

TOWN OF AURORA  
SITE PLAN REVIEW APPLICATION

Date submitted: 10/13/2022  
Applicant name: CRAIG & CRISTINA POUSTEN  
Applicant Phone/Email: 716 00.COM  
Applicant address: 1757 EMERY RD EAST AURORA 14052  
Property owner: CRAIG & CRISTINA POUSTEN  
Owner's address 1757 EMERY RD  
Property address: 1757 EMER RD  
SBL #(s) 200.00-2-13.1  
Prior owner Dawn & William Vogel  
Is site adjacent to or within 500 feet of an 'R' District? yes - located in RR district

=====

Proposed Project: B+B  
Commercial  Multi family  Number of dwelling units 2  
Zone: RR Total property Acreage: \_\_\_\_\_ Acreage covered by bldg \_\_\_\_\_  
Square footage of building: 1009 sq ft in Cubic footage of building: \_\_\_\_\_  
784 sq ft Acc  
Aggregate square footage of other buildings on property: 324 sq ft

**Fees, based on number of improved acres\***

*\*Additional professional services, including but not limited to traffic study and SEQRA review, utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: \$250    1.01-5 Acres: \$500    5.01-10 Acres: \$1,000    >10 Acres: \$1,500

Fee: \$ 250 - ck1001  
Receipt: # 568043

Received by [Signature] DTC  
Town Clerk/Deputy Clerk

SEQOR action:  Type I (Long EAF)     Type II (Long EAF)     Unlisted (Short EAF)

# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>B+B / SHORT TERM RENTAL ; POLSTEN (CRAG + CRISTINA)</b>			
Project Location (describe, and attach a location map): <b>1757 EMERY RD.</b>			
Brief Description of Proposed Action: <b>REQUESTING APPROVAL TO MARKET + UTILIZE AN ATTACHED STUDIO APARTMENT LOCATED AT OUR PRIMARY RESIDENCE (OWNER OCCUPIED) AT 1757 EMERY RD IN EAST ARUA</b>			
Name of Applicant or Sponsor: <b>CRAG + CRISTINA POLSTEN</b>		Telephone: <b>9</b>	
Address: <b>1757 EMERY RD</b>		E-Mail: <b>cs</b> <b>1.com</b>	
City/PO: <b>EAST ARUA</b>		State: <b>NY</b>	Zip Code: <b>14052</b>
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance</u> <u>administrative rule, or regulation?</u>			NO
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.			YES
2. <u>Does the proposed action require a permit, approval or funding from any other governmental Agency?</u>			NO
If Yes, list agency(s) name and permit or approval:			YES
3.a. <u>Total acreage of the site of the proposed action?</u>		<b>3</b> acres	
b. <u>Total acreage to be physically disturbed?</u>		<b>0</b> acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		<b>3</b> acres	
4. <u>Check all land uses that occur on, adjoining and near the proposed action</u>			
<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 type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

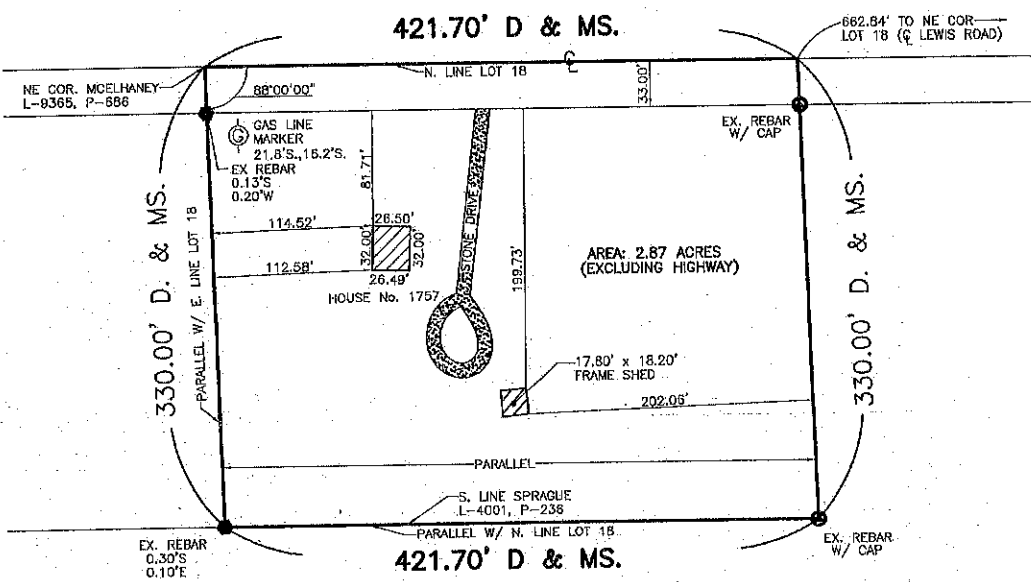
5. Is the proposed action, a. <u>A permitted use under the zoning regulations?</u>	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>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?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. <u>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?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. <u>Is the project site located in the 100 year flood plain?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Craig &amp; Cristiana Poeser</u> Date: <u>5 Oct 2022</u> Signature: <u><i>Craig Poeser</i></u>		

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



# EMERY (66' WIDE) ROAD



File: N:\Residential Surveys\2018 Surveys\2018 Completed\18NY005.01 1757 Emery Rd\CAD\1757 EMERY ROAD.dwg, Plot Date: 11/29/2019, Sp: GRAY MCELHANEY, Plot Style: FULL-BLACK.CTB

*John P. Kheops*

NOTE: DIMENSIONS AND OFFSETS ON HOUSE TAKEN TO FOUNDATION.  
 PART OF L 18 S 9 T 9 R 6 OF THE HOLLAND LAND COMPANY  
 VILLAGE OF AURORA CITY/TOWN OF AURORA COUNTY OF ERIE STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, DESIGN SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

## KHEOPS

ARCHITECTURE, ENGINEERING  
& SURVEY, DPC

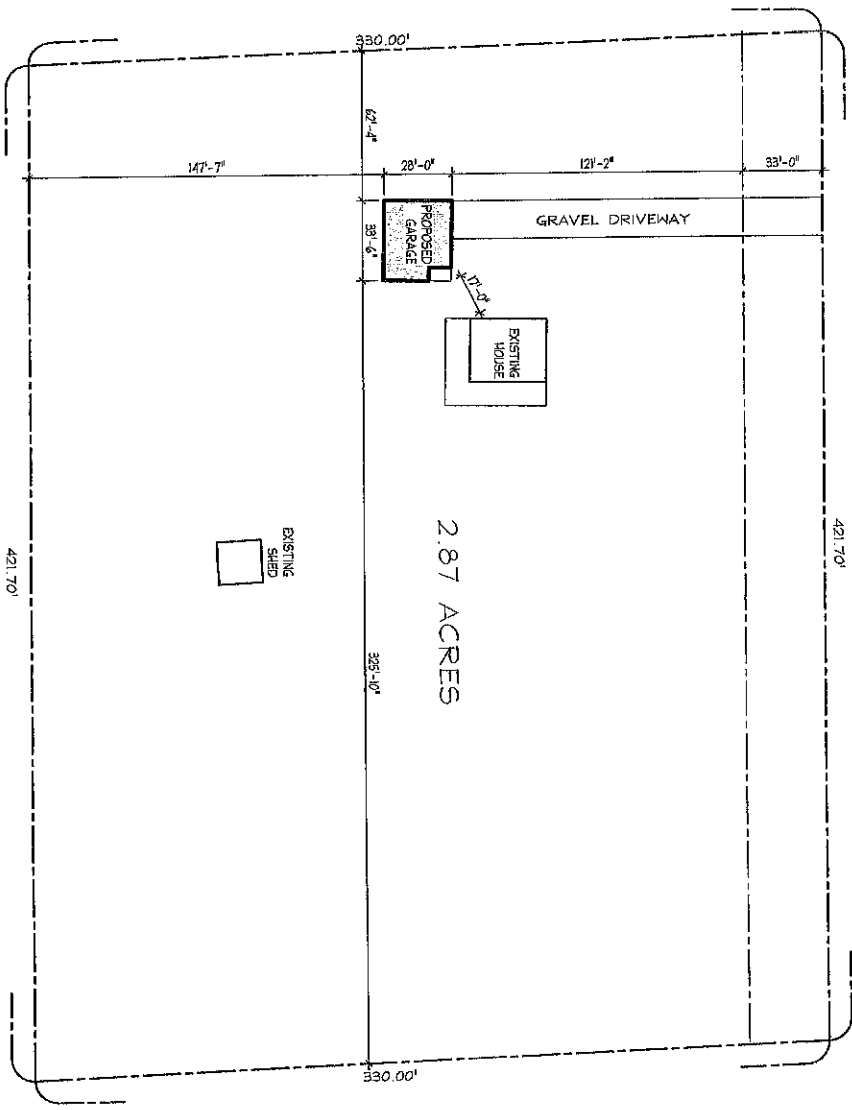
300 Pearl Street, Suite 500  
Buffalo, New York 14202  
P. 716.849.8739  
F. 716.856.0981  
WWW.KHEOPSPPC.COM

REVISION	
DATE	DESCRIPTION
11-26-19	FOUNDATION LOCATION

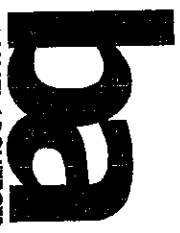
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 CHECKED BY DRH FIELD DATE 2/7/18  
 CAD FILE 1757 EMERY OFFICE DATE 2/7/18

SBL No. 200.00-2-13.1 BOOK 418 PAGE 45 MAP 63688

EMERY ROAD  
66' WIDE



1 Site Plan  
1"=40'-0"

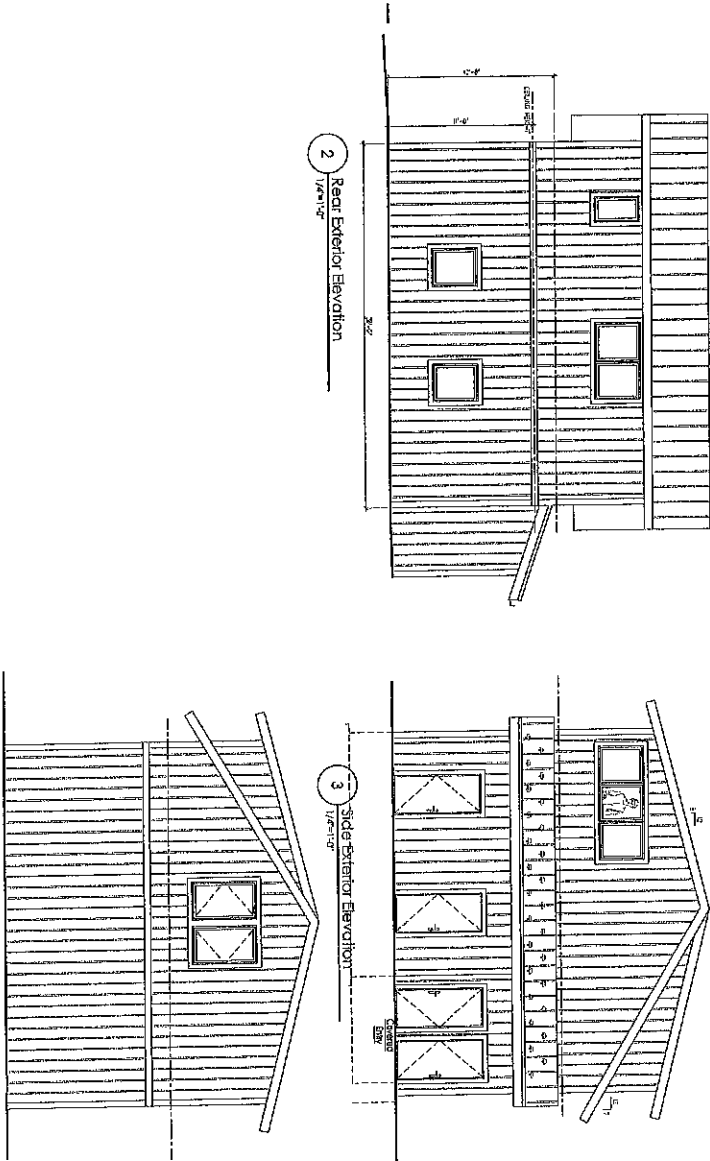
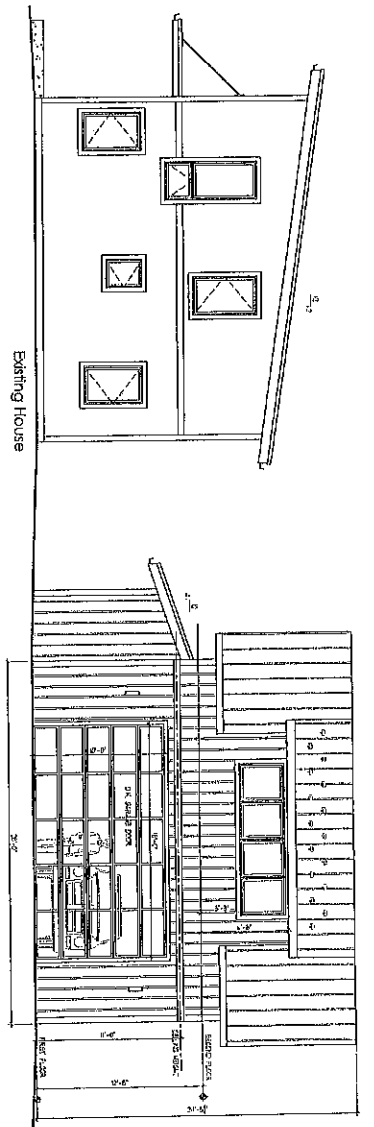


**BAMMEL ARCHITECTS**  
A PROFESSIONAL CORPORATION  
6264 WEST QUAKER STREET  
ORCHARD PARK, NY 14127  
Phone: (716) 662-2482  
Fax: (716) 662-2487

NEW GARAGE FOR:  
**POLSTON**  
**RESIDENCE**  
1757 EMERY ROAD  
EAST AURORA, NY 14052

ISSUE DATE:	1/5/2021
FILE NAME:	2018
PROJECT NUMBER:	AS NOTED
SCALE:	MIL
DRAWN BY:	ALL
CHECKED BY:	
SHEET TITLE:	SITE PLAN

DRAWING NO:  
**SP-1**



**ban**

**BANNAH ARCHITECTS**  
 A PROFESSIONAL CORPORATION  
 4044 WEST QUAKER STREET  
 CINCINNATI PARK, NJ 14137  
 phone: (714) 642-2467  
 fax: (714) 642-2467

**DOCUMENT STATUS**

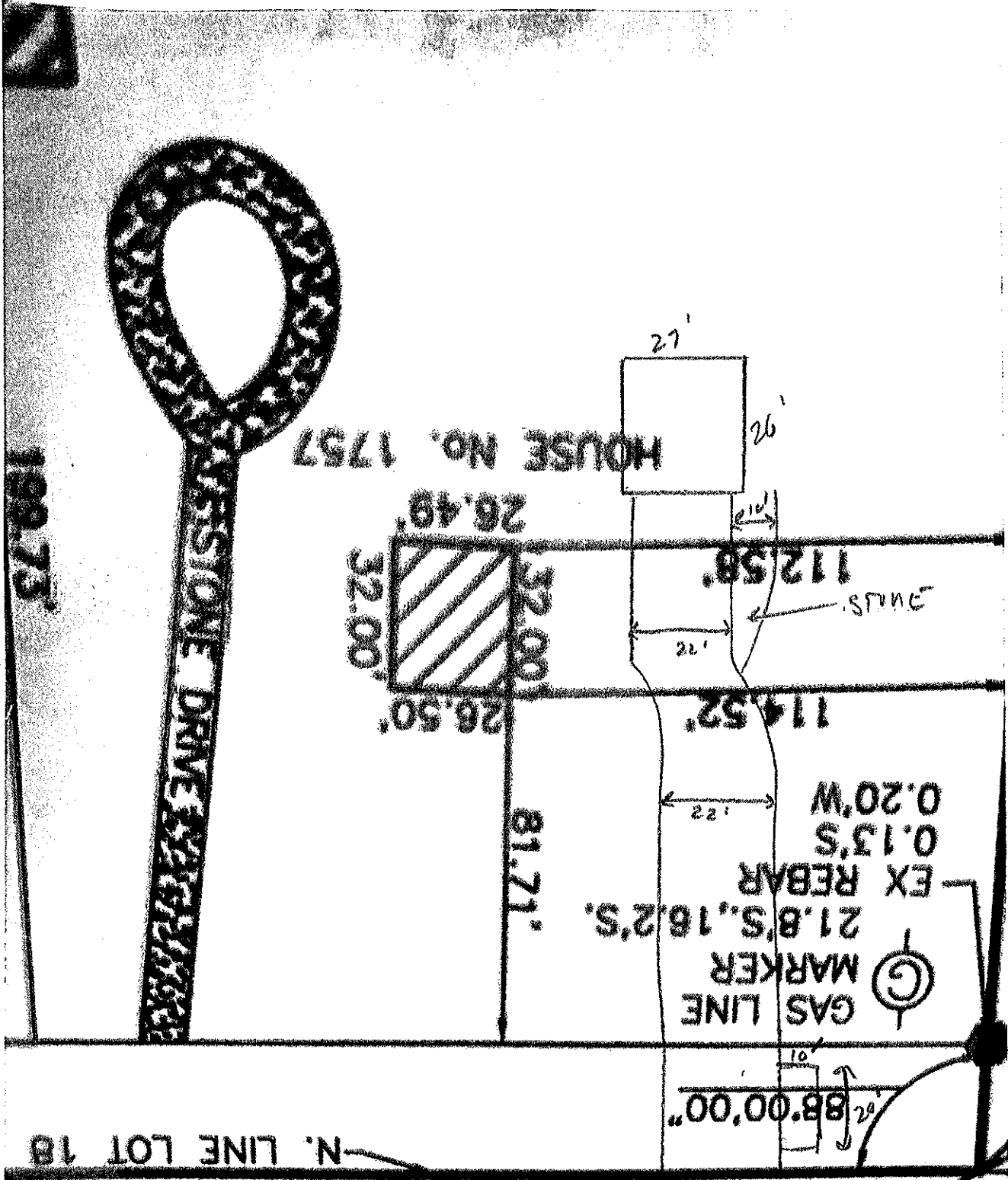
NOT FOR CONSTRUCTION  
 REVISIONS  
 PRELIMINARY (OPEN/C)

NEW GARAGE FOR:  
**POLSTON**  
**RESIDENCE**  
 1797 SAUER ROAD  
 EAST AMERICA, NJ 14082

DATE	
REVISIONS	12/16/2020
REVISIONS	3/1/20
PROJECT NUMBER	AS NOTED
SCALE	AS NOTED
DESIGNED BY	ML
CHECKED BY	ML
DATE	
PROJECT	
DATE	
PROJECT	
DATE	
PROJECT	

EXTERIOR ELEVATIONS

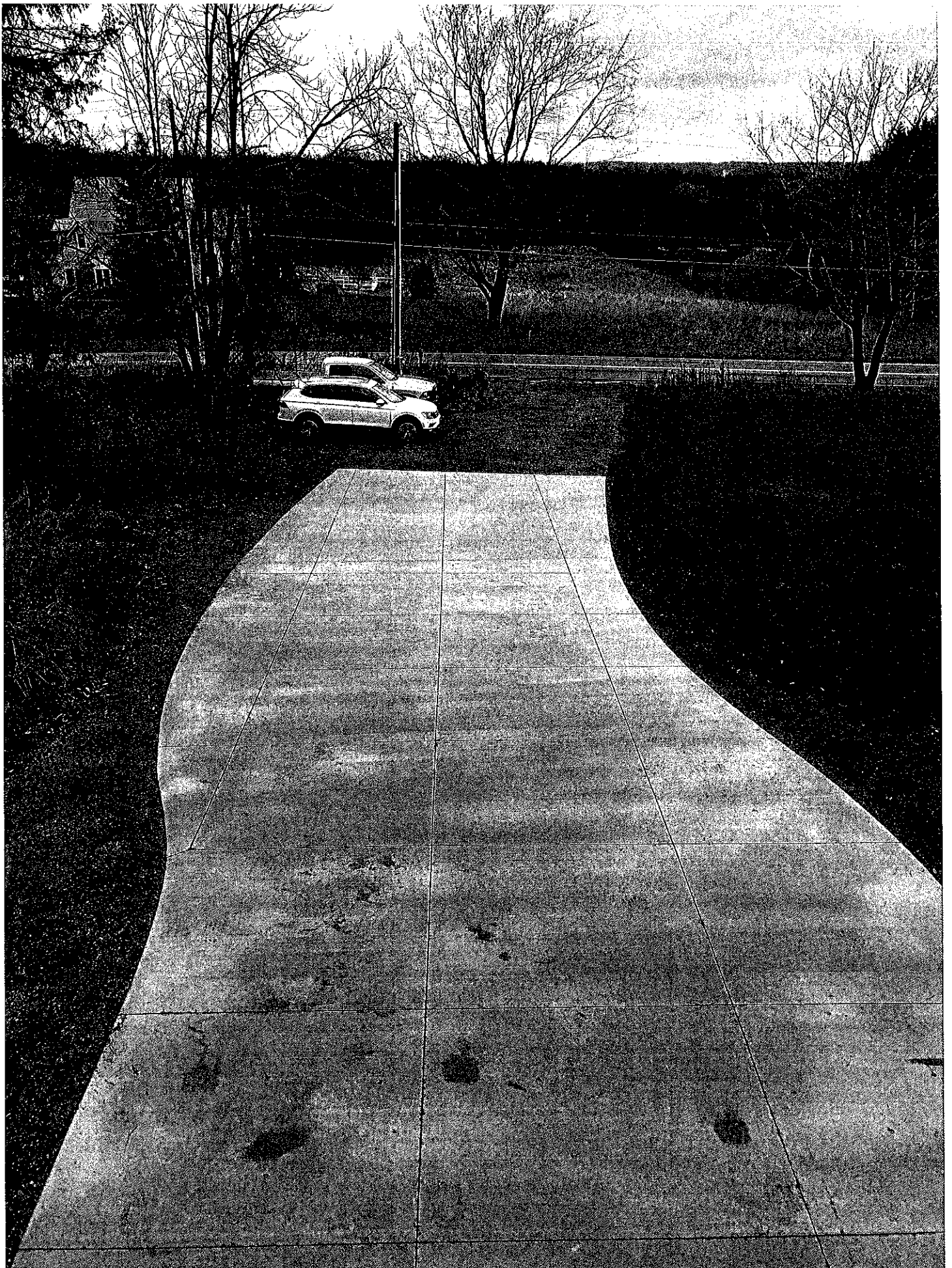
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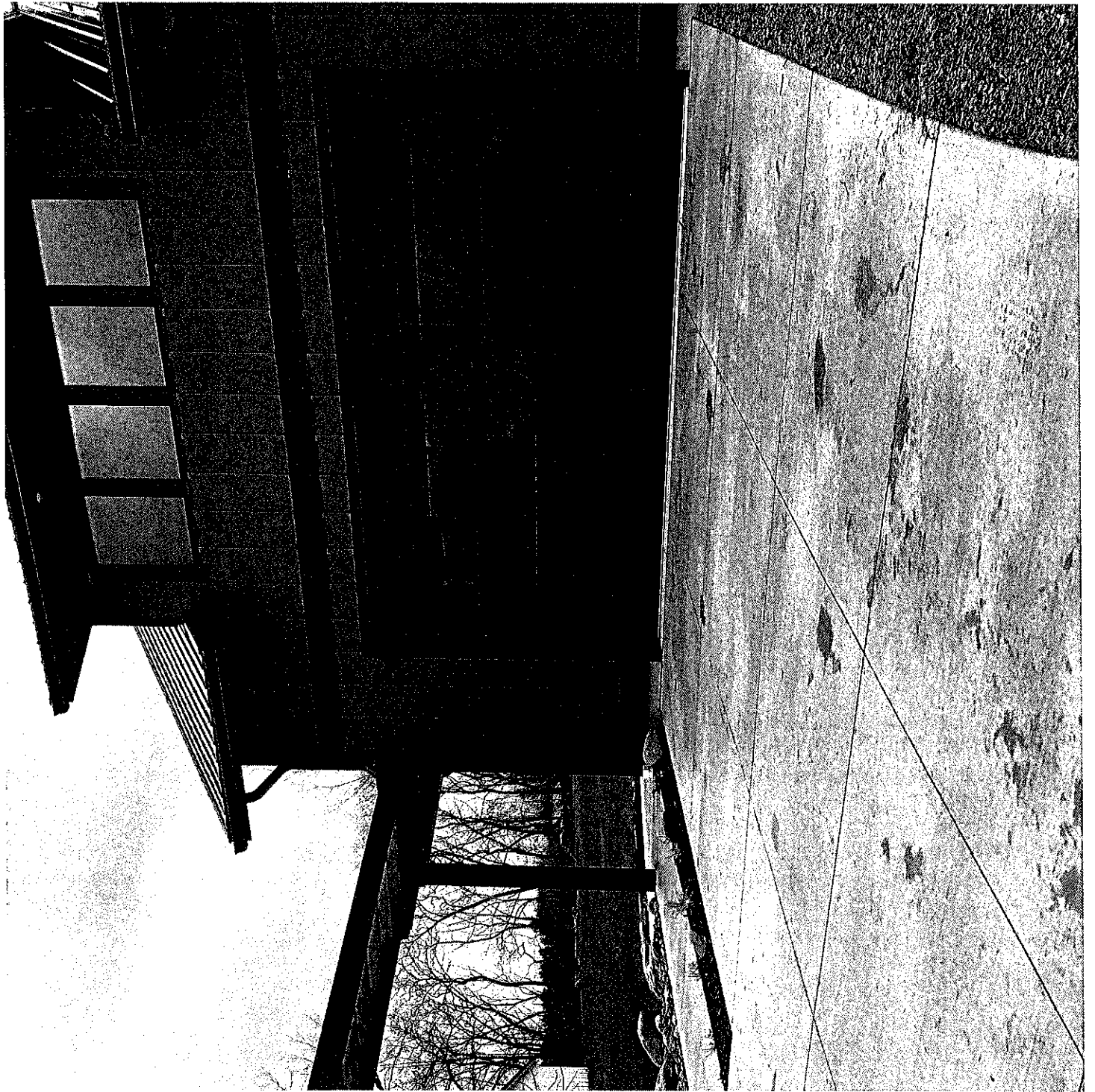


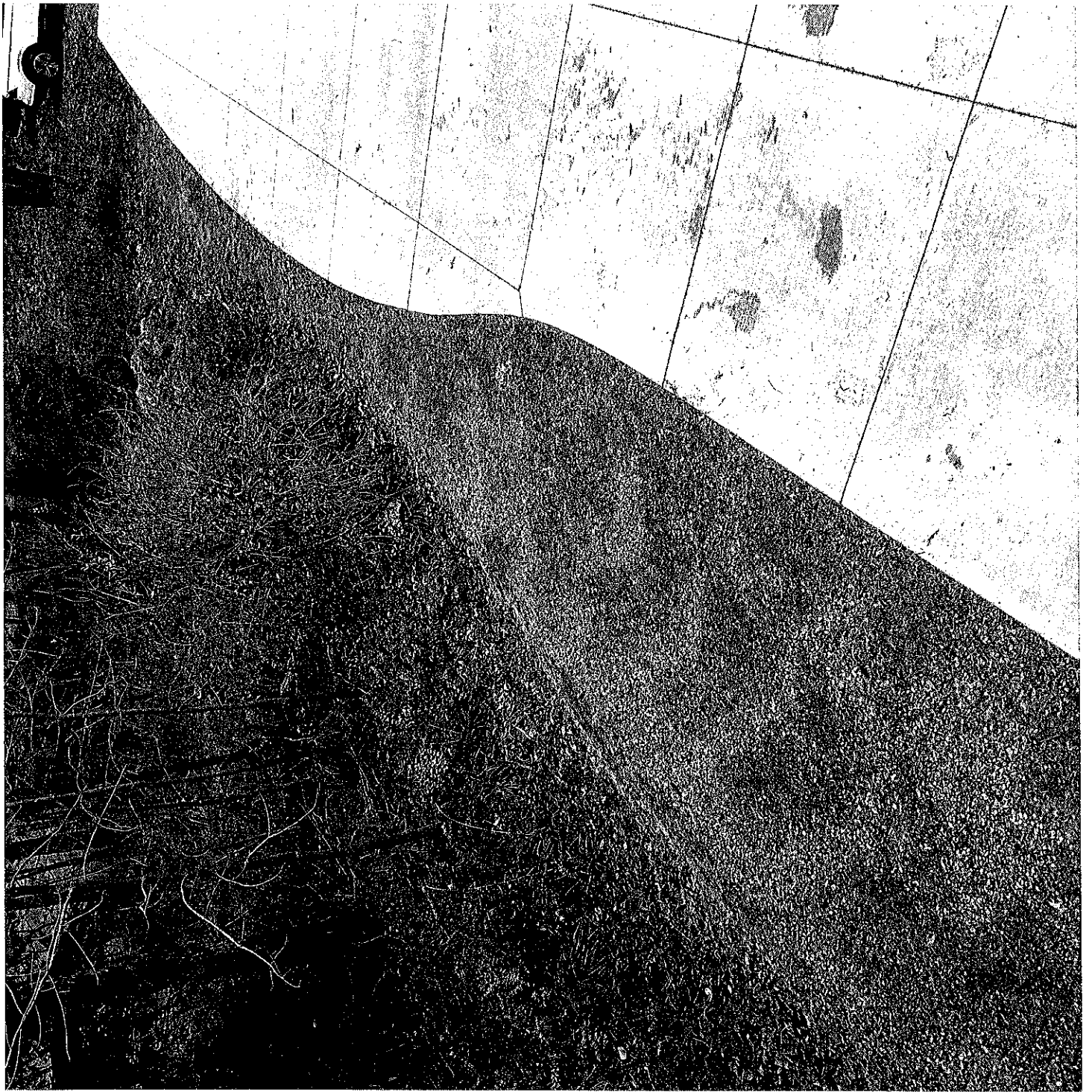
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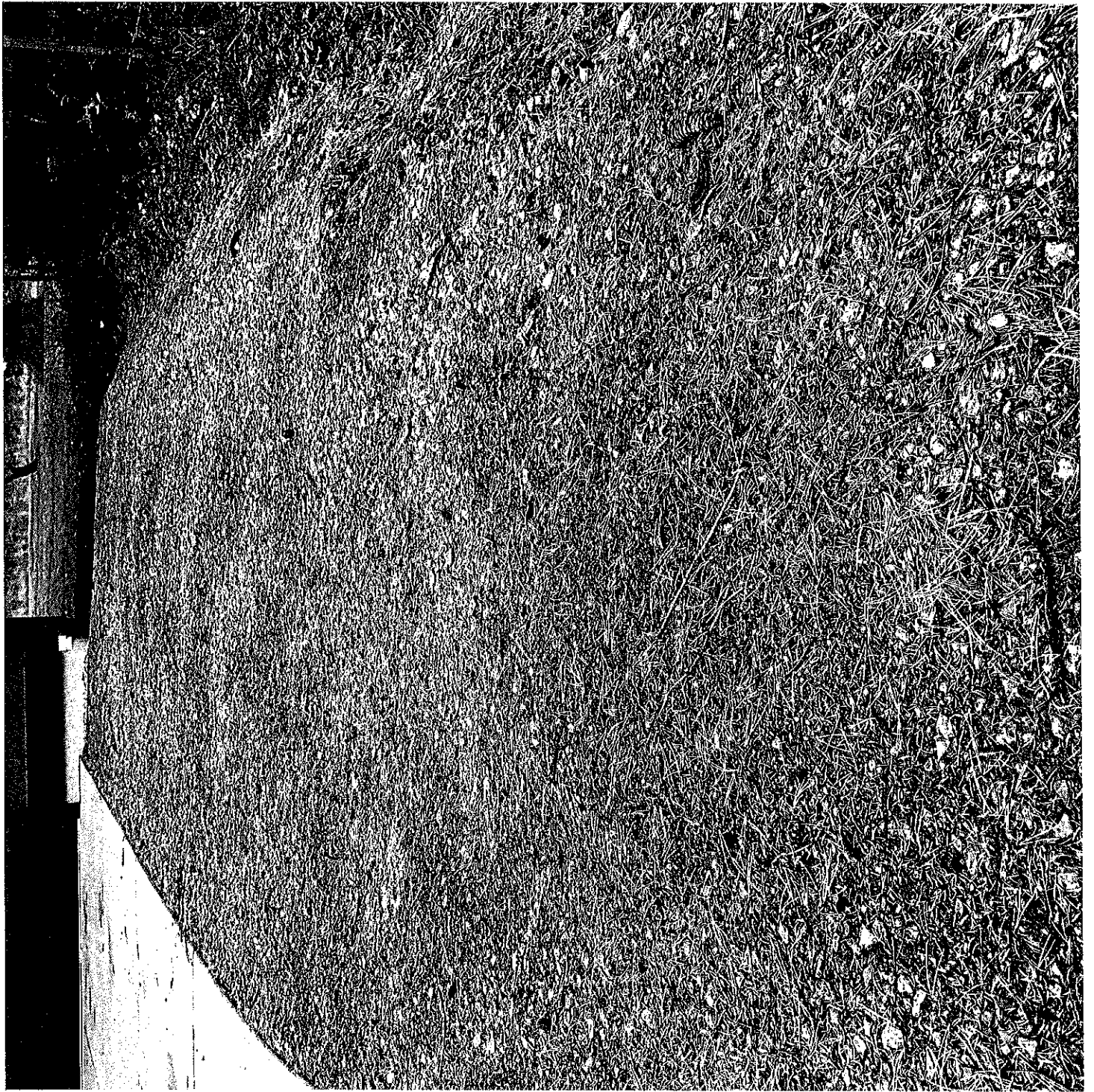
EMERY  
RD

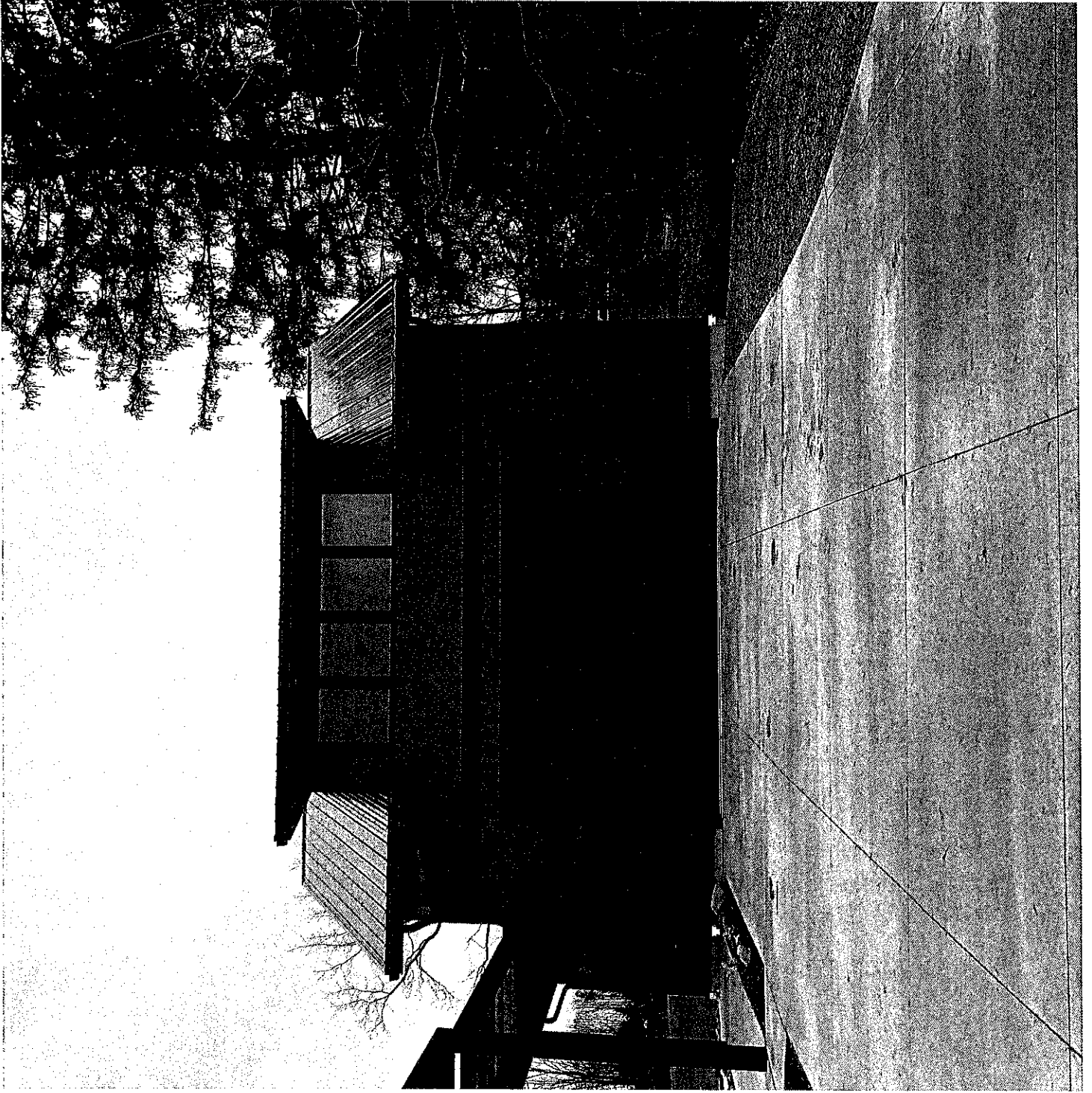












**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y.  
AND REPLY TO MUNICIPALITY**

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at www.Erie.gov/IRonline, OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: \_\_\_\_\_

Postmark/Delivery Date: \_\_\_\_\_

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 1 - nn. A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

**Description of Proposed Action**

1. Name of Municipality: Town of Aurora

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.

If the county fails to reply within such period, the referring body may take final action.

However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)

The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

2. Hearing Schedule:      Date 11/28/2022      Time 7pm      Location 575 Oakwood Ave., E. Aurora

3. Action is before:     Legislative Body       Board of Appeals       Planning Board

4. Action consists of:     New Ordinance       Rezone/Map Change       Ordinance Amendment

Site Plan     Variance       Special Use Permit       Other: \_\_\_\_\_

5. Location of Property:     Entire Municipality       Address: 1757 Emery Road

5a. S.B.L. of Property:    200.00-2-13.1

6. Referral required as site is within 500' of:     State or County Property/Institution       Municipal Boundary       Farm Operation located in an Agricultural District

Expressway     County Road       State Highway       Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use:    Site plan for a proposed Bed and Breakfast (short term rental)  
(specify the action, such as the scope of variances or site plans)

8. Other remarks: \_\_\_\_\_

9. Submitted by: Martha Libroek, Town Clerk      Email: townclerk@townofaurora.com

10. Return Address: 575 Oakwood Ave., East Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on \_\_\_\_\_. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1.  The proposed action is not subject to review under the law.
2.  Comment on proposed action is attached hereto.
3.  The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4.  No Recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning: \_\_\_\_\_ Date: \_\_\_\_\_