



300 Glead Avenue, East Aurora, NY

**TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION**

PETITIONER: Name: ERIC OSMANSKI
Address: 4891 ECKHARDT RD
1806 NY 14075

Phone: _____ ix: _____ State: _____ E-Mail: _____ COM

PROPERTY OWNER (if different from petitioner):

Name: MICHAEL J AND NICOLE M KRIEGER
Address: 113 CHURCH ST Ph. No. (

PROJECT ADDRESS: BLAKELEY RD 187.00-2-21.31
No. Street SBL No.

PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE

Signature of Applicant: [Signature]

State of New York) :SS:
County of Erie)

On the 5th day of 5th June, in the year 2019, before me, the undersigned, a notary public in and for said state, personally appeared Eric Osmanski, 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 they 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
SHERYL A. MILLER
Reg. #01M6128663
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 13, 2021

OFFICE USE ONLY:
File #: _____ Number of Lots 1 Total Acreage 11.22[±] Zoning RR/A
Open Development Area Review Application Fee \$100.00 # 170 615 119
Materials Received by Town Clerk & Fee Paid [Signature] 6/15/19
Accepted by Date



Town of Aurora
 300 Gleed Avenue
 East Aurora, NY 14052
 www.townofaurora.com

**Application
 Owner Authorization**

The undersigned, who is the owner of the premises know as:

.....Vacant land on Blakeley Road....., identified as Tax Map (SBL#)
(address)

187.00-2-21.31 hereby authorizes Eric Osmauski to bring an

application for (check appropriate box) - Open Development Area Special Use Permit

Subdivision Other

to the 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.

Michael Krieger Nicole Krieger
 Owner (print)

5/30/19
 Date

[Signature] [Signature]
 Owner (signature)

STATE OF NEW YORK)
) SS
 COUNTY OF ERIE)

On this 30 day of MAY, 2019, before me, the undersigned, a notary public in and for said state, personally appeared MICHAEL & NICOLE KRIEGER, 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

ELAINE T. RENOUF
 NOTARY PUBLIC, STATE OF NEW YORK
 QUALIFIED IN ERIE COUNTY
 My Commission Expires April 17, 2022

May 28, 2019

To the East Aurora: Town Engineer, Superintendent of Buildings, Town Attorney and Town Board
Members,

Please let it be known that Michael and Nicole Krieger give our expressed permission to Eric Osmanski to submit for your approval his ODA application/plans to build on the parcel of land on Blakeley Road that we currently own, Tax map identifier # 142489-187-000-0002-021-310. As you may know, Eric has a signed contract with us to purchase this land. Understandably, having your approval to move forward with his plans is a critical component to our agreement. If there is any other information we can provide regarding this matter we would be happy to do so immediately. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael and Nicole Krieger". The signature is written in black ink and is positioned above the printed names.

Michael Krieger and Nicole Krieger

May 29th, 2019

To Whom it May Concern:

We, Kevin and Jayne Osmanski, reside at 1434 Blakeley Rd and have discussed with Eric Osmanski his plans to build a single-family residence on the approximately 10.57-acre parcel of land (tax map identifier #142489-187-000-0002-021-310) and have no issues.

Sincerely,



Jayne Osmanski

Kevin and Jayne Osmanski

Name and mailing address of owner(s) of the land to be developed – to be purchased by the developer (Eric Osmanski) contingent upon building approval from Town of Aurora

Michael and Nicole Krieger
113 Church St
East Aurora, NY 14052

Name and mailing address of the developer(s)

Eric Osmanski
4891 Eckhardt Rd
Hamburg, NY 14075

Kelkenberg Homes, Inc
10215 Main St
Clarence, NY 14031

Names and addresses of all owners of record of property adjacent to and within a 500' radius of all property lines of the proposed Open Development Area

Kevin and Jayne Osmanski
1434 Blakeley Rd
East Aurora, NY 14052

Kurt and Sarah Doerflein
1484 Blakeley Rd
East Aurora, NY 14052

Steven Round
1444 Blakeley Rd
East Aurora, NY 14052

Conrad and Nadia Boyle
1430 Blakeley Rd
East Aurora, NY 14052

Steve and Penny McDowell
1121 Center St
East Aurora, NY 14052

Clark and Jody Zacaroli
1380 Blakeley Rd
East Aurora, NY 14052

Barbara and Raymond Kron
1277 Center St
East Aurora, NY 14052

James and Jocelyn Sperduto
1494 Blakeley Rd
East Aurora, NY 14052

Suzette Livsey
1275 Center St
East Aurora, NY 14052

Kenneth and Melissa Depke
1235 Center St
East Aurora, NY 14052

Robert Hens
1215 Center St
East Aurora, NY 14052

Michael and Laurie Mucci
1129 Center St
East Aurora, NY 14052

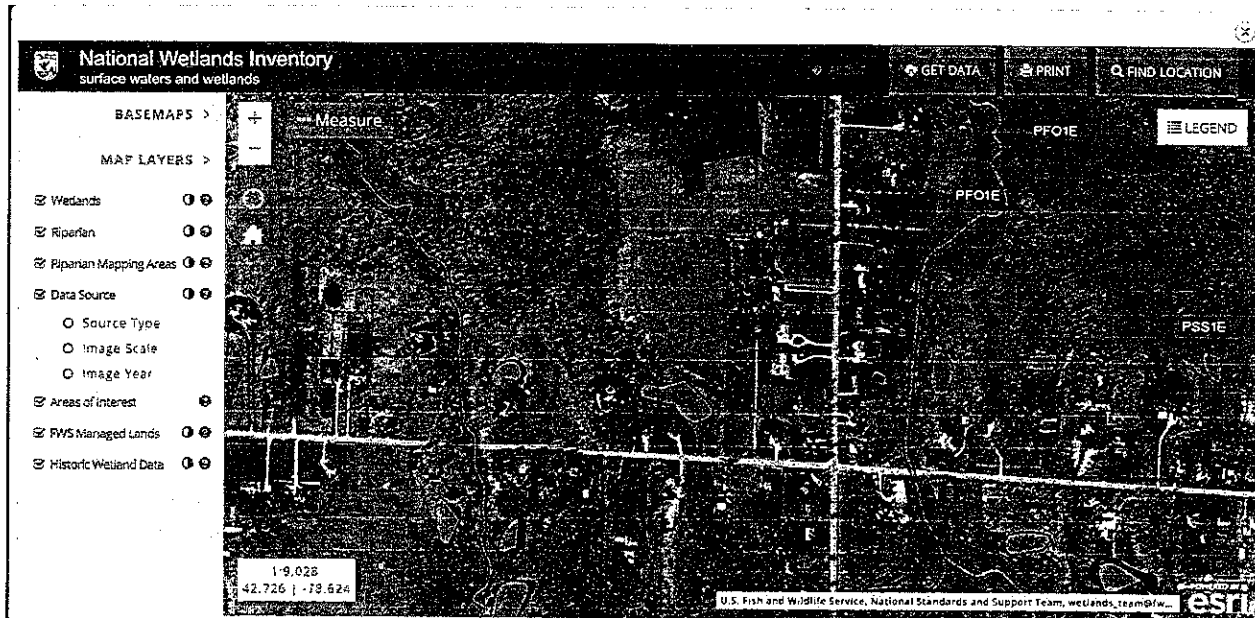
Scott Irrevoc. Family Wealth
Lowell & Henrietta Scott Trust
1109 Center St
East Aurora, NY 14052

East Aurora Union Free School District
430 Main St
East Aurora, NY 14052

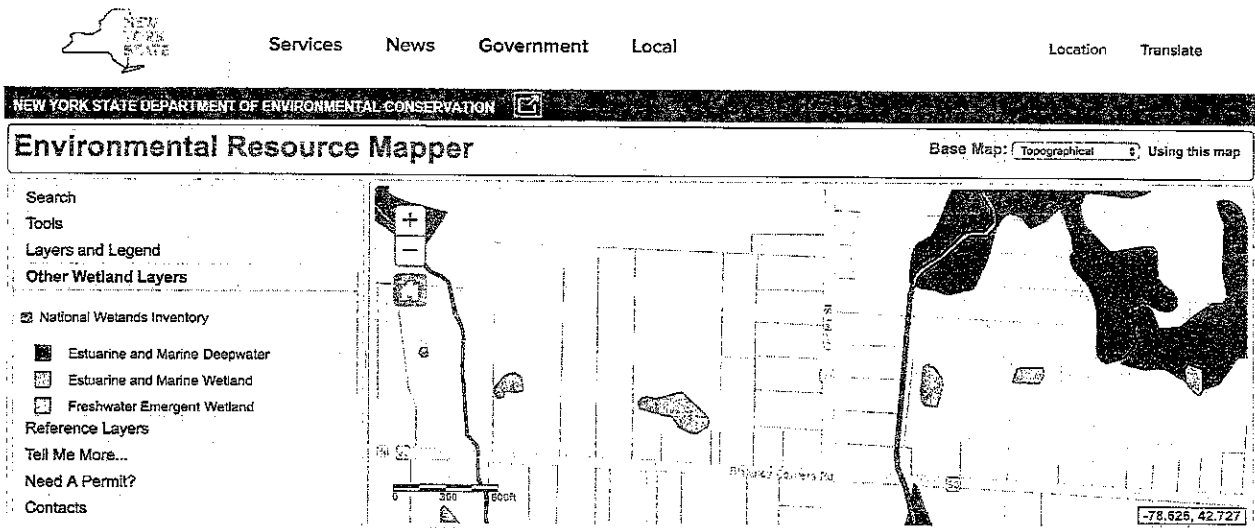
Acreege of the tract to be developed to the nearest 1/10th of an acre

300' Width
450' Length
~ 3.1 Acres

National Wetlands Inventory mapped wetlands



NYS Department of Environmental Conservation mapped wetlands



Narrative Description of the Planned Right-of-Way

The private right of way and access roadway located on Blakeley Corners Rd, SBL 187.00-2-21.31, will be used as a residential driveway for personal vehicle use to and from Blakeley Rd and developed in accordance with the "Design standards for access roadways" outlined in the Aurora Town Code, Chapter 99, Article VI, Section 99-34, paragraph B.

The right-of-way is 50 feet wide and the driveway will be constructed of gravel, 20 feet wide, and have an apron at Blakeley Rd. The driveway will be approximately 750 feet in length from Blakeley Rd to the residence, with the appropriate vehicle pass-by bump-outs at 150-foot increments, will not exceed 10% in grade and will maintain a minimum 28 foot turning radius. Additionally, there will be a hammerhead turnaround at the termination of the interior private right-of-way and residence.

The private right-of-way and driveway will be solely owned by Eric Osmanski and have the rights and obligations as follows:

- Constructing, using, maintaining, repairing, and/or replacing a driveway
- The driveway shall be maintained to not exceed 10% in grade
- The driveway shall be kept in reasonably neat, clean and orderly condition
- The driveway shall be kept free of personal and other property which would impede, obstruct or block the free flow or passage of emergency vehicles
- The driveway shall be kept reasonably clear of snow and ice during the winter months

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: <p style="text-align: center; margin: 0;">ODA APPROVAL</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; margin: 0;">BLAKELEY RD</p>			
Brief Description of Proposed Action: <p style="text-align: center; margin: 0;">APPROVAL TO BUILD A SINGLE FAMILY RESIDENCE</p>			
Name of Applicant or Sponsor: <p style="text-align: center; margin: 0;">ERIC OSMANSKI</p>		Telephone: E-Mail: E DM	
Address: <p style="text-align: center; margin: 0;">4891 ECKHARDT RD</p>			
City/PO: <p style="text-align: center; margin: 0;">HAMBURG</p>		State: <p style="text-align: center; margin: 0;">NY</p>	Zip Code: <p style="text-align: center; margin: 0;">14075</p>
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 checked="" 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: <p style="text-align: center; margin: 0;">BUILDING PERMIT + TOWN BOARD APPROVAL</p>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		10.57 acres	
b. Total acreage to be physically disturbed?		2.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.57 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

	NO	YES	N/A
5. Is the proposed action,			
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 checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services 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 the 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 <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>SEPTIC</u> _____	NO <input checked="" type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?	<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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

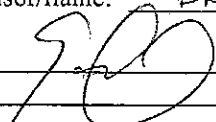
Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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,	NO	YES
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)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TO THE EXISTING POND		
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: ERIK OSMANSKI Date: 6/5/19

Signature:  Title: _____

