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West Falls, New York 14170
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www.eckisrealty.com

November 7, 2015

Aurora Planning Board
Attn.: Liz Cassidy
C/o Town Clerk Martha Librock

Re: Aurora Mills

Dear Members of the Board,

I wanted to provide some of the additional information that was provided to the Town Board during the months following initial Planning Board approval in July. The revisions were to address suggestions of the Board and concerns of nearby residences on Mill Road.

Enclosed please find:

- Overview, history and accommodations
- Right to Use Plan: this shows development as a traditional subdivision
- Plan and topo of sketch plan initially approved by Planning Board
- Plan revised to increase open space and move developed area of 29 acres to the north and west. Shaded area shows the initial vs final layout
- Final Sketch Plan
- View analysis to show topography and the ability to maintain existing westerly views
- Trip Generation Report by transportation engineering firm SRF Associates

Thank you for your time and consideration.

Eckis Realty, Inc.

A handwritten signature in black ink that reads "Gary R. Eckis". The signature is written in a cursive style.

Gary R. Eckis

Enc.

Aurora Mills

Overview, history and the accommodations made to address concerns

Aurora Mills is a patio home style residential development proposed for a 94 acre parcel on the west side of Mill Rd. directly adjacent to the existing apartments and the village line. The homes will impact approximately 25 acres of the parcel and the remaining 69 acres will be protected and set aside for greenspace, trails, landscaping, buffers and preservation.

The residential objective is to provide new maintenance free homes for primarily retired residents and empty nesters. Owners of patio homes typically want the ability to lock the door and leave to travel or visit family knowing their home is secure and maintained.

The initial Aurora Mills sketch plan was approved unanimously by the Planning Board on July 1, 2015 and sent to the Town Board for final sketch plan approval. With the Town Board, several months were spent working with the Board to address their concerns and those of the few residences along Mill that also had concerns. During that time the plan was revised in accordance to suggestions offered by the Town Board and sent back to the Planning Board to review again due to the improvements and revisions made.

The Planning Board has received the revised sketch plan and has scheduled a public informational meeting for December 2, 7pm at the Town Hall. Most projects only attract those in opposition. The accommodations made to the plan have increased the cost of the project substantially however they were made specifically to address concerns raised over the last 12 months. It is our hope to inform those who are not familiar with our plan.

Below is a summary of the revisions made to the plan at the request of the Town Board. Also noted are the concerns of several residents living near the project on Mill Road along with the provisions we have made to address those concerns.

Revisions to the initial sketch plan;

- The entire project was moved north and west (closer to the apartments) in order to substantially increase the separation from the residents along Mill Rd.
- Homes originally located nearer to Mill Road were moved father west and north in order to create a large area of landscaping and buffer opportunities. This was done in order to preserve the existing view along the frontage. This view is slowly being lost by the construction of single families homes along the road.
- Access points to Mill Rd. were realigned to increase the site lines and separation from existing driveways.



RIGHT TO BUILD PLAN
 SHOWING 89 LOTS
 MINIMUM LOT SIZE 125' X 240' (30,000 S.F. = 0.69 ACRES)
 PUBLIC WATER SUPPLY - LEASE MANAGED BY ECWA,
 8-INCH PVC LINE ON WEST SIDE OF MILL ROAD
 PUBLIC SANITARY SEWER - INVESTIGATING EXTENSION OF
 ECSD #8
 STORM WATER MANAGEMENT - ON SITE RETENTION PONDS
 WITH CONTROLLED DISCHARGE TO WEST BRANCH OF
 CAZENOVIA CREEK
 PROPERTY ZONING - FIRST 300-FT OFF OF MILL ROAD
 ZONED R1, (RESIDENTIAL) REMAINDER OF PROPERTY ZONED
 A, (AGRICULTURAL)



THIS SHEET RELIES THEREON T.V. 2013
 DRAWING SCALE: 1"=40'
 WDM PROJECT NO. 2013

RIGHT TO BUILD
MILL ROAD
TOWN OF AURORA - ERIE COUNTY - NEW YORK
CONCEPTUAL PLAN

WM SCHUTT ASSOCIATES
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 LANCASTER, NY 14088-2143
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 WWW.WMSCHUTT.COM

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CHECKED BY	DATE
APPROVED BY	DATE

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION



MILL ROAD

CAZENOVIA CREEK

BEECH ROAD
(10' WID)

AURORA MILLS

CLUSTER STUDY/TYPICAL EXCEPT PLANS

SHOWING:
 32 SINGLE FAMILY LOTS ON PUBLIC (TOWN) ROADS
 MINIMUM LOT SIZE BT X 139' (12,800 S.F. = 0.29 ACRES)
 57 PATIO HOMES LOTS ON PRIVATE (HOA) ROAD
 MINIMUM LOT SIZE 60' X 100' (6,000 S.F. = 0.14 ACRES)
 PUBLIC WATER SUPPLY - LEAST MANAGED BY EGM, 8-INCH PVC LINE ON WEST SIDE OF MILL ROAD
 PUBLIC SANITARY SEWER - INVESTIGATING EXTENSION OF ECSD #8
 STORM WATER MANAGEMENT - ON SITE RETENTION POUNDS WITH CONTROLLED DISCHARGE TO WEST BRANCH OF CAZENOVIA CREEK
 PROPERTY ZONING - FIRST 300-FT. OFF OF MILL ROAD ZONED R1 (RESIDENTIAL) REMAINDER OF PROPERTY ZONED A (AGRICULTURAL)

ENTRANCE FEATURE/LANDSCAPE	
GROSS PROJECT AREA = 94.84 ACRES	
A1 = -519 ACRES (STEEP SLOPE/GREENBANK)	
A2 = -2.63 ACRES (WETLANDS)	
A3 = -5.73 ACRES (STEEP SLOPE)	
AGEAGE AVAILABLE FOR = 81.29 ACRES DEVELOPMENT	
PROPOSED CLUSTER DEVELOPMENT AREA = 26.93 ACRES	
REMAINING GREEN AREA (HOA) = 54.36 ACRES (57%)	



PROPOSED AURORA MILLS CLUSTER SUBDIVISION
 MILL ROAD
 TOWN OF AURORA - ERIE COUNTY - NEW YORK

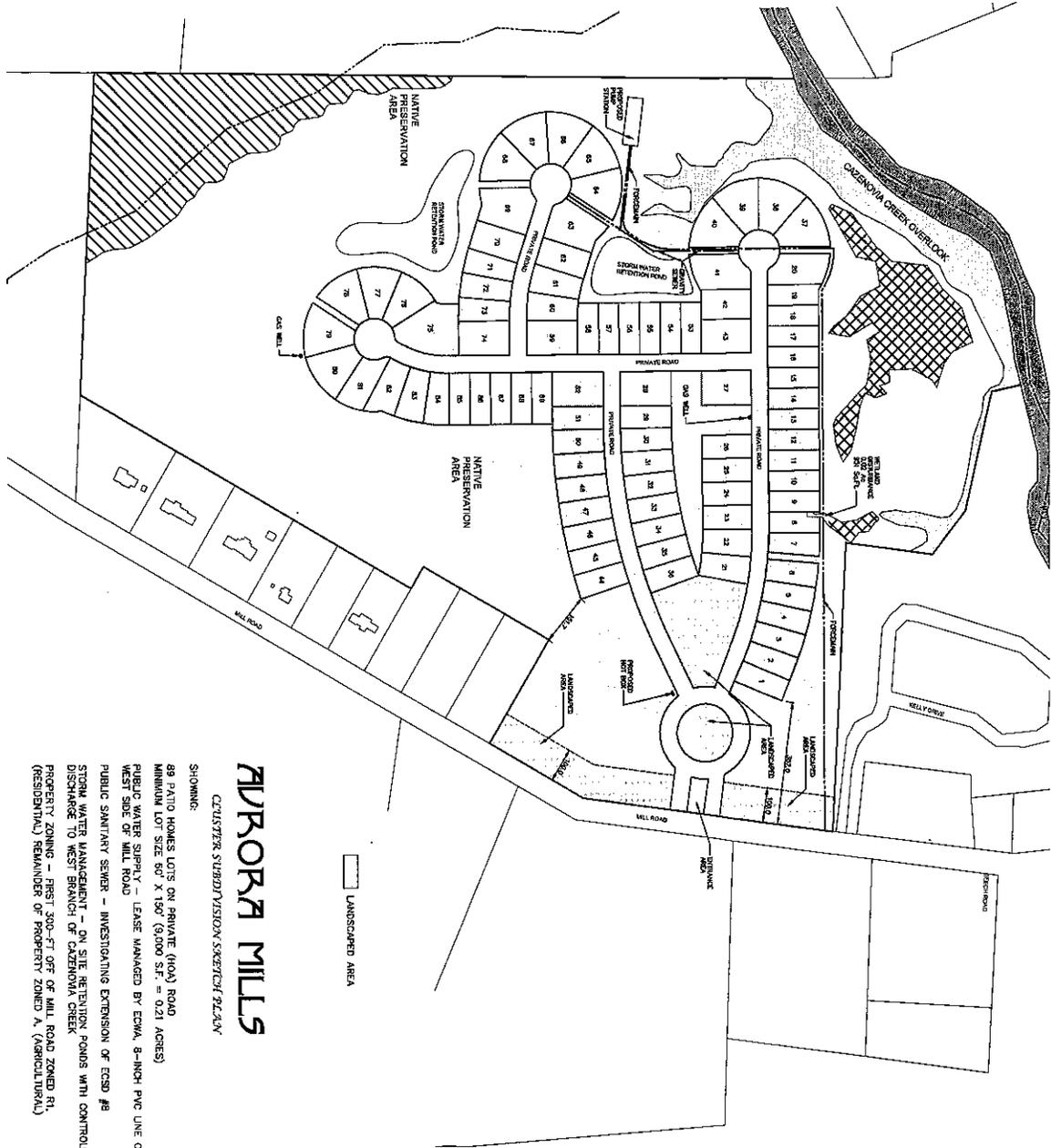
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DESIGNED BY: PMB
 DRAWN BY: DLS
 CHECKED BY:
 DATE: 2015

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ITEM	DATE	DESCRIPTION

CP&A
 DRAWING SCALE: 1"=150'
 WMA PROJECT NO.: 15042



AURORA MILLS

CLUSTER SUBDIVISION SKETCH PLAN 9/2/15

- 89 PATIO HOMES LOTS ON PRIVATE (HOA) ROAD
- MINIMUM LOT SIZE 50' X 150' (3,000 SF, = 0.21 ACRES)
- PUBLIC WATER SUPPLY - LEASE MANAGED BY EOWA, 8-INCH PVC LINE ON WEST SIDE OF MILL ROAD
- PUBLIC SANITARY SEWER - INVESTIGATING EXTENSION OF EGD #8
- STORM WATER MANAGEMENT - ON SITE RETENTION PONDS WITH CONTROLLED DISCHARGE TO WEST BRANCH OF CALEDONIA CREEK
- PROPERTY ZONING - FIRST 300-FT OFF OF MILL ROAD ZONED R1, (RESIDENTIAL) REMAINDER OF PROPERTY ZONED A, (AGRICULTURAL)

LANDSCAPED AREA

<p>GROSS PROJECT AREA = 94.84 ACRES</p> <p>A1 = -5.19 ACRES (STEPPED SLOPE/CREEKBANK)</p> <p>A2 = -2.63 ACRES (WETLANDS)</p> <p>A3 = -5.72 ACRES (STEPPED SLOPE)</p> <p>AGEADGE AVAILABLE FOR = 81.28 ACRES</p> <p>DEVELOPMENT</p> <p>PROPOSED CLUSTER DEVELOPMENT AREA = 23.25 ACRES</p> <p>STORM WATER PONDS = 2.07 ACRES</p> <p>PRIVATE ROAD AREA = 6.11 ACRES</p> <p>HOT BOX = 40 SQ.FT.</p> <p>PUMP STATION W/ FORECRAIN RESERVOIR = 0.14 ACRES</p> <p>REMAINING OPEN AREA (HOA) = 49.82 ACRES (61%)</p>	<p>5/12/2014/7/7/2015</p> <p>2/20/15 - INITIAL SUBMITTAL OF RIGHT TO BUILD PLAN AND CLUSTER SUBDIVISION LAYOUT TO MARTHA LIBROCK.</p> <p>3/16/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION - COLOR PLAN TO ELIZABETH CASSEDI.</p> <p>4/23/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO ELIZABETH CASSEDI.</p> <p>5/11/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO MARTHA LIBROCK.</p> <p>5/20/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO MARTHA LIBROCK.</p> <p>8/27/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO MARTHA LIBROCK.</p>
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NORTH

PROPOSED AURORA MILLS CLUSTER SUBDIVISION

MILL ROAD
TOWN OF AURORA - ERIE COUNTY - NEW YORK

WM SCHUTT ASSOCIATES

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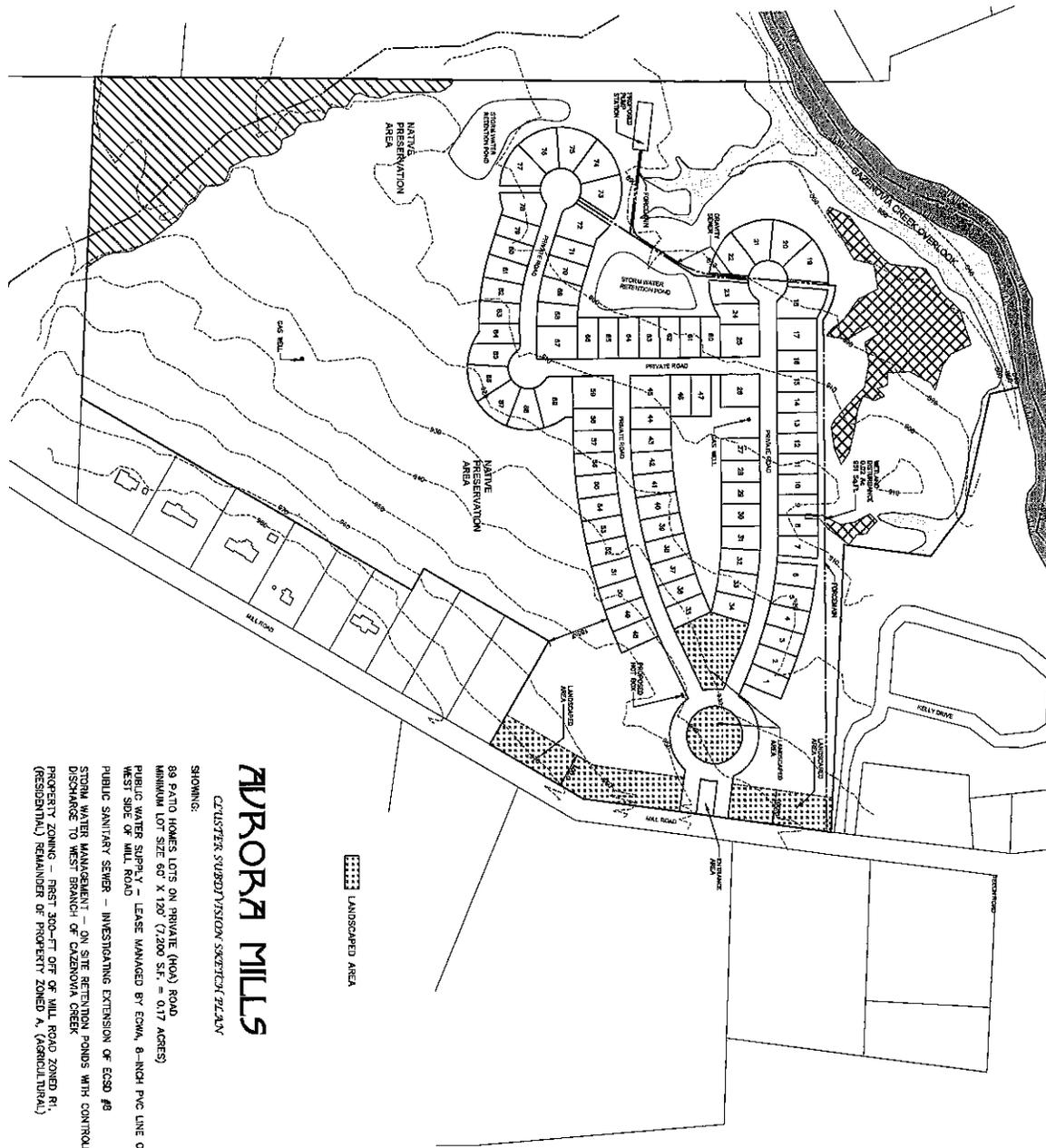
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WWW.SCHUTT & ASSOCIATES P.C.

DATE	DESCRIPTION
9/2/15	REVISED AURORA MILLS CLUSTER SUBDIVISION PER EDNA BOUQU

CP15

SKETCH PLAN



AURORA MILLS

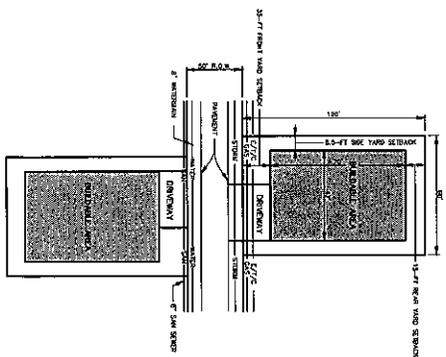
CLUSTER SUBDIVISION SKETCH PLAN

SHOWING:
 89 PATIO HOMES LOTS ON PRIVATE (HOA) ROAD
 MINIMUM LOT SIZE 60' X 120' (7,200 S.F. = 0.17 ACRES)
 PUBLIC WATER SUPPLY - LEASE MANAGED BY ECWA, 8-INCH PVC LINE ON WEST SIDE OF MILL ROAD
 PUBLIC SANITARY SEWER - INVESTIGATING EXTENSION OF ECSD #8
 STORM WATER MANAGEMENT - ON SITE RETENTION PONDS WITH CONTROLLED DISCHARGE TO WEST BRANCH OF CAZENOVA CREEK
 PROPERTY ZONING - FIRST 300'-FT OF MILL ROAD ZONED R1 (RESIDENTIAL) REMAINDER OF PROPERTY ZONED A (AGRICULTURAL)

LANDSCAPED AREA

- AGREEMENT AVAILABLE FOR = 81.29 ACRES
- PROPOSED CLUSTER DEVELOPMENT AREA = 17.10 ACRES
- STORM WATER PONDS = 1.89 ACRES
- PRIVATE ROAD AREA = 5.46 ACRES
- HOT BOX = 40 SQ.FT.
- PUMP STATION W/ FOREMAN EASEMENT = 0.14 ACRES
- REMAINING GREEN AREA (HOA) = 56.90 ACRES (70%)

AURORA MILLS TYPICAL LOT LAYOUT



- 5/20/15/15/15
- 2/20/15 - INITIAL SUBMITTAL OF RIGHT TO BUILD PLAN AND CLUSTER SUBDIVISION LAYOUT TO MARTHA LIBROCK.
- 3/18/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION - COLOR PLAN TO ELIZABETH CASSIDY.
- 4/23/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO ELIZABETH CASSIDY.
- 5/11/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO MARTHA LIBROCK.
- 5/20/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO MARTHA LIBROCK.
- 9/21/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO MARTHA LIBROCK.
- 9/25/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO MARTHA LIBROCK.



PROPOSED AURORA MILLS CLUSTER SUBDIVISION
 MILL ROAD
 TOWN OF AURORA - ERIE COUNTY - NEW YORK

SKETCH PLAN

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DRAWN BY:	DLS
CHECKED BY:	
DATE:	2015

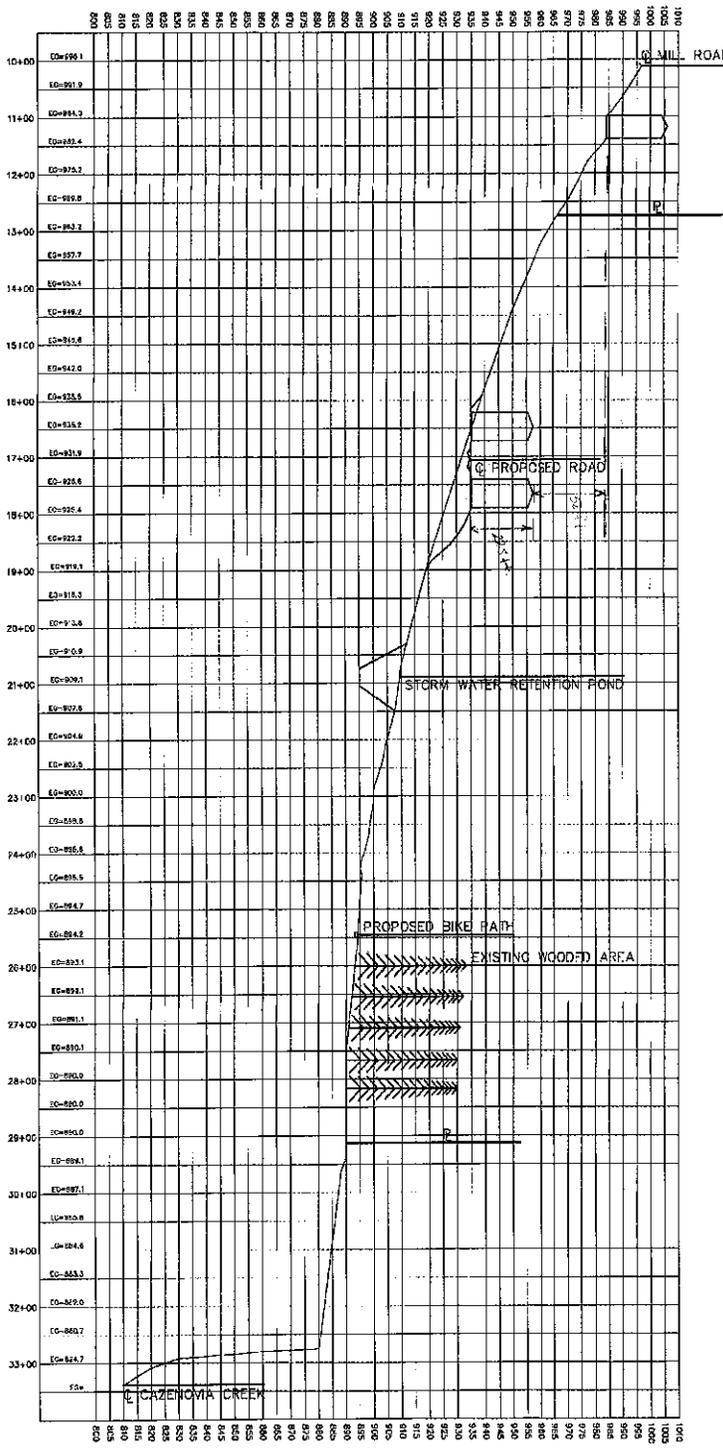
DRAWING REVISIONS	
ITEM	DESCRIPTION
1	REVISED AURORA MILLS CLUSTER SUBDIVISION PER TOWN BOARD
2	REVISED AURORA MILLS CLUSTER SUBDIVISION PER TOWN BOARD

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CP16
 DRAWING SCALE: 1"=80'
 THIS SHEET ISSUED SEPTEMBER 22, 2015



PROFILE
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=40'



NORTH

PROPOSED AURORA MILLS SUBDIVISION
MILL ROAD
TOWN OF AURORA - ERIE COUNTY - NEW YORK

CROSS-SECTION PROFILE

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DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

WARNING:
I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK AND I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY WITHOUT THE PROPER WRITTEN CONSENT OF WM SCHUTT & ASSOCIATES P.C.

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION

THIS SHEET IS PART OF A SET OF PLANS FOR THE PROPOSED AURORA MILLS SUBDIVISION, TOWN OF AURORA, ERIE COUNTY, NEW YORK. SEE SHEET NO. 101 FOR THE COMPLETE SET OF PLANS.

SCALE: 1"=40'
NSA PROJECT NO. 1017



3495 Winton Place
 Building E, Suite 110
 Rochester, NY 14623

phone 585.272.4660
 fax 585.272.4662

August 5, 2015

WM Schutt Associates
 37 Central Avenue
 Lancaster, New York 14086-2143
 Attn: Ms. Patricia Bittar

RE: Proposed Aurora Mills Residential Development, Town of Aurora, NY
 Trip Generation Assessment

Dear Ms. Bittar,

We have performed a trip generation assessment related to the proposed Aurora Mills Residential Development located on Mill Road, south of Beech Road, in the Town of Aurora, NY, as referenced above. This letter describes the existing transportation system, details projected trip generation volume estimates generated by the land uses, and discusses the thresholds for completing a Traffic Impact Study (TIS). Outlined below are the results of our study.

Existing Highway System

Mill Road (County Route 47) is a north-south urban local highway under the jurisdiction of the Erie County Department of Public Works. The highway consists of one travel lane in each direction within the study area. The Annual Average Daily Traffic (AADT) on Mill Road is approximately 2,267 vehicles per day (vpd) based upon data collected by the New York State Department of Transportation in 2010. The posted speed limit is 45 miles per hour (MPH).

Proposed Development

The proposal seeks to develop 32 single family homes and 57 patio homes. Data contained in Trip Generation, 9th Edition, published by the Institute of Transportation Engineers (ITE) in 2012 was used to project the volume of traffic generated by the proposed single family homes. Data published by the ITE is the nationally accepted standard for generating trips for new uses. Trip generation data for the proposed patio home component is based on manual traffic counts at two similar local sites: Stonebridge Patio Homes and Villas at Brierwood, both of which are located in the Town of Hamburg, New York. **Table I** summarizes the volume of projected site trips during the weekday AM and PM peak hours.

TABLE I: SITE GENERATED DRIVEWAY VOLUMES

LAND USE	SIZE/ UNITS	AM PEAK		PM PEAK	
		ENTER	EXIT	ENTER	EXIT
Single Family Homes	32	8	24	24	14
Patio Homes	57	6	13	12	12
Total Site Generated Trips		14	37	36	26

The proposed Residential Development is expected to generate 14 entering/37 exiting vehicle trips during the AM peak hour and 36 entering/26 exiting vehicle trips during the PM peak hour.

The cumulative effect of site-generated traffic on the transportation network is dependent on the origins and destinations of that traffic and the location of the access drive serving the site. The proposed arrival/departure distribution of traffic generated at this site is considered a function of several parameters, including:

- Existing traffic patterns;
- Employment centers;
- Existing traffic conditions and controls; and
- Site access drive locations

Based on these parameters, approximately 70% of the site generated traffic will enter and exit to/from the north, with the remaining 30% entering and exiting to/from the south. Using these distribution percentages, 26 or fewer vehicles are projected to be added to any single intersection approach during the AM and PM peak hours. Specifically, 10 entering/26 exiting vehicle trips during the AM peak hour and 25 entering/18 exiting vehicle trips during the PM peak hour are projected to go through the intersection of Route 20A and Mill Road.

Thresholds for the Requirement of a Traffic Impact Study

Reviewing agencies – including the New York State Department of Transportation – use a guideline in determining whether a project warrants the preparation of a traffic assessment report. The applicable guideline is that if a proposed project is projected to add 100 vehicles per hour (vph) or more to an intersection, then that intersection should be studied for potential traffic impacts. Given that the proposed Aurora Mills Residential Development is anticipated to generate 62 vph or less entering and exiting the project site during both peak hours (26 or fewer vehicles to any single intersection approach), the adjacent intersections and surrounding roadway network will not experience any significant traffic impacts and no further study is required.

Conclusions

Given the low volume of projected site generated traffic (26 or fewer vehicles to any single intersection approach), it is our firm's professional opinion that the proposed project will not have any potentially significant adverse impact on traffic operations within the study area.

If you have any questions or are in need of additional information, please do not hesitate to contact our office.

Very truly yours,
SRF & Associates



Amy C. Dake, P.E., PTOE
Senior Traffic Engineer

S:\Projects\2015\35042 Aurora Mills\Report\Aurora Mills Trip Gen 08.05.15.docx

ATTACHMENT

August 5, 2015

Letter to Ms. Patricia Bittar

Proposed Aurora Mills Residential Development

Town of Aurora
Erie County, New York



3495 Winton Place
Building E, Suite 110
Rochester, NY 14623

Project Information	
Project Name:	Aurora Mills
No:	7/27/2015
Date:	East Aurora
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	ACD
Analyst's Name:	ITE-TGM 9th Edition
Edition:	

Land Use	Size	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.		Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	
		Entry	Exit	Entry	Exit
210 - Single-Family Detached Housing	32 Dwelling Units	8	24	24	14
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		0	0	0	0
Non-pass-by	57 Dwelling Units	8	24	24	14
9211 - Patio Homes		6	13	12	12
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by	0	0	0	0	
Non-pass-by		6	13	12	12
Total		14	37	36	26
Total Reduction		0	0	0	0
Total Internal		0	0	0	0
Total Pass-by		0	0	0	0
Total Non-pass-by		14	37	36	26

