

Zoning Appeal Case # 1176
Approved/Denied Date _____

Hearing Date 9-20-12

ZONING BOARD OF APPEALS
TOWN OF AURORA, ERIE COUNTY, NY
SPECIAL USE PERMIT APPLICATION



TO THE ZONING BOARD OF APPEALS:

The undersigned hereby applies to the Zoning Board of Appeals for a special use permit pursuant to Article VI, Section 116-61C, of the Zoning Ordinance of the Town of Aurora affecting the following described premises in manner and on grounds here-in-after set forth:

Owner: Kristy & John Cordova
Address: 1714 Emery Rd E. Aurora, NY 14052
Agent: _____
Address: _____
Contractor: _____

GENERAL INFORMATION

1. Location of property: 1714 Emery SBL# 187.00-3-10.31 Zone A
2. State present use: residential
3. State the nature of the permission requested: Keene License (MORE THAN 3 ADULT DOGS)
4. ATTACH recent copy of SURVEY of property.
5. ATTACH DETAILED PLANS showing site, elevations and plans of structures and accessory use areas and landscaped development of the entire parcel devoted to the Special Permit use.

APPLICANT'S ALLEGATIONS

The applicant alleges that the proposed Special Permit use:

1. would be in harmony with the orderly development of the district in which it is located because: _____
2. and that it would not be detrimental to the property or persons in the neighborhood because: _____
3. and that it would not increase the traffic flow in the area to the extent that traffic safety would be endangered because: _____
4. and furthermore that it would conform to the standards as prescribed by the Town Board so as to promote the general health and welfare of the community and preserve the property values thereof.

OTHER INFORMATION REQUIRED

1. The undersigned further states that no rezoning or other matter relating to said property or the proposed use has been recently or is now the subject of proceedings before the Zoning Board of Appeals, Town Board or Planning Board of the Town of Aurora, except as follows: _____
2. If application signed by agent a statement by the owner of the site stating that he approves of and is a party to the proposed special use application must be provided.

The undersigned solemnly swears that all statements made herein are true and that all drawings submitted correctly show the situation involved in this appeal. Herewith, the sum of \$75.00 which incorporates the cost of Zoning Board Fee. Further, it is understood that additional information may be required by the Zoning Board of Appeals of the Town of Aurora, NY.

Signature: Kristy Cordova Address: 1714 Emery Rd E. Aurora NY 14052

State of New York SS.:
County of Erie
Town of Aurora

WENDY K. POTTER-BEHLING
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Jan. 3, 2013

Subscribed and sworn to before me
this 25 day of August, 2012
Wendy K. Potter-Behling
Notary Public

Receipt # 106400

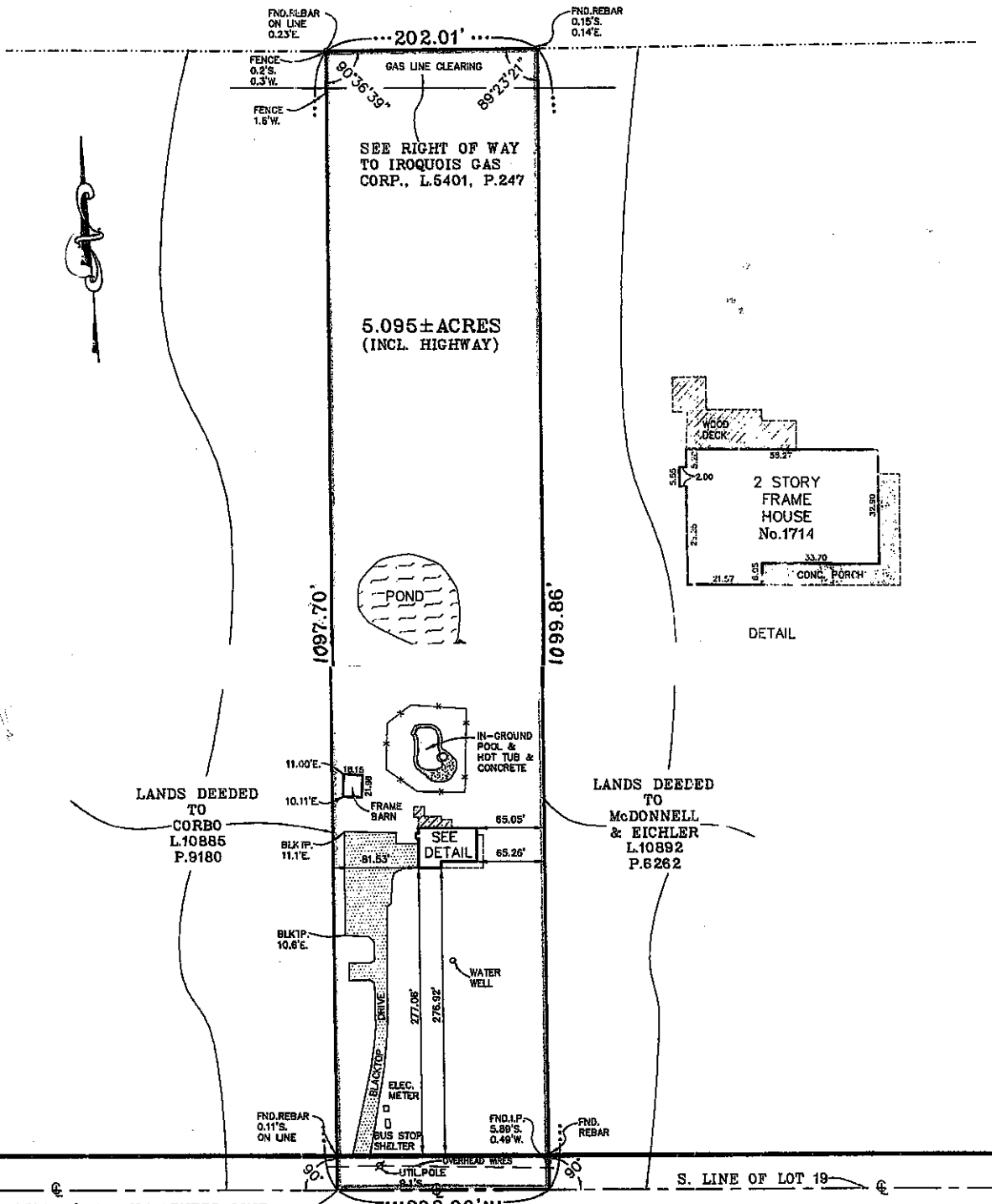
due 8/31
Meeting 9/20 starts @ 7PM

1) Because it is on our personal property behind the house, it will have zero affect on the orderly development of the district.

2) Because the rescue dogs are secured in either a locked Kennel or inside a crate. The dogs all wear collars and leashes are used to walk them on the property. There is no concern for the neighborhood because the dogs are contained.

3) Because we don't have many visitors and they park in our driveway.

UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR REPORT IS A VIOLATION OF SECTION 7206, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



2590.33' TO THE CENTER LINE OF CENTER STREET & THE S. LINE OF LOT 19

EMERY (66' WIDE) ROAD

HOLLAND LAND COMPANY'S SURVEY

PART OF L. 19 T. 9 R. 6, TOWN OF AURORA, COUNTY OF ERIE, STATE OF NEW YORK

RESURVEY

DATE	JOB	DESCRIPTION

JAMES L. SHISLER, L.S., P.C.
PROFESSIONAL LAND SURVEYORS

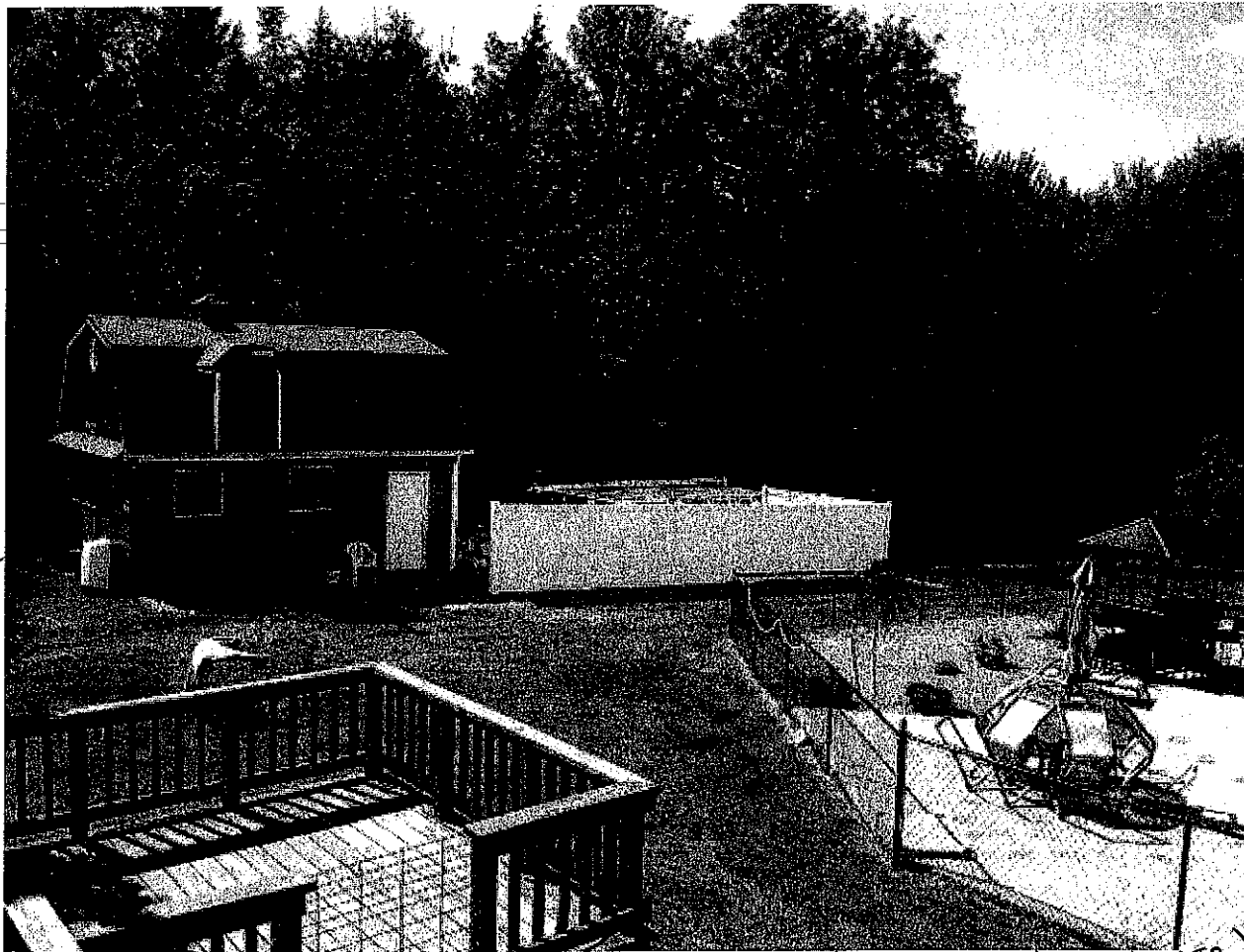
P.O. BOX 516 EAST AURORA, NEW YORK 14052-0516 (716) 655-1058

DRAWN BY: DMS SCALE: 1" = 100'

CHECKED BY: JLS DATE: 5/13/08

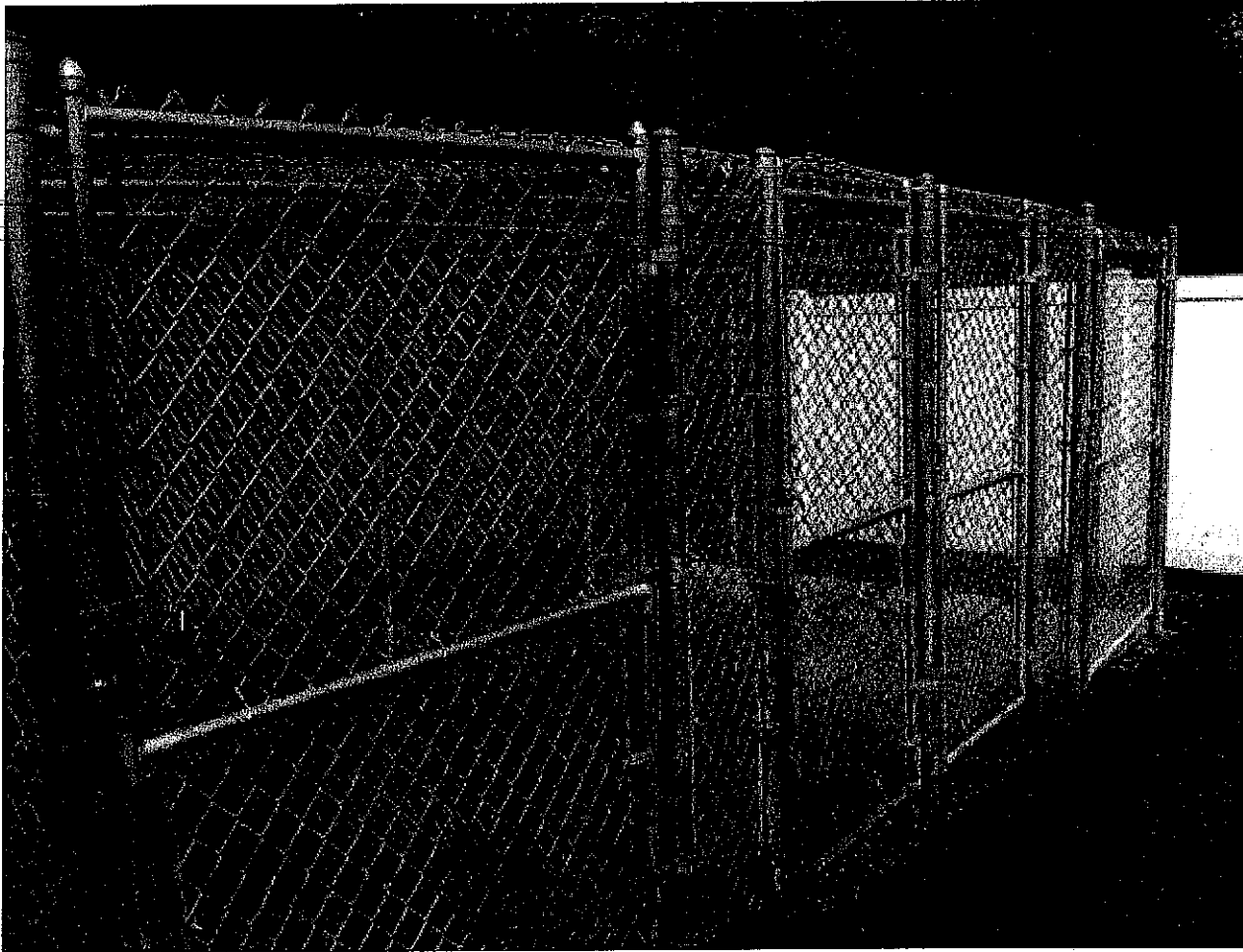
JOB NO.: 08204 SHEET NO.: C-4222

James L. Shisler



(Behind the house)

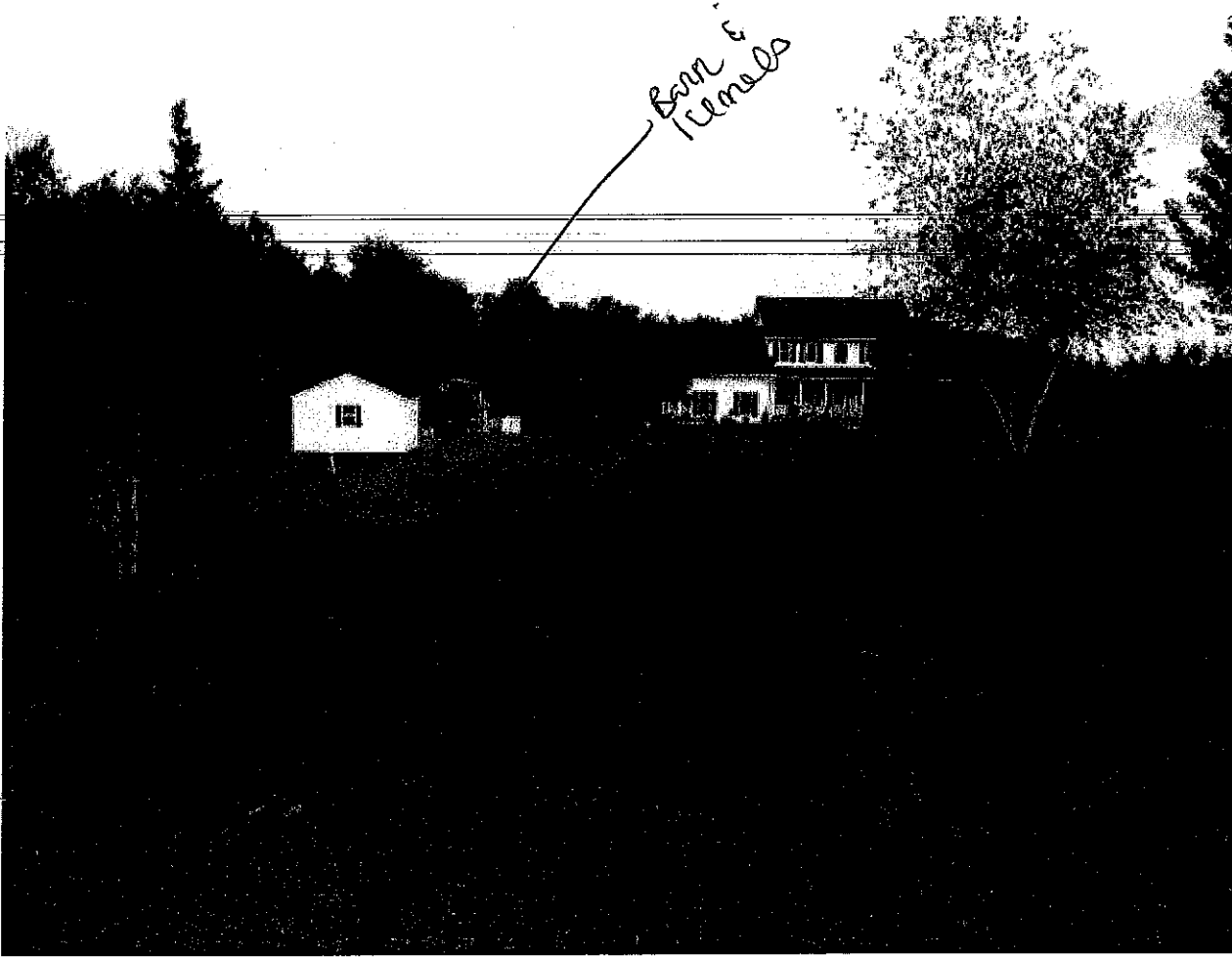
location of
dogs. only 4 are
outside at a time in
(1 in each individual
kennel)



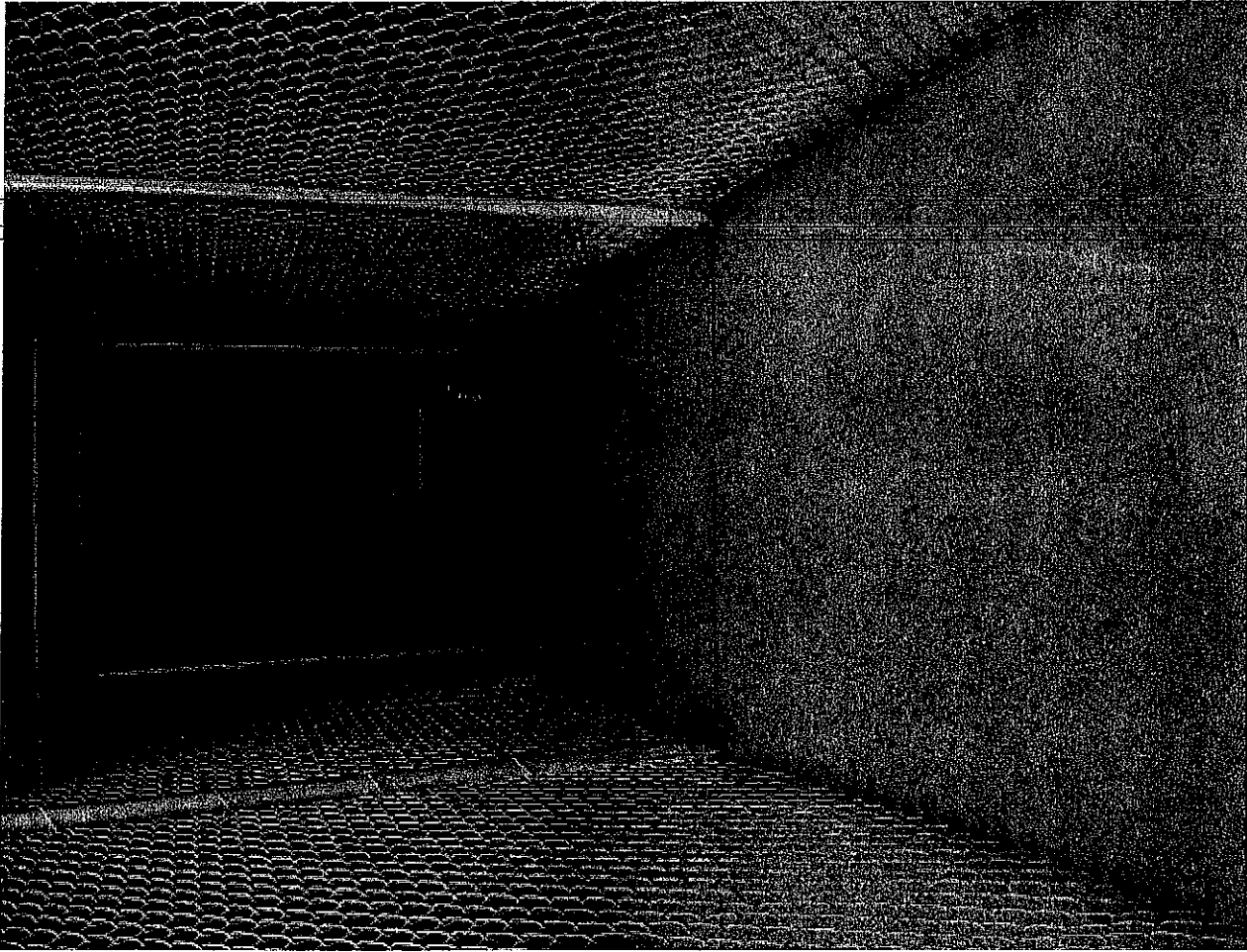
4 outdoor kennels

1 dog per kennel rotated between dogs. usually out from 10 am to 8 or 9 pm in summer and weather depended in the winter.

In winter they spend more time indoors



Street view



1 Kennel partially covered by a
tarp on top & sides. all have a dog
house & bed inside

PROJECT ID NUMBER

617.20

SEQR

APPENDIX C

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR <i>John & Kristy Cordova</i>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <i>Aurora</i> County <i>Erie</i>	
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map <i>1714 Emery Rd E. Aurora, NY 14052</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>I have a non profit no kill animal rescue. I would like to temporarily house up to 10 dogs at one time. They would stay on the property until a foster home was found or a permanent home. All dogs on property are up to date on vaccines required by law. They would be contained in a secure building as well as secure outdoor kennels.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>>100 feet</i> acres Ultimately <i>>100 feet</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval: <i>Town of Aurora Kenne Hense</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>n/a</i>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant / Sponsor Name	Date:
Signature: <i>Kristy Cordova</i>	<i>8-25-12</i>

If the action is a Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

~~B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.~~
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish; shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:
 Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
 Yes No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (If different from responsible officer)

Petitioner: John & Kristy Cordova
1714 Emery Rd
East Aurora NY 14052

SBL# 187.00-3-10.31

Abutting Properties:

Mailing Address (if different)

Joanne Harvilicz Carr
1773 Blakeley Rd
East Aurora NY 14052

Beth Hoskins
1680 Emery Rd
East Aurora NY 14052

174 Main St Unit 170
East Aurora NY 14052

Peter & Mary McLaughlin
1740 Emery Rd
East Aurora NY 14052

Robert Joyce Jr
Robin Dowler
1733 Emery Rd & Vacant Land
East Aurora NY 14052

Two parcels

Eric Robert
1715 Emery Rd
East Aurora NY 14052

2 SUSAN
ALLEN OTT
1788 EMERY RD
EAST AURORA, NY 14052

WILBUR KNUTH
1460 UNDERHILL RD
EAST AURORA, NY 14052

LINDA KELCHLIN
1502 UNDERHILL RD
EAST AURORA, NY 14052

PHONE CALL

FOR Mattha DATE 9/6/12 TIME 9:05 ~~P.M.~~ A.M.

M. Susan Ott

OF Emery Rd

PHONE FAX MOBILE

AREA CODE NUMBER EXTENSION

MESSAGE Would like notice of zoning board mtg. regarding Pans + Claws on Emery

SIGNED

PHONED
RETURNED YOUR CALL
PLEASE CALL
WILL CALL AGAIN
GAVE TO SEE YOU
WANTS TO SEE YOU

TOPS FORM 400

