

(Submit in Triplicate)

Fee: \$35.00

P E T I T I O N

TO AMEND THE ZONING MAP OF THE TOWN OF AURORA, NEW YORK, OR FOR USE PERMIT BY THE TOWN BOARD

TO: THE TOWN BOARD OF THE TOWN OF AURORA, NEW YORK

Pursuant to Article IX of the Zoning Ordinance of the Town of Aurora, the undersigned owner(s) and petitioner(s) hereby request that the Zoning Map of the Town of Aurora, be amended as follows:

1. Todd P. Lehmann

Name (First)

(Middle Initial)

(Last)

CASHWOOD HOLDINGS LLC

2. Location of property to be rezoned: Vacant Lot. Part of Lot 13, Township 9, Range 6

3. Area, in square feet, of the property to be rezoned: 204,296 sf (4.69 acres)

Dimension of the property to be rezoned: Refer to Survey attached

4. If the petitioner is not the owner of the property:

Owner's Name and Address

Owner's Name and Address

What is the interest of the petitioner in the proposed rezoning?

5. Petitioner understands and agrees to furnish any of the following if requested by the Town Board or its agencies: An accurate survey map prepared by a licensed surveyor showing all dimensions, including interior angles or bearing of lines, and the location, proposed use and height of all buildings; location of all parking and truck loading areas, with access and egress drives thereto; location of outdoor storage, if any; location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; description of method of sewage disposal and location of such facilities; location and size of all signs; location and proposed development of buffer areas; location and design of lighting facilities; and the amount of building area proposed for retail sales, if any.

6. Attach the legal description of the property to be rezoned.

7. Present zoning classification of the property: Rural Residential & Agriculture

8. Proposed zoning classification of the property: B2 - Business

9. Present use of the property: Vacant Lot

10. Proposed use of the property: Business Use; Office, Storage and Assembly spaces of jewelry components.

11. Description of uses on all adjacent properties and a general description of the type of neighborhood in which the subject property is located: _____

The adjacent properties are a mixture of Rural Residential, B-1 Business, and B-2 Business.

12. Names and Addresses of Owners of Abutting Properties:

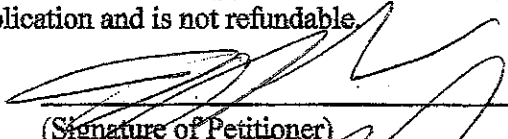
- 1. MARK KUMRO 975 Olean Rd East Aurora NY 14052
- 2. JOHNATHAN THOMPSON 928 Olean Rd East Aurora NY 14052
- 3. LINDA HERRMANN 934 Olean Rd East Aurora NY 14052
- 4. SUSAN MUSIAL 940 Olean Rd East Aurora NY 14052
- 5. MICHAEL PERRY 946 Olean Rd East Aurora NY 14052
- 6. ELVIRA KERLING 952 Olean Rd East Aurora NY 14052
- 7. RAYMOND BALL 958 Olean Rd East Aurora NY 14052

13. Additional information which the petitioner believes will assist the Town Board in its consideration of this request for rezoning: _____

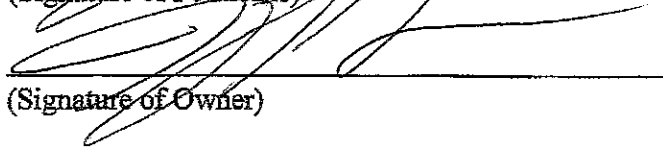
The previous owner applied for rezoning of the property to B-1 Business but did not proceed with development of the property and thusly the property reverted back to RR & Agriculture.

14. Petitioner(s) acknowledge that payment of the application fee is for administrative and advertising expense to the Town as a result of this application and in no way relates to either approval or disapproval of the application and is not refundable.

Date: 6/25/2019



 (Signature of Petitioner)



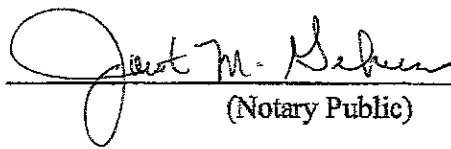
 (Signature of Owner)

STATE OF NEW YORK }
COUNTY OF ERIE } SS:
TOWN OF AURORA }

On this 25 day of June, 2019, personally appeared before me

Todd hehmann 1581 Emery Rd East Aurora NY 14052
(Name) (Address)

the petitioner, to me known to be the same person described in and who signed and executed the foregoing petition and who duly acknowledged to me the execution of the same for the purpose therein mentioned.



(Notary Public)

JANET M GEHEN
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01GE4913425
My Commission Expires Nov. 30, 2021

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: Precious Memories			
Project Location (describe, and attach a location map): Vacant Lot, Part of Lot 13, Township 9, Range 6			
Brief Description of Proposed Action: Single story business use consisting of office, storage and assembly spaces for jewelry components.			
Name of Applicant or Sponsor: Kenneth E. Klapper, AIA		Tele _____ E-M _____	
Address: 84 Hillside Drive			
City/PO: Williamsville		State: NY	Zip Code: 14221
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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 4.69 acres b. Total acreage to be physically disturbed? _____ 1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.69 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 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input 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: <u>The proposed structure will meet the state energy code requirements</u>	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<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: _____	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" 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?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

SUPERVISOR
James J. Bach
(716) 652-7590
jbach@townofaurora.com



TOWN CLERK
Martha L. Libroek
(716) 652-3280
townclerk@townofaurora.com

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*This institution is an equal opportunity
provider and employer.*

Supervisor and Board Members,

5/07/2019

Todd Lehman, the owner of Precious Memories, a local company that has been renting a location at 455 Olean Rd for several years has recently purchased the property on Olean Rd just south of the Rt. 400 exit from South Wales. The property was recently rezoned by the Board to a B-1 District to allow MPG Properties to locate a property maintenance business and warehouse at that location. That occupancy failed to materialize and the property was acquired by Mr. Lehman to expand his business. The rezoning which was approved in 2017 was specific to the proposed 4800 sq.ft. property management, renovation, and HVAC services provided by MPG Properties LLC, or its successors.

I have asked Mr. Lehman to attend a work session to get an indication of the direction the Board may take in the rezoning, development plan and special permit approval process. As currently drawn the building would need an area variance from the ZBA due to the size of the building. The B-1 District allows for retail, service, offices, and storage in enclosed buildings, but does not allow for manufacture, fabrication, assembly and packaging.

I thought it would be a good idea for Mr. Lehman to lay out his business plan and activities and get some direction from the Board prior to spending the money for the site plans required for any approvals.

William R. Kramer

KOLL-ARCH

COMMERCIAL – RESIDENTIAL ARCHITECTURE

Letter to Building Inspector

4-30-2019

Project: Precious Memories

Project Location: Olean Road, Aurora, NY 14052

Vacant Lot, Part of Lot 13, Township 9, Range 6

Project #: 19-05

To: William Kramer
Code Enforcement Officer
Building Department
Town of Aurora, New York
(716) 652-7591

Cc: Todd P. Lehmann
Precious Memories

Dear William,

Please find along with this letter, 10 (ten) copies of a schematic package for a proposed 1 story building on the vacant lot on Lot 13, Township 9, Range 6.

The property is zoned B-1. We are asking a review from the Town if the proposed business of a jewelry business is acceptable for this property as there is a portion of light assembly associated with the business.

Regards,



Kenneth E. Klapper, AIA

KOLL-ARCH

kenklapper@koll-arch.com

www.koll-arch.com

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Williamsville, NY 14221

(978) 844-6767