each occurrence. Policy shall be endorsed to include the Town of Aurora as an additional name insured
- Requesting organization or individual shall submit an **Indemnification Agreement** signed by authorized applicant or officer of company and duly notarized.
- Approval of parking and traffic plan
- Other

11. Specific equipment to be brought into the park (porta-johns, tents, etc.)

No equipment to be brought to soccer field area, porta-johns and tent to be brought to Stables

12. Needs: Water _____ Electric _____

13. Estimated attendance: _____
a. Will participants be crossing Knox Road? Yes
b. Will participants be attending via bus? No

PLEASE NOTE: Based on the estimated attendance of the event, a meeting with the Town Supervisor, Dir. of Recreation and Aquatics, the Highway Supervisor, and Chief of Police may be scheduled at the discretion of the Aurora Town Board to discuss a plan for proper traffic control and parking.

14. Will food or drinks be served? yes
a. If yes, please describe food truck and craft beer tasting station at Stables

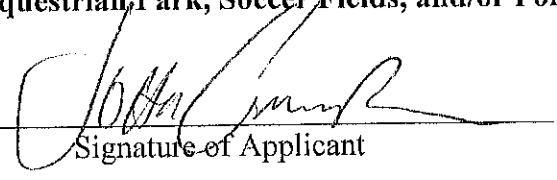
15. Will there be sound amplification, music, or a band(s)? NO
a. If yes, please describe _____

16. Other services requested, please describe: NO
a. NYS Park Police* _____
i. *Applicant is responsible for contacting the East Aurora Police Department if the event involves the Village or Town streets.
b. Parks Department: _____

17. Do you intend to use the main part of Knox Farm State Park between Buffalo Rd, Willardshire Rd., and Knox Rd.? Yes
a. If yes, you must request a permit from NYS Parks and Recreation. Contact their office at 716-549-1802.

Provide drawings that describe location, size and text of all proposed signs for this event to the Town of Aurora Building Department, 575 Oakwood Ave. Approved signs may be erected 30 days prior to the event and must be removed immediately after.

I make this application and agree to abide by the **Guidelines for Use of Barb and Neil Chur Equestrian Park, Soccer Fields, and/or Polo Field**


Signature of Applicant

2.9.22
Date

SUPERVISOR
JAMES J. BACH
(716) 652-7590
supervisor@townofaurora.com



TOWN CLERK
MARTHA L. LIBROCK
(716) 652-3280
townclerk@townofaurora.com

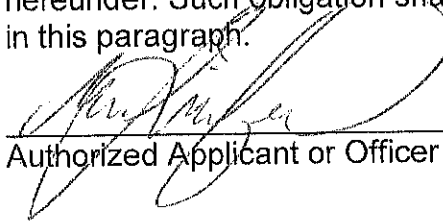
TOWN OF AURORA

300 Gleed Ave., East Aurora, NY 14052
www.townofaurora.com

Indemnification Agreement

Neil and Barb Chur Equestrian Park, Soccer Field and/or Polo Field

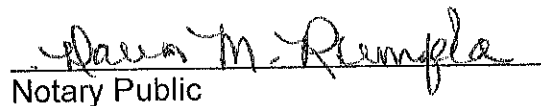
To the fullest extent permitted by law, I/We shall indemnify and hold harmless the Town of Aurora and its employees from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of our work under this contract, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property, including the loss of use resulting there from but only to the extent caused in whole or in part by negligent acts or omissions of our organization, anyone directly or indirectly employed by us or for anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to otherwise exist as to a party or person described in this paragraph.



Authorized Applicant or Officer

State of New York)
County of Erie)

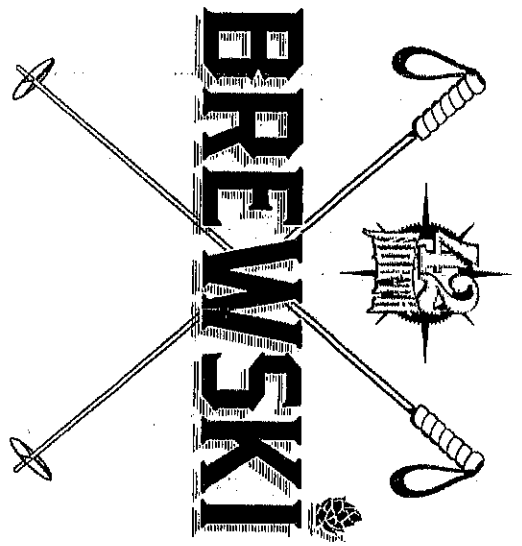
Subscribed and sworn to before me this 9th day of February, 2022



Notary Public

Qualified in Erie County, New York
My commission expires: 3/8/23

DAWN M. RUMFOLA
Notary Public, State Of New York
Qualified In Erie County
My Commission Expires March 8, 2023



BREWISKI

Following the event, 42 North will hold an after party at the brewery (25 Pine St., East Aurora NY). The party will include an outdoor barbecue and the unveiling of the legendary Five-Cows Farm Maple Porter.

*Additional sponsors include Campus Wheelworks, Healthy Zone Rink - East Aurora, Chain Ring Rhythm, Yelp & Knox Farm State Park.



SOCCER FIELD
PARKING



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/9/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BADGER & GUNNER, INC. 24 PINE STREET E. AURORA, NY 14052	CONTACT NAME: PHONE (A/C No. Ext): (716) 652-6350 FAX (A/C No.) 652-2512 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE NAIC# INSURER A: UTICA MUTUAL INSURANCE CO INSURER B: PREFERRED MUTUAL INSURANCE CO INSURER C: INSURER D: INSURER E: INSURER F:
INSURED 42 NORTH BREWING CO. 25 PINE ST. EAST AURORA, NY 14052	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

INBR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		X	CPP5483130	11-1-21	11-1-22	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000								
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			PCA 0100715623	5-16-21	5-16-22	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$								
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		X	CULP5491415	11-1-21	11-1-22	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000								
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	4851491	5-3-21	5-3-22	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">WC STATUTORY LIMITS</td> <td style="width: 50%;">OTHER</td> </tr> <tr> <td>EL EACH ACCIDENT</td> <td>\$ 500,000</td> </tr> <tr> <td>EL DISEASE - EA EMPLOYEE</td> <td>\$ 500,000</td> </tr> <tr> <td>EL DISEASE - POLICY LIMIT</td> <td>\$ 500,000</td> </tr> </table>	WC STATUTORY LIMITS	OTHER	EL EACH ACCIDENT	\$ 500,000	EL DISEASE - EA EMPLOYEE	\$ 500,000	EL DISEASE - POLICY LIMIT	\$ 500,000
WC STATUTORY LIMITS	OTHER														
EL EACH ACCIDENT	\$ 500,000														
EL DISEASE - EA EMPLOYEE	\$ 500,000														
EL DISEASE - POLICY LIMIT	\$ 500,000														
A	LIQUOR LIABILITY			CPP5483130	11-1-21	11-1-22	1,000,000 EACH 2,000,000 AGGREGATE								

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 BREWERY

CERTIFICATE HOLDER TOWN OF AURORA 575 OAKWOOD AVE EAST AURORA, NY 14052	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS AUTHORIZED REPRESENTATIVE
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