

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Supervisor Bach and Town Board Members
FROM: Elizabeth Cassidy, Code Enforcement Officer
DATE: August 10, 2022

The Building Department has received a Special Use Permit application for a Dwelling Group at 718 West Falls Rd. J. Gerard Green, owner of the property, would like to construct an additional single-family residence for his own use. The property is zoned R3 at the road and A behind and all of the existing dwellings are in the A District.

Town Code section 116-41A(2) states that the Town Board may take one of the following actions:

- 1-take no action
- 2-request modification and resubmission
- 3-request a site plan application (*not applicable to one-family or two-family dwellings*)
- 4-refer the application to the Planning Board for review and recommendation.

If the Board refers it to Planning Board, a public hearing should be scheduled prior to a decision on SEQRA and the application. The application should be sent to Erie County Department of Planning for their review and recommendation due to the proximity of a County highway (West Falls Rd).

This is an Unlisted action for purposes of SEQRA.

Thank you
Liz Cassidy



Town of Aurora Town Board
575 Oakwood Avenue, East Aurora NY, 14052

Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: Request to build a single family home
 Business/Project Address: 0 718 West Falls Road, West Falls
 Applicant Name: J. Gerard Green
 Mailing Address: 72 Hamburg St. E. Aurora
 City East Aurora State NY ZIP 14052
 Phone: _____ Fax _____ Email _____
 Interest in the property (ex: owner/purchaser/developer) owner

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

Property Owner(s) Name(s) J. Gerard Green
 If a corporate, please name a responsible party/designated officer: _____
 Address 12 Hamburg St.
 City East Aurora State NY ZIP 14052
 Phone _____ Fax _____ Email _____

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 718 West Falls Road
 SBL# 142489-199-000-0003-058-000
 Describe Special Use requested (use additional pages if needed): I am requesting to build an additional single family dwelling unit on my 4 acre parcel.
 Property size in acres 4.1 acres Property Frontage in feet 308
 Zoning District R3 & A Surrounding Zoning R3 @ the street, Mostly Agric.
 Current Use of Property 3 separate structures w/4 rentals
 Size of existing building(s): 3716 sf Size of proposed building(s) 2000 sf
 Present/Prior tenant/use: 4 units presently used as rental units
 Parking spaces: Existing: 10 Proposed additional spaces: 4 Total #: 14

Proposed water service: public private (well) n/a Is this existing Y/N
 Proposed sanitary sewer: public private (septic) n/a Is this existing Y/N

Hours of operation (if applicable):

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

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

Upon approval of this application, the applicant intends to apply for: (Check all that apply)
 a. Building Permit
 b. Sign Permit

IV. SIGNATURE (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 4)

[Signature]
 Signature of Applicant/Petitioner

J. Gerard Green
 Print name of Applicant/Petitioner

State of New York; County of Erie

On the 5 day of Aug in the year 2022 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

[Signature]
 Notary Public

(Notary stamp) LINDA M MANK
 NOTARY PUBLIC STATE OF NEW YORK
 ERIE COUNTY
 LIC. #01MA6048262
 COMM. EXP. 9-25-22

Office Use Only: Date received: 8/10/22 \$10000 OK #3926 Receipt #: 385927 Sam

Application reviewed by: _____



August 8, 2022

Town of Aurora Board
575 Oakwood Avenue
East Aurora NY 14052

Dear Members of The Board,

I am writing to you to supplement my application to hopefully build a single family, ranch style Home on 4.1 acres of land I purchased almost 2 years ago. The address is 718 West Falls Road in West Falls, NY.

It is a unique property currently consisting of 3 individual housing structures, housing 4 residential Rental units and one oversized shed with electricity but no other utilities. These structures all sit at An equal level of the property and are slightly elevated and set back from the street. Beyond these Buildings is an additional further elevated area where the majority of the 4 acres of land sits. This Elevated area is heavily wooded, extremely private and surrounded by equally heavily wooded and private land owned by my neighbors. It is my goal to create a well-engineered driveway up the hill approximately 250 feet and build an owner occupied, ranch style, 3 bedroom home. I'm anticipating it to be between 1800-2000 sq. ft. I would invite you all to reach out to me and let me know if you would like to tour the property as part of your evaluation of my application.

In your capacity as a board member, I believe you could see the benefit of my goal when you consider the enhanced ability of my maintaining the property and the rental units by living on the premises.

Thank you for your consideration and I look forward to answering any questions or concerns you might have. Again, If any of you would like a personal tour of the property please reach out to me and we can schedule a time to do so.

Sincerely,

J. Gerard Green

RE/MAX
RE/MAX PRECISION

J. Gerard Green

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: <i>Request to add a single family dwelling unit to my 4 acre property</i>			
Project Location (describe, and attach a location map): <i>718 West Falls Road, West Falls NY</i>			
Brief Description of Proposed Action: <i>Currently I have 3 housing structures set back from the road and make up 4 units, set on 4 acres. Behind the structures and slightly elevated is the majority of the land and it's heavily wooded. I would like to run a driveway to this portion and build a ranch style home to occupy.</i>			
Name of Applicant or Sponsor: <i>J. Gerard Green</i>		Telephone: _____	
		E-Mail: <i>J.</i>	
Address: <i>72 Hamburg St</i>			
City/PO: <i>East Aurora</i>		State: <i>NY</i>	Zip Code: <i>14052</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
<i>TOA Building Permit, ECDOT Septic permit</i>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>1.0</i> acres	
b. Total acreage to be physically disturbed?		<i>1.0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>4.1</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, 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? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 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 Required</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 checked="" 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	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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>_____</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>_____</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>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>J. Gerard Green</u> Date: <u>8/1/22</u></p> <p>Signature: <u>J. Gerard Green</u></p>		



Erie County On-Line Mapping Application



0 0.04 0.1 Miles

WGS, 1984 Web, Mercator Auxiliary, Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

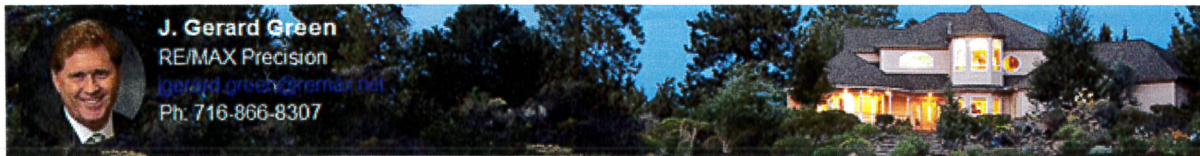
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Legend
□ Parcels

1: 2,257

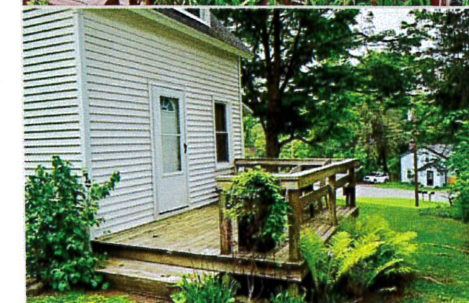
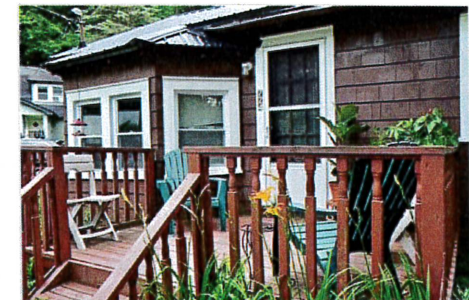


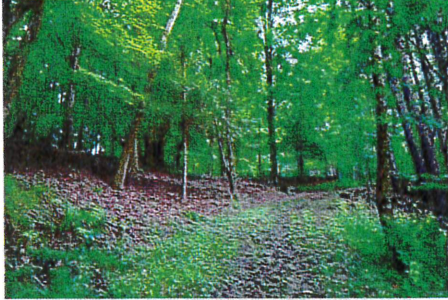


Cross Property 360 Property View

718 West Falls Road, Aurora-142489, NY 14170

Photos

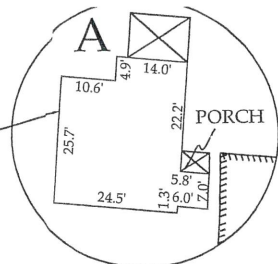




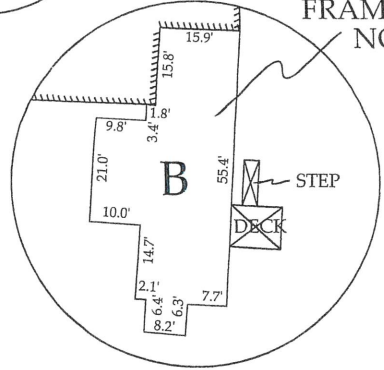
J. Gerard Green | RE/MAX Precision | jgerard.green@remax.net | Ph: 716-866-8307

WEST FALLS ROAD
(66' WIDE)
(FKA DARBEE ROAD)

1 STORY
FRAME HOUSE
NO. 718



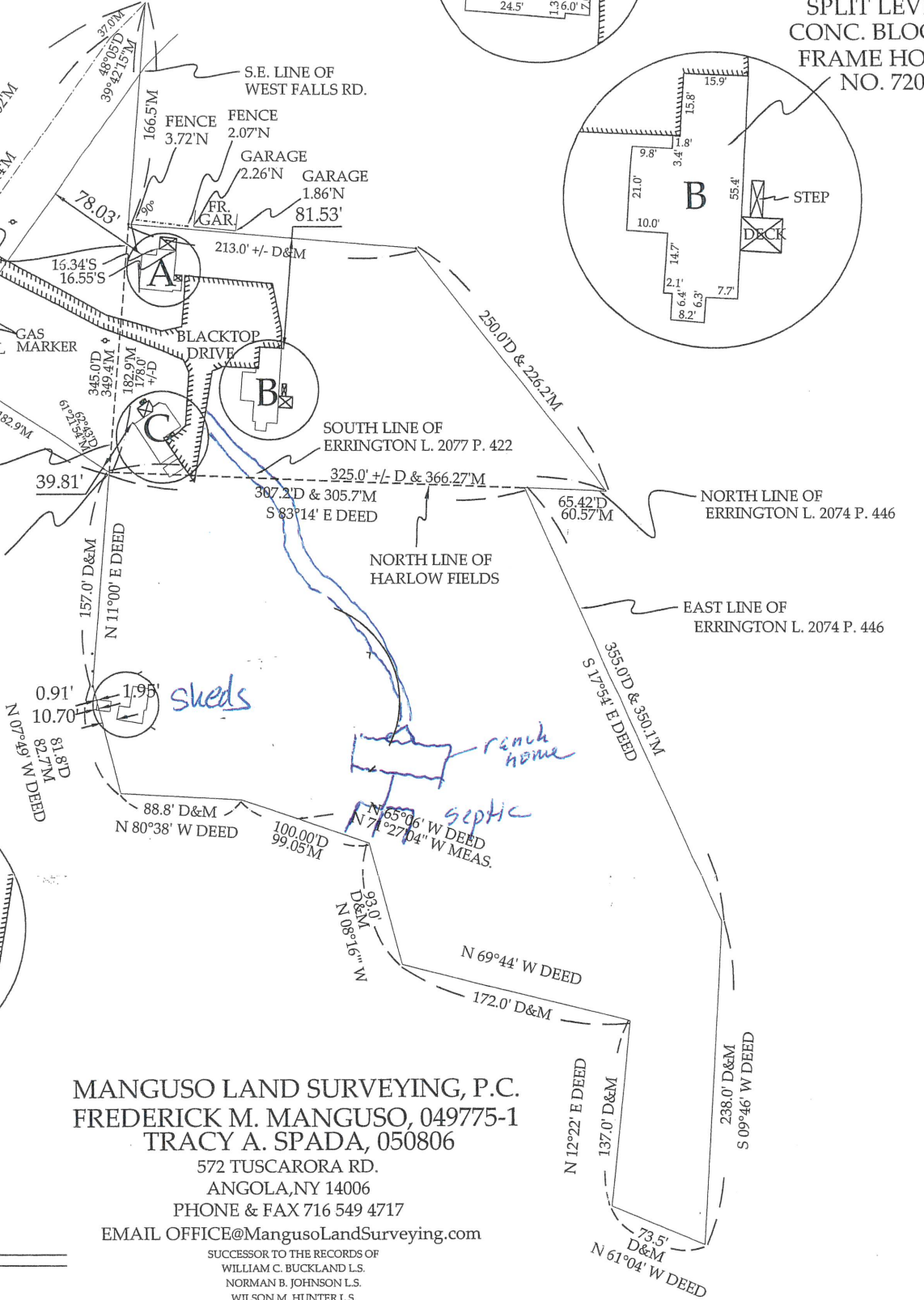
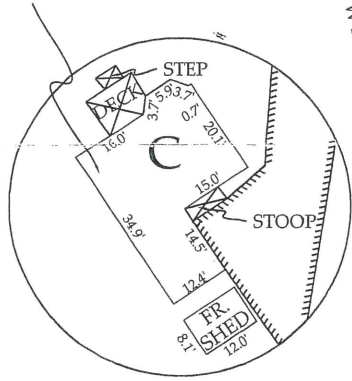
SPLIT LEVEL
CONC. BLOCK &
FRAME HOUSE
NO. 720



EAST LINE OF THURBER
CENTER LINE OF WEST FALLS RD.
715' D&M TO THE CENTER LINE OF RIDGE CROSSING ZENOVIA CREEK
283' D&M TO THE HWEST CORNER OF DEITZ L. 2487 P. 62

WEST LINE OF LUMLEY L. 1177 P. 454
N.W. CORNER OF HARLOW FIELDS

1 STORY
FRAME HOUSE
NO. 724

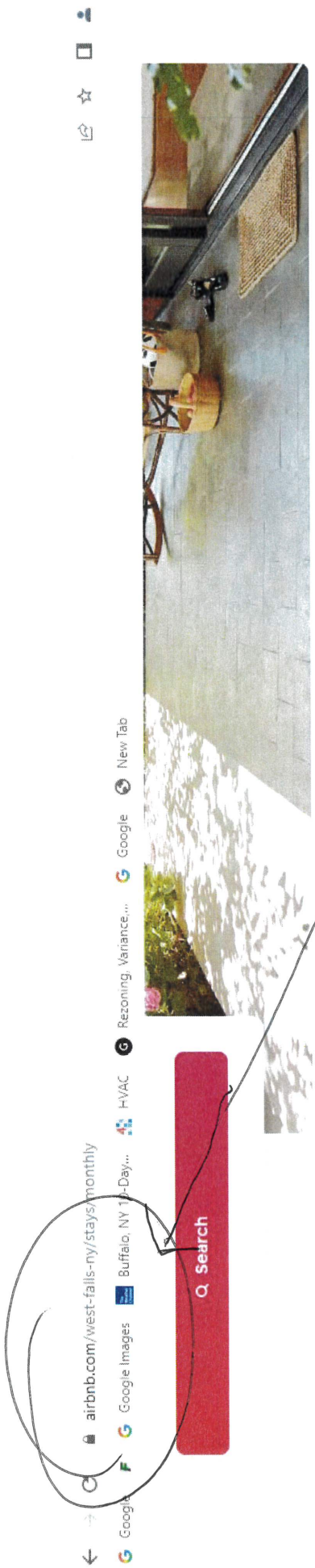


MANGUSO LAND SURVEYING, P.C.
FREDERICK M. MANGUSO, 049775-1
TRACY A. SPADA, 050806
572 TUSCARORA RD.
ANGOLA, NY 14006
PHONE & FAX 716 549 4717
EMAIL OFFICE@MangusoLandSurveying.com
SUCCESSOR TO THE RECORDS OF
WILLIAM C. BUCKLAND L.S.
NORMAN B. JOHNSON L.S.
WILSON M. HUNTER L.S.

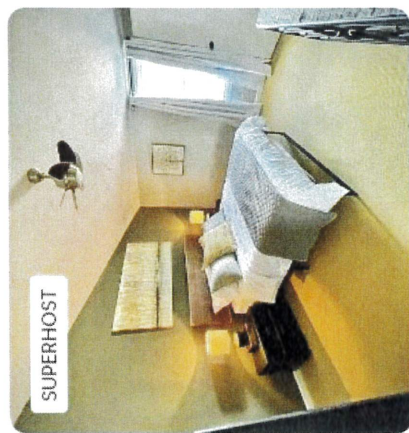
LEGEND

- EXISTING IRON PIPE
- SET IRON PIPE
- UTILITY POLE
- BOUNDARY
- - - CENTERLINE OF ROAD
- X - X - FENCE
- ////// DRIVE
- E — OVERHEAD UTILITY LINE

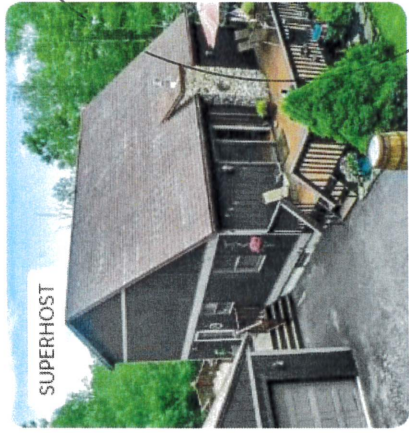
0 100 200 300



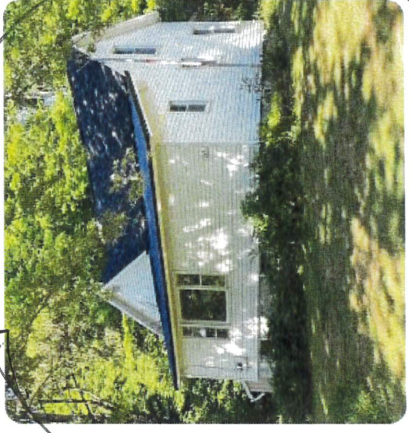
Nearby monthly rentals



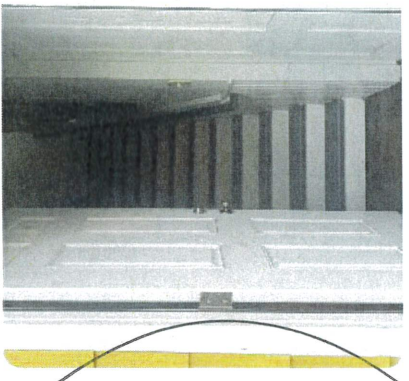
Entire rental unit - West Falls ★ 4.92
Lovely newly-renovated 2-bdrm Apt near...
\$3,040 month



Entire home - West Falls ★ 5.0
Cozy Glenwood Home-minutes from East...
\$3,010 month



Entire home - West Falls ★ 5.0
Peaceful and Modern 3 bedroom home...
\$5,641 month



Entire loft - East Aurora ★ 4.86
Loft at 9 O
\$1,520 month

Explore all >

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