

To PB 4/3/24



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: RNH 298 LLC
 Business/Project Address: 298 Ellicott RD W. Falls NY 14170
 Applicant Name: Robert W. Hopkins
 Mailing Address: PO Box 8
 City W. Falls State NY ZIP 14170
 Phone 716-655-1171 Fax _____ Email _____
 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 original, notarized "Owner Authorization" form - attached):

Property Owner(s) Name(s) Robert W. Hopkins
 If a corporate, please name a responsible party/designated officer: _____
 Address 216 Old Glenwood RD
 City W. Falls State ny ZIP 14170
 Phone _____ Fax _____ Email _____

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 298 Ellicott RD W. Falls ny 14170
 SBL# 186.65-5-1
 Describe Special Use requested (use additional pages if needed): campground

Property size in acres 200 Property Frontage in feet 1896
 Zoning District C3 Surrounding Zoning C3 on the east, County property on the west
 Current Use of Property Rec & Per
 Size of existing building(s): _____ sf Size of proposed building(s) _____ sf
 Present/Prior tenant/use: owner stays there on occasion
 Parking spaces: Existing: 30 Proposed additional spaces: NONE Total #: 30

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

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	X	X	X	X	X	X	X	

Peak hours: _____

Number of employees (if applicable): Full-time ___ Part-time ___ Seasonal 3

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

- a. Building Permit ___
- b. Sign Permit ___

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)

Robert N Hopkins

Signature of Applicant/Petitioner

ROBERT N HOPKINS

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 5th day of March 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.

[Signature]

Notary Public

(Notary stamp)

JULIE A. WENGEWICZ
 Notary Public, State of New York
 Reg. No. 01WE6018778
 Qualified in Erie County
 Commission Expires January 19, 2027

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:

RNH299 LLC W Falls NY 14710 identified as Tax Map (SBL)# 186.00-51
(address)

hereby authorizes Robert N Hopkins 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.

Robert N Hopkins
Owner (print)

3/4/2024
Date

Robert N Hop
Owner (signature)

STATE OF NEW YORK)
) SS
COUNTY OF ERIE)

On this 5th day of March, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Robert N Hopkins, 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.

[Signature]
Notary Public

JULIE A. WENGEWICZ
Notary Public, State of New York
Reg. No. 01WE6018778
Qualified in Erie County
Commission Expires January 19, 2027

RNH 298 LLC – Special Permit Narrative

Special Permit Summary:

RNH 298 LLC is requesting Special Use Permit approval to host overnight camping at 298 Ellicott Road, West Falls, NY 14170. Clients will be able to locate the campground and reserve a site through online booking platforms such as Hipcamp. The repaired infrastructure from Alpine Recreation Center is sufficient to support camping.

Parcel Details:

Size: ±200 acres

Zoning: C3

Access: (3x) 298 Ellicott Road West Falls, NY 14170; (1x) 145 Ellicott Road West Falls, NY 14170; (1x) 8001 Ellicott Road West Falls, NY 14170

Ownership: Neil Hopkins

Background:

The parcel at 298 Ellicott Rd West Falls, NY 14170 was the location of the Jewettville Brickyard sometime in the early 1900's. Well after the Jewettville Brickyard closed the property became Alpine Recreation Center. The Alpine Recreation Center existed from the 1960's to the 1980's. The recreation center contained 88 camp sites, cross country skiing trails, general hiking trails, several playgrounds and a large quarry. The parcel has been privately owned since the closure of the recreation center. We currently own the adjacent business and property (Twinco) at 145 Ellicott Road West Falls, NY 14170. Twinco has been in business since 1969. We took interest in the 298 Ellicott Rd property when it was posted for sale in 2017. After roughly 1 year of negotiations, we purchased the property in 2019. Significant capital has been invested over the last several years to restore and repair the existing building, roadways, and property in general.

Current Condition:

The parcel is currently used for both personal and recreation activities. Corrective maintenance was performed on the 25-acre section where the proposed activity will occur by a team of 3 seasonal workers and other contractors. The property has an existing public water supply. The current blacktop parking area has capacity for roughly 30 vehicles. There is a field that can be used for additional parking if required.

Access:

There are 4 access points to the 298 Ellicott Rd West Falls, NY 14170 parcel.

- Primary blacktop access at 298 Ellicott Rd West Falls, NY 14170

- Secondary stone access road on the east end of the 298 Ellicott Road West Falls, NY 14170 parcel
- Stone access road on the west side of the 298 Ellicott Road West Falls, NY 14170 parcel via 8001 Ellicott Road West Falls, NY 14170
- Blacktop/stone access road on the east side of the 298 Ellicott Road West Falls, NY 14170 parcel via 145 Ellicott Road West Falls, NY 14170

Proposed Activity:

The proposal is to use the approximately 25 acres of the old Alpine Recreation Center that use to advertise 88 campsites. The proposal is to use approximately 25 of the 200 acres for overnight camping activities, having approximately 4 plus sites available. 4 of those 4 sites have access to existing sewer hookups that run to holding tanks with approximately 8000-gallon capacity. not all sites have sewer and electricity to them, however electricity is nearby as well as at the main building and bathroom should someone need it for any reason other than to charge their electric vehicle. The balance of sites are simply an open field. (dry camping) I don't expect the number of sites to exceed (4). Public water is run to the facility, available to everyone from approximately (7) hose bibs, and will be labeled non-potable. During the guests' stay they will have access to a fully renovated restroom and showers (4 shower,4 sinks1 toilet in each with privacy curtains and doors throughout. Campers will have the opportunity to hike and enjoy the property and enjoy the landscape that was previously known as the Alpine Recreation Center.

RNH 298 LLC intends to host camping on a smaller scale than that of Alpine Recreation Center. There is no desire to restore and renovate all 88 camp sites.

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: RNH 298 LLC							
Project Location (describe, and attach a location map): 298 Elliott RD W. Falls ny 14170							
Brief Description of Proposed Action: Campground							
Name of Applicant or Sponsor: Robert W Hopkins		Telephone: 716 863 3632					
Address: 216 Old Glenwood		E-Mail:					
City/PO: W. Falls		State: ny	Zip Code: 14170				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>25</u> acres					
b. Total acreage to be physically disturbed?		<u>-0-</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>215</u> 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 checked="" 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							

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Holding Tanks</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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? 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 <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
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			
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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? <input 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: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

<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>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Robert N Hopkins</u> Date: <u>3/9/2024</u></p> <p>Signature: _____</p>		