

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 11/18/2020

Applicant name: Sammie Trent

Applicant address: 253 Main Street

Property owner: *Sale pending, closing date ^{prior to} 12/2/20* Christopher Trent

Owner's address:

Property address: 1276 Mill Road East Aurora, NY

SBL # (s) _____

Prior owner Douglas and Sarah McMahon

Is site adjacent to or within 500 feet of an 'R' District? yes

=====

Proposed Project: Changing Occupancy Code from R to E

Commercial Multi family _____ Number of dwelling units _____

Zone: R1 Total property Acreage: 2.6 Acreage covered by bldg .04

Square footage of building: 2600 Cubic footage of building: 26,000

Aggregate square footage of other buildings on property: 400 - garage

FEE SCHEDULE

- Up to 5000 cu ft (20 x 25 x 10) - \$50 plus (+) \$100 per acre or fraction of acre.
- Up to 10,000 cu ft - \$75 plus (+) \$100 per acre or fraction of acre.
- Over 10,000 cu ft - \$75 plus (+) \$5 per 1,000 cu ft over 10,000 cu ft plus (+) \$100 per acre or fraction of acre.

Fee: \$ 455.00 ^{\$150.00}
Receipt: # 304600 per B. Krone

Received by M. Gal
Town Clerk/Deputy Clerk

Base fee for cu ft \$ 75
Each 1,000 cu ft over 10,000 \$ 80
Acres \$ 300

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



SPROUTING MINDS MONTESSORI SCHOOL

Site Plan Review for Town of Aurora Regarding 1276 Mill Rd

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1. Description of Intent

I am the Head of School at Sprouting Minds Montessori School on Main Street in the Village. We have been at that location for almost 4 years now. Due to COVID and increased distancing needs in our classrooms we are looking for a larger building with more outdoor space. This has lead us to a property on 1276 Mill Road. My husband is in contract to purchase the house and we have a confirmed closing date of November 30th. Due to the immediate need of the school for more space we hope to have the ability to move my small school- currently serving 26 students many of whom are siblings or teacher's children - to this new location as soon as possible, before the new calendar year.

Our school consists of 3 classrooms, a toddler classroom, a preschool/kindergarten classroom and a mixed grade elementary classroom (Grades 1-6). We have small student class sizes, and offer half day programs for our younger students, and full day programs for our older students along with extended day afterschool programming for working families. We are an approved private elementary school by NYSED within the East Aurora School District.

This property on Mill Road currently has a 2,600 sq ft single family house on it. We are currently located in a building that was once a former house at only 1,600 sq ft. We enjoy being in a former home as our school invites a home like atmosphere and a quality education. It is great to be able to provide both. We are seeking to move the current occupancy code for this site to a Group E status (Educational), by changing the use of the building according to the town code. We do not wish to go beyond an occupancy of 49 at this time, as that changes the entire nature of our program and the site itself.

The property is located in a R-1 Zoned district. In town code **116-8.1.A.3. R1 Single Family Residential District** Permitted uses include a "public or private school accredited by the New York State Education Department, all subject to site plan review regulations of Chapter 95, regardless of the building square footage." This indicates the intended purpose of the building is an approved use of the building, and therefor will only need a site plan review to be compliant with the use for the town. We have already spoken with the town building inspectors about the fire compliance of the building, along with state fire safety regulators, in regards to an E occupancy and find it will need minimal changes to comply.

The property does not have any known easements. It is 2.5 acres with about 1.5-2 of the acres a wooded area. The end of the driveway contains the only known culvert pipe. There is a 600gpd wastewater treatment tile field and fill system (septic). This is located in the front lawn area by the building. This size is appropriate for a school without a cafeteria or gym lockers (ours has neither) up to 75 students and is therefore appropriately sized for our school as per Erie County Health Department. The building is a one story in the front and two stories in the back (indicated on site drawing). The nearest fire hydrant is in street side of the property towards the south edge. Garbage will be kept in garbage totes within the enclosed garage to avoid animals getting into it. A rotating bin composter is located to the south of the garage as well. We do not feel this building will need any noise or visual screening from abutting properties due to the large wooded area that surrounds the property.

In anticipation the Erie County Highway Department has been contacted and will be placing up a warning sign that a school is ahead. They are unable to provide a decreased speed sign, as we do not have pedestrians who will be attending the school. The signs can be placed the week before our first student attendance, weather and soil permitting.

We do not intend to alter the property inside or outside at this time beyond a few minor things listed below.

Interior changes to existing building: Our intentions are to remove two 10 ft length walls that are separating bedrooms to create larger rooms for classrooms. I spoke with Liz from the building department about those items and one seems to be structural in nature and I am aware of the permit process to complete such items.

Exterior Changes to existing building:

For the exterior of the building we intend to place one motion activated flood light towards the driveway and entrance for staff that arrive early in the day in winter months to be able to navigate the driveway and entrance without issue.

We also intend to put more safety railings on the porch to ensure the safety of the students.

Exterior Property Changes:

The driveway will be expanded in the spring to include a double wide drive, potentially in the winter if weather permits. This will ensure that there will not be any congestion with cars coming and/or going. As stated previously we do have a staggered schedule of our classes, and small class sizes and overall student population make for what we feel an easy use of the drive and parking on property as-is for the time being until the weather is cooperative for updating the driveway. There will be no to minimal impact on the surrounding areas in regards to our driving situation currently.

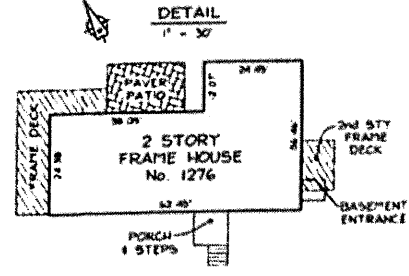
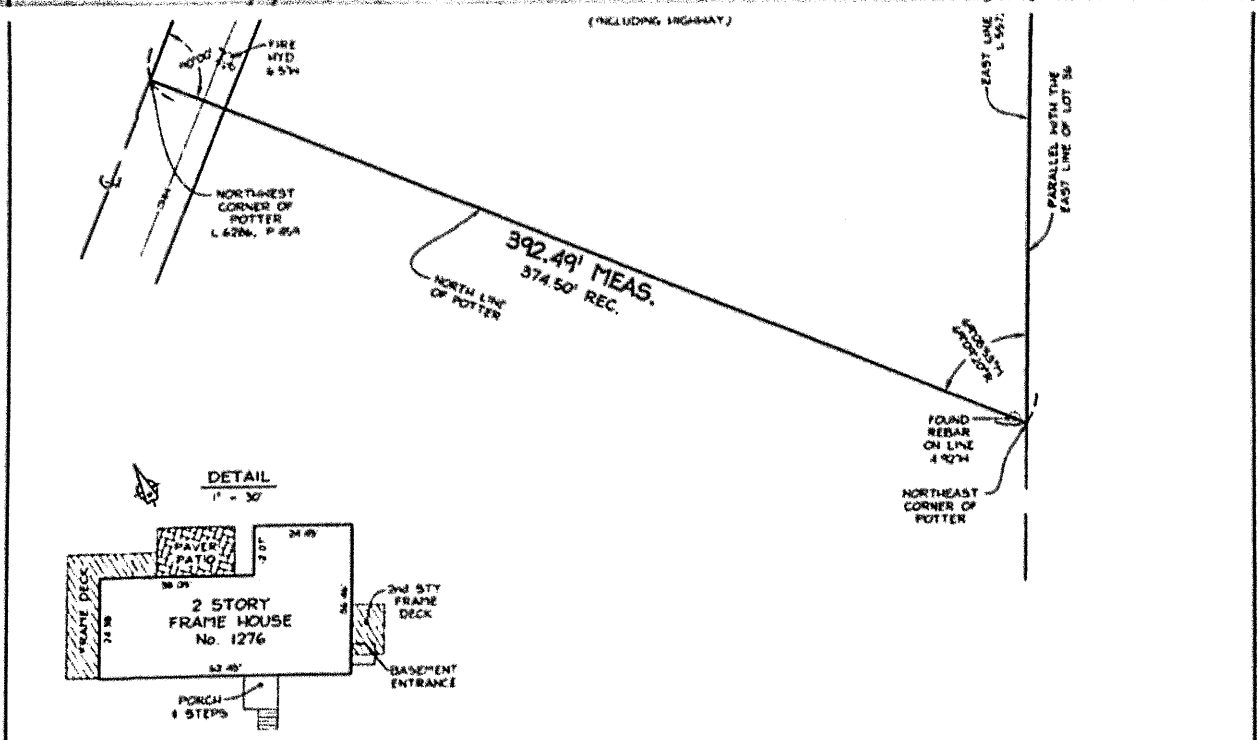
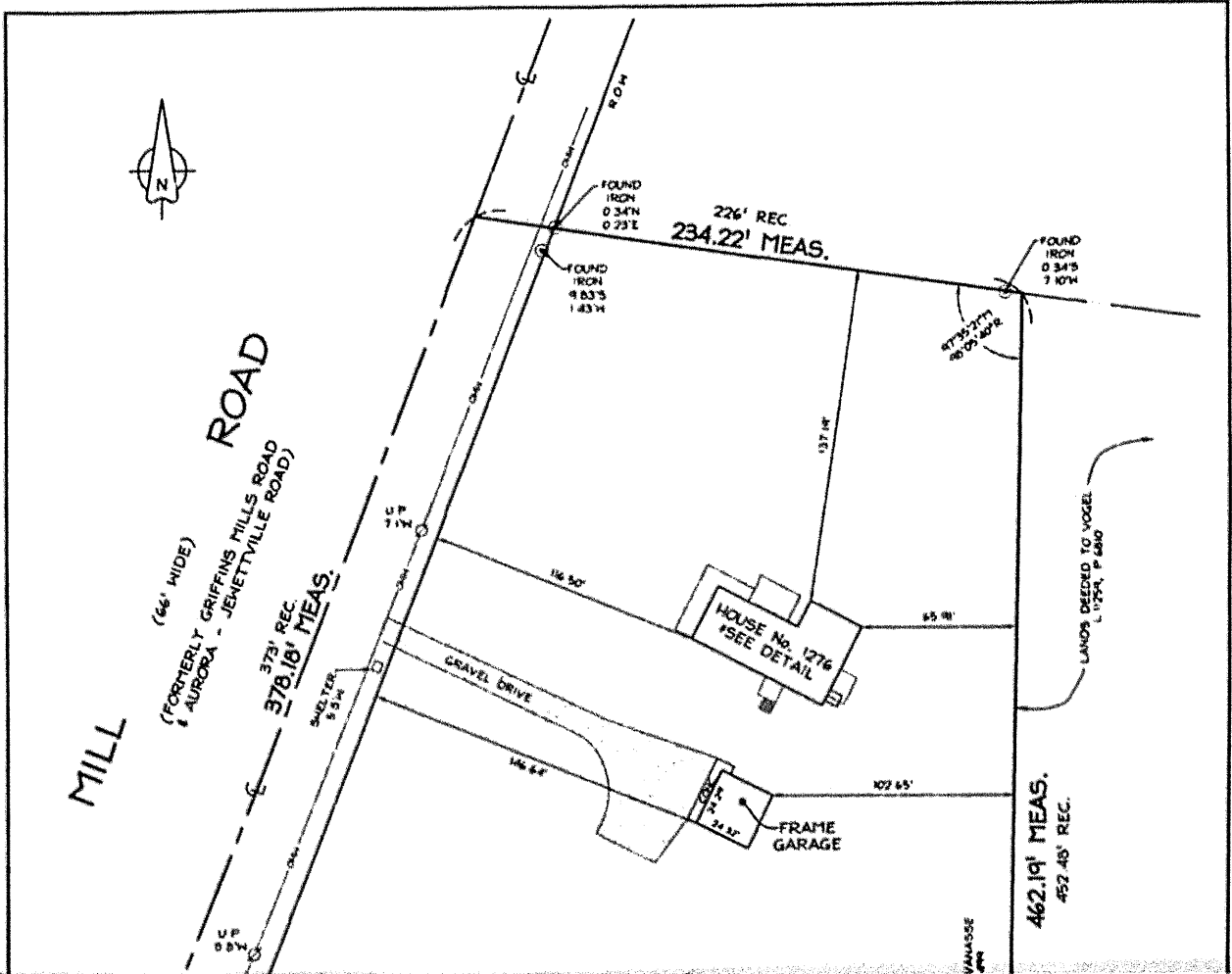
A sign for the school is intended to be temporarily placed on the bus stop waiting hut which is already on property behind the mailboxes. This will allow the current school sign to be placed in December without having to dig in the frozen ground. The spring should allow the sign to be placed in better view a bit closer to the road once brush can be cleared, in a multidirectional way and smaller next to the road. We will proceed through all required permitting for signage.


Playground space will be minimal at this time to a 5 ft climbing dome and nature exploration, and temporary fencing will be used to block the green space yard from the driveway for student safety until spring allows for digging a permanent fencing option.

Attached you will find supporting documentation drafted onto a satellite image of the property, as well as a view from the road of the discussed bus stop hut/sign location. There is also a copy of the survey unaltered and a copy of the survey with color coded items on it in compliance with the site plan checklist that was provided to m

2. Survey, as provided











Please note that this survey was scanned as two partials, then put back together in one image as the paper was too large to scan at once.



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON
 509 Main Street P.O. Box 516, East Aurora, NY 14052
 p (716) 655-1058 f (716) 655-1964 www.nussclark.com
 This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.
 Unauthorised alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7205, provision 2 of the New York State Education Law.
BOUNDARY SURVEY
 1276 Mill Road
 Part of Lot 36, Township 9, Range 6
 Holland Land Company's Survey
 Town of Aurora
 County of Erie, State of New York
 Date of Survey: 9/1/2020
 Scale: 1" = 50' Project No. 2033-0458

Thornton A. Kenyon

3. Survey with Color Coding

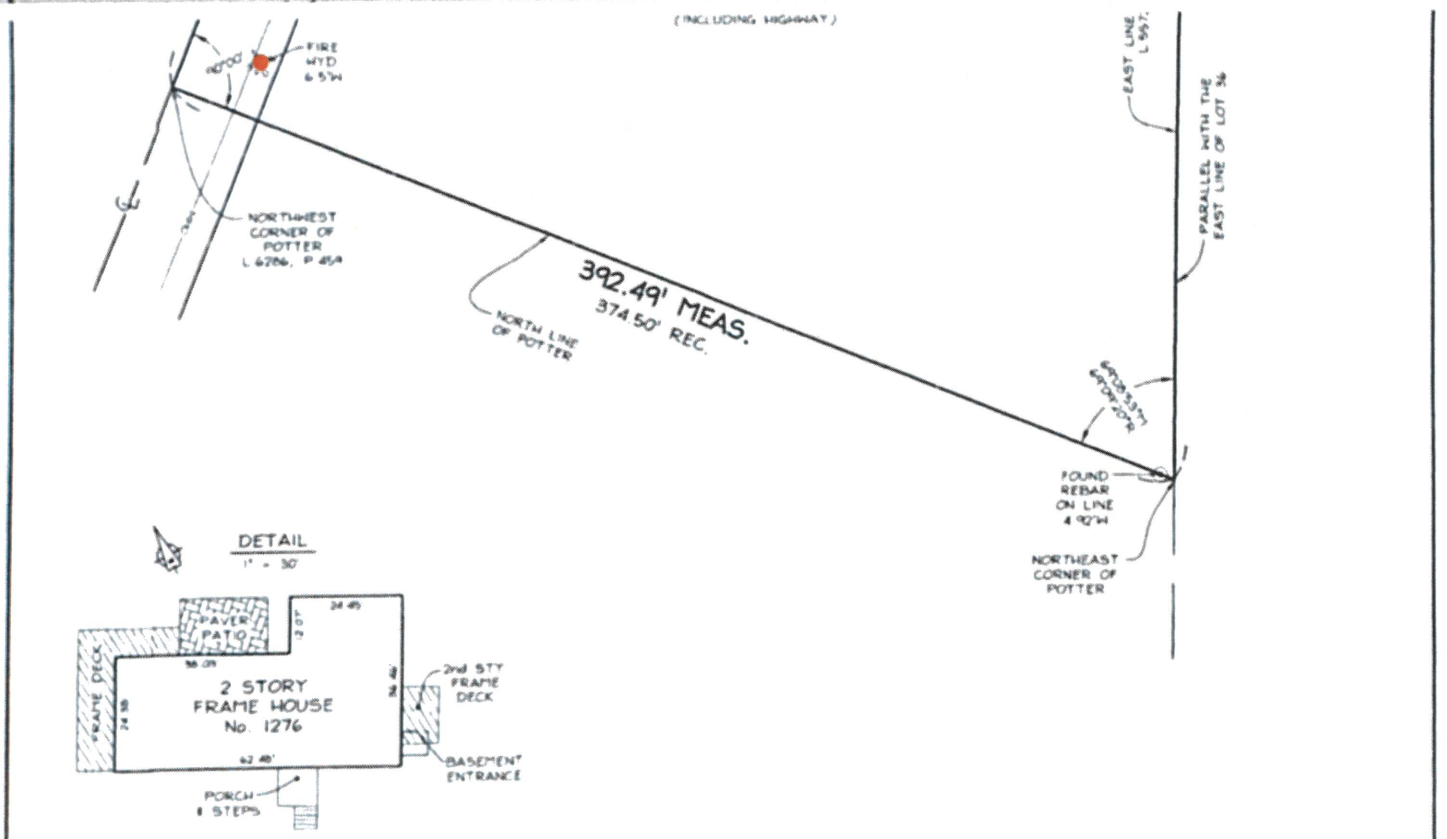
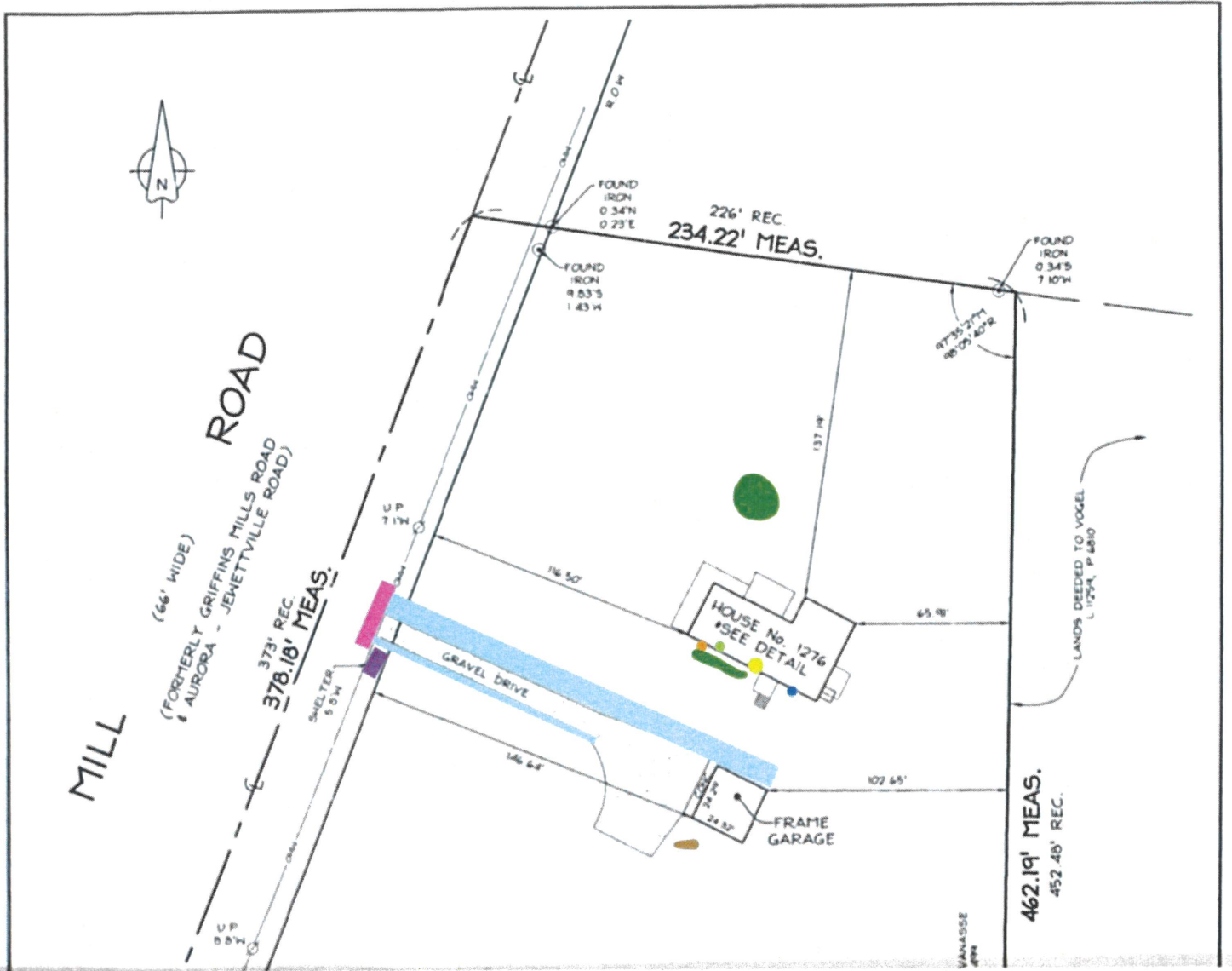
The color coding for this survey and the items on the checklist for the Site Plan are as follows:

	Garden Area, herb or plant
	Culvert Pipes
	Electric
	Gas
	Water
	Signage (proposed)
	Lighting (proposed)
	Fire Hydrant
	Refuse Areas, including compost
	Expanded Driveway (proposed)

Unless otherwise noted all items are preexisting.

The wooded area is best described through overhead photography.





4. Short EAF Form

The Short EAF is found on the following pages

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		Sprouting Minds Montessori School	
Name of Action or Project: SMMS Relocation			
Project Location (describe, and attach a location map): 1276 Mill Rd. East Aurora, NY 14052			
Brief Description of Proposed Action: Change occupancy code of existing R building to an E building. #			
Name of Applicant or Sponsor: Sammie Trent		Telephone: 	
		E-Mail: 	
Address: 253 Main Street			
City/PO: East Aurora		State: NY	Zip Code: 14052
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		2.5 acres	
b. <u>Total acreage to be physically disturbed?</u>		.1 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		2.5 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
<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 type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u> b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: <u>private septic</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>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?</u> 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"/>	

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 checked="" 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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Sammy Trent</u> Date: <u>11/15/2020</u> Signature: <u><i>Sammy Trent</i></u> Title: <u>Head of School</u>		

5. Proof of NYS Non-public school status

Attached you will find the printout for Sprouting Minds Montessori School as found on the school information search through New York State Department of Education's Informational System.



SEDREF - Core Information on SED

Institutions

Home Menu General Query Search Start New Search Current List Internal Help Public Help Login

Institution Data

Inst Id:	800000091935	Legal Name:	SPROUTING MINDS MONTESSORI SCHOOL
Popular Name:	SPROUTING MINDS MONTESSORI SCHOOL	Corporate Name:	
Label Name:	SPROUTING MINDS MONTESSORI S	Type of Incorporation:	BUSINESS CORPORATION (OR OTHER FOR-PROFIT ENTITY)
Inactive?:	N	SED Code:	140301995617
Inst Type Desc:	NON-PUBLIC SCHOOLS	SED Code Effective Date:	07/01/2020
Inst Sub Type Desc:	INDEPENDENT	Grade Org Code:	8
Level 2 Tracking Code:		Grade Org Desc:	Not Available
SORIS Inst ID:	800000091935	SORIS Inst Name:	SPROUTING MINDS MONTESSORI SCHOOL
OSE Reporting Inst ID:		OSE Reporting Inst Name:	
Non Public Registration Code:		County Code:	14
Non Public Registration Desc:		County Desc:	ERIE
Non Public Registration Start Date:		School Dist Of Location:	140301
Dist Type Desc:	MAJOR	County of School Dist Code:	14
SDL Description:	EAST AURORA UFSD	Record Type Code:	2
Active Date:	07/01/2020	Record Type Desc:	NON PUBLIC SCHOOL (IMF)
Inactive Date:		Comm Dist Type:	MEDIUM CENTRAL DISTRICTS