

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 6/24/2024

Applicant name: West Falls Center for the Arts c/o Anthony Pandolfe, PE (project engineer)

Applicant Phone/Email: 716-842-3165 / apandolfe@carminawooddesign.com
487 Main Street, Suite 500

Applicant address: Buffalo, NY 14203

Property owner: William Panzica
1863 Davis Road

Owner's address West Falls, NY 14170
1863 Davis Road

Property address: West Falls, NY 14170

SBL # (s) 199.03-1-7, 199.03-1-6.3, 199.03-1-6.2 & 199.03-1-6.1

Prior owner _____

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

Proposed Project: Parking lot improvements for West Falls Center for the Arts

Commercial X Multi family _____ Number of dwelling units 1

Zone: Agriculture Total property Acreage: 8.1 +/- Acreage covered by bldg 0.26 +/-

Square footage of building: 7,100 +/- Cubic footage of building: _____

Aggregate square footage of other buildings on property: 4,600 +/-

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 1.01-5Acres: \$500 5.01-10 Acres: \$1,000 >10 Acres: \$1,500

Fee: \$ 250

Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

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

285 Delaware Avenue, Suite 500
Buffalo, New York 14202
United States
ghd.com



Our ref: 11207908

July 19, 2024

Ms. Martha Librock, Town Clerk
Town of Aurora
575 Oakwood Avenue
East Aurora, NY 14052

Site Plan – West Falls Center for the Arts Parking Lot Improvements – 1843 & 1863 Davis Road

Dear Ms. Librock:

GHD has completed a review of the Grading Plan, revision date 7/18/2024, for the above-referenced property. It is our understanding that the applicant is seeking approval to convert the gravel parking area to asphalt, demolish a portion of an existing structure, and construct related modifications to the grading, drainage and stormwater management.

The revisions adequately addresses our previous comments, and we have no additional comments on the application for site plan approval.

If you have any questions, feel free to contact me.

Regards,

A handwritten signature in black ink that reads "Camie Jarrell". The signature is written in a cursive, flowing style.

Camie Jarrell
Senior Project Engineer
(716) 362-8879
camie.jarrell@ghd.com

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: West Falls Center for the Arts Parking Lot Improvements			
Project Location (describe, and attach a location map): 1863 Davis Road			
Brief Description of Proposed Action: The proposed project involves improvements to the existing parking lot as well as stormwater management. The existing stone and gravel parking lot will be replaced with asphalt and designated striping. A portion of the existing garage will be demolished.			
Name of Applicant or Sponsor: West Falls Center for the Arts c/o Anthony Pandolfe, PE		Telephone: 716-842-3165	
Address: 487 Main Street, Suite 500		E-Mail: apandolfe@carminawooddesign.com	
City/PO: Buffalo		State: NY	Zip Code: 14203
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Aurora Town Board (site plan approval), NYSDOT (highway work permit)			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		8.1 acres	
b. Total acreage to be physically disturbed?		0.7 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.1 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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
a. A permitted use under the zoning regulations?	<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? 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. 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: _____ Water service is existing	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing septic system on-site	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"/>	
	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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 plan?	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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater will be conveyed to an on-site ditch/stream.		
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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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>Anthony J. Pandolfe, PE</u> Date: <u>6/19/24</u> Signature: <u></u> Title: <u>Project Engineer</u>		