



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: 140 Jewett Holmwood Road
 Business/Project Address: 140 Jewett Holmwood Road, East Aurora NY 14052
 Applicant Name: Douglas J. Nemec
 Mailing Address: 140 Jewett Holmwood Road
 City East Aurora State NY ZIP 14052
 Phone 716 481 7228 Fax NA Email DNemec@ferrarops.com
 Interest in the property (ex: owner/purchaser/developer) Owner

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) Douglas J. Nemec
 If a corporate, please name a responsible party/designated officer: _____
 Address 140 Jewett Holmwood Road
 City East Aurora State NY ZIP 14052
 Phone 716 481 7228 Fax NA Email DNemec@ferrarops.com

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 140 Jewett Holmwood Road, East Aurora NY 14052
 SBL# 175.10-3-12
 Describe Special Use requested (use additional pages if needed): _____
Operate a Bed n Breakfast short term rental

Property size in acres 6.0 Property Frontage in feet 697 ft
 Zoning District R2 - Residential Surrounding Zoning R2 - Residential
 Current Use of Property Residence
 Size of existing building(s): 4212 sf Size of proposed building(s) Existing sf
 Present/Prior tenant/use: Residence
 Parking spaces: Existing: 15 Proposed additional spaces: 0 Total #: 15

Proposed water service: X public _____ private (well) _____ n/a Is this existing Y/N **YES**
 Proposed sanitary sewer: _____ public X private (septic) _____ n/a Is this existing Y/N **YES**

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	<u> X </u>	<u> X </u>	<u> X </u>	<u> X </u>	<u> X </u>	<u> X </u>	<u> X </u>	

Peak hours: NA

Number of employees (if applicable): Full-time NA Part-time NA Seasonal NA

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

- a. Building Permit _____
- 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)

Douglas J. Nemec
 Signature of Applicant/Petitioner

Douglas J. Nemec
 Print name of Applicant/Petitioner

State of New York; County of Erie

On the 4 day of Sept. 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.

Brigitte Armstrong
 Notary Public



(Notary stamp)

Office Use Only: Date received: _____ Receipt #: _____

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:

140 Jewett Holmwood Road, East Aurora NY 14052, identified as Tax Map (SBL)#...175.10-3-12...
(address)

hereby authorizes ...Douglas J. Nemec..... 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.

Douglas J. Nemec
Owner (print)

09/04/2024
Date

Douglas J. Nemec
Owner (signature)

STATE OF NEW YORK)
 SS
COUNTY OF ERIE)

On this 4th day of Sept., 2024 before me, the undersigned, a notary public in and for said state, personally appeared Douglas J. Nemec, 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.

Brigitte Armstrong
Notary Public



September 5, 2024

**140 Jewett Holmwood Road
East Aurora, New York 14052**

To whom it may concern

We are seeking a special use permit to allow for short-term rentals at our house as a bed and breakfast in East Aurora New York. The property is uniquely situated on a very picturesque site, and we believe it is ideally situated to allow for a very quaint bed and breakfast opportunity. Allowing the visitors to enjoy the town and the associated activities in the area. The property is 6 acres located on Cazenovia Creek which allows for very beautiful vistas in each of the rooms of the house . Please let us know if you require any further information.

Thank you

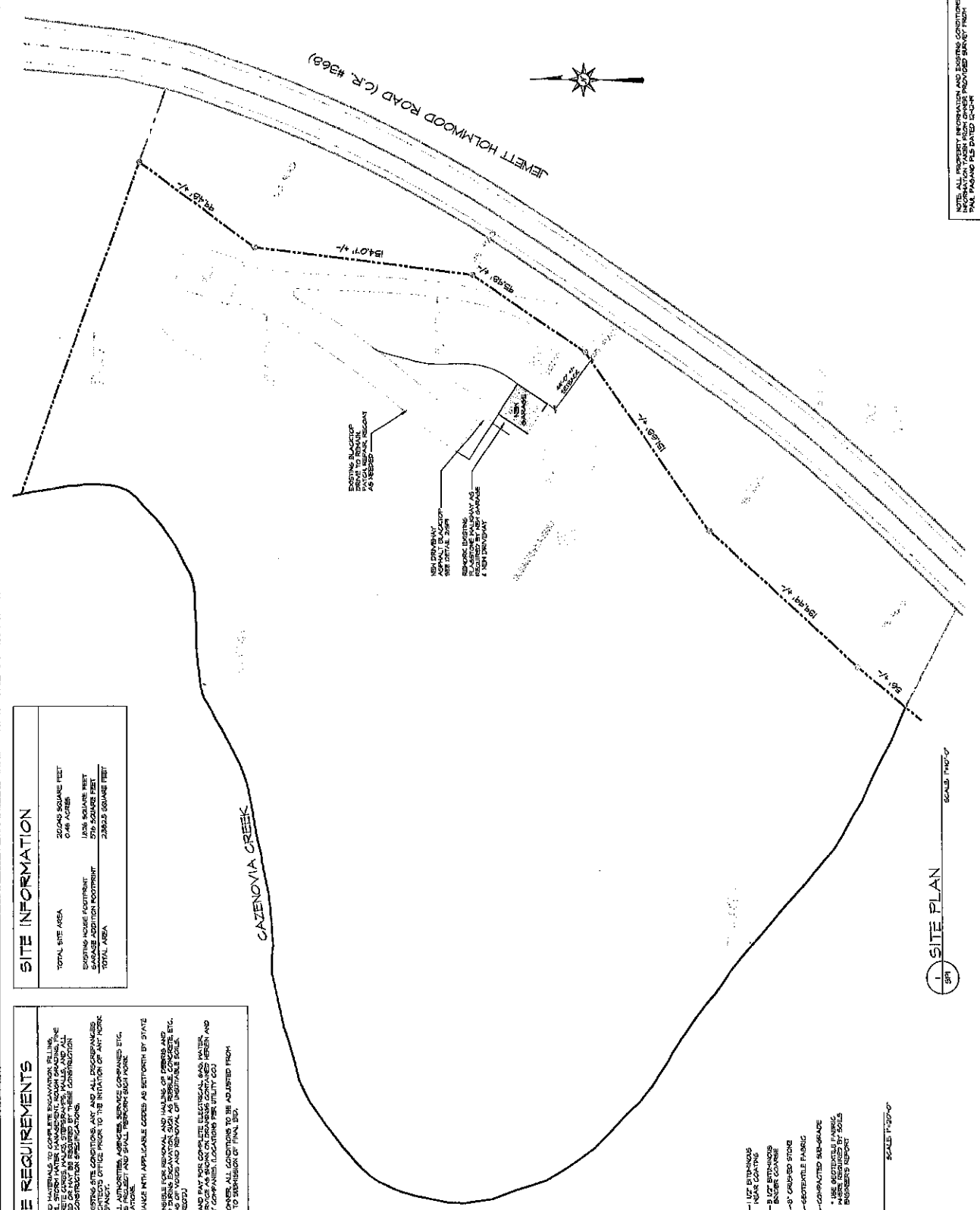
Douglas J. Nemeč

140 Jewett Holmwood Road
East Aurora, NY 14052

PROJECT: NEMER RESIDENCE 150 JEWETT HOLMWOOD RD EAST AURORA, NY		SITE PLAN & DETAIL	
DRAWN BY: DAK	DATE: 2-28-20	TITLE:	
CHECKED BY:	DATE:	SCALE:	
PROJECT NO.:	SHEET NO.:	TOTAL SHEETS:	
CONTRACT NO.:	CLIENT:	DESIGNER:	
PERMITS:	NOTES:	REVISIONS:	
DATE:	BY:	CHECKED:	
APPROVED:	DATE:	SCALE:	

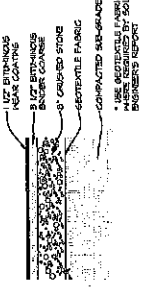
SP1

NOTE: ALL PROPERTY RECONSTRUCTION AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE DESIGNER PRIOR TO CONSTRUCTION. THIS PLANING PLS DATED 2/28/20.



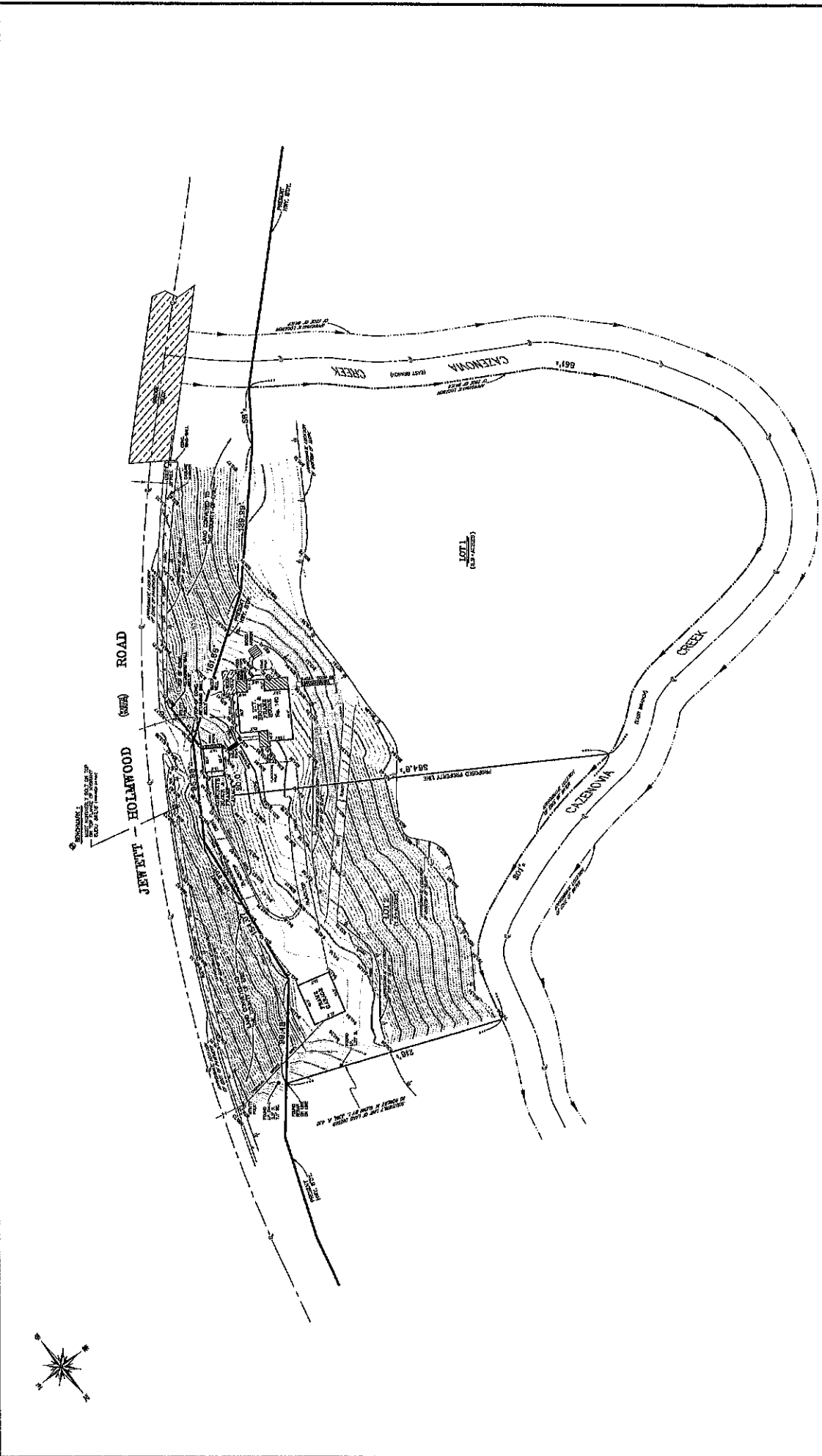
SITE INFORMATION	
TOTAL SITE AREA	20,045 SQUARE FEET 0.46 ACRES
EXISTING HOUSE FOOTPRINT	1,036 SQUARE FEET
GARAGE ADDITION FOOTPRINT	579 SQUARE FEET
TOTAL AREA	20,624 SQUARE FEET

- GENERAL SITE REQUIREMENTS**
- 1) 6-6 TO FURNISH ALL LABOR AND MATERIALS TO COMPLETE EXCAVATION, FILLING, BACKFILLING, EROSION CONTROL, STORM DRAINAGE, AND ALL NECESSARY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 - 2) CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND ALL UTILITIES AND PROVIDE A UTILITY LOCATIONS SURVEY TO THE ENGINEER OF ANY PUBLIC UTILITIES THAT ARE NOT SHOWN ON THE SURVEY.
 - 3) CONTRACTOR SHALL NOTIFY ALL UTILITIES, AGENCIES, SERVICE COMPANIES, ETC. AND OBTAIN ALL NECESSARY PERMITS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 - 4) ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE CODES AS ENFORCED BY STATE AND LOCAL AUTHORITIES.
 - 5) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF DEBRIS AND EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 - 6) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF DEBRIS AND EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 - 7) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF DEBRIS AND EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



2 DETAIL SCALE 1"=30'-0"

1 SITE PLAN SCALE 1/8"=1'-0"



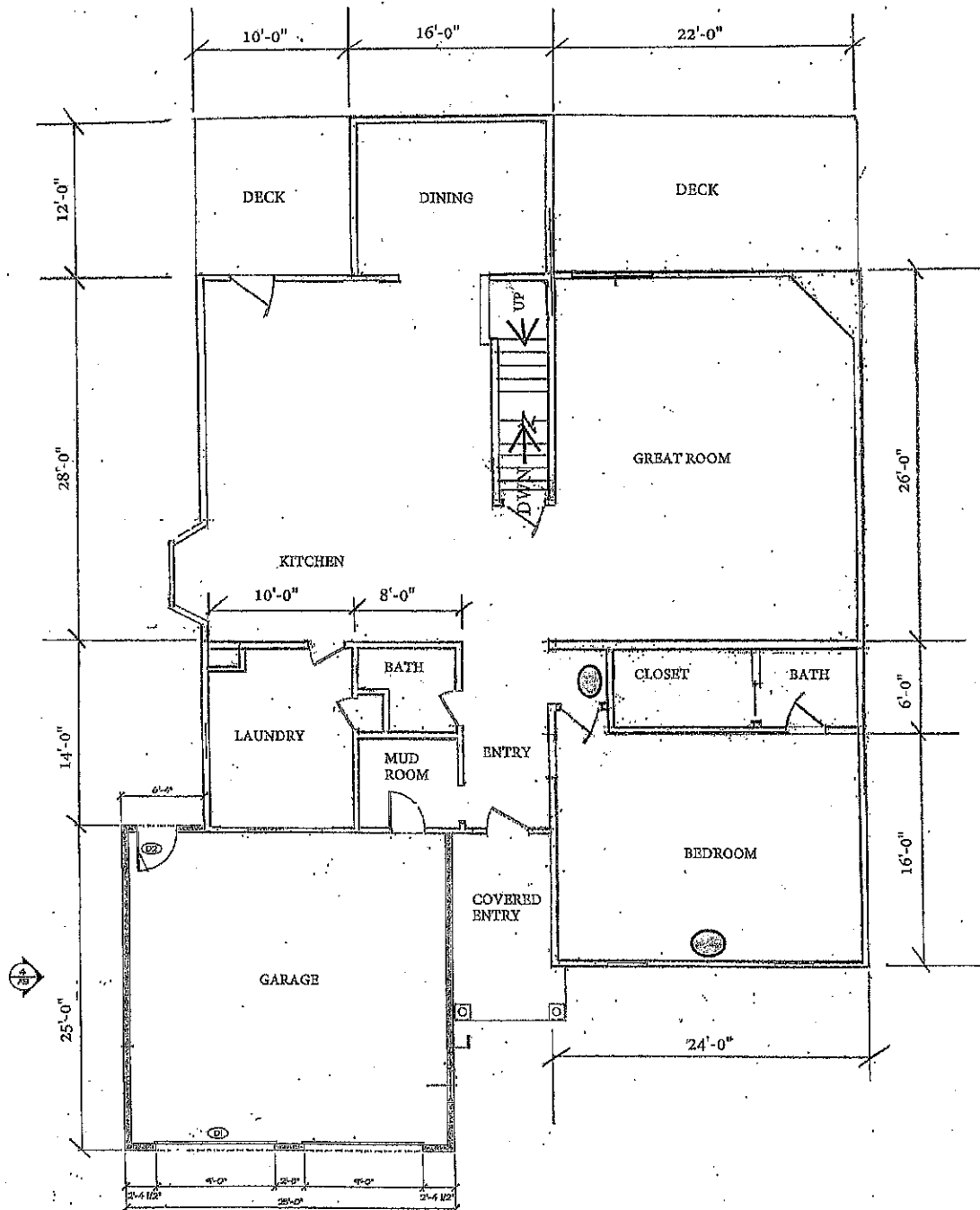
STATE OF ILLINOIS, COUNTY OF JEFFERSON

PAUL G. PAGANO, PLS
 PROFESSIONAL LAND SURVEYOR


DATE	DESCRIPTION

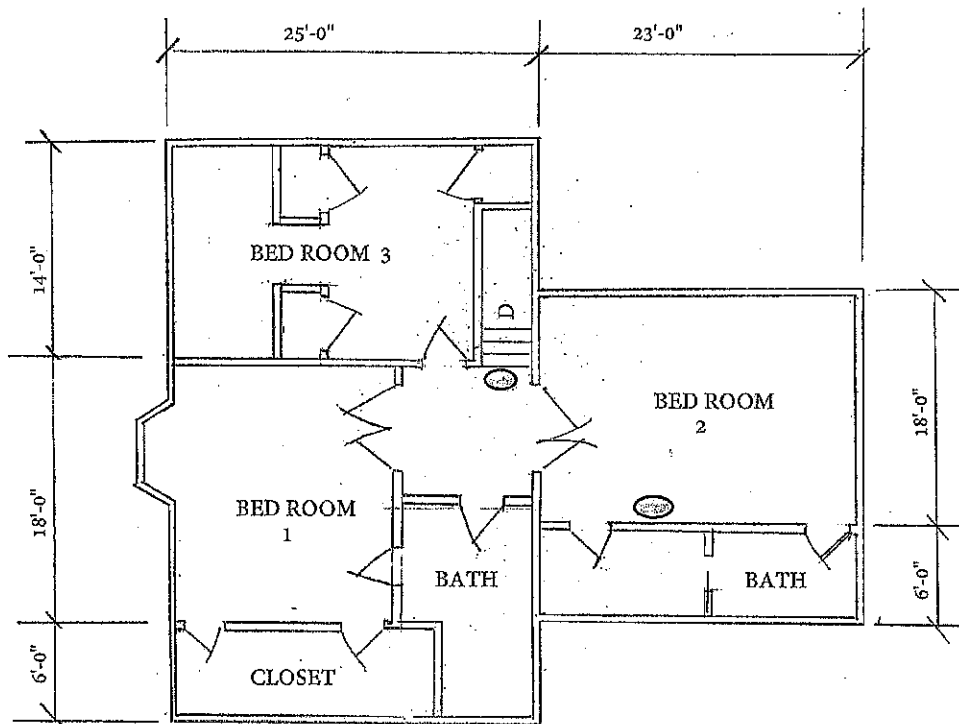
NAME OF SURVEYOR	PAUL G. PAGANO, PLS
ADDRESS	
CITY	
STATE	ILLINOIS
DATE	12/22/23
SCALE	AS SHOWN
SHEET	1 OF 1

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.




MAIN FLOOR PLAN
140 JEWETT HOLMWOOD ROAD

 SMOKE / CO DETECTORS



SECOND FLOOR PLAN
 140 JEWETT HOLMWOOD ROAD

 SMOKE / CO DETECTORS

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			
Douglas J. Nemec			
Name of Action or Project: 140 Jewett Holmwood Road East Aurora NY 14052			
Project Location (describe, and attach a location map): 140 Jewett Holmwood Road, East Aurora NY 14052			
Brief Description of Proposed Action: To allow for Bed & Breakfast Short Term Rentals			
Name of Applicant or Sponsor: Douglas J. Nemec		Telephone: 716 481 7228	
		E-Mail: dnemec@ferrarops.com	
Address: 140 Jewett Holmwood Road			
City/PO: East Aurora		State: New York	Zip Code: 14052
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 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?		6.0 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.0 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES

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

Applicant/sponsor name: Douglas J. Nemec Date: 09/04/2024
 Signature: Douglas J. Nemec