

PB 4/3/24

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

MEMO

TO: Supervisor Snyder, and Town Council Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: March 22, 2024

Harrison Kelly, owner of 600 Olean Rd, has submitted Site Plan application and Special Use Permit applications for the development of the property. Mr. Kelly is planning to construct a 20,000 sqft building to house golf simulators, an indoor mini-golf, and restaurant, and a future outdoor mini-golf course.

As per 116-41, the Town Board may:

- 1-take no action
- 2-request the applicant modify the applications or resubmit
- 3-request a site plan application at the same time (already submitted)
- 4-refer the applications to the Planning Board for their review and recommendation.

Both applications are Unlisted actions for purposes of SEQRA.

Please contact me if you have any questions.

liz

**TOWN OF AURORA
SITE PLAN REVIEW APPLICATION**

Date submitted: 3/6/24
Applicant name: Harrison Kelly
Applicant Phone/Email: (716) 867-5047
Applicant address: 2040 Grover Rd, West Falls NY 14170
Property owner: Olean LLC
Owner's address 174 Main Street #101, Main Street, NY 14052
Property address: 600 Olean Rd, East Aurora, NY 14052
SBL # (s) 176.00-4-25.1
Prior owner Jeff McCaskey

Is site adjacent to or within 500 feet of an 'R' District? Yes

=====

Proposed Project: EA Golf Barn
Commercial Multi family 0 Number of dwelling units 0
Zone: C-2 Total property Acreage: 14.4 Acreage covered by bldg _____
Square footage of building: 20000 Cubic footage of building: _____

Aggregate square footage of other buildings on property: _____

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

Fee: \$ 500.00
Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

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

Narrative

Introducing EA Golf Barn: A captivating family entertainment center in East Aurora, New York, blending upscale rural vibes with state-of-the-art golf experiences. Our goal is to be the go-to destination for families and golf enthusiasts alike, offering professional golf simulators and an immersive 18-hole indoor mini-golf course. Outside, our expansive 18-hole outdoor mini-golf course will combine traditional elements with vertical play, ensuring excitement and fun for all and creating an estimated that 8-10 jobs. We're committed to providing a fun experience, including unique food and beverage offerings from local establishments.

Our development will unfold in two phases, with Phase 1 focusing on constructing the facility housing the professional golf simulators and the immersive indoor mini-golf course. Phase 2 will see the creation of the expansive outdoor mini-golf course. Parking lots will feature low-level overhead lighting to mitigate light pollution, with the same consideration applied to exterior building lighting. Phase 2 outdoor activities, like the mini-golf course, will incorporate low-level landscape lighting. Solar power implementation aims to minimize the carbon footprint. Bio-swales will replace retention/detention ponds to manage runoff from solid surfaces, such as parking areas and roofs. These natural-looking features will harmonize with the manicured landscaping, akin to prestigious golf courses. Landscaping will serve to screen parking and dumpsters from neighboring properties and the Right of Way.

The Proposed Conceptual Site Plan necessitates a Stormwater Pollution Prevention Plan due to disturbance exceeding an acre. This will be initiated upon approval of the Special Use Permit and Site Plan Review by the Town. Due to the need to relocate the facility on the property, further structure design is required and will affect the SWPPP.

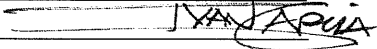
617.20
Appendix B
Short Environmental Assessment Form

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: Aurora Golf Center			
Project Location (describe, and attach a location map): 600 Olean Rd. East Aurora, NY 14052			
Brief Description of Proposed Action: We plan to transform 600 Olean Road into a family-friendly indoor destination for golf simulation and miniature golf recreation. Our plan involves constructing a spacious, eastern, monitor-style barn situated at the central portion of the property, across from the West Herr parking lot, facing Olean Road.			
Name of Applicant or Sponsor: Ivan N. Garcia, RA c/o FFAE Architects, P.C.		Telephone: 716 662-2200 E-Mail: igarcia@ffae.biz	
Address: 6395 West Quaker Street			
City/PO: Orchard Park		State: New York	Zip Code: 14127
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 checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
Town of Aurora building permit, site plan approval, special use permit, DEC, NYSDOT, Erie County Health.			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		14.416 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.416 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Residential (rural) <input type="checkbox"/> Parkland			

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: _____ Site drainage collection and detention features, to be appropriately sized per our site's final SWPPP. _____	NO	YES
	<input type="checkbox"/>	<input checked="" 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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Ivan N. Garcia, RA c/o FFAE Architects, P.C.</u> Date: <u>2/26/2024</u>		
Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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.

<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 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.
_____	_____
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

Submission Requirements for Town of Aurora Site Plan Review

The Applicant shall submit to the Superintendent of Building a completed Site Plan Review application as well as 15 copies of the following documents where deemed necessary. See comments in BLUE.

1. A boundary survey with site plan showing proposed lots, building locations (Proposed and existing), land use areas, utility easements, right-of-way boundaries, North arrow, date, scale, existing wetlands were applicable. See Proposed Conceptual Site Plan Sk-001 and Boundary Survey C-2343.
2. Topographical Survey based on United States Geological Survey data to extend a reasonable distance beyond proposed site. **Also list any changes to current topography.** See Proposed Conceptual Site Plan SK-001 and Existing Topographical Survey SK-002
3. Location of existing and proposed easements. There are no existing or proposed easements to date.
4. Existing natural features such as watercourses, waterbodies, wetlands, wooded areas, flood hazard areas, 15% or more slope areas. Any changes to these features are to be noted. See Proposed Conceptual Site Plan SK-001 and Existing Topographical Survey SK-002.
5. Stormwater pollution prevention plan (SWPPP), if affecting an acre or more. The Proposed Conceptual Site Plan indicates disturbing more than an acre, therefore a SWPPP will be required. If/when the Special Use Permit and Site Plan Review is approved by the Town, the owner will engage the Architect/Engineers to complete the Site and Building designs beyond conceptual. The owner will also engage the Site Engineers to complete the SWPPP and submit to the Town for approval.
6. Soil Test, regarding characteristics, capabilities and/or limitations for development according to TOA soil district. See Earth Dimensions Report.
7. Location and design of all existing on-site as well as neighboring improvements including drainage, culvert pipes, waterlines, sanitary and storm sewer systems, retaining walls and fences. See Proposed Conceptual Site Plan SK-001.
8. Location and design of all utilities, proposed and existing, including, but not limited to electric, gas, water, cable, etc. See notes on Proposed Conceptual Site Plan SK-001.
9. Location and design of all proposed and existing streets, parking lots, service areas, access drives, bicycle and pedestrian ways within and neighboring proposed site. See Proposed Conceptual Site Plan SK-001.
10. Location, height of buildings and front, side, and rear lot dimensions of all proposed buildings. See Proposed Conceptual Site Plan SK-001.
11. Location of all open space designated for "Green space", parks, playgrounds, landscape screening and general landscape proposals. See Proposed Conceptual Site Plan SK-001. Landscaping to be further developed as the design continues to be finalize.
12. Location, size and design of all proposed signage and outdoor lighting. See Proposed Conceptual Site Plan SK-001. The parking lots will have low level overhead lighting designed to be sensitive to light pollution. The same sensitivity will be given to any exterior building lighting. Low level landscape lighting will be proposed for the outdoor activities such as the mini-golf course in Phase 2. Wherever possible and practical, we plan to use Solar Power to reduce the carbon footprint.
13. Building elevation drawings, when required. See Conceptual Building Elevations. These elevations are preliminary and will be further developed as the plan and site continue with their final design. However, these elevations indicate the level of materials, scale and building character wanting to be achieved in the final design.

14. Grading and drainage plan showing existing and proposed contours at intervals not exceeding 2 feet. Include measures, devices and or structures for erosion and runoff control during and after construction. See Proposed Conceptual Site Plan SK-001. We are proposing to design bio-swales in lieu of retention/detention ponds to handle the run-off from solid surfaces such as parking areas and roofs. These natural looking bio-swales will complement the look we are trying to achieve throughout this natural site of manicured landscaping such as seen at the finest golf courses.
15. Location of nearest fire hydrants and access for firefighters and their equipment. There is a fire hydrant +/- 2010' to the north on Olean Road and +/- 1213' to the south on Olean Road. We understand there may be a requirement to add a fire hydrant on site.
16. Landscaping plan identifying plant materials, location of refuse areas, dumpsters and outdoor storage. Provisions for visual and noise screening. See Proposed Conceptual Site Plan SK-001 for a basic concept. Landscaping will be used to screen parking from adjacent properties and the ROW, also to screen the dumpster. A comprehensive landscape plan will be designed and submitted for approval once the total design progresses. [
17. Short EAF form – See attached.
18. If not in 'B' district, notify abutting properties of proposed plans (Building Department will help).
19. Is approval needed by any other agency such as NYS Freshwater Wetland permit, US Army Corp of Engineer and Federal Wetland impact permit for this project? If so, list the approval type and time frame of approval. We are proposing no wetland disturbance. Additional approvals we believe include SHPPP, Erie County Health Dept., D.E.C. and N.Y.S.D.O.T.