

# 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: July 20, 2024

Attached is an ODA application for 2271 Lapham Road submitted by Alex Handley. The reapplication is due to the previous variance application under case #1421 and subsequently the ODA application have expired after a building permit was not obtained within a year of the Zoning Board of Appeals rendered a ruling (TOA Zoning section: 116-91H).

2271 Lapham Road has been approved by the Zoning Board of Appeals on 7/19/24 under case #1478 for two (2) variance requests for frontage at ROW and access roadway width. The application will need to be referred to the Planning Board for their review and recommendation after which the Town Board will schedule a public hearing.

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
OPEN DEVELOPMENT AREA APPLICATION

To Be Completed By Applicant

PETITIONER: Name: Alex Handley
Address: 12744 Bulls Rd.
East Aurora NY 14052
City State Zip
Phone: (716) 698-3533 Fax:
E-Mail: alexhandley26@yahoo.com

PROPERTY OWNER (if different from petitioner):

Name:
Address: Ph. No.

PROJECT ADDRESS: 2271 Lapham Rd. 176.00-3-20
No. Street SBL No.

PROJECT DESCRIPTION: Construction of a 2,100 sq Ft. ranch home along with a 20 Ft. stone driveway with required bump outs and cul-de-sac.

Signature of Applicant: Alex Handley

State of New York )SS:
County of Erie )

On the 17th day of July, in the year 2024, before me, the undersigned, a notary public in and for said state, personally appeared Alex Handley, 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.

Megan Wasileff
Notary Public

Megan Wasileff
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01WA6289790
Qualified in Erie County
Commission Expires September 30, 2025

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

## 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: <b>Alex Handley: Building a Permanent Residence</b>			
Project Location (describe, and attach a location map): <b>2271 Lapham Road, East Aurora, NY 14052</b>			
Brief Description of Proposed Action: <b>The plan would be to build my permanent residence on the property. A 2,100 sq-ft. house is what I currently have stamped plans for.</b>			
Name of Applicant or Sponsor: <b>Alex Handley</b>		Telephone: <b>(716) 698-3533</b>	
		E-Mail: <b>alexhandley26@yahoo.com</b>	
Address: <b>12744 Bullis Rd.,</b>			
City/PO: <b>East Aurora</b>		State: <b>NY</b>	Zip Code: <b>14052</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>3.6</u> acres	
b. Total acreage to be physically disturbed?		<u>4</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>42.5</u> acres	
4. Check all land uses that occur on, are adjoining or 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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input 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"/>	
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: <u>House Plans to be compliant with state energy Code</u>	<input type="checkbox"/>	<input checked="" 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: <u>No, I have plans written by an engineer for a sand filter septic system.</u>	<input checked="" type="checkbox"/>	<input 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:		
<input type="checkbox"/> Shoreline <input checked="" 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	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:	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"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Alex Handley</u>		Date: <u>07/17/24</u>
Signature: <u><i>Alex Handley</i></u>		Title: _____



314-738-1000  
 1000 West 10th Street  
 Williamsport, NY 13397  
 (716) 539-7000 Fax: (716) 539-7005

**24-108**

Proposed  
 Residence For

**Alex  
 Handley**

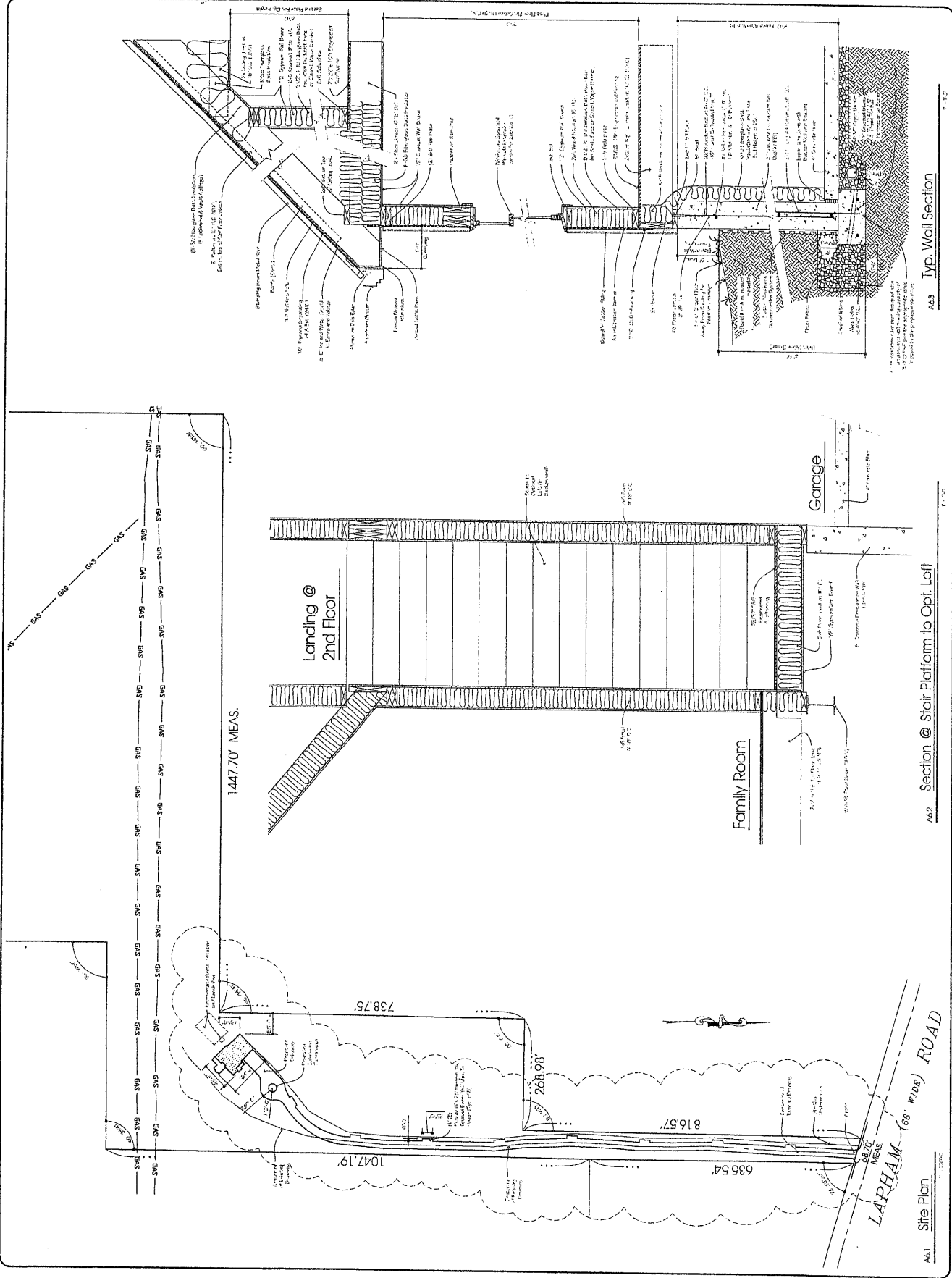
227 Latham Road  
 East Aurora, NY 14052

Copyright Sutton Architecture 2004

NO.	DESCRIPTION	DATE
1	FOUNDATION	12/11/04
2	FOUNDATION	12/11/04
3	FOUNDATION	12/11/04
4	FOUNDATION	12/11/04
5	FOUNDATION	12/11/04
6	FOUNDATION	12/11/04
7	FOUNDATION	12/11/04
8	FOUNDATION	12/11/04
9	FOUNDATION	12/11/04
10	FOUNDATION	12/11/04

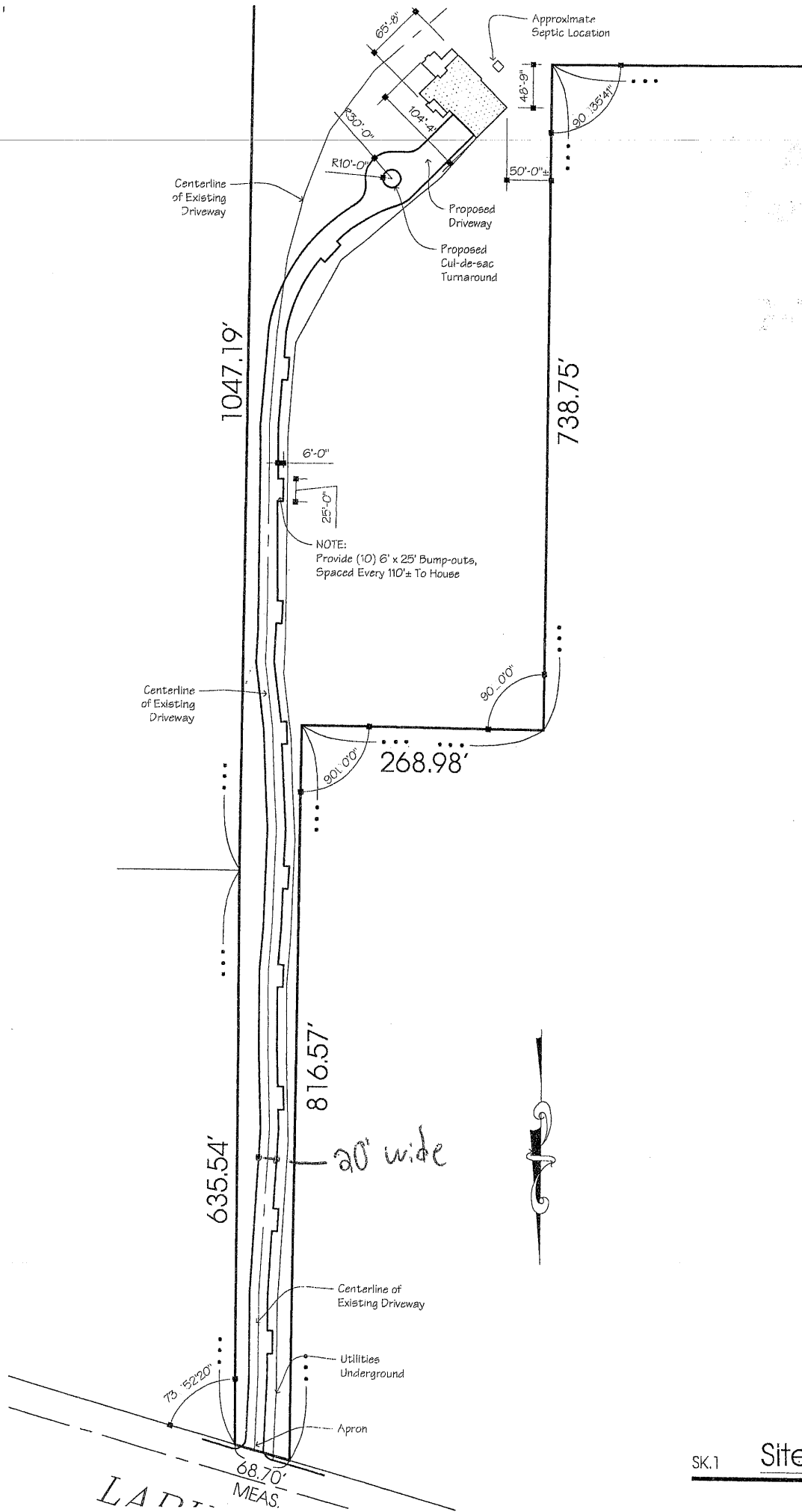
Site Plan  
 & Wall Sections

**A-6**



A6.2 Section @ Stair Platform to Opt. Loft

A6.1 Site Plan

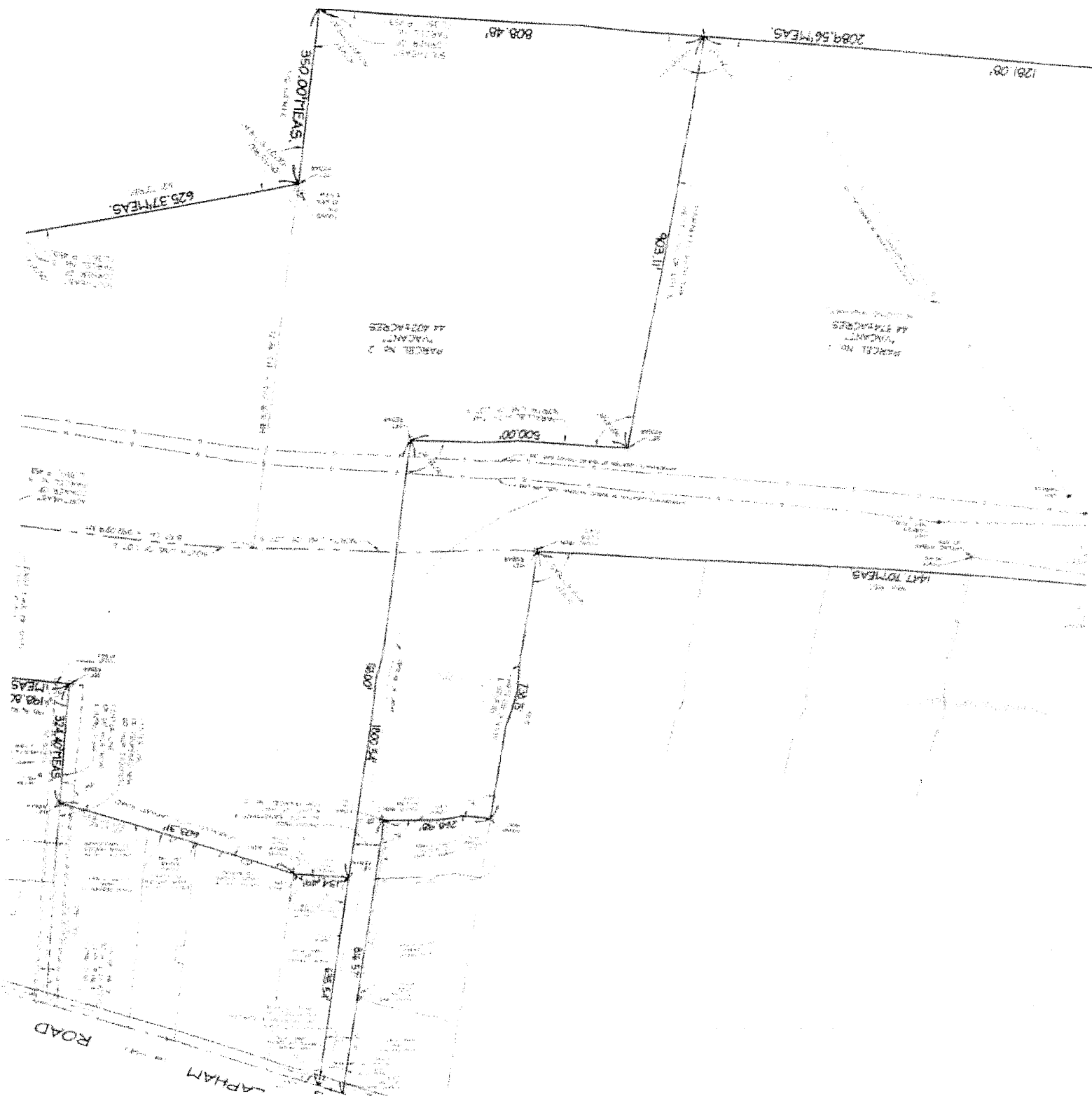


NOTE:  
 Provide (10) 6' x 25' Bump-outs,  
 Spaced Every 110'± To House

SK.1

Site Plan

1" = 100'-0"



625.37 MEAS

350.00 MEAS

808.48

2089.56 MEAS

1281.08

903.11

500.00

1477.70 MEAS

PARCEL NO. 2  
ACRES

SECTION 17

1807.54

423.31

154.48

428.57

LAPHAM ROAD

32.40 MEAS



# Property Owners Surrounding The Parcel

---

Christa Brown

2333 Lapham Rd., East Aurora, NY, 14052

James Roach

2275 Lapham Rd., East Aurora, NY, 14052

Michael Healy

2259 Lapham Rd., East Aurora, NY, 14052

Lindsay Weiss

2255 Lapham Rd., East Aurora, NY, 14052

Robert Harris Jr

112 Elm St., East Aurora, NY, 1405

# WARRANTY DEED

THIS INDENTURE made this 15<sup>th</sup> day of November, 2022.

**BETWEEN**

**PAUL J. SMITH AND SHIRLEY ANN SMITH  
5079 REITHER ROAD #6 EAST AURORA NY 14052**

*Grantors, and*

**ALEX HANDLEY  
12744 BULLIS ROAD, EAST AURORA NY 14052**

*Grantees.*

WITNESSETH, that said Grantors, in consideration of One and More Dollars (\$1.00 and More) lawful moneys of the United States, paid by the Grantee, do hereby grant and release unto the Grantee, their heirs and assigns forever

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Aurora, County of Erie and State of New York, being part of Lots Nos. 5 and 6, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the center line of Lapham Road distant 409.65 feet east of the center line of Cook Road, the northeast corner of lands deeded to Wayne E. and Shirley A. Hines by deed recorded in the Erie County Clerk's Office in Liber 7834 of Deeds at page 327; thence southerly along the east line of said lands deeded to Hines a distance of 1087.70 feet to the east line of lands deeded to Jan A. and Kristen L. Jarecki by deeds recorded in the Erie County Clerk's Office in Liber 10877 of Deeds at page 5099 and Liber 10913 of Deeds at page 9925 a distance of 816.57 feet to the southeast corner of last said lands deeded to Jarecki; thence westerly at right angles along the south line of last said lands deeded to Jarecki a distance of 268.98 feet to a point in the west line of lands deeded to Edwin L. and Eleanor C. Smith by deed recorded in the Erie County Clerk's Office in Liber 3511 of Deeds at page 453; thence southerly at right angles along the west line of said lands deeded to Smith a distance of 738.75 feet to the division line between the south line of Lot 6 and the north line of Lot 5; thence westerly at an exterior angle of 90° 35' 41" along said division line a distance of 1447.70 feet to the southwest corner of Lot 6 and the northwest corner of Lot 5; thence southerly at an interior angle of 90° 14' 58" along the west line of Lot 5 a distance of 1168.86 feet to a southwest corner of said lands deeded to Smith; thence easterly at an interior angle of 89° 50' 07" along the south line of said lands deeded to Smith a distance of 1281.08 feet to the northwest corner of said lands deeded to Smith; thence northerly at an interior angle of 90° 09' 33", parallel with the west line of Lot 5 a distance of 903.11 feet; thence easterly at an exterior angle of 90° 14' 58", parallel with the north line of Lot 5 a distance of 500.00 feet; thence northerly at an interior angle of 90° 35' 41" a distance of 1800.54 feet to the northwest corner of lands deeded to Paul Jude and Ann Smith by deed recorded in the Erie County Clerk's Office in Liber 10189 of Deeds at page 73 and the center line of Lapham Road; thence westerly along the center line of Lapham Road a distance of 68.70 feet to the point of beginning.

...R with the appurtenances and all the estate and rights of Grantor in and to said premises, to have a  
to hold, the above granted premises unto the said Grantees.

AND Grantor covenant with said Grantees as follows:

FIRST, that Grantees shall quietly enjoy the said premises.

SECOND, that Grantor will forever warrant the title to the said premises.

THIRD, the conveyance herein is subject to the trust fund provisions of Section Thirteen of the Lien Law.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF

*Paul J. Smith*  
PAUL J. SMITH

*Shirley Ann Smith*  
SHIRLEY ANN SMITH

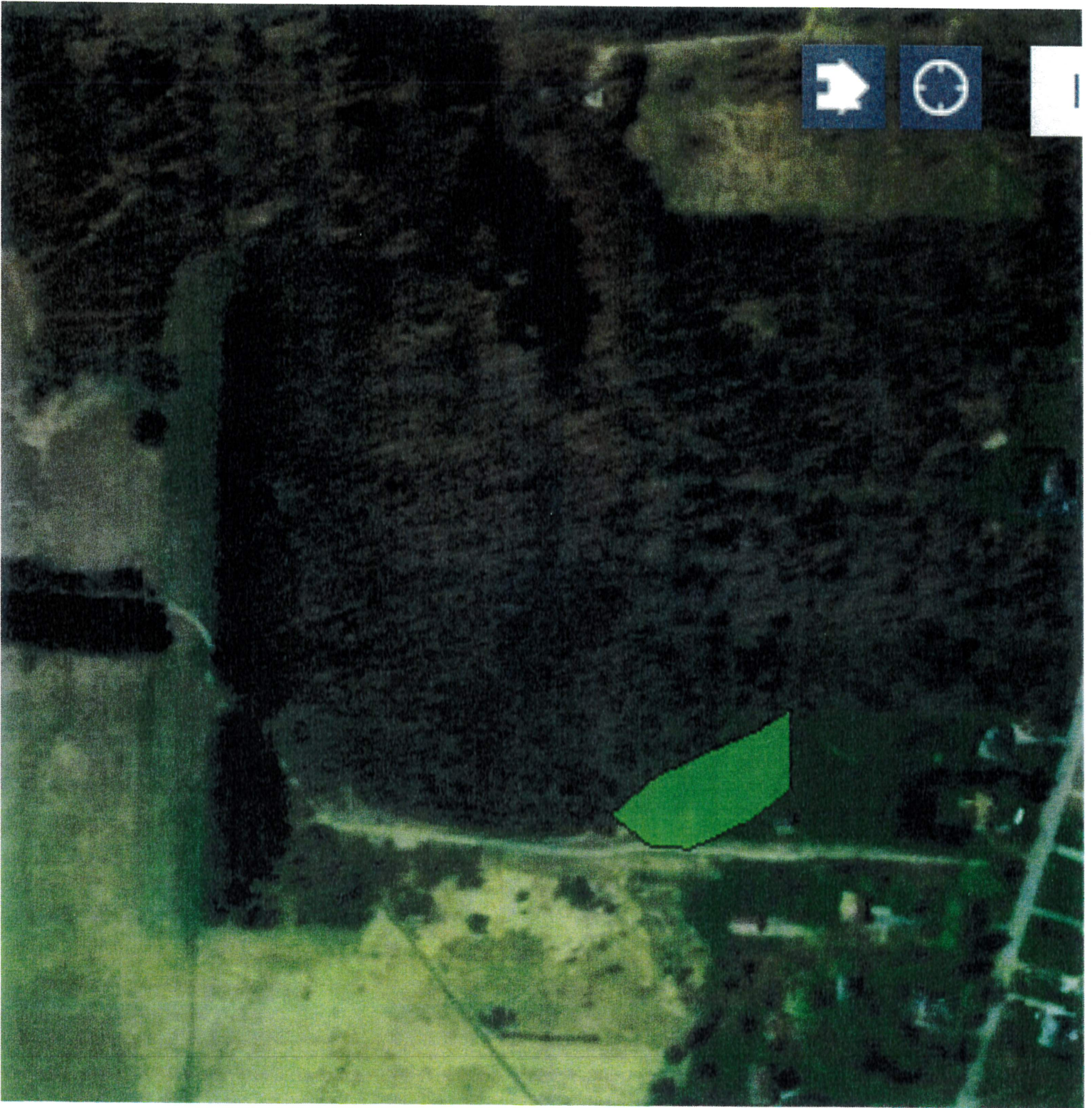
STATE OF NEW YORK  
COUNTY OF ERIE

}  
} ss.:

On the 16<sup>th</sup> day of November 2022, before me, the undersigned, a Notary Public in  
for said state, personally appeared PAUL J. SMITH AND SHIRLEY ANN SMITH, personally know  
me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscri  
to the within instrument and acknowledged to me that they executed the same in their capacities, and  
by their signatures on the instrument, the individuals, or the persons upon behalf of which the individ  
acted, executed the instrument.

*Marsha S. Jacobs*  
Notary Public

MARSHA S. JACOBS  
Notary Public, State of New York  
Qualified in Erie County  
Commission Expires May 9, 2023



◆ General

\* Description

📄 Reports

📄 About

This **1.29** acre **Freshwater Emergent Wetland** habitat is classified as **FWEM**. For a complete code description, click [here](#).

The wetlands and deepwater habitats in this area were photographed in 1995. The scale, **color infrared** imagery from **1995**. Click [here](#) for project conventions and information.