

(Submit in Triplicate)

Fee: \$150.00

P E T I T I O N

TO AMEND THE ZONING MAP OF THE TOWN OF AURORA, NEW YORK, OR FOR USE PERMIT BY THE TOWN BOARD

TO: THE TOWN BOARD OF THE TOWN OF AURORA, NEW YORK

Pursuant to Article IX of the Zoning Ordinance of the Town of Aurora, the undersigned owner(s) and petitioner(s) hereby request that the Zoning Map of the Town of Aurora, be amended as follows:

1. Harrison W. Kelly III
Name (First) (Middle Initial) (Last)

2. Location of property to be rezoned: (600 Olean Rd) VL SBL 176.00-4-25.1

3. Area, in square feet, of the property to be rezoned: 450,846 Sqr.Ft. (10.35 acres)

Dimension of the property to be rezoned: 530'x758'

4. If the petitioner is not the owner of the property:

N/A OLEAN LLC
Owner's Name and Address

N/A c/o HARRISON & JILL KELLY 2040 GROVER ROAD, PO WEST FALLS NY 14170
Owner's Name and Address

What is the interest of the petitioner in the proposed rezoning?

N/A

5. Petitioner understands and agrees to furnish any of the following if requested by the Town Board or its agencies: An accurate survey map prepared by a licensed surveyor showing all dimensions, including interior angles or bearing of lines, and the location, proposed use and height of all buildings; location of all parking and truck loading areas, with access and egress drives thereto; location of outdoor storage, if any; location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; description of method of sewage disposal and location of such facilities; location and size of all signs; location and proposed development of buffer areas; location and design of lighting facilities; and the amount of building area proposed for retail sales, if any.

6. Attach the legal description of the property to be rezoned.

7. Present zoning classification of the property: Rural Residential and Agricultural

8. Proposed zoning classification of the property: Commercial C2

9. Present use of the property: Vacant Land

10. Proposed use of the property: Family Golf Center

Executive Summary

Introducing EA Golf Barn: A captivating family-friendly entertainment center nestled in the natural landscape of picturesque East Aurora, New York. Uniquely designed with an "upscale rural" theme, this facility aims to fill the void of golf-themed family entertainment in the area.

At EA Golf Barn, our goal is to create a one-of-a-kind entertainment destination, generating revenue through a range of exciting activities. We will feature state-of-the-art professional golf simulators, catering to golf enthusiasts of all levels. Inside, an 18-hole mini-golf course will transport players to an outdoor-like setting, providing an immersive experience like no other which can be enjoyed year-round. Likewise, our golf simulators will offer players the opportunity to tee off on renowned PGA courses while enjoying the ambiance of an open-air golf course.

Stepping outside, our expansive 18-hole outdoor mini-golf course will blend traditional golf elements with creative and vertical play, offering multiple paths to the hole and fostering a sense of excitement and fun that will keep guests coming back for more. Furthermore, our outdoor driving range will boast 20 tee boxes, 9 holes, and attractive water features and bunkers, providing an authentic fairway simulation.

EA Golf Barn is committed to crafting a delightful experience for all visitors. As part of this commitment, we will collaborate with local food establishments to offer a limited, yet unique food and beverage service, ensuring that guests' appetites are equally satisfied.

To ensure long-term success and customer loyalty, the development of EA Golf Barn will be executed in three phases. This strategic approach will allow us to establish a strong presence in the market while continuously introducing new forms of entertainment to keep our offerings fresh and enticing.

As we embark on this exciting venture, we present this business plan as a transparent guide to our development process. We aim to foster strong partnerships with all stakeholders, investors, and partners, ensuring they share in our vision and are aware of our journey every step of the way. Together, we look forward to the success of the EA Golf Barn, and making EA Golf Barn an unforgettable destination for families and golf enthusiasts alike.

Short Environmental Assessment Form

Part 1 - Project Information

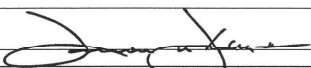
Instructions for Completing

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			
Olean LLC			
Name of Action or Project: 600 Olean Road rezoning			
Project Location (describe, and attach a location map): 1/2 mile South of the Village of East Aurora on Olean Rd			
Brief Description of Proposed Action: The project consists of the construction of a ~12000 square foot indoor golf center and parking. Plans for future outdoor minigolf course and a driving range are also shown on the site plan.			
Name of Applicant or Sponsor: Olean LLC		Telephone: 716-867-5047	
		E-Mail: hkellyiii@gmail.com	
Address: 174 Main Street #101			
City/PO: East Aurora		State: NY	Zip Code: 14052
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			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. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval: Town of Aurora Special Use Permit			YES
3.a. Total acreage of the site of the proposed action?		10.35 acres	
b. Total acreage to be physically disturbed?		1+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.4 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 checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Conrail Railway</u>			
<input type="checkbox"/> Parkland			

5. Is the proposed action,		NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>		<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>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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: Plans for solar _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
12. a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
16. <u>Is the project site located in the 100 year flood plain?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ A storm water detention pond is included in the site plan design. From the pond, water will flow into the existing storm system at the street <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: Harrison Kelly _____ Date: 8/11/2023 _____ Signature:  _____		

600 CLEAN ROAD LLC
 MINI-GOLF CENTER
 600 Clean Road, East Aurora, New York 14052

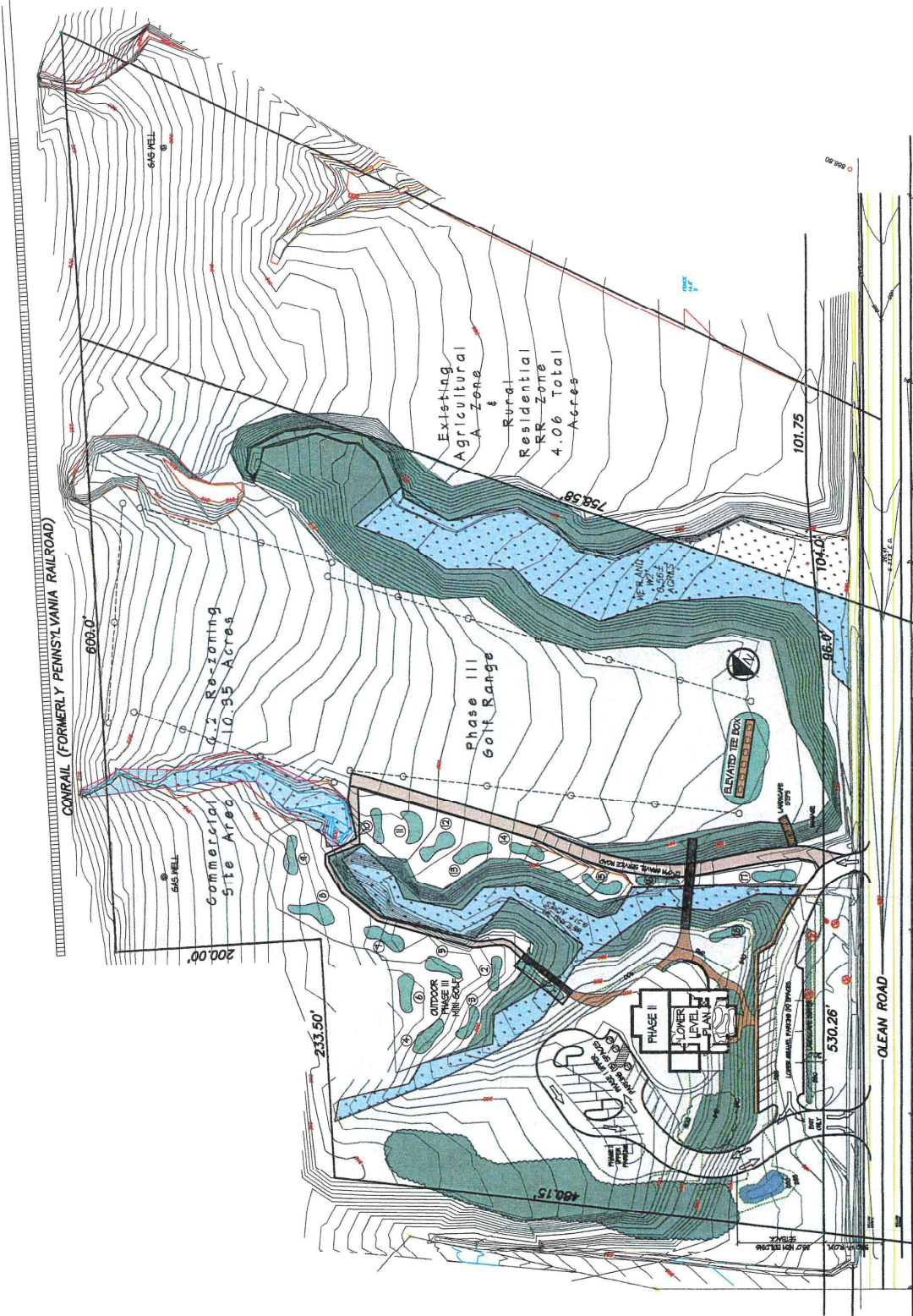
Design
 Development
 Drawings

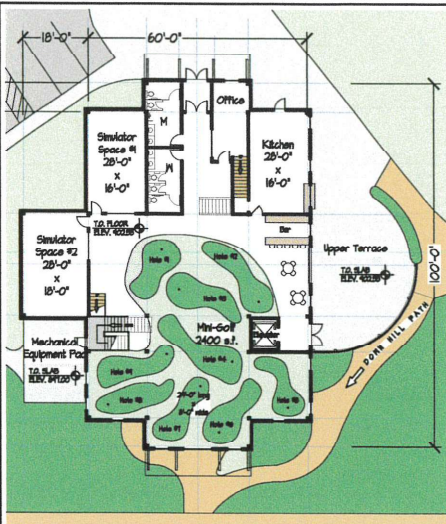


DATE: August 1, 2023
 SCALE: 1" = 60'-0"
 JOB NO.: 23-13
 DRAWN BY: JAA
 CHECKED: GKS
 REVISED:

SHEET:
 SITE
 PLAN

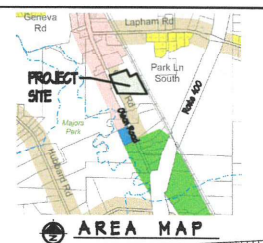
DRAWING NO.
S-1
 IN SET OF:



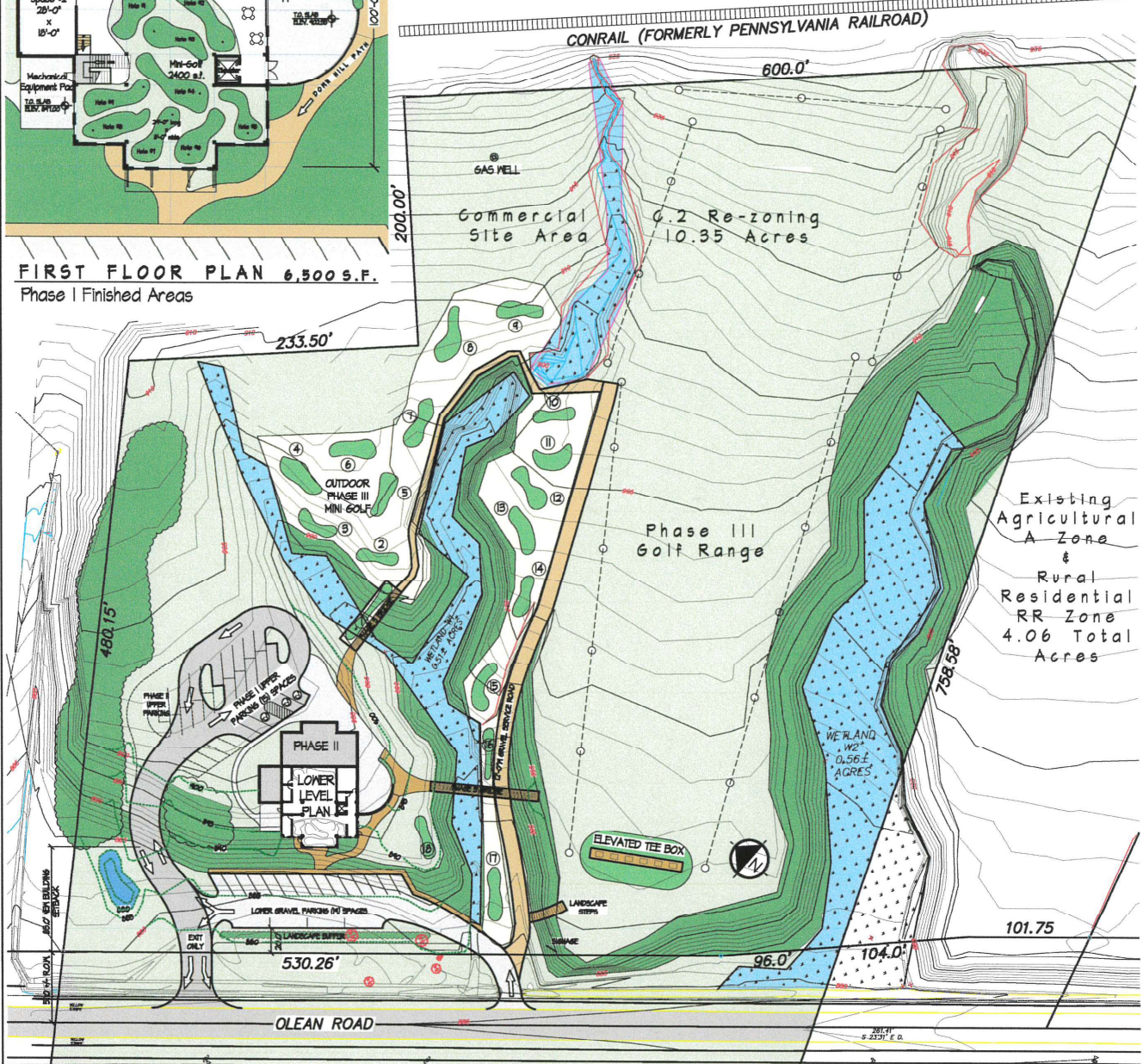


FIRST FLOOR PLAN 6,500 S.F.
Phase I Finished Areas

Phase I Off-Street Parking Calculations		
A. Indoor Golf Areas	2,400 s.f. Divided By 150 s.f.	= 16 Spaces
B. Indoor Golf Simulators	(2) Total = 1,050 s.f. Divided by 150 s.f.	= 7 Spaces
C. Bar / Restaurant Area	(12) Patron Seats	= 4 Spaces
D. Staff		= 6 Spaces
Phase I Parking Spaces Provided		34 Spaces
Phase I Parking Spaces Required		33 Spaces
Phase II Additional Parking Spaces Planned		= 15 Spaces

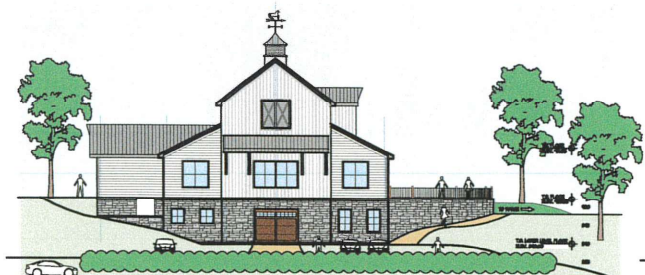


AREA MAP



SITE PLAN

SCALE: 1" = 60'-0"



WEST x S/W OLEAN ROAD ELEVATION



SOUTH x S/E ELEVATION

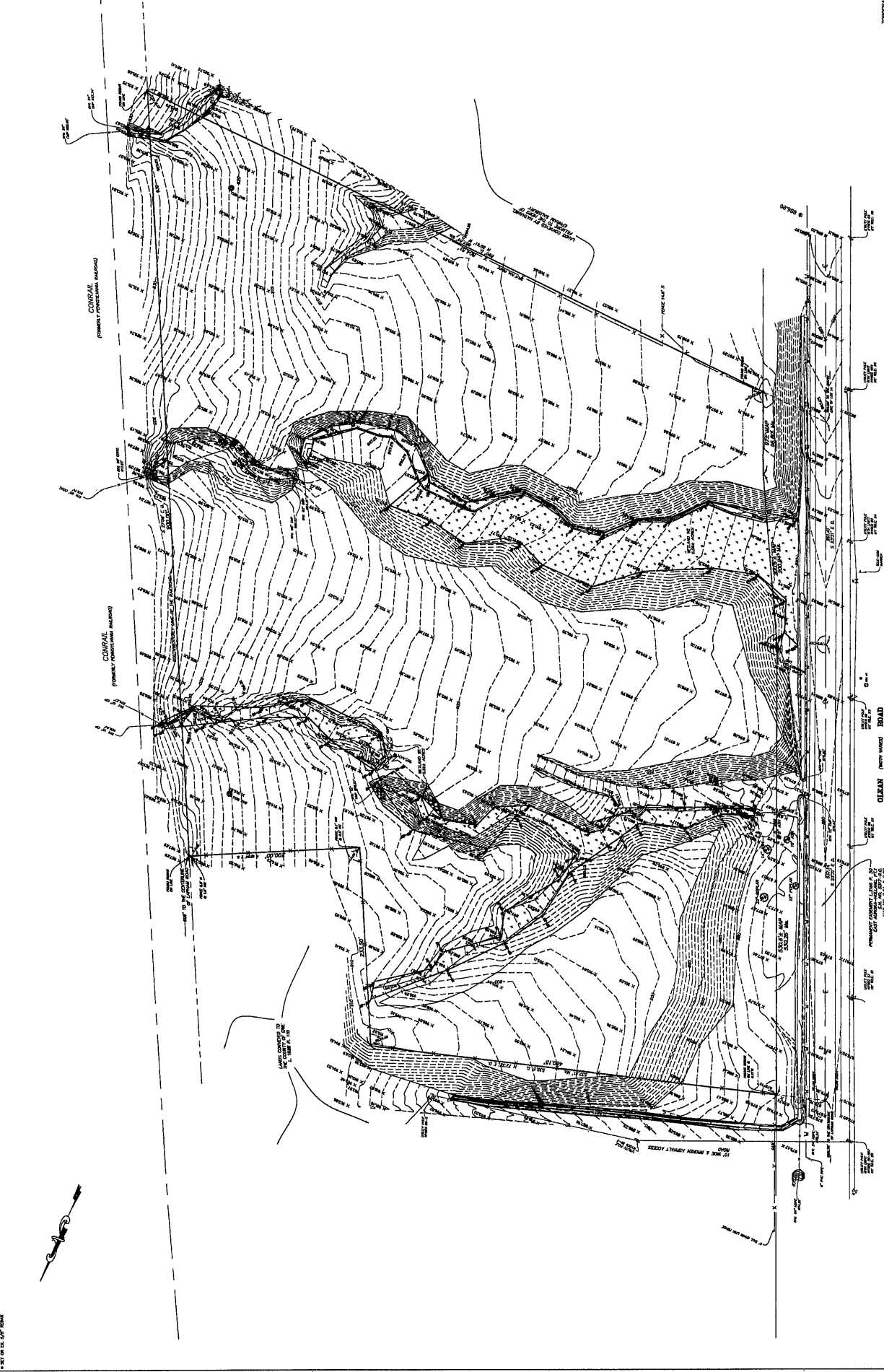
REZONING APPLICATION & DEVELOPMENT PLAN
OLEAN ROAD L.L.C.

600 OLEAN ROAD, EAST AURORA, NEW YORK 14052
August 1, 2023

Prepared By:

686 Quaker Road, East Aurora, New York 14052

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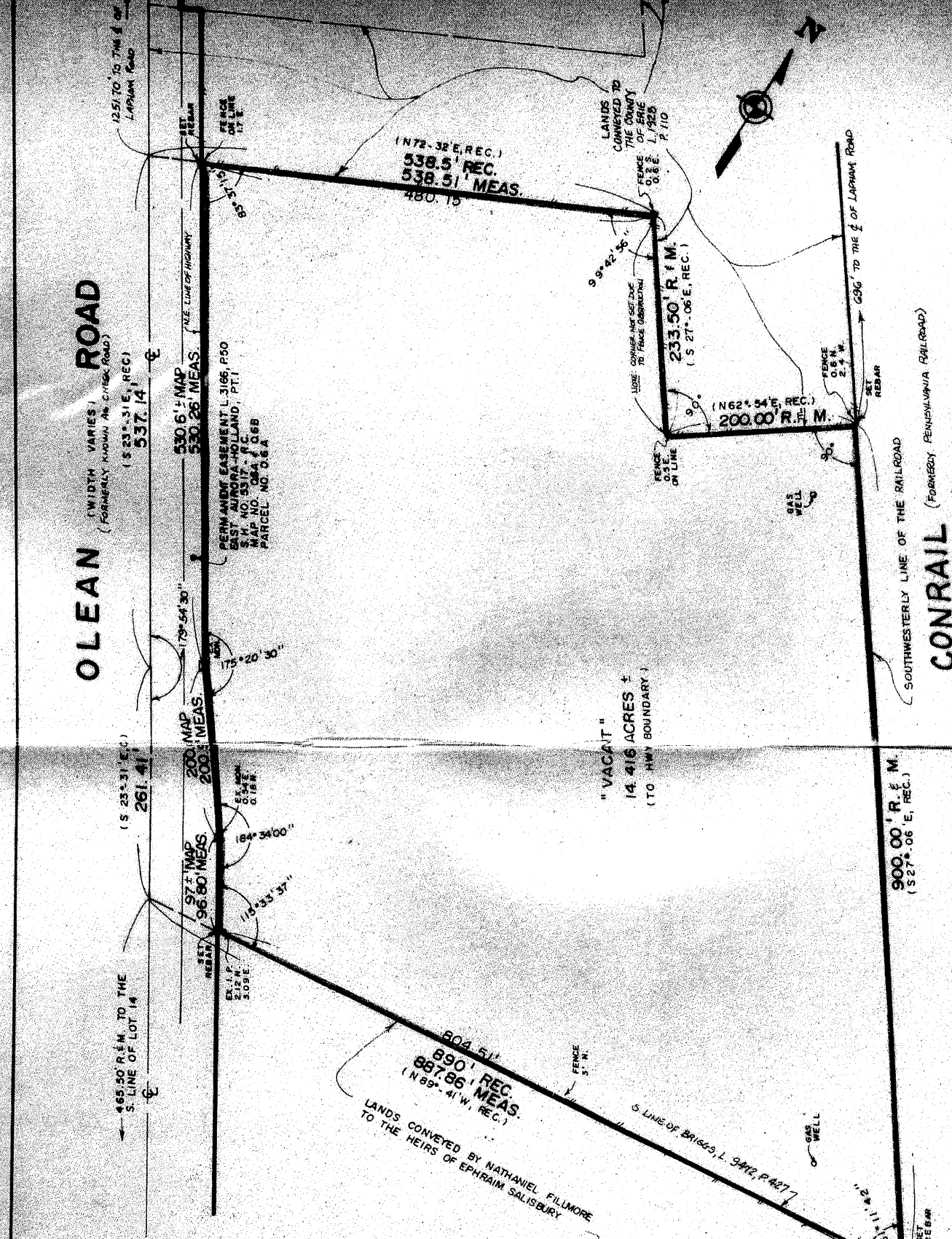


TOPOGRAPHIC SURVEY
PART OF AURORA, ERIE COUNTY, NEW YORK
SOLICITORS LAND COMPANY'S SURVEY
TOWN OF AURORA, ERIE COUNTY, NEW YORK



DATE: MAY 18, 2024
JOB NO. 2328
SHEET 1 OF 25

DATE	REVISION/NOTE



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.

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.

PART OF L 14 S T 9 R 6 TOWN OF AURORA COUNTY OF ERIE NEW YORK

James L. Shisler

RESURVEY		
DATE	JOB	DESCRIPTION

JAMES L. SHISLER, L.S., P.C.

PROFESSIONAL LAND SURVEYOR
P.O. BOX 516
EAST AURORA, NEW YORK 14052-0516 716-655-1055

DRAWN BY DMS SCALE 1" = 100'
CHECKED BY JLS DATE JULY 25, 1996

JOB 96360 SHEET C-2343

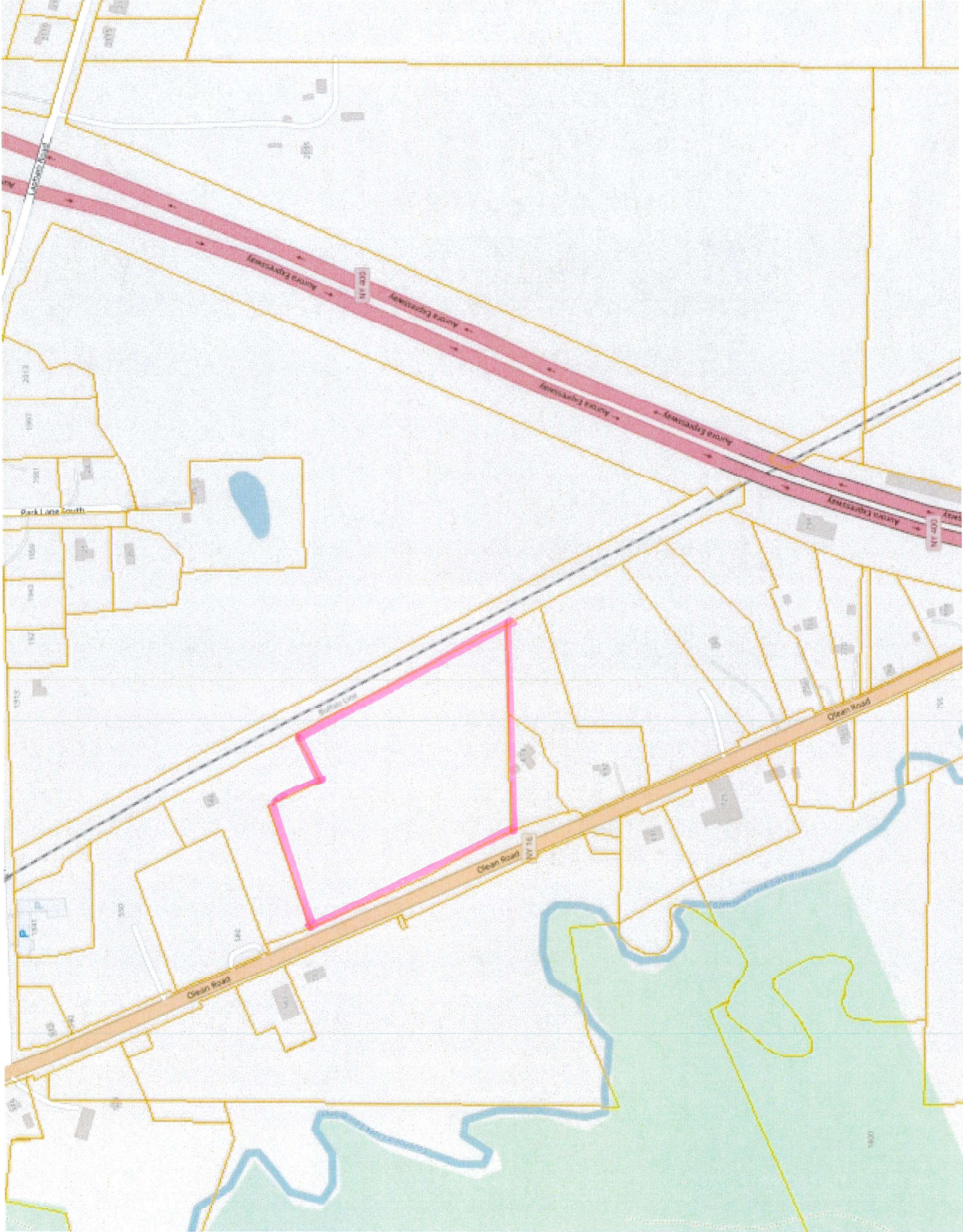
REPRODUCTION



Erie County On-Line Mapping Application



Legend
□ Parcels



0 0.14 0.3 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.

1: 9,028



Village of East Aurora

