

TOWN OF AURORA

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

MEMO

TO: Supervisor Snyder and Town Board Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: April 5, 2024

Monica Johnson of 910 Olean Rd has submitted a site plan application for a BnB in her residence. Many of the site plan requirements are not applicable to this application as the rental is occurring to the existing dwelling and no exterior modifications are proposed at this time.

The application should be referred to the Planning Board for their review and recommendation. The Town Board has historically scheduled a public hearing after the Planning Board's recommendation has been received. Please let me know if you have any questions.

This is an Unlisted action for purposes of SEQRA.

liz

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 3/28/24
Applicant name: Monica C Johnson
Applicant Phone/Email: 716 490-2094 equusrider5@gmail
Applicant address: 910 Olean Road, E. Aurora NY 14052
Property owner: Monica C Johnson
Owner's address: 910 Olean Rd. E. Aurora, NY
Property address: 910 Olean Rd. E. Aurora, NY
SBL # (s) 188.00-2-1
Prior owner Chris + Lisa Schriener
Is site adjacent to or within 500 feet of an 'R' District? yes

=====

Proposed Project: B7B
Commercial Multi family Number of dwelling units 1
Zone: RIA Total property Acreage: 13.5 Acreage covered by bldg .02
Square footage of building: 1960 Cubic footage of building: _____
Aggregate square footage of other buildings on property: 934

Fees, based on number of improved acres*

**Additional professional services, including but not limited to traffic study and SEQRA review, utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: ~~\$250~~ \$100 1.01-5 Acres: \$500 5.01-10 Acres: \$1,000 >10 Acres: \$1,500
Fee: \$ _____
Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

SEQOR action: Type I (Long EAF) Type II (Long EAF) Unlisted (Short EAF)

March 27, 2024

To: Town of East Aurora Board

From: Monica C. Johnson

910 Olean Road, East Aurora, NY 14052

Subject: Violation for Short Term Rental in my home

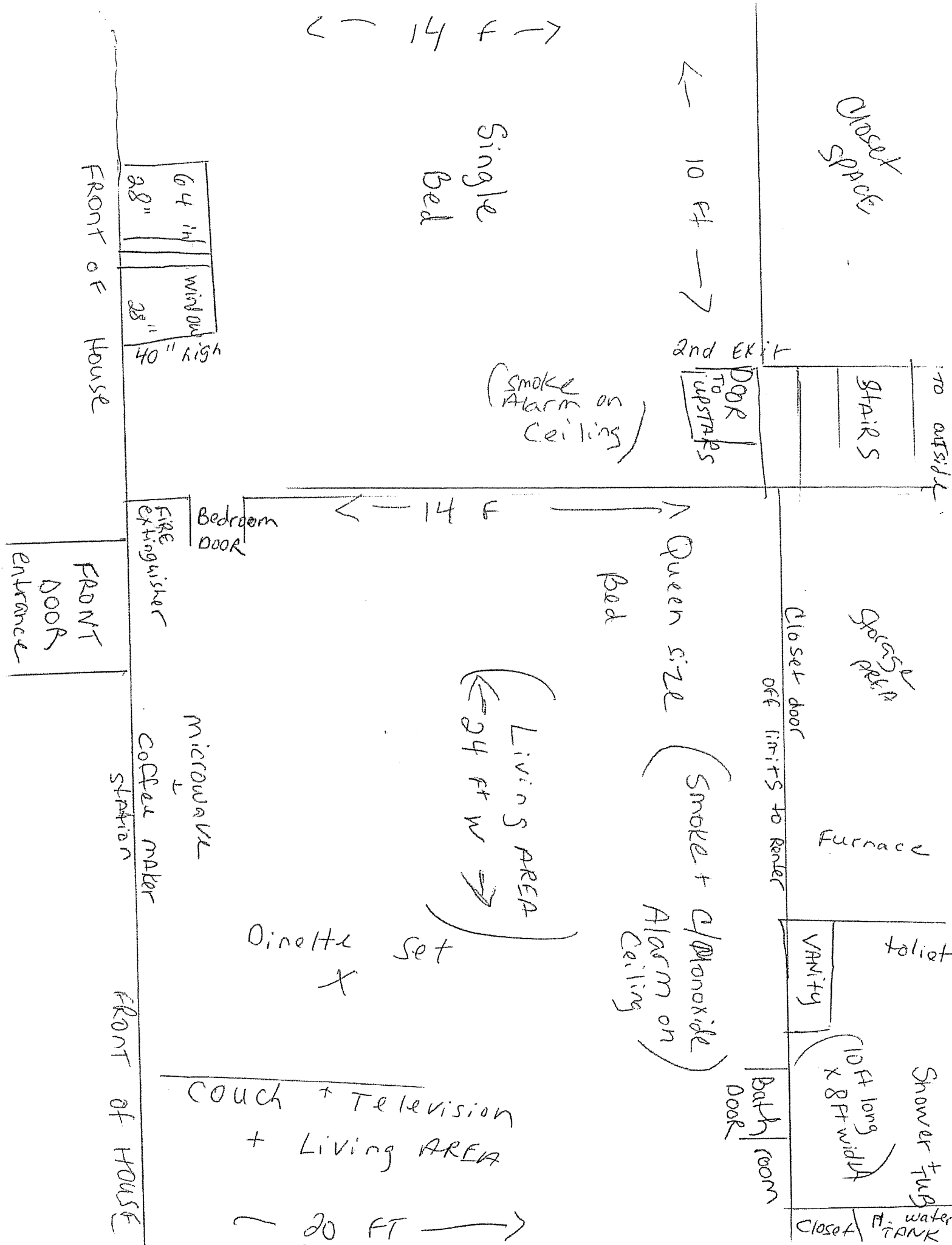
My apology goes out to the Town of Aurora for not applying for a permit. I honestly was not aware of this policy.

I started posting the bottom portion of my home on Airbnb since I didn't use the living space on the bottom part of my home. I looked up to see what the policy was in East Aurora but only found that the owner needed to live on the premises.

I have enjoyed hosting guests for different events such as being in town for weddings, special events, and sometimes just traveling and needing a spot to get a good night's rest and a shower. I provide a clean and comfortable place that is safe and quiet. I have taken pride in this and met some wonderful people. I only allow up to 3 people since I just have a queen size bed and a single bed. It has been very helpful for me to supplement my income and it has been an enjoyable experience being a part of Airbnb. I am attaching a floor plan to show you the layout of the space I offer my guests.

Sincerely,

Monica C. Johnson



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: Monica C. Johnson			
Project Location (describe, and attach a location map): 910 Oleah Rd. E. Aurora NY			
Brief Description of Proposed Action: Operate B+B			
Name of Applicant or Sponsor: Monica C. Johnson		Telephone: 716 490 2094	
Address: 910 Oleah Rd. E. Aurora NY 14052		E-Mail: equusrider5@gmail.com	
City/PO: E. Aurora NY		State: NY	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	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:		NO	YES
Site plan Approval		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		7.02 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7.02 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 type="checkbox"/> Commercial <input checked="" 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			

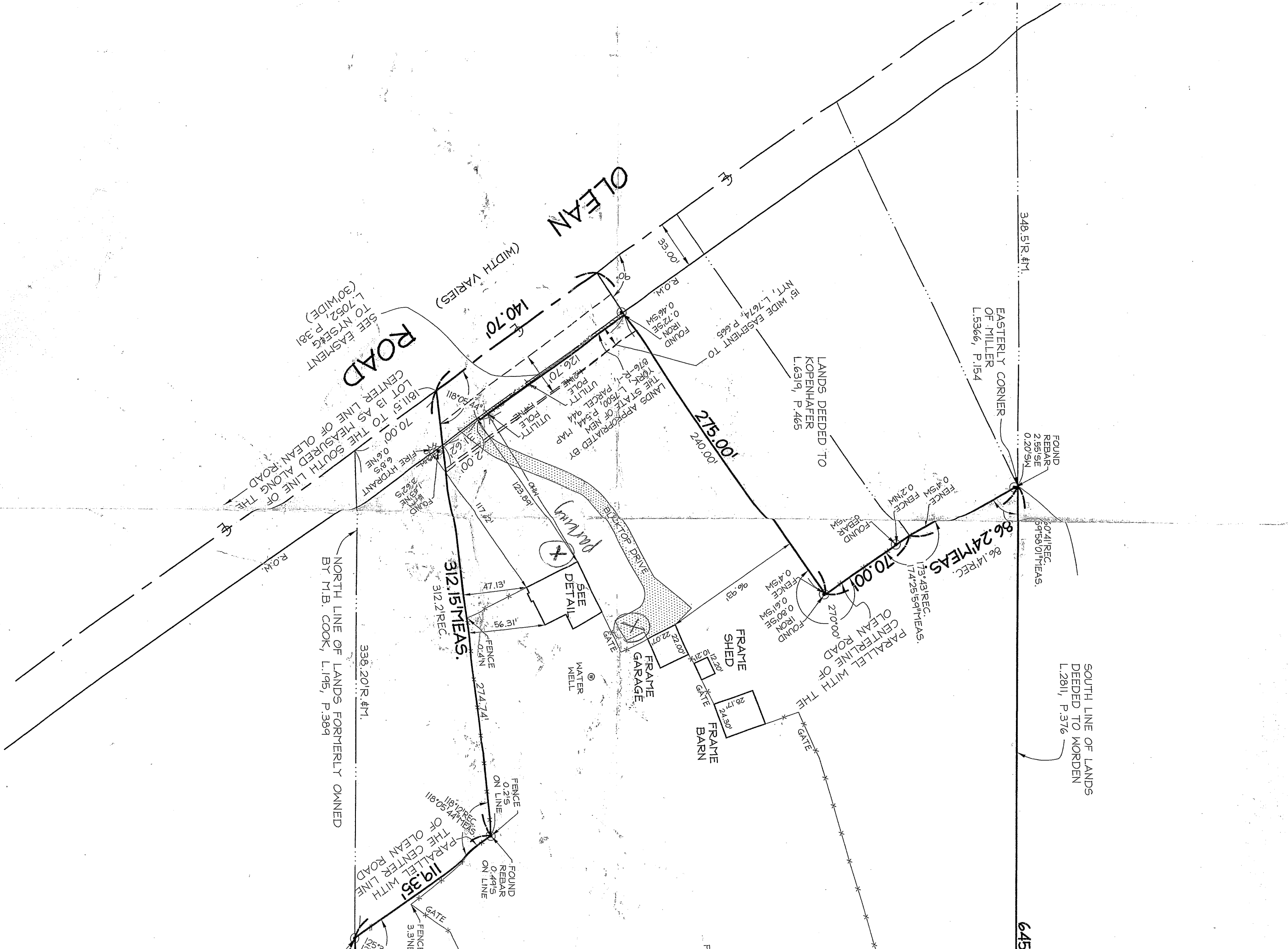
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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? If Yes, identify: _____ _____	NO	YES		
	<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		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation service(s) 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 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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES		
	<input type="checkbox"/>	<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	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES		
	<input type="checkbox"/>	<input checked="" 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	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<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? 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	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 plain?	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? <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	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

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

Applicant/sponsor name: Marcia C. Johnson Date: 3-25-2024

Signature: _____



OLEAN ROAD

ROAD

(WIDTH VARIES)
140.70'

275.00'
240.00'

86.24 MEAS.
86.14 REC.

312.15 MEAS.
312.2 REC.

119.35'
PARALLEL WITH THE CENTERLINE OF OLEAN ROAD

NORTH LINE OF LANDS FORMERLY OWNED BY M.B. COOK, L.195, P.389

SOUTH LINE OF LANDS DEEDED TO MORDEN L.2811, P.376

EASTERLY CORNER OF MILLER L.5366, P.154

LANDS DEEDED TO KOPENHAVER L.6319, P.465

15' WIDE EASEMENT TO NNT, L.17674, P.665

SEE EASTMENT TO NYSEG L.7052, P.381 (30' WIDE)

LOT 13 AS MEASURED ALONG THE CENTER LINE OF OLEAN ROAD

LANDS APPROPRIATED BY THE STATE OF NEW YORK R-1 PARCEL 944 L.7500, P.544

UTILITY POLE

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