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**NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Aurora on the 22<sup>nd</sup> day of April, 2024 at 7:00 p.m. at the Aurora Municipal Center located at 575 Oakwood Avenue, East Aurora, New York, 14052, at which hearing parties and interested citizens shall have an opportunity to be heard on a Special Use Permit application from Robert Neil Hopkins for an event center at 298 Ellicott Road, PO West Falls, NY.

All interested parties are entitled to be heard upon the said proposals at said public hearing. Copies of the proposal is available for review at the offices of the Town Clerk during normal business hours or on the Town website [www.townofaurora.com](http://www.townofaurora.com)

By Order of the Town Board of the Town of Aurora  
Martha L. Libroek  
Town Clerk  
Town of Aurora



Town of Aurora Town Board  
300 Gleed Avenue, East Aurora, New York 14052

### Special Use Permit Application Form

#### I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: RNH 298 LLC  
Business/Project Address: 298 Ellicott Rd West Falls, NY 14170  
Applicant Name: Robert N. Hopkins  
Mailing Address: P.O. Box 8  
City West Falls State NY ZIP 14170  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
Interest in the property (owner/purchaser/developer) \_\_\_\_\_

#### 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) Robert N Hopkins  
If a corporate, please name a responsible party/designated officer: \_\_\_\_\_  
Address 216 Old Glenwood Rd  
City West Falls State NY ZIP 14170  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

#### III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 298 Ellicott Rd West Falls, NY 14170  
SBL# 186.00-5-1

Describe Special Use requested (use additional pages if needed):  
Hosting events

Property size in acres 200 Property Frontage in feet 1896  
Zoning District C3 Surrounding Zoning C3 on east, Country Property on west  
Current Use of Property Recreation + Personal  
Size of existing building(s): \_\_\_\_\_ sf Size of proposed building(s) \_\_\_\_\_ sf  
Present/Prior tenant/use: owner stops there on occasion  
Parking spaces: Existing: 30 Proposed additional spaces: NONE Total #: 30

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

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 )

Neil Hopkin  
 Signature of Applicant/Petitioner

Robert Neil Hopkin  
 Print name of Applicant/Petitioner

State of New York; County of Erie

On the 5<sup>th</sup> day of March in the year 2024 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)

JULIE A. WENGEWICZ  
 Notary Public, State of New York  
 Reg. No. 01WE6018778  
 Qualified in Erie County  
 Commission Expires January 19, 2027

Office Use Only: Date received: 3/6/24 \$100 ck # 2535 Receipt #: B91137 [Signature]

Application reviewed by: \_\_\_\_\_

Town of Aurora  
300 Gleed Avenue  
East Aurora, NY 14052  
www.townofaurora.com

**Special Use Permit  
Application  
Owner Authorization**

The undersigned, who is the owner of the premises know as:

RNH298 LLC West Falls, NY 14170....., identified as Tax Map (SBL)# 186.00-5-1  
(address)

hereby authorizes Robert N Hopkins..... to bring an application for a special use permit before the Town of Aurora Town Board for review and potential approval. The undersigned further permits the Town or its authorized representative(s) access to the property to review existing site conditions during the review process.

Robert N Hopkins  
Owner (print)

3/4/2024  
Date

Robert Neil Hopkins  
Owner (signature)

STATE OF NEW YORK     )  
  SS  
COUNTY OF ERIE     )

On this 5<sup>th</sup> day of March, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Robert N Hopkins, personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]  
Notary Public

JULIE A. WENGEWICZ  
Notary Public, State of New York  
Reg. No. 01WE6018778  
Qualified in Erie County  
Commission Expires January 19, 2021

## **RNH 298 LLC – Special Permit Narrative**

### **Special Permit Summary:**

RNH 298 LLC is requesting Special Use Permit approval to host events at 298 Ellicott Road, West Falls, NY 14170. The repaired infrastructure (buildings, roadways, and property) from the Alpine Recreation Center is sufficient to support events. Example events include birthday parties, graduation parties, weddings, and family reunions.

### **Parcel Details:**

Size: ±200 acres

Zoning: C3

Access: (2x) 298 Ellicott Road West Falls, NY 14170; (1x) 145 Ellicott Road West Falls, NY 14170; (1x) 8001 Ellicott Road West Falls, NY 14170

Ownership: Neil Hopkins

### **Background:**

The parcel at 298 Ellicott Rd West Falls, NY 14170 was the location of the Jewettville Brickyard sometime in the early 1900's. Well after the Jewettville Brickyard closed the property became Alpine Recreation Center. The Alpine Recreation Center existed from the 1960's to the 1980's. The recreation center contained camp sites, cross country skiing trails, general hiking trails, several playgrounds, and a large quarry. The parcel has been privately owned since the closure of the recreation center. We currently own the adjacent business (Twinco) and property at 145 Ellicott Road West Falls, NY 14170. Twinco has been in business since 1969. We took interest in the 298 Ellicott Rd property when it was posted for sale in 2017. After roughly 1 year of negotiations, we purchased the property in 2019. Significant capital has been invested over the last several years to restore and repair the existing building, roadways, and property in general.

### **Current Condition:**

The parcel is currently used for both personal and recreation activities. Corrective maintenance was performed on the 25-acre section where the proposed events will occur by a team of 3 seasonal workers and other contractors. The property has an existing public water supply. The current blacktop parking area has capacity for roughly 30 vehicles. There is a field that can be used for additional parking if required.

### **Access:**

There are 4 access points to the 298 Ellicott Rd West Falls, NY 14170 parcel.

- Primary blacktop access at 298 Ellicott Rd West Falls, NY 14170

- Secondary stone access road on the east end of the 298 Ellicott Road West Falls, NY 14170 parcel
- Stone access road on the west side of the 298 Ellicott Road West Falls, NY 14170 parcel via 8001 Ellicott Road West Falls, NY 14170
- Blacktop/stone access road on the east side of the 298 Ellicott Road West Falls, NY 14170 parcel via 145 Ellicott Road West Falls, NY 14170

**Proposed Activity:**

The proposal is to use approximately 25 of the 200 acres for event activities. The existing infrastructure that has been renovated and repaired will be used to host these events. During these events guests will have access to a patio, restrooms, an open area for party/canopy tents and a small banquet building. These events would allow the public to enjoy the landscape that was previously known as the Alpine Recreation Center.

# 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: RNH 298 LLC							
Project Location (describe, and attach a location map): 298 Ellicot Rd West Falls, NY 14170							
Brief Description of Proposed Action: <i>Hosting Events</i>							
Name of Applicant or Sponsor: Robert N Hopkins		Telephone: _____ E-Mail: _____					
Address: 216 Old Glenwood							
City/PO: West Falls		State: NY	Zip Code: 14170				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		_____ 25 acres					
b. Total acreage to be physically disturbed?		_____ 0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 215 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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							





<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>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>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>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Robert N Hopkins</u></p>		<p>Date: <u>3/4/2024</u></p>
<p>Signature: <u>Bob N Hopkins</u></p>		

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**NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Aurora on the 22<sup>nd</sup> day of April, 2024 at 7:00 p.m. at the Aurora Municipal Center located at 575 Oakwood Avenue, East Aurora, New York, 14052, at which hearing parties and interested citizens shall have an opportunity to be heard on a Special Use Permit application from Robert Neil Hopkins for a campground at 298 Ellicott Road, PO West Falls, New York.

All interested parties are entitled to be heard upon the said proposals at said public hearing. Copies of the proposal is available for review at the offices of the Town Clerk during normal business hours or on the Town website [www.townofaurora.com](http://www.townofaurora.com)

By Order of the Town Board of the Town of Aurora  
Martha L. Librock  
Town Clerk  
Town of Aurora



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: RNH 248 LLC  
 Business/Project Address: 298 ELICOTT RD W. FALLS NY 14120  
 Applicant Name: ROBERT W. HOPKINS  
 Mailing Address: PO BOX 8  
 City W. Falls State NY ZIP 14120  
 Phone 711 x \_\_\_\_\_ Email \_\_\_\_\_  
 Interest in the property \_\_\_\_\_ /purchaser/developer)

#### 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) ROBERT W. HOPKINS  
 If a corporate, please name a responsible party/designated officer: \_\_\_\_\_  
 Address 216 Old Glenwood RD  
 City W. Falls State ny ZIP 14120  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

#### III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 298 ELICOTT RD W. Falls ny 14120  
 SBL# 186.05-5-1  
 Describe Special Use requested (use additional pages if needed): campground

Property size in acres 200 Property Frontage in feet 1896  
 Zoning District C3 Surrounding Zoning C3 on the east, County property on the west  
 Current Use of Property Res & Per  
 Size of existing building(s): \_\_\_\_\_ sf Size of proposed building(s) \_\_\_\_\_ sf  
 Present/Prior tenant/use: owner stays there on occasion  
 Parking spaces: Existing: 30 Proposed additional spaces: NONE Total #: 30

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

Peak hours: \_\_\_\_\_

Number of employees (if applicable): Full-time \_\_\_\_\_ Part-time \_\_\_\_\_ Seasonal 3

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)

Robert N Hopkins

Signature of Applicant/Petitioner

ROBERT N HOPKINS

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 5<sup>th</sup> day of March in the year 2024 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

JULIE A. WENGEWICZ  
 Notary Public, State of New York  
 Reg. No. 01WE6018778  
 Qualified in Erie County  
 Commission Expires January 19, 2027

(Notary stamp)

Office Use Only: Date received: 3/6/24 \$100 CK # 2531 Receipt #: 89138 [Signature]

Application reviewed by: \_\_\_\_\_

Town of Aurora  
575 Oakwood Avenue  
East Aurora, NY 14052  
www.townofaurora.com

**Special Use Permit  
Application  
Owner Authorization**

The undersigned, who is the owner of the premises know as:

RWH299 LLC W Oaks NY 1470 identified as Tax Map (SBL)# 186.005-1  
(address)

hereby authorizes Robert N Hopkins to bring an application for a special use permit before the Town of Aurora Town Board for review and potential approval. The undersigned further permits the Town or its authorized representative(s) access to the property to review existing site conditions during the review process.

Robert N Hopkins  
Owner (print)

3/4/2024  
Date

Robert N Hopkins  
Owner (signature)

STATE OF NEW YORK     )  
  SS  
COUNTY OF ERIE         )

On this 5<sup>th</sup> day of March, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Robert N Hopkins, personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]  
Notary Public

JULIE A. WENGEWICZ  
Notary Public, State of New York  
Reg. No. 01WE6018778  
Qualified in Erie County  
Commission Expires January 19, 2027

## **RNH 298 LLC – Special Permit Narrative**

### **Special Permit Summary:**

RNH 298 LLC is requesting Special Use Permit approval to host overnight camping at 298 Ellicott Road, West Falls, NY 14170. Clients will be able to locate the campground and reserve a site through online booking platforms such as Hipcamp. The repaired infrastructure from Alpine Recreation Center is sufficient to support camping.

### **Parcel Details:**

Size: ±200 acres

Zoning: C3

Access: (3x) 298 Ellicott Road West Falls, NY 14170; (1x) 145 Ellicott Road West Falls, NY 14170; (1x) 8001 Ellicott Road West Falls, NY 14170

Ownership: Neil Hopkins

### **Background:**

The parcel at 298 Ellicott Rd West Falls, NY 14170 was the location of the Jewettville Brickyard sometime in the early 1900's. Well after the Jewettville Brickyard closed the property became Alpine Recreation Center. The Alpine Recreation Center existed from the 1960's to the 1980's. The recreation center contained 88 camp sites, cross country skiing trails, general hiking trails, several playgrounds and a large quarry. The parcel has been privately owned since the closure of the recreation center. We currently own the adjacent business and property (Twinco) at 145 Ellicott Road West Falls, NY 14170. Twinco has been in business since 1969. We took interest in the 298 Ellicott Rd property when it was posted for sale in 2017. After roughly 1 year of negotiations, we purchased the property in 2019. Significant capital has been invested over the last several years to restore and repair the existing building, roadways, and property in general.

### **Current Condition:**

The parcel is currently used for both personal and recreation activities. Corrective maintenance was performed on the 25-acre section where the proposed activity will occur by a team of 3 seasonal workers and other contractors. The property has an existing public water supply. The current blacktop parking area has capacity for roughly 30 vehicles. There is a field that can be used for additional parking if required.

### **Access:**

There are 4 access points to the 298 Ellicott Rd West Falls, NY 14170 parcel.

- Primary blacktop access at 298 Ellicott Rd West Falls, NY 14170

- Secondary stone access road on the east end of the 298 Ellicott Road West Falls, NY 14170 parcel
- Stone access road on the west side of the 298 Ellicott Road West Falls, NY 14170 parcel via 8001 Ellicott Road West Falls, NY 14170
- Blacktop/stone access road on the east side of the 298 Ellicott Road West Falls, NY 14170 parcel via 145 Ellicott Road West Falls, NY 14170

**Proposed Activity:**

The proposal is to use the approximately 25 acres of the old Alpine Recreation Center that use to advertise 88 campsites. The proposal is to use approximately 25 of the 200 acres for overnight camping activities, having approximately 4 plus sites available. 4 of those 4 sites have access to existing sewer hookups that run to holding tanks with approximately 8000-gallon capacity. not all sites have sewer and electricity to them, however electricity is nearby as well as at the main building and bathroom should someone need it for any reason other than to charge their electric vehicle. The balance of sites are simply an open field. (dry camping) I don't expect the number of sites to exceed (4). Public water is run to the facility, available to everyone from approximately (7) hose bibs, and will be labeled non-potable. During the guests' stay they will have access to a fully renovated restroom and showers (4 shower,4 sinks1 toilet in each with privacy curtains and doors throughout. Campers will have the opportunity to hike and enjoy the property and enjoy the landscape that was previously known as the Alpine Recreation Center.

RNH 298 LLC intends to host camping on a smaller scale than that of Alpine Recreation Center. There is no desire to restore and renovate all 88 camp sites.

## 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: <u>RNH 298 LLC</u>			
Project Location (describe, and attach a location map): <u>298 Elliott RD W. Falls ny 14170</u>			
Brief Description of Proposed Action: <u>Campground</u>			
Name of Applicant or Sponsor: <u>ROBERT W HOPKINS</u>		Telephone: <u>116</u>	
Address: <u>216 Old Glenwood</u>		E-Mail:	
City/PO: <u>W. Falls</u>		State: <u>ny</u>	Zip Code: <u>14170</u>
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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>26</u> acres	
b. Total acreage to be physically disturbed?		<u>-0-</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>215</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Holding TANKS</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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?	NO <input checked="" type="checkbox"/>	YES <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 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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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 type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <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"/>	<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><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Robert N Hopkins</u> Date: <u>3/4/2024</u></p> <p>Signature: _____</p>		

# ELLCOTT (66' WIDE) ROAD

AKA S.H. 645  
AKA ORCHARD PARK - GRIFFIN MILLS ROAD

SBL  
F RE

1896.18'

EXCEPTION - PARCEL 9  
LIBER 2188 OF DEED PAGE 317

NORTH LINE UNDER  
LIBER 6257, PAGE 387

29.00'  
373.07'

SOUTH LINE OF LANDS APPROPRIATED BY  
N.Y.S.D.C.T. AS SHOWN ON MAP 40 PARCEL  
41 RECORDED UNDER LIBER 9378, PAGE 406

10.00'  
120.95'

180.50'

SEL# 185.00-4-24  
COUNTY OF ERIE  
REPUTED OWNER

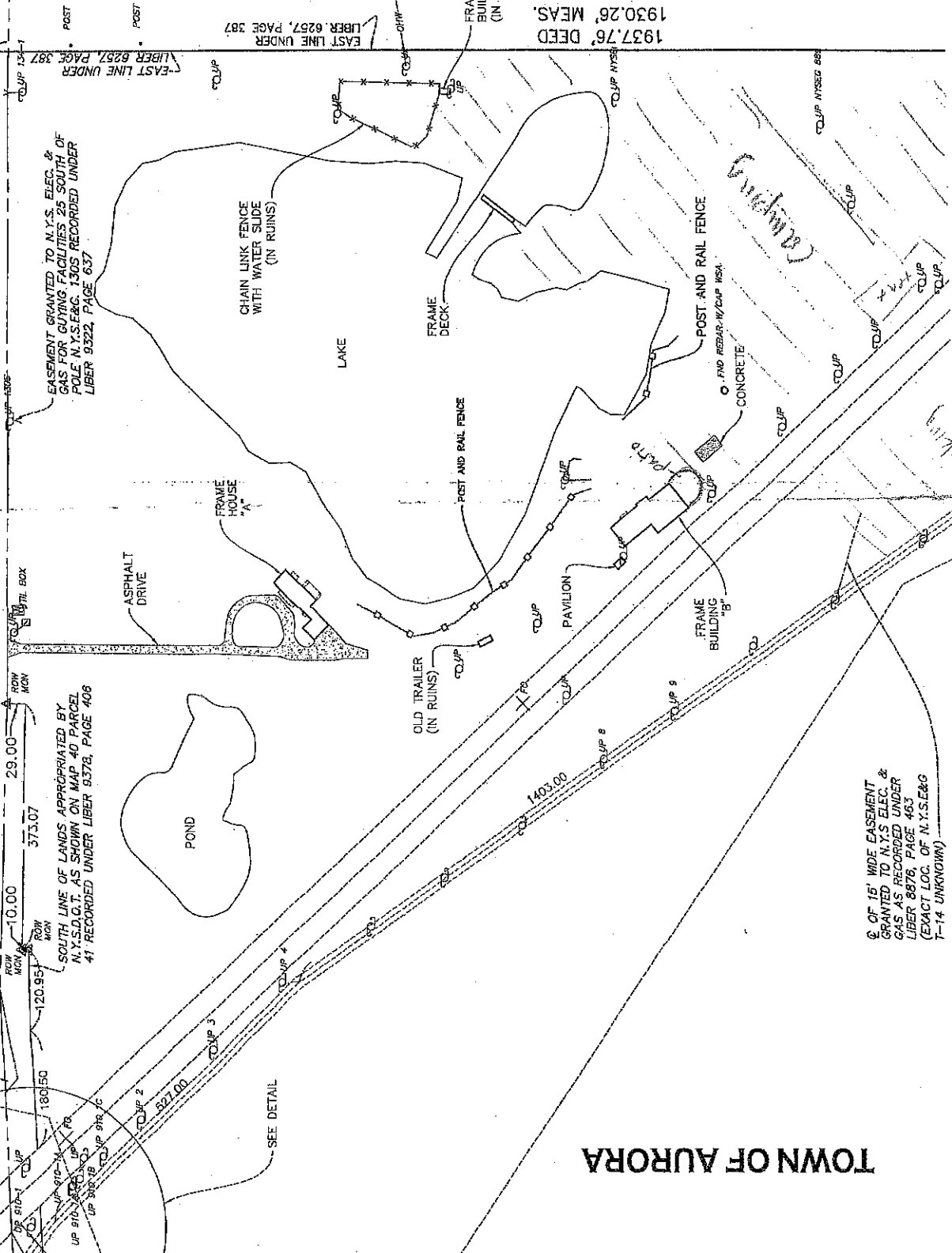
FWD REAR  
0.10' W

TOWN OF ORCHARD PARK

TOWN OF AURORA

WEST LINE OF LOT 50  
TOWNSHIP 9, RANGE 6

6' OF 15' WIDE EASEMENT  
GRANTED TO N.Y.S. ELEC. &  
GAS AS RECORDED UNDER  
LIBER 8876, PAGE 463  
(EXACT LOC. OF N.Y.S.E&G  
T-14 UNKNOWN)



1C

4C

### NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Aurora on the 22<sup>nd</sup> day of April, 2024 at 7:00 p.m. at the Aurora Municipal Center located at 575 Oakwood Avenue, East Aurora, New York, 14052, at which hearing parties and interested citizens shall have an opportunity to be heard on a Special Use Permit application from Ronald Bartsch for an auto repair and undercoating business at 420 Olean Road, East Aurora, NY.

All interested parties are entitled to be heard upon the said proposals at said public hearing. Copies of the proposal is available for review at the offices of the Town Clerk during normal business hours or on the Town website [www.townofaurora.com](http://www.townofaurora.com)

By Order of the Town Board of the Town of Aurora  
Martha L. Librock  
Town Clerk  
Town of Aurora

# TOWN OF AURORA

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

## MEMO

TO: Supervisor Snyder and Town Board Members  
FROM: Richard Miga, Assistant Code Enforcement Officer  
DATE: March 19, 2024

The Building Department has accepted a Special Use permit application for 420 Olean Road, by Mr. Ron Bartsch, of Bartsch's Auto Services to open an Auto Repair and Undercoating business in the existing commercial building/space. The zoning district is C-2.

Town Code section 95A-4B states that the Town Board shall refer the Special Use permit application to the Planning Board for their review and recommendation.

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga



Town of Aurora Town Board  
300 Glead Avenue, East Aurora, New York 14052

### Special Use Permit Application Form

#### I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: Bartschs Auto Service  
Business/Project Address: 420 Olean RD  
Applicant Name: Ronald Bartsch  
Mailing Address: 900 MAPLE RD  
City Elma State NY ZIP 14059  
Phone (716) 805-7686 Email Ron@BartschsAutoService.com  
Interest in (owner/purchaser/developer) Purchaser

#### 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) Ronald Bartsch  
If a corporate, please name a responsible party/designated officer: \_\_\_\_\_  
Address 900 MAPLE RD  
City Elma State NY ZIP 14059  
Phone (716) 805-7686 Email Ron@BartschsAutoService.com

#### III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 420 Olean RD.  
SBL# 176.13-2-2  
Describe Special Use requested (use additional pages if needed): Auto Repair, Auto sales  
Auto undercoating

Property size in acres .4432 Property Frontage in feet 84  
Zoning District C-2 Surrounding Zoning C-2  
Current Use of Property Auto Body Repair + Auto Sales  
Size of existing building(s): 4499 sf Size of proposed building(s) — sf  
Present/Prior tenant/use: Shanley collison / Auto Body shop  
Parking spaces: Existing: 13 Proposed additional spaces: — Total #: 13

Proposed water service: X public \_\_\_\_\_ private (well) \_\_\_\_\_ n/a Is this existing YN

Proposed sanitary sewer: X public \_\_\_\_\_ private (septic) \_\_\_\_\_ n/a Is this existing YN

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	8-5	8-5	8-5	8-5	8-5	8-12		

Peak hours: 8:00AM + 4:00PM

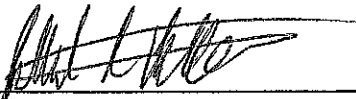
Number of employees (if applicable): Full-time 4-5 Part-time \_\_\_\_\_ Seasonal \_\_\_\_\_

**Upon approval of this application, the applicant intends to apply for:** (Check all that apply)

a. Building Permit X

b. Sign Permit X

**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 of Applicant/Petitioner

Ronald R Bartsch

Print name of Applicant/Petitioner

State of New York; County of Erie

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ 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.

\_\_\_\_\_  
Notary Public

(Notary stamp)

Office Use Only:

Date received: 3/20/24 CK + 1304 RR Receipt #: 091155 \$100

Application reviewed by: \_\_\_\_\_

# Bartsch's AUTO SERVICE

900 Maple Road Elma, New York 14059 (716) 472-6664

---

March 18, 2024

Mr. Rich Miga  
Assistant Code Enforcement Officer  
Aurora Town Hall  
575 Oakwood Avenue  
East Aurora, New York 14052

Dear Mr. Miga,

I am writing to inform you that Bartsch's Auto Service, Inc. is in the process of purchasing 420 Olean, formerly Shanley's Collision, to expand our business. This location will provide vehicle rustproofing treatment and general auto repair including brakes, tires and basic maintenance. Additionally, Aurora Auto Sales will continue to operate at this location. Business hours will be Monday – Friday from 8:00 am – 5:00 pm and Saturdays from 8:00 am – Noon. We anticipate having a staff of 3-4 full-time employees.

Please contact me at

[@Bartschautoservice.com](mailto:info@Bartschautoservice.com) with any questions regarding the above

information.

Thank you,

Ronald R. Bartsch  
President  
Bartsch's Auto Service, Inc.



# 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: Bartschs auto service			
Project Location (describe, and attach a location map): 420 Olean Rd East Aurora NY 14059			
Brief Description of Proposed Action: Auto Repair Shop			
Name of Applicant or Sponsor: Ronald R Bartsch		Telephone: E-Mail: ron@bartschsautoservice.com	
Address: 900 Maple Rd			
City/PO: Elma		State: NY	Zip Code: 14059
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 government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4432 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?		— acres	
4. Check all land uses that occur on, are adjoining or 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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
	b. Are public transportation services 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 the site of the proposed action?	<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?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: N/A		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<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?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				
_____				
_____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional

Wetland    Urban    Suburban

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 plan?

	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?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

Existing

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

	NO	YES
	<input checked="" type="checkbox"/>	<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	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?

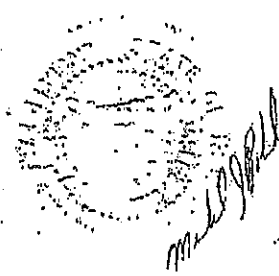
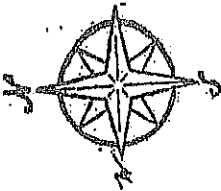
If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Ronald R Bartsch Date: 2/22/2024

Signature: [Handwritten Signature] Title: President



SOUTHWESTERLY LINE GRADE CROSSING ELIMINATION PIERSON FERRY, E.P. L. 2162, P. 12, S. AND BOUNDARY LINE AGREEMENT L. 2874, P. 1.

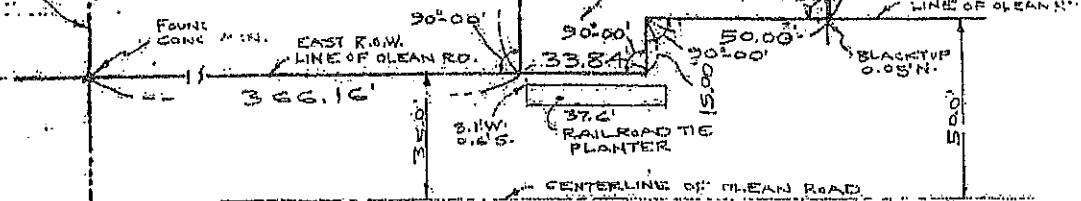
CONRAIL  
FORMERLY PENNSYLVANIA RAILROAD  
88.68'

WASHBURN  
L. 10240/P. 521

HEINZ  
L. 9279/P. 28

DIPIETRO  
L. 8305/P. 307

SOUTH LINE OF VILLAGE OF AURORA  
SOUTH LINE OF LOT 15, T. 9, S.  
NORTH LINE OF LOT 15, T. 9, S.



OLEAN ROAD

PART OF L. 14, S. - T. 9, R. 6 OF THE HOLLAND LAND COMPANY'S SURVEY  
TOWN OF AURORA, VILLAGE OF AURORA, COUNTY OF ERIE, 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.



ENGINEERS • SURVEYORS • PLANNERS

Fallamy, Van Kuren, Gertis & Associates  
70 LINWOOD AVENUE P.O. BOX 718 ORCHARD PARK, NEW YORK 14127-0718  
PHONE (716) 862-0366 FAX (716) 862-7069

REVISION		
DATE	JOB	DESCRIPTION

DRAWN BY N.L. SCALE 1" = 40'  
CHECKED BY [Signature] DATE JUNE 3, 1992  
JOB 920221 SHEET 26-14532

1D

4D

### NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Aurora on the 22<sup>nd</sup> day of April, 2024 at 7:00 p.m. at the Aurora Municipal Center located at 575 Oakwood Avenue, East Aurora, New York, 14052, at which hearing parties and interested citizens shall have an opportunity to be heard on a proposed Local Law to amend Town Code Chapter 116, Section 16-8.9 C-3 Commercial. All interested parties are entitled to be heard upon the said Local Law at said public hearing. Copies of said proposed Local Law are available for review at the offices of the Town Clerk during normal business hours or on the Town website [www.townofaurora.com](http://www.townofaurora.com)

By Order of the Town Board of the Town of Aurora  
Martha L. Librock  
Town Clerk  
Town of Aurora

**TOWN OF AURORA**

**LOCAL LAW INTRO - 3-2024**

**LOCAL LAW NO.**

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 KNOWN AS "THE CODES OF THE TOWN OF AURORA", ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, TO AMEND THE ZONING CODE.

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

**SECTION 1. LEGISLATIVE INTENT.**

This Local Law amends a prior Local Law known as "The Zoning Code of the Town of Aurora, Erie County, and State of New York" adopted by the Town of Aurora on June 20, 2022.

**SECTION 2. SECTION 116-8.9 C-3 COMMERCIAL.**

Paragraph "D" (Uses by special use permit) is hereby amended to read as follows:

D. Uses by special use permit of the Town Board:

(1) Any use permitted and as regulated in the C-2 district other than dwellings and other residential structures.

(2) When conducted in an enclosed building:

a. Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing or incidental storage of products or materials involving the use of only oil, gas or electricity for fuel and which operation, in the opinion of the Town Board, will not create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactive or other hazard, noise or vibration,

smoke, dust, odor or other form of air pollution, electromagnetic or other disturbance, glare or harmful discharge, storage or dispersal of liquid or solid wastes in a manner or amount so as to adversely affect the surrounding area.

- b. Food preparation (e.g. baking, bottling, mixing, and milling).
- c. Processing or canning of putrescible food products (e.g. meat, fish or dairy products, fermented foods such as sauerkraut, vinegar, or the like).
- d. Adult entertainment businesses as described in Article V of this chapter.
- e. Uses requiring an adult-use cannabis license.

(3) Junkyards as regulated by Chapter 72.

(4) Other uses not specifically listed as permitted uses, but similar in nature and compatible with C-3 uses.

### SECTION 3. SEVERABILITY.

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

SECTION 4. EFFECTIVE DATE This Local Law shall take effect immediately upon filing with the New York Secretary of State.

**PUBLIC HEARING NOTICE**

1E

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Please take notice, that the Town of Aurora Town Board will hold a Public Hearing on Monday, April 22, 2024 at 7:00 p.m. to hear public comment on a site plan review for 600 Olean Road, East Aurora, NY. The proposed use of the property is for Golf Center, subject to site plan review regulations under Chapter 95 of the Town Code.

All interested parties are entitled to be heard upon the said proposal at said public hearing. A copy of the proposal is available for review at the offices of the Town Clerk during normal business hours or on the Town website [www.townofaurora.com](http://www.townofaurora.com)

By Order of the Town Board  
Martha L. Libroch  
Town Clerk