## **TOWN OF AURORA**

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

### **MEMO**

TO: Su

Supervisor Snyder and Town Board Members

FROM:

Elizabeth Cassidy, Code Enforcement Officer

DATE:

October 28, 2024

The Building Department has received a Special Use Permit application for a short-term rental at 99 ½ Gypsy Ln (99 Gypsy Ln property address) as per Town Code section 116-8.B(1). Todd Stine, owner of the property, would like to continue renting the carriage house on a short-term basis. There are no physical changes to the property proposed at this time. The property is zoned RR along the road and A behind and the existing carriage house is in the RR District.

Town Code section 116-41A(2) states that the Town Board may take one of the following actions:

- 1-take no action
- 2-request modification and resubmission
- 3-request a site plan application (not applicable)
- 4-refer the application to the Planning Board for review and recommendation.

If the Board refers it to Planning Board, a public hearing should be scheduled prior to a decision on SEQR and the application. The application should be sent to Erie County Department of Planning for their review and recommendation due to the proximity of a County highway (Jewett Holmwood Rd).

This is an Unlisted action for purposes of SEQRA.

Thank you Liz Cassidy

73: 11/12/24 PB: 12/4/24 PH: TB:



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: The Carriage House at Rushing Water
Business/Project Name: The Carriage House at Rushing Waters  Business/Project Address: 99/64954 Lane East Award WY 14052
Applicant Name: Todd Stine  Mailing Address: 99 Gypsy Lone East Awars NY 14052  City East Awars  State NY ZIP 14052
Mailing Address: 99 Gypsy Lone EAST Awars NY 14052
City FAST Awar State NY ZIP 14052
City Fast Awar State NY ZIP 14052  Phone 716.955.0222 Fax Email Todd. Strice east Awar properties
Interest in the property (ex: owner/purchaser/developer)
II. PROPERTY OWNER INFORMATION (If different than Applicant AND the Owner does not sign below, please submit and <u>original</u> , notarized "Owner Authorization" form - attached):
Property Owner(s) Name(s)
If a corporate, please name a responsible party/designated officer:
Address
City State ZIP
Phone Fax Email
III. SPECIAL USE AND PROPERTY INFORMATION:
Property Address 9912 Gypsy Lane EAST Award NY 14052 SBL# 164.00-2-13
Describe Special Use requested (use additional pages if needed): Short from rental
DOROTHY BAILEY
Property size in acres 9.5 Property Frontage in feet 1011
Zoning District VIA Surrounding Zoning VRIA 122
Current Use of Property Short term rental
Size of existing building(s): 1,700 sf Size of proposed building(s) 1,700 sf
Present/Prior tenant/use: Short term rental
Parking spaces: Existing: 4 Proposed additional spaces: 5 Total #: 4

-		/		(الويدر	n/o	le this avis	eting Y/N
Proposed water service Proposed sanitary service	ce: <u>v</u>	public _	privat	te (sentic)	n/a	Is this exis	sting Y/N
Proposed sanitary se	wer:	public _	v_pilvai	ie (sepuc)	) 11/a	10 (110 0)	
Hours of operation (if	applicable	e):					The second secon
			Thursday	Eridov	Saturday	Sunday	By Appt.
Day Monday Tu Hours	esday W	ednesday_	Thursday	Friday	Saturday	Curiday	<i></i>
Hours						-	
Peak hours:	/:5	alala Va Evill d	tim a	Part-tim	e Si	easonal	
Number of employees							
Upon approval of th	is applica	tion, the a	pplicant ir	ntends to	apply for:	(Check all	that apply)
a. Building Per	mit	# # g				÷	
b. Sign Permit							
IV. SIGNATURE (Th	is applicat	tion must b	e signed by	the appl	icant/petitic	ner. If the	applicant is not
the owner of the prop	erty, a sep	oarate own	er authoriza	ation form	n must be s	ubmitted –	see pg. 4)
	•						
A	· >						
	>						
Signature of Applicar	at/Petitione	er					
Todd Lewis	Stin	<u> </u>					
Print name of Applica	ant/Petition	ner					
State of New York; Coun	ty of Erie						
On the day of	in the year		re me, the				
above individual appeare basis of satisfactory evid	ence to be tr	ne individual '	whose				
name is subscribed to the acknowledged to me that	e within instr	ument and					
for the purposes therein	stated.	, 0,000atou	And the state of t				
MUNK 4	Dow						
Notary Public							
	DOR	OTHY BAILEY					
(Notary stamp)	Reg :	#01BA0023544 dic. State of Ne	w York	I			
	Qualifi	ed in Erie Cour Expires April 1					
Office Use Only:	Date rec	eived:			_ Receip	ot #:	
•							
Application reviewed by	oy:		<u> </u>				

### 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.

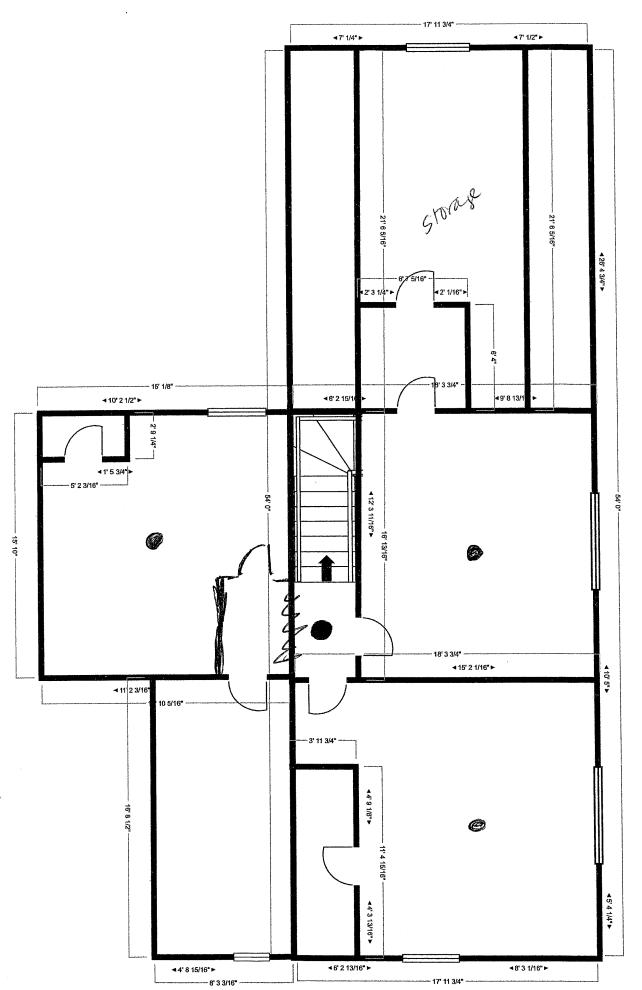
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

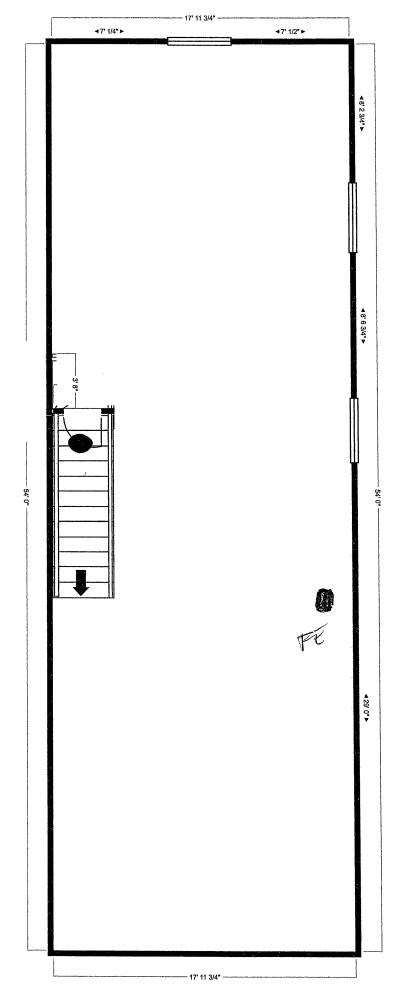
Part 1 - Project and Sponsor Information	1 , 1 .	1 ,	
Part 1 - Project and Sponsor Information  CACVIAge House at Rushing Waters -  Name of Action or Project:  99 1/2 Gypsy Lane EAST Awara  Project I postion (describe and attach a location mon):	- Short term r	en tel	
Name of Action or Project:	4 N a 1 A ~ +		
99 1/2 Gypsy Lane LAST Award	NY 14052		
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Brief Description of Proposed Action: Approval for short term rental.			
7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7			
Name of Applicant or Sponsor:	Telephone: 716.953	5-022	7
Todd Strie	E-Mail: todd. Strie@		
Address:	10acs sinece	COST PU	OF PAR
99 G1. 854 [ Ma 9			
City/PO:	State:	Zip Code:	
EDG ANOVA NI 14052	NY	1405	2
1. Does the proposed action only involve the legislative adoption of a plan, l	ocal law, ordinance,	NO	YES
administrative rule, or regulation?	the environmental recoveres	had la	
If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to		hat 🔀	
2. Does the proposed action require a permit, approval or funding from any		NO	YES
If Yes, list agency(s) name and permit or approval:	5 5		
Sup from Town Board			X
3.a. Total acreage of the site of the proposed action?	7. 05 acres		
b. Total acreage to be physically disturbed?	acres		
c. Total acreage (project site and any contiguous properties) owned	7.05 acres		
or controlled by the applicant or project sponsor?	acres acres		
4. Check all land uses that occur on, adjoining and near the proposed action		14	
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Comm	•	ban)	
	(specify):		
Parkland			
			1

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			$\boxtimes$
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	rea?	NO	YES
If Yes, identify:		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
8. a. Will the proposed action result in a substantial increase in traine above present revers.		X	
b. Are public transportation service(s) available at or near the site of the proposed action?		M	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?	$\times$	
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> </u>	$\boxtimes$
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			X
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: <u>PAISHA CAMUCH W</u>			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?			
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	n	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?			$\times$
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:		X	
if 100, Idollary the wording of warelessy than			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check size of the short of the project site. Check of the short of the short of the project site. Check of the short of the short of the project site. Check of the short of the s	all that a ional	apply:	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		X	
16. Is the project site located in the 100 year flood plain?		NO	YES
		8	
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes, a. Will storm water discharges flow to adjacent properties?  NO YES			
	2G)O		<u> </u>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain If Yes, briefly describe:	18) (		
existing quitters to side yard			

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)?	NO	YES
If Yes, explain purpose and size:	×	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	X	
Applicant/sponsor name: Date: 10 · 29 · 2		

Carriage House 1st Floor





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