

TOWN OF AURORA

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

MEMO

TO: Supervisor Snyder and Town Board Members
FROM: Elizabeth Cassidy, Code Enforcement Officer
DATE: April 17, 2024

Frank and Billie Jean Sergi of 775 Jewett Holmwood Rd have submitted a single-lot ODA application. The intent is to create a legal building lot on Jewett Holmwood Rd and the remainder of the lot with their residence will become an ODA lot. The application should be referred to the Planning Board for their review and recommendation. The Town Board shall then schedule a public hearing prior to SEQR determination and decision.

The General Municipal Law Section 239-m requires the application be sent to the Erie County Department of Environment and Planning due to proximity to a County highway (Jewett Holmwood Rd).

This is an Unlisted action for purposes of SEQR.

Thank you,
liz



TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION

To Be Completed By Applicant

PETITIONER: Name: Frank J. Sergi and Billie Jean Sergi, h/w
Address: 775 Jewett Holmwood
East Aurora, NY 14052
City State Zip
Phone: (716) 860-3130 Fax: N/A
E-Mail: billie.sergi@gmail.com

PROPERTY OWNER (if different from petitioner):

Name: _____ Ph. No. _____
Address: _____

PROJECT ADDRESS: 775 Jewett Holmwood Rd 174.00-3-20111
No. Street SBL No.

PROJECT DESCRIPTION: Split a building lot of approximately 1.66 acres
with 168.24 feet of frontage from total parcel of approximately
8.501 acres leaving a the lot with 75 feet of frontage
and approximately 6.24 acres

Signature of Applicant: Frank J. Sergi

State of New York) :SS:
County of Erie)

On the 5th day of April, in the year 2024, before me, the undersigned, a notary public in and for said state, personally appeared _____ 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 they 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

DAVID H. BLACKMON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02BL6003549
Qualified in Erie County
Commission Expires March 9, 2026

David H. Blackmon
Notary Public

OFFICE USE ONLY:
File #: _____ Number of Lots _____ Total Acreage _____ Zoning _____
Open Development Area Review Application Fee \$ _____
Materials Received by _____
Town Clerk & Fee Paid _____
Accepted by _____ Date _____

TOWN OF AURORA 5 SOUTH GROVE STREET, EAST AURORA, NY 14052
(716) 652-3280 FAX (716) 652-3507 www.townofaurora.com

**ACREAGE TO BE DEVELOPED FROM SPLIT OF
775 JEWETT HOLMWOOD ROAD
TOWN OF AURORA**

1.66 +/- ACRES WILL BE SPLIT FROM THE TOTAL OF 8.2+/- ACRES.

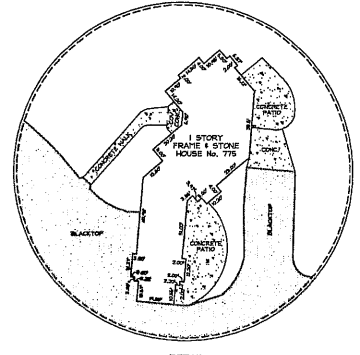
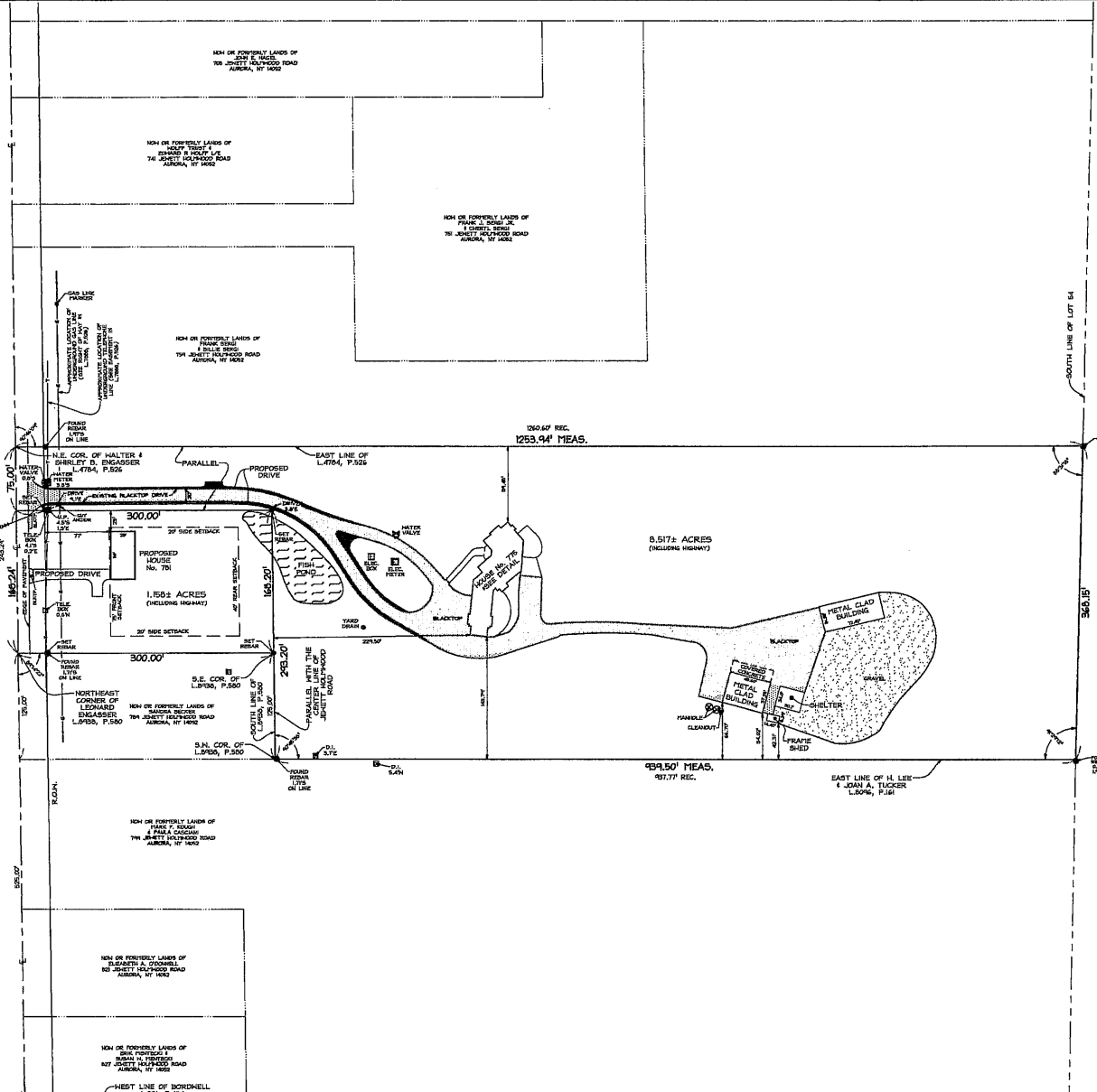
THE REMAINING ACREAGE OF THE FLAG LOT WILL BE 6.54 ACRES.

FRONTAGE OF THE FLAG LOT WILL BE 75 FEET.

FRONTAGE OF ACREAGE SPLIT FROM FLAG LOT WILL BE APPROXIMATELY 1.68.24.



JEWETT HOLMWOOD ROAD (66' WIDE)



DETAIL
P. 37

- NOTES:
1. PROPOSED UTILITIES ARE APPROXIMATE AND MAY NEED TO BE CHECKED BY THE CONTRACTOR AT THE TIME OF BUILDING CONSTRUCTION.
 2. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PROPERTY OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. FOR ASSISTANCE CALL 800-474-6862.
 3. POND ARE LOCATED IN FLOOD ZONE 'M' (AREAS OF FLOODING FROM UNRAINED TIDES). FLOOD ELEVATION DATA FOR POND IS NOT AVAILABLE. EFFECTIVE DATE JUNE 3, 2015. FOR RETAINED WATER SEE FLOOD ELEVATION DATA SHEET.
 4. THERE ARE NO HETLANDS WITHIN PROPOSED AS PER NATIONAL WETLANDS INVENTORY AND ITS DERIVATIVE OF ENVIRONMENTAL CONSERVATION PAPPED HETLANDS.

APPLICANT:
FRANK J. SERGI
(716) 840-3150

APPROVED BY RESOLUTION OF THE TOWN BOARD OF THE TOWN OF AURORA, NEW YORK ON THIS _____ DAY OF _____, 20____, SUBJECT TO ALL OF THE REQUIREMENTS AND CONDITIONS OF SAID ATTACHED RESOLUTION. ANY CHANGE, AMENDMENT, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____, 20____, BY _____

500 Main Street, P.O. Box 916, East Aurora, NY 14052
 419.255.5558 (716) 275-5200 www.kawneer.com

KAWNEER & CLARK
 SURVEYING & CONSULTING

OPEN DEVELOPMENT AREA SURVEY
 775 & 781 Jewett Holmwood Road
 Part of Lot 54, Township 9, Range 6
 Holland Land Company's Survey
 Town of Aurora
 County of Erie, State of New York

Date of Survey 4/9/2024 Scale 1" = 50' Project No. 2423-0156

Frank J. Sergi



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.

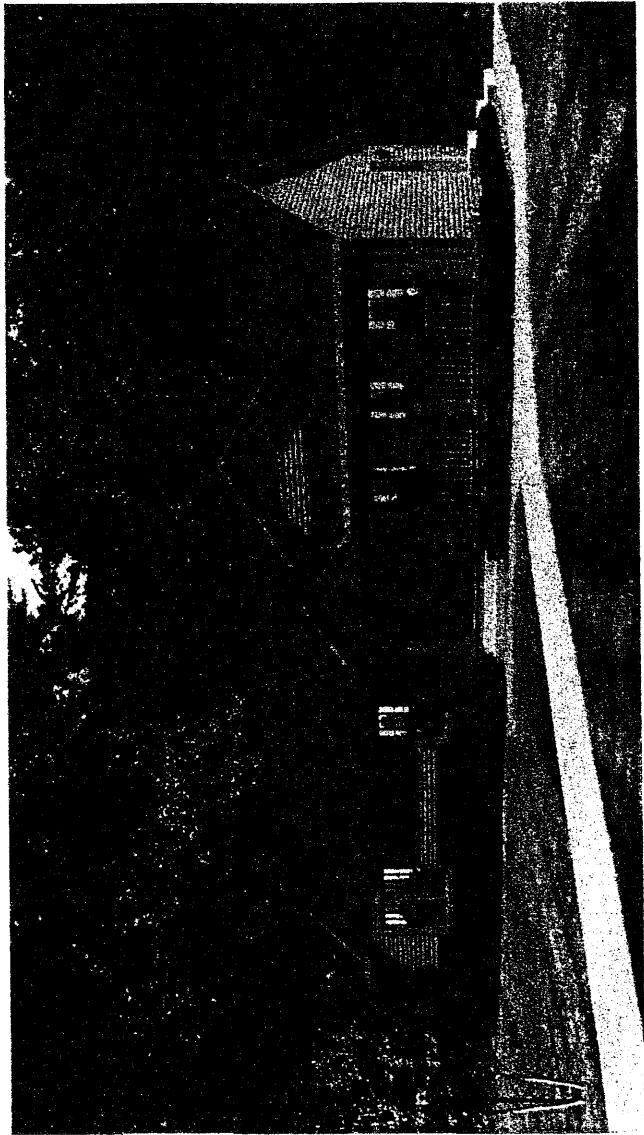
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:	
Project Location (describe, and attach a location map): <i>Part of 775 Jewett Holmwood Road front parcel of approx. 1.66 acres to be split from total property resulting in a flag lot with 75'.</i>	Telephone: <i>(716) 860-3130</i>
Brief Description of Proposed Action: <i>Splitting existing lot of 8.50 +/- acres into abutting lot of approximately 1.66 acres with frontage of 168.24' and a flag lot with 75' +/- acreage. A manufactured home is to be built on the 1.66 +/- acre parcel for the applicant's daughter who is legally blind.</i>	E-Mail: <i>billisergi@gmail.com</i>
Name of Applicant or Sponsor: <i>Frank J. Sergi and Billie Jean Sergi</i>	
Address: <i>775 Jewett Holmwood Road</i>	
City/PO: <i>East Aurora</i>	State: <i>NY</i> Zip Code: <i>14052</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	
NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	
NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>	
3. a. Total acreage of the site of the proposed action? <i>1.66</i> acres	
b. Total acreage to be physically disturbed? <i>1.66</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>8.50</i> 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 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? 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>House to be connected to existing water</u> If No, describe method for providing wastewater treatment: <u>Septic System to be installed</u>	NO	YES	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	YES
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	NO	YES	YES
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	YES
16. Is the project site located in the 100 year flood plain?	NO	YES	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	YES

<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)? If Yes, explain purpose and size:</p>	NO	YES
<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? If Yes, describe:</p>	NO	YES
<p>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:</p>	NO	YES
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>FRANK N SERGI</u> Date: <u>4/9/24</u> Signature: <u>[Handwritten Signature]</u></p>		



**RESIDENTS WITHIN 500 FEET OF
775 JEWETT HOLMWOOD ROAD
TOWN OF AURORA**

FRANK SERGI, JR – 751 JEWETT HOLMWOOD ROAD

MARK KOUGH – 799 JEWETT HOLMWOOD

ELIZABETH A. O'DONNELL – 892 JEWETT HOLMWOOD

SNDRA BECKER – 789 JEWETT HOLMWOOD

LESLIE STEWART – 738 JEWETT HOLMWOOD