

Memo

To: Planning Board
From: Patrick Blizniak
CC:
Date: 9/22/17
Re: Orfeo property, 180 Ellicott

After reviewing the submitted requirements for a site plan on the Orfeo property located at 180 Ellicott Rd., I feel it is sufficient to request the Planning Board to review. If there are any questions or comments, feel free to contact me.

Thank You.

A handwritten signature in black ink, appearing to be 'P. Blizniak', written over the printed name.

Patrick Blizniak

Superintendent of Building

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 9/20/17

Applicant name: Daniel S. Orfeo

Applicant address: 1829 Davis Rd, West Falls, NY 14170

Property owner: Daniel S. Orfeo

Owner's address 1829 Davis Rd, West Falls, NY 14170

Property address: 180 Ellicott Rd, West Falls, NY 14170

SBL # (s) 186-00-1-58

Prior owner Jason Penfold

Is site adjacent to or within 500 feet of an 'R' District? NO

Proposed Project: 40' x 60' Pole Barn

Commercial Multi family Number of dwelling units

Zone: I Total property Acreage: 1.367 Acreage covered by bldg

Square footage of building: 3434 Cubic footage of building: 43,200

Aggregate square footage of other buildings on property: -0-

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: \$ 445
Receipt: # 228956

Received by [Signature]
Town Clerk/Deputy Clerk

Base fee for cu ft \$ _____
Each 1,000 cu ft over 10,000 \$ _____
Acres \$ _____

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



TOWN OF AURORA

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

STATE OF NEW YORK)
COUNTY OF ERIE)
TOWN OF AURORA)

I, Martha L. Librock, Town Clerk of the Town of Aurora, Erie County, New York, do hereby certify that at a regular meeting of the Town Board of aforesaid town, on the 25th day of September, 2017, at Town Hall Auditorium, 300 Gleed Avenue, East Aurora, New York, the following resolutions were adopted, every member present voting therefore, to wit:

Councilwoman Jeffe moved to refer a Special Use Permit application from Daniel Orfeo for an office for West Falls Transportation, Inc., at 180 Ellicott Road, West Falls, NY, to the Planning Board for review and recommendation. Councilman Harris seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Councilwoman Friess moved to refer a Special Use Permit application from Dean Weber for an additional building at his business, Webers Landscaping, Inc. at 1241 Davis Road, West Falls, NY, to the Planning Board for review and recommendation. Councilman Harris seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

* * * * *

I do further certify that I have compared the foregoing with the original minutes of the regular meeting of the Town Board of said Town held on the 25th day of September, 2017, and the foregoing is a true and correct transcript of said original minutes and the whole thereof, and that the resolutions duly adopted by the said Town Board are on file in my office.

I do further certify that the following members of the Town Board were present at such meeting, namely:

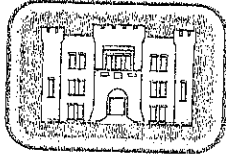
- Jeffrey T. Harris, Councilman
Susan A. Friess, Councilwoman
Jolene M. Jeffe, Councilwoman
Charles D. Snyder, Councilman
James J. Bach, Supervisor

Being the persons constituting said Town Board of the Town of Aurora, Erie County, New York.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Town of Aurora, Erie County, New York, this 27th day of September, 2017.

Handwritten signature of Martha L. Librock
Martha L. Librock
Town Clerk

SEAL



SCHENNE & ASSOCIATES

ENGINEERING - ARCHITECTURE - GEOLOGY

391 WASHINGTON STREET - SUITE 800

BUFFALO, NEW YORK 14203

(716) 655-4991

September 18, 2017

Town of Aurora Planning Board
456 Main Street
Aurora, New York 13026

Re: Orfeo Property
180 Ellicott Road
Aurora, New York 13026

Dear Sir/Madam,

Please see the attached items regarding the above referenced property.

Submission Requirements for Town of Aurora Site Plan Review

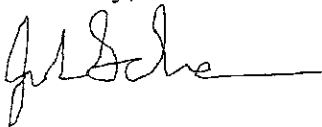
The Applicant shall submit to the Superintendent of Building a completed Site Plan Review application as well as 15 copies of the following documents where deemed necessary.

1. A boundary survey with site plan showing proposed lots, building locations (Proposed and existing), land use areas, utility easements, right-of-way boundaries. North arrow, date, scale, existing wetlands where applicable. **See the attached survey.**
2. Topographical Survey based on United States Geological Survey data to extend a reasonable distance beyond the proposed site. **Also list any changes to current topography. See the attached topographical survey.**
3. Location of existing proposed easements. **There are no proposed or existing easements.**
4. Existing natural features such as watercourses, waterbodies, wetlands, wooded areas, flood hazard areas, 15% or more slope areas. Any changes to the features are to be noted. **The site is flat with no existing features.**
5. Stormwater pollution prevention plan (SWPPP), if affecting an acre or more. **The site is less than one acre, therefore SWPPP is not required.**
6. Soil Test, regarding characteristics, capabilities and or limitations for development according to TOA soil district. **See attached soil letter.**
7. Location and design of all existing on-site as well as neighboring improvements including drainage, culvert pipes, waterlines, sanitary and storm sewer systems, retaining walls and fences. **Existing and proposed utilities are shown on drawing C-1.**

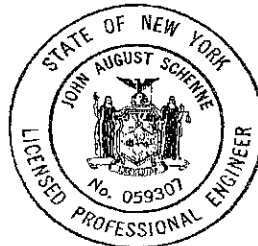
8. Location and design of all utilities, proposed and existing, including, but not limited to electric, gas, water, cable, etc. **Utilities are shown on drawing C-2.**
9. Location and design of all proposed existing streets, parking lots, service areas, access drives, bicycle and pedestrian ways within and neighboring proposed site. **Existing streets are shown on C-1.**
10. Location, height of buildings, and front, side, and rear lot dimensions of all proposed buildings. **See drawings A-1.**
11. Location of all open space designated for “Green space”, parks, playgrounds, landscape screening and general landscape proposals. **See drawing C-1.**
12. Location, size and design of all proposed signage and outdoor lighting. **No signs are proposed.**
13. Building elevation drawings, when required. **See drawing A-2.**
14. Grading and drainage plan showing existing and proposed contours at intervals not exceeding 2 feet. Include measures, devices and or structures for erosion and runoff control during and after construction. **See attached topographical survey and drawing C-1.**
15. Location of nearest fire hydrants and access for firefighters and their equipment. **Nearest fire hydrant is located on Ellicott Road, 630’ away.**
16. Landscaping plan identifying plant materials, location of refuse areas, dumpsters and outdoor storage. **See C-1.**
17. Short EAF form – see attached. **See attached.**
18. If not in “B” district, notify abutting properties of proposed plans (Building Department will help). **Property is located in a “B” district.**
19. Is approval needed by any other agency such as NYS Freshwater Wetland permit, US Army Corp of Engineer and Federal Wetland impact permit for this project? If so, list the approval type and time frame of approval. **N/A**

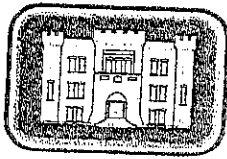
If you have any questions or require additional information, please contact me.

Sincerely,



John A. Schenne. PE
Schenne & Associates





SCHENNE & ASSOCIATES

ENGINEERING - ARCHITECTURE - GEOLOGY

391 WASHINGTON STREET - SUITE 800

BUFFALO, NEW YORK 14203

(716) 655-4991

Mr. Dan Orfeo
180 Ellicott Road
West Falls, NY 14170

Re: Geotechnical Recommendations for
Proposed Storage Building
180 Ellicott Road
West Falls, NY

Dear Mr. Orfeo:

August 29, 2017

I recently completed a test pit on the above referenced site. Based on this data, I have prepared the following recommendations concerning the foundation design.

Project Information

I understand the project involves the construction of a pole barn type storage building.

Subsurface Conditions

A Test pit was recently completed in the proposed building area. Topsoil and clayey silt fill were encountered in the top 1.0' of the test pit. This layer was underlain by till to a depth of 6 feet below grade.

Groundwater

Ground water was not encountered at the completion of drilling. It is likely that an adequate amount of time was not allowed for the groundwater in the borehole to seek a steady state level on the day the boring was completed. It should also be noted that groundwater levels vary seasonally and depend on many different factors. However, based on observed conditions, it is concluded that the water table will likely be lower than the planned foundation bearing elevation.

Soils Classification Test Results

Laboratory testing was not conducted on a composite sample of the till underlying the footing elevation. Using Table 1615.1.1, Site Class Definitions of the *Building Code of New York State* and information from the test pit, classify this site as Seismic Site Class D. The clays and dense glacial till materials underlying this site have a low potential for liquefaction.

Geotechnical Considerations and Recommendations

The soils present on this site consist of topsoil & sandy silt near the surface, underlain by dense till. I have evaluated the soils on site, based on the strength of the soils encountered in the boring. The following foundation design recommendations are made:

1. Spread footings may be designed for this project using a maximum 4000 psf allowable bearing pressure for design of the spread footings bearing on natural undisturbed soil with all footings designed for the same contact pressure. Foundation design, shall be in accordance with the 2015 BCNYS
2. Roof gutters and downspouts should be maintained to ensure diversion of water away from basement walls.

These design recommendations were prepared based on Schenne and Associate's understanding of this project, the test pit, and generally accepted geotechnical engineering practice. No guarantees or warranties of any kind are expressed or implied.

8/29/17

Should any unusual conditions be encountered during excavation of the basement, or if the soils encountered during the work differ from those described by the single test pit referenced above, please notify me. If you have any questions or require additional information please contact me.



Sincerely;

A handwritten signature in black ink, appearing to read "John A. Schenne".

John A. Schenne, PE

WARNING: IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NYS EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER IN ANY WAY PLANS, SPECIFICATIONS, OR REPORTS TO WHICH THE SEAL OF AN ENGINEER HAS BEEN APPLIED.

PROJECT ID NUMBER

617.20
APPENDIX C

SEQR

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 DAN ÖRPEO	2. PROJECT NAME COMMERCIAL BUILDING
3. PROJECT LOCATION: 180 ELLICOTT RD Municipality TOWN OF AURORA	County ERIE
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map 180 ELLICOTT RD (LOT 59) BETWEEN DAVIS RD AND BENDING RD	

5. IS PROPOSED ACTION: New Expansion Modification / alteration

6. DESCRIBE PROJECT BRIEFLY:
CONSTRUCT 40'x60' COMMERCIAL BUILDING

7. AMOUNT OF LAND AFFECTED:
Initially _____ acres Ultimately _____ acres

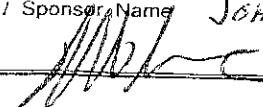
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS?
 Yes No If no, describe briefly:

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.)
 Residential Industrial Commercial Agriculture Park / Forest / Open Space Other (describe)

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local)
 Yes No If yes, list agency name and permit / approval:
Aurora Town Building Permit, Erie County Health Department

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
 Yes No If yes, list agency name and permit / approval:

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION?
 Yes No **N/A**

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE
 Applicant / Sponsor Name **JOHN SCHENNE, PE (AS AN AGENT)** Date: **9/11/17**
 Signature 

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:
 MINOR INCREASE

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 No

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:
 No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
 No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
 No

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:
 NONE KNOWN

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.

Town of Aurora
 Name of Lead Agency
 Patricia Blizniak
 Print or Type Name of Responsible Officer in Lead Agency

 Signature of Responsible Officer in Lead Agency

9/20/2017
 Date
 Superintendent of Building
 Title of Responsible Officer

 Signature of Preparer (If different from responsible officer)