

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID

fee waived

Building Application _____
Building Permit _____

Zoning Appeal Case No. 1197
Date 9.19.13

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) Russ Schneider of WEST FALLS FIRE COMPANY
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING
INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO Russ Schneider Aurora Golden Fire District
Name of Applicant

OF 1864 DAVIS ROAD, WEST FALLS, NY
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A CERTIFICATE OF EXISTING USE
- A VARIANCE FROM ZONING ORDINANCE
- A PERMIT FOR OCCUPANCY
- A TEMPORARY PERMIT OR EXTENSION THEREOF

1. LOCATION OF THE PROPERTY 1864 DAVIS ROAD
SBL # 199.03-2-8 ZONE DISTRICT B-2

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and
paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)
11B-34 D. 3

3. TYPE OF APPEAL. Appeal is made herewith for:
 An interpretation A variance - to the Zoning Ordinance
 An exception A temporary permit

4. A PREVIOUS APPEAL has has not been made with respect to this decision of the Building Inspector or
with respect to this property

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:

See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
Town of Aurora

Russ Schneider
signature
48 OLD GREENWOOD ROAD WEST FALLS NY 14170
mailing address

Russ Schneider, being duly sworn, deposed and says that he is the
petitioner in this action; that he has read the foregoing Request and knows the contents thereof; that the same is
true to the knowledge of deponent.

Sworn to before me this 26th
day of August, 13

Martha L. Libroek
signature

MARTHA L. LIBROCK
COMM. #0115028312
QUALIFIED IN ERIE COUNTY
MY COMMISSION EXPIRES MAY 31, 2014

*fee waived by
Building Dept -
Wm Kramer*



**WEST FALLS FIRE COMPANY
AURORA COLDEN FIRE DISTRICT #6**

PO Box 140
West Falls, New York 14170-0140
Phone 716-652-1353
Fax 716-652-0111
www.westfallsfire.com

The West Falls Fire Company is asking your approval of the enclosed sign application as we replace the current outdated sign which is need of repair. We understand that as a government entity we are not obligated to apply for said permit but would like to first seek Town approval before going that direction. The new sign message can be changed in a matter of minutes via a computer program. Besides being used by the Fire Company to advertise fund raiser's it will also be used by the Fire Company to send out important safety messages to the public. The sign will also be utilized by Aurora Colden Fire District #6 to notify the public of upcoming meetings, hearings etc. as required by State Law. The West Falls Fire Hall is a designated evacuation point within the Town of Aurora, and since the fire hall and sign will maintain power at all times this new sign can be used by emergency officials as well as Town Government to make notifications to the public during local emergencies. Thank you for your consideration in this matter and we would appreciate your approval of our request.

A handwritten signature in black ink, appearing to read "Russ Schroeder".

Russ Schroeder

West Falls Fire Company

SUPERVISOR
JOLENE M. JEFFE
(716) 652-7590
jjeffe@townofaurora.com



TOWN CLERK
MARTHA L. LIBROCK
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA

5 South Grove Street, East Aurora, NY 14052
www.townofaurora.com

Aurora Colden Fire District 6
1864 Davis Rd.
West Falls, NY

8/26/2013

Re: LED sign on Fire Hall


To Whom it May Concern,

The Building Dept has reviewed your application for a sign permit for the above referenced property. We have denied your application because you fail to meet the requirements of the Town of Aurora Sign Code.

Section 116-34D(3) Signs in any district may not be illuminated from within (i.e., interior illuminated) or illuminated by neon or similar devices of technology.

116-34D(3):Allowed- No neon or similar devices of technology
Requested- 7 sq.ft.+/- LED light
Variance- LED lighting

If you wish to pursue this matter further you must apply to the Town of Aurora Zoning Bd. of appeals for a permit to place the sign and an Area Variance. You must include your application, application fee, a letter to the ZBA explaining your difficulty, and any information to support your need for a variance from Town Code. If you have any questions contact us at 652-7591.

William R. Kramer

Code Enforcement Officer

Permit #.....

BUILDING DEPARTMENT
Town of Aurora/Village of East Aurora
300 Glead Avenue, East Aurora, NY
Phone (716) 652-7591
Fax (716) 652-3507

Circle one	Town or Village	Date _____
Permit Fee \$	_____	
ZBA	Y or N	
Sign: Permanent = \$45.00 Temporary = \$25.00		

APPLICATION FOR SIGN PERMIT
A drawing or picture must accompany all applications

<input checked="" type="checkbox"/>	Sign, attached to building	<input type="checkbox"/>	Sandwich Board	<input type="checkbox"/>	Painted Wall
<input type="checkbox"/>	Post	<input type="checkbox"/>	Marquee	<input type="checkbox"/>	Freestanding
<input type="checkbox"/>	Ground	<input type="checkbox"/>	Awning	<input type="checkbox"/>	Temporary (not to exceed 30 days)
<input type="checkbox"/>	Permanent	<input type="checkbox"/>	Banner	<input type="checkbox"/>	

PLEASE PRINT

Location of proposed Sign(s)**: Address 1864 DAVIS ROAD WEST FALLS
 Cost of proposed Sign \$2300

Applicant:
 Name RUSS SCHROEDER
 Address 48 OLD GLENWOOD RD WEST FALLS
 Telephone 716 713 6474

Owner:
 Name: AURORA GOLDEN FIRE DISTRICT 6
 Address: 1864 DAVIS RD WEST FALLS
 Telephone: 716 652 1353

Zoning District B-2

SBL# 199.03-2-8

The undersigned hereby certifies that all of the information contained in this petition is correct and true.

OWNER SIGNATURE _____

APPLICANT SIGNATURE *Russ Schroeder*

Bldg. Dept. Use Only	ZBA
Examined _____ 20	Date _____
Approved _____ 20	Reason _____
Disapproved _____ 20	Approved/Denied _____
Signature of Code Enforcement Officer/Building Inspector	
Receipt is hereby acknowledged of the sum of \$..... equal to the permit fee established by the Town Board of the Town of Aurora, NY	
..... Town Clerk/Deputy Clerk	

- (4) A sign of not more than four square feet in area displaying a street number, name of occupant(s) and/or name by which the property is known.
- (5) One builders' or contractors' sign, not exceeding 12 square feet in area, while construction is in progress. Such sign will be removed within 10 days after construction is substantially completed.
- (6) Professional nameplates not exceeding two square feet in area indicating only the name, degrees and/or profession of the person(s) residing on the premises and permitted to practice their profession thereon.

B. In any A District, no sign shall be constructed, erected, built or used except:

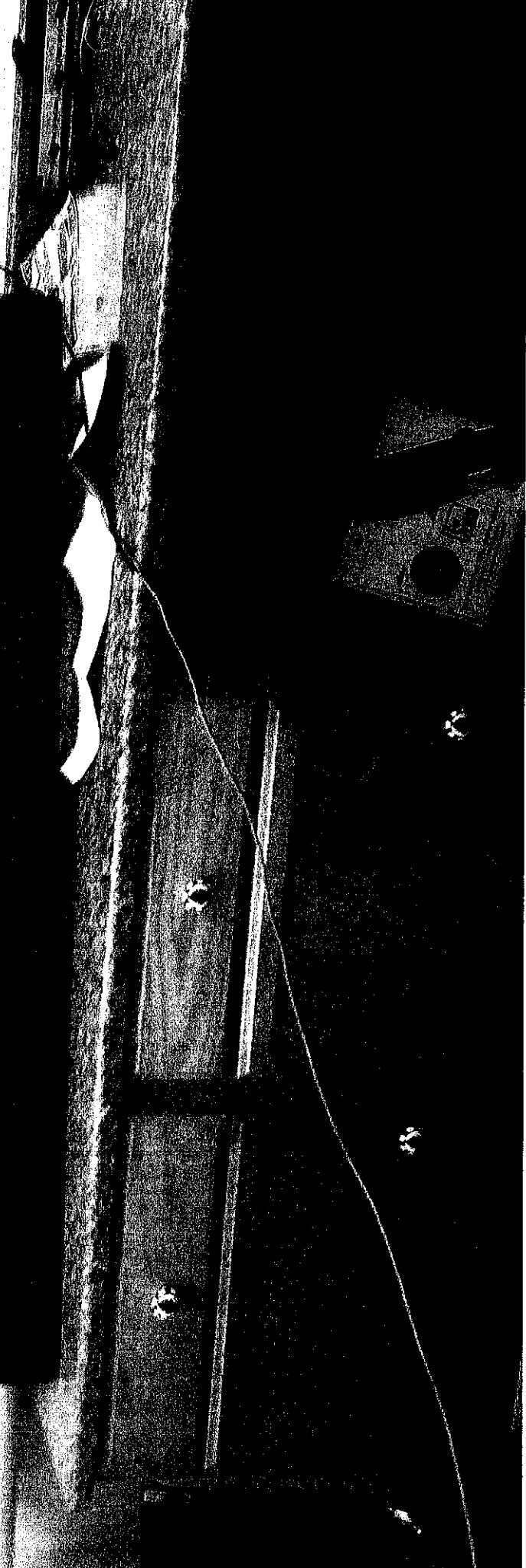
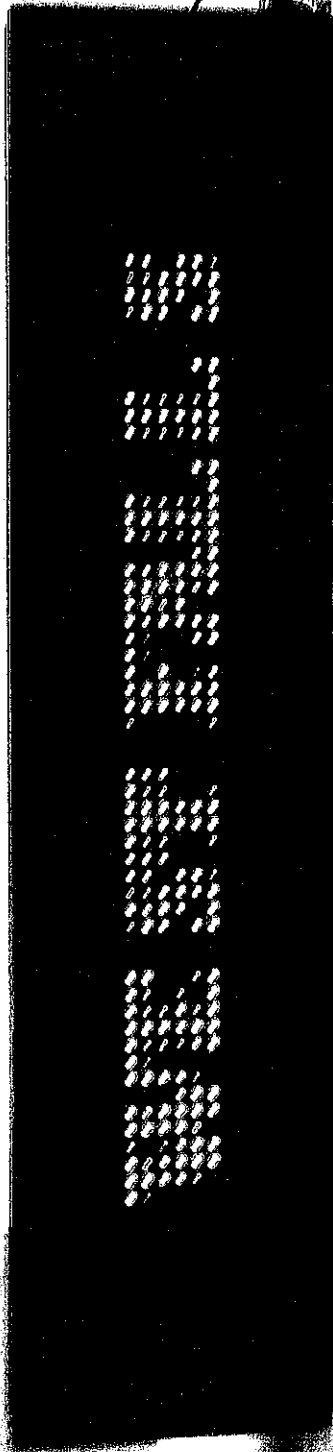
- (1) Signs permitted in R Districts.
- (2) Signs not more than 24 square feet in area which advertise the products of the farm on which they are located.
- (3) When approved by the Zoning Board of Appeals, a freestanding sign not to exceed 24 square feet in area advertising nonagricultural uses permitted in an agricultural zone.

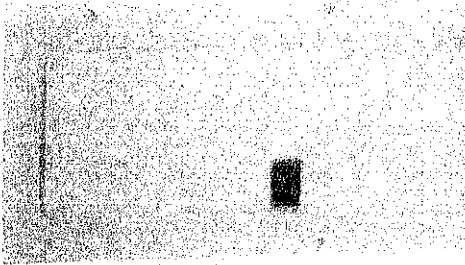
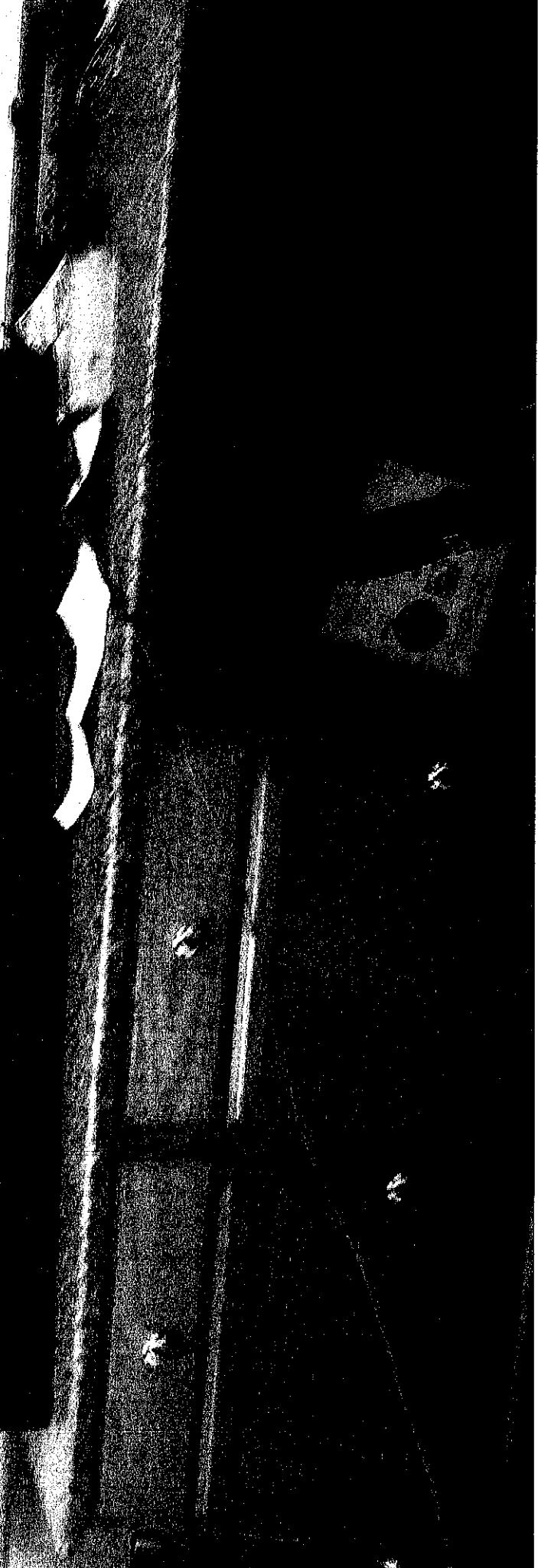
C. In any B or I District, no sign shall be constructed, erected, built or used except:

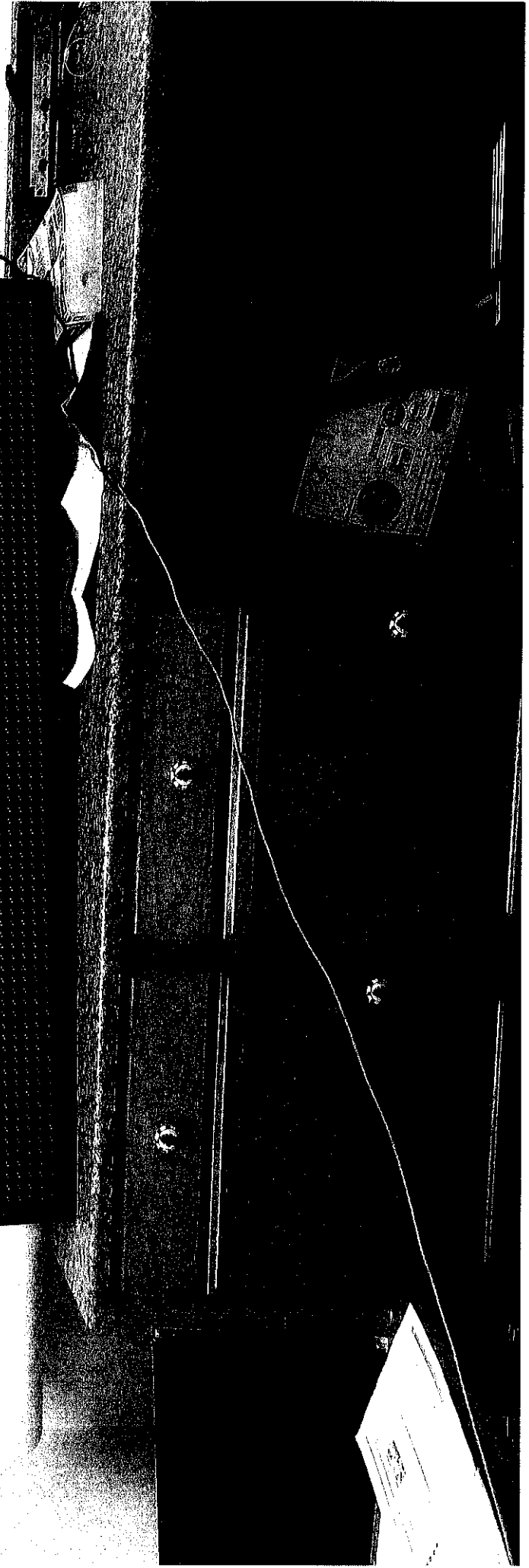
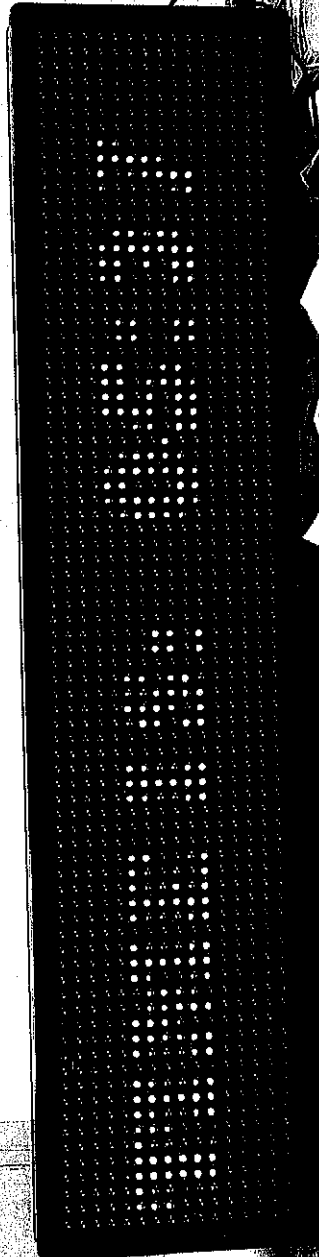
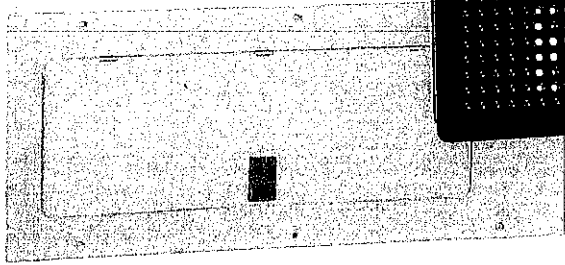
- (1) Those signs permitted in R Districts.
- (2) A sign, not to exceed 32 square feet in area, attached to a building which advertises the business or products sold or manufactured on the premises, provided that no part of any such sign projects over any street line or more than five feet out from the wall or above the roof of the building to which it is attached.
- (3) One freestanding sign, not exceeding 32 square feet in area and no greater than six feet in height, which advertises the business or products sold or manufactured on the premises; additional freestanding signs (consistent with the above specifications) which are approved of by the Town of Aurora Zoning Board of Appeals.

* D. Signs constructed, erected, built or used in any district:

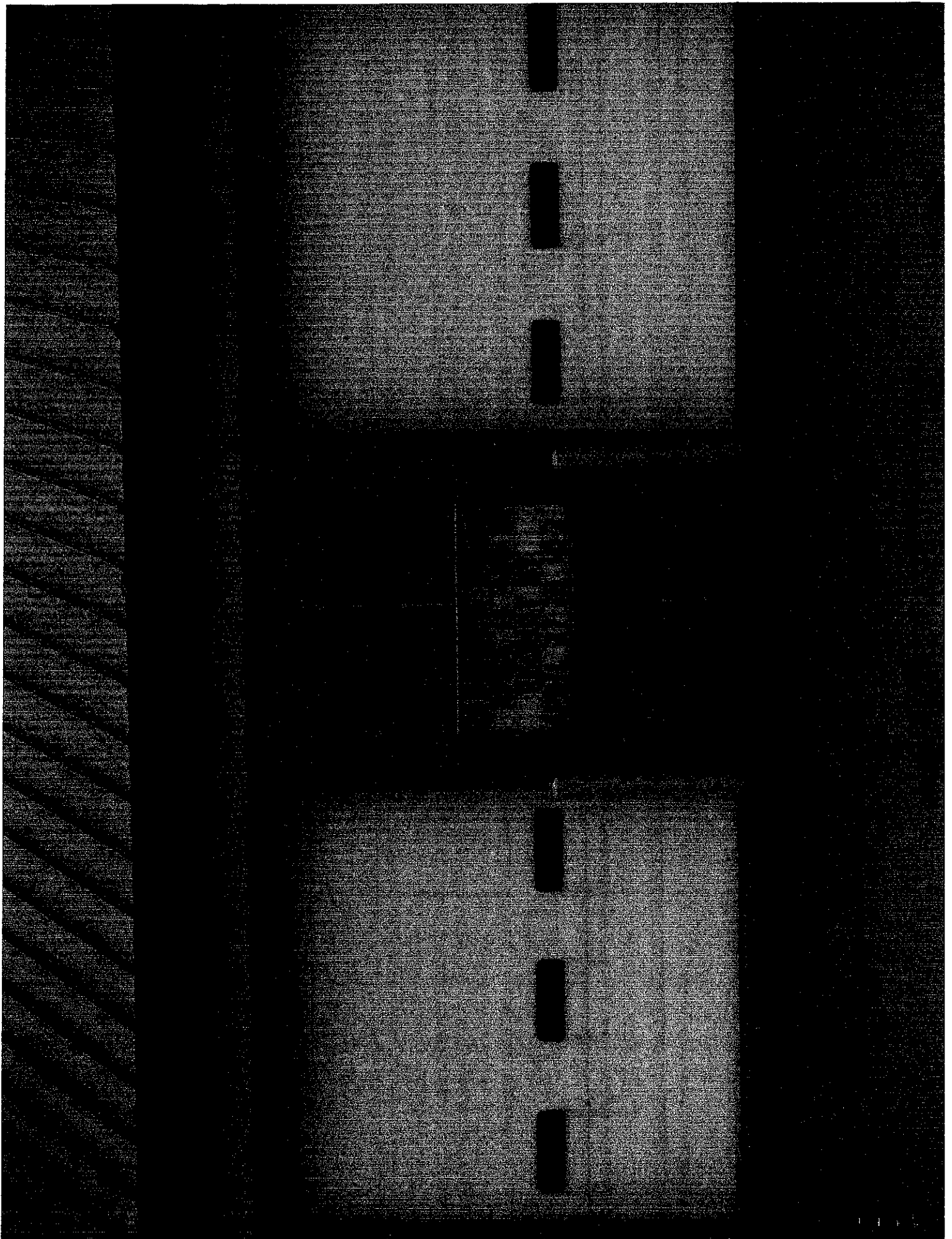
- (1) Shall not consist of animated or moving parts.
- (2) May only be illuminated by light of constant color and intensity. No flashing, rotating or moving lights or strings of lights (excluding temporary Christmas or similar holiday lights) may be used.
- * (3) May not be illuminated from within (i.e., interior illuminated) or illuminated by neon or similar devices of technology.
- (4) Political signs and banners. This chapter shall in no event be construed or employed to restrict the political process within the Town of Aurora. Such political signs shall not exceed four square feet, shall be located on private property, shall











Petitioner: West Falls Fire Department
1864 DAVIS RD
W. FALLS NY 14170

SBL# 199.03-2-8

=====

Abutting Properties:

Mailing Address (if different)

199.03-2-9
Patricia Turnquist
1878 Davis Rd.
West falls,NY 14170

199.03-2-7
Linda Kuhn
1854 Davis Rd.
West Falls NY 14170

217 Dersam Rd.
Alden, NY 14004

199.03-1-6.1; -6.2; -6.3;and 199.03-1-7
William Panzica
1843 Davis Rd.
West Falls, NY 14170

7283 Hayes Hollow Rd
West Falls, NY 14170

199.03-2-35
Denise Skora
693 West Falls Rd.
West Falls, NY 14170

199.00-2-25.1
Bruce Johnson + KRISTINE M.
647 West Falls Rd.
West Falls, NY 14170



149,03-1-6.1

149,03-2-7

149,03-2-9

149,00-2-25
1-5-2-2-00161

6.2
6.3
1-7
1-8

BRIDGE

W FALLS RD
RD

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
#75

Building Application _____
Building Permit _____

Zoning Appeal Case No. 1198
Date 9/19/13

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) Denise Buehler of 220 North Willow Street EANY
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING
INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO Denise Buehler
Name of Applicant

OF 220 N. Willow St. East Aurora NY
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A CERTIFICATE OF EXISTING USE
- A VARIANCE FROM ZONING ORDINANCE
- A PERMIT FOR OCCUPANCY
- A TEMPORARY PERMIT OR EXTENSION THEREOF

1. LOCATION OF THE PROPERTY 220 N. Willow St.
SBL # 164, 15-3-14.2 ZONE DISTRICT R1

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and
paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)
Chapt 44-1 A

3. TYPE OF APPEAL. Appeal is made herewith for:
 An interpretation A variance - to the Zoning Ordinance
 An exception A temporary permit

4. A PREVIOUS APPEAL has has not been made with respect to this decision of the Building Inspector or
with respect to this property
CASE # 602 3/6/92

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:
See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
_____ of _____

Denise Buehler
signature
220 N. Willow St. East Aurora, NY
mailing address 14052

Denise Buehler, being duly sworn, deposed and says that he is the
petitioner in this action; that he has read the foregoing Request and knows the contents thereof; that the same is
true to the knowledge of deponent.

Sworn to before me this 27th
day of August, 2013

Sheryl A. Miller

NOTARY PUBLIC
SHERYL A. MILLER
Reg. #01M6128663
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 13, 2017

_____ signature

Pd 8/27/13 75⁰⁰ CK
Receipt #040741



Town of Aurora
 5 South Grove St
 East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name Denise Buentler
 Address 220 N. Willow St. East Aurora, NY 14052
 Telephone 652-3970 803-2075

Address of appeal 220 N. Willow St.
 Zoning District R1
 Zoning Code Section 164.15-3-14.2

Type of Appeal:

- | | |
|--|--|
| <input type="checkbox"/> A PERMIT FOR USE | <input type="checkbox"/> A CERTIFICATE OF EXISTING USE |
| <input checked="" type="checkbox"/> A VARIANCE FROM ZONING ORDINANCE | <input type="checkbox"/> A PERMIT FOR OCCUPANCY |
| <input type="checkbox"/> A TEMPORARY PERMIT OR EXTENSION THEREOF | |

GROUND FOR VARIANCE: (may continue on separate sheet)

I would like to build a second home on my
parcel of land and in order to go through
the process of an ODA I need 50' of right
of way.

ACKNOWLEDGMENT:

Pursuant to Section 809 of the New York State General Municipal Law, the appellant shall state in his written appeal that to the best of his knowledge, no state officer or officer or employee of the Town of Aurora, has any interest in the appellant as defined in Section 809 of the General Municipal Law. If this statement cannot be made, the nature of any such interest must be disclosed as required by said State Law

Petitioners Signature Denise A. Buentler Date 8/27/13
 Owners Signature _____ Date _____

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, NY
AND REPLY TO MUNICIPALITY**

Note: Please complete in triplicate. Send original and one copy (with attachments) to Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202. Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: _____

Received: _____

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal Action, such reply must be considered.

Description of Proposed Action

1. Name of Municipality: Town of Aurora

2. Hearing Schedule: **Date** 9/19/2013 **Time** 7:00pm **Location** 300 Glead Avenue, E. Aurora

3. Action is before: Legislative Body Board of Appeals Planning Board

4. Action consists of: New Ordinance Rezone/Map Change Ordinance Amendment

Site Plan Variance Special Use Permit Other

5. Location of Property: Entire Municipality Specific as follows 220 North Willow Street,

East Aurora, NY

6. Referral required as Site is within 500' of: State or County Property/Institution Municipal Boundary Farm Operation located in an Agricultural District

Expressway County Road State Highway Proposed State or County Road, Property, Building/Institution, Drainageway

Ingress/egress width for proposed easement for proposed property split is

7. Proposed change or use: (be specific) 10' too narrow-50' is required

8. Other remarks: (ID#, SBL#, etc.) SBL#164.15-3-14.2

9. Submitted by: Martha L. Librock, Town Clerk 8/28/13

300 Glead Avenue, East Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on _____. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. The proposed action is not subject to review under the law.
2. Form ZR-3, Comment on Proposed Action is attached hereto.
3. The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which is attached hereto.
4. No recommendation; proposed action has been reviewed and determined to be of local concern

By the Division of Planning: _____ Date: _____

SUPERVISOR
JOLENE M. JEFFE
(716) 652-7590
jjeffe@townofaurora.com



TOWN CLERK
MARTHA L. LIBROCK
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA

5 South Grove Street, East Aurora, NY 14052
www.townofaurora.com

Denise Buehler & Thomas Wood
220 North Willow St.
East Aurora, NY 14052

8/28/2013

Re: Egress Width

Denise & Tom,

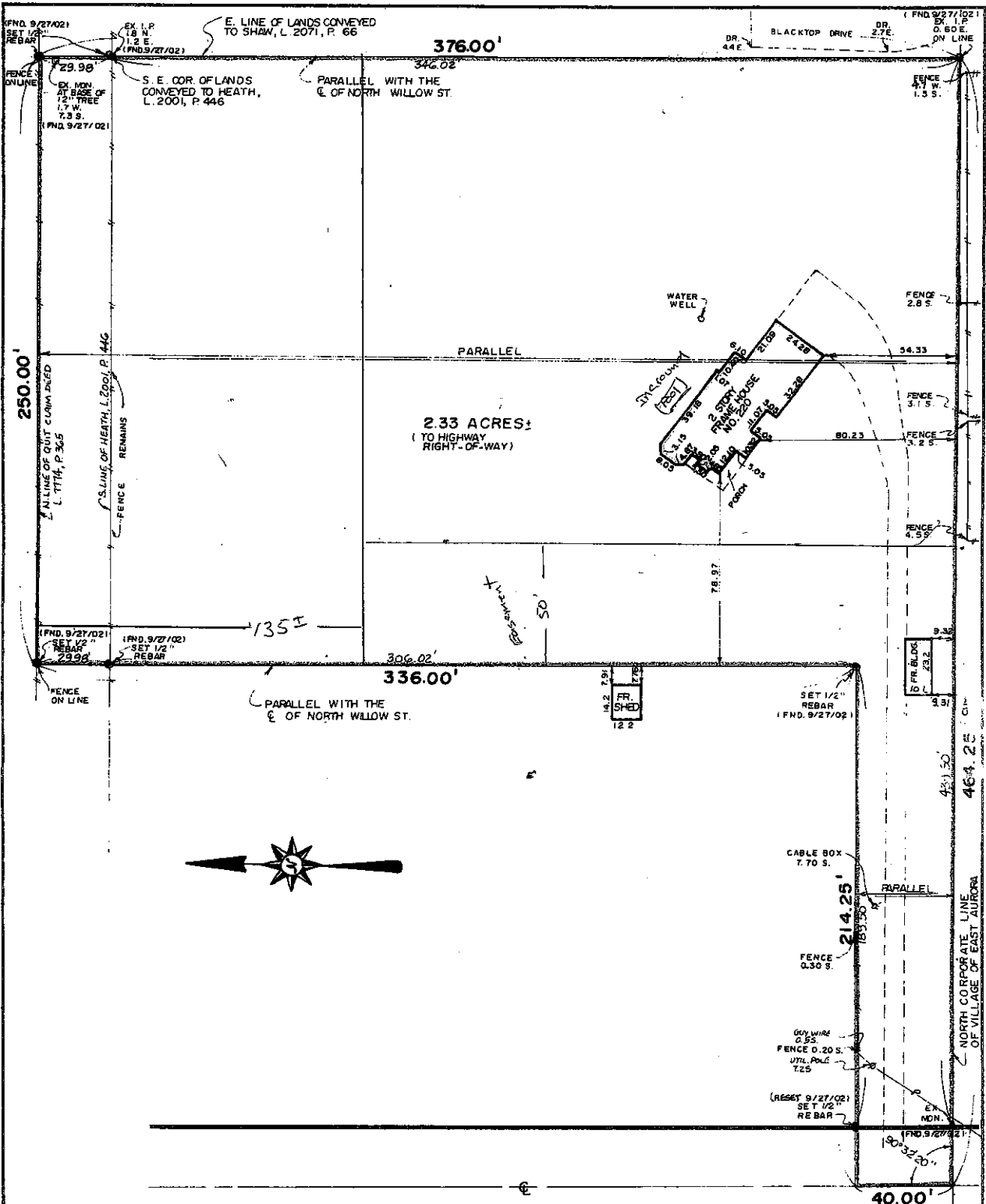
After discussing your plans to divide your existing lot and proceed with an application for an Open Development Area we are requesting that you first go to the Zoning Board of Appeals to request a variance for the required width of ingress and egress to your property as stated in Chapter 44 Section 1A

Required: ingress and egress;50 feet
Requested: 40 feet
Variance required: 10 feet

If you wish to pursue this matter further you must apply to the Town of Aurora Zoning Board of Appeals for an Area Variance. You must include your application, application fee, and any information you need to support your need for a variance from the Town Code. If you have any questions contact us at 652-7591.

William R. Kramer

Code Enforcement Officer



NORTH WILLOW STREET (49.5' WIDE)
(L 2946, P. 110)

NOTE: Unauthorized, alteration or addition to any survey, drawing, design, specification, plan, or report is a violation of Section 7209, Provision 2 of the New York State Education Law.

NOTE: This survey was prepared without the benefit of an Abstract of Title and is subject to any state of facts that may be revealed by an examination of such.

PART OF L 32 S T 9 R 6 TOWN OF AURORA COUNTY OF ERIE NEW YORK

RESURVEY		
DATE	JOB	DESCRIPTION
10-20-92	92703	HOUSE LOCATION
9/27/02	02620	

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

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

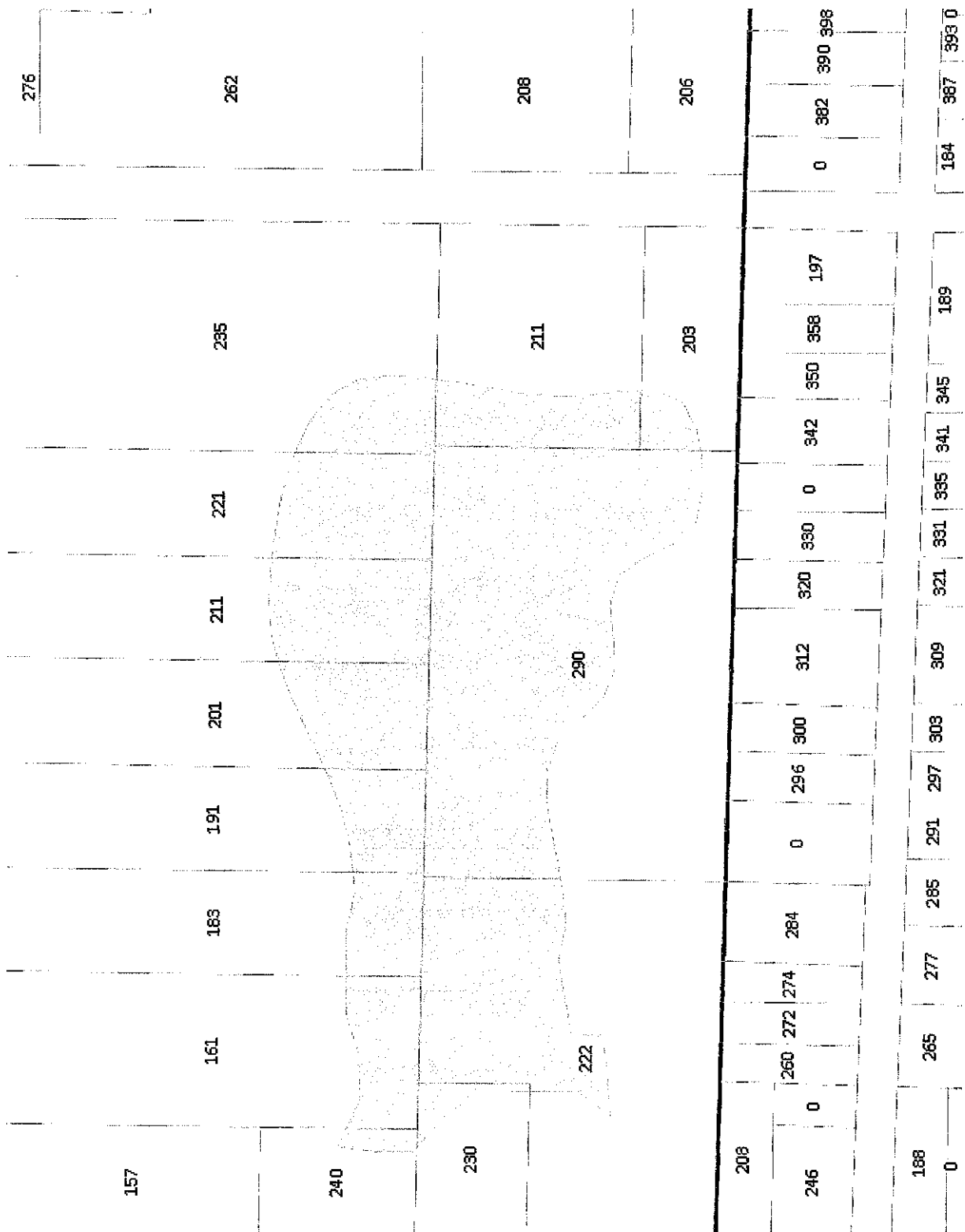
DRAWN BY DMS SCALE 1" = 40'
CHECKED BY JLS DATE DECEMBER 11, 1991

JOB 91640 SHEET C-1727

James L. Shisler



Erie County On-Line Mapping Application



Legend

- Parcels
- DEC Wetlands
- National Wetlands Inventory
- Wetlands
- No Digital Data
- FEMA Floodplains
- Municipal Boundaries

0 247.97 495.9 Feet

WCS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 2,976



Chapter 44
BUILDING PERMITS

44-1. Conditions for issuance of permits.

HISTORY: Adopted by the Town Board of the Town of Aurora 9-24-1973. [Amendments noted where applicable.]

GENERAL REFERENCES

Electrical inspections — See Ch. 59.

Fire prevention and building construction — See Ch. 65.

Site plan review — See Ch. 95.

Subdivision of land — See Ch. 99.

Zoning — See Ch. 116.

44-1. Conditions for issuance of permits. [Amended 10-27-2003]

The Town of Aurora Building Inspector is delegated the authority to issue building permits under the circumstances described in § 280-a of the Town Law, provided that the following conditions are met by each applicant:

★ For ingress and egress, each applicant shall furnish proof of a fifty-foot permanent easement or right-of-way or title to an area at least 50 feet in width for ingress and egress, extending from the public street or highway to the building. [Amended 1-11-2010 by L.L. No. 1-2010]

The front yard of the applicant's lot shall be that portion facing the public highway; and if more than one highway exists, the Building Superintendent shall determine the front of the lot using the Zoning Map¹ and the Town records as a guide.

The applicant shall install a culvert of a type approved by the Town Highway Superintendent.

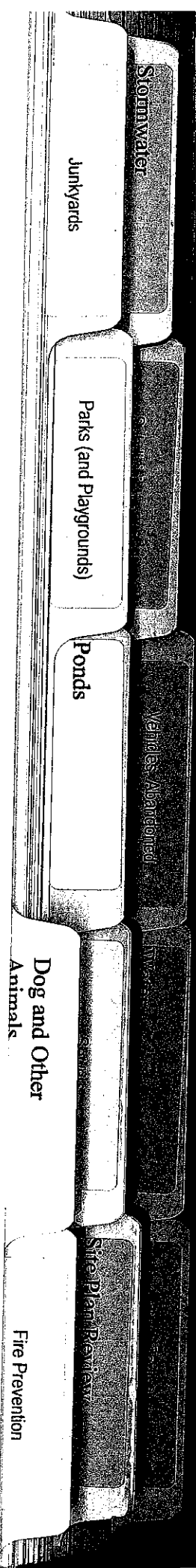
Installation of culverts and excavation and backfill of pipe trenches shall be in accordance with the Standard Specifications and Details for Materials and Construction of the Town of Aurora.²

The applicant shall conform to all other zoning requirements as set forth in Chapter 116, Zoning, and the Table of District Regulations.³

¹Editor's Note: The Zoning Map is on file in the office of the Town Clerk.

²Editor's Note: The Standard Specifications and Details are on file in the Town offices.

³Editor's Note: The Table of District Regulations is included in a pocket at the end of this volume.



Petitioner: Denise Buehler & Thomas Wood
220 North Willow

SBL# 164.15-3-14.2

=====

Abutting Properties:

Mailing Address (if different)

164.15-3-14.11
Gary Frost / *Andrea J Frost*
222 North Willow
East Aurora, NY 14052

164.15-3-14.12
Stephen Zagrobelny
230 North Willow
East Aurora, NY 14052

164.15-3-13
John *Kavari / Jacqueline*
290 North St.
East Aurora, NY 14052

164.15-3-4
Rolf Eric Hoeg / *Dawn C Hoeg*
161 Hillcrest
East Aurora, NY 14052

164.15-3-5
Mary Elizabeth Vaness
183 Hillcrest
East Aurora, NY 14052

164.15-3-6
Eric Herman
191 Hillcrest
East Aurora, NY 14052

164.15-3-16
David Canfield
219 North Willow St.
East Aurora, NY 14052

AVE

BEECHWOOD

AVE

ST

← P.A. Rm. 414

164.15-3-4

164.15-3-5

164.15-3-6

164.15-3-12

164.15-3-13

164.15-3-11

164.16-1-1

164.16-1-5

164.16-1-6

164.16-1-7

164.16-1-8

164.16-1-9

Village

PAID
75⁰⁰ (A)

OK as to form only

**TOWN OF AURORA
Zoning Board of Appeals Request**

Building Application _____
Building Permit _____

Zoning Appeal Case No. 1199
Date 9/19/13

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK.

I, (we) Peter J. Sorgi, Esq. of attorney for Christopher Tolomeo + Linda Coletti
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO Christopher Tolomeo + Linda Coletti
Name of Applicant

OF 1858 Sweet Road, Aurora, NY
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A CERTIFICATE OF EXISTING USE
- A VARIANCE FROM ZONING ORDINANCE
- A PERMIT FOR OCCUPANCY
- A TEMPORARY PERMIT OR EXTENSION THEREOF

1. LOCATION OF THE PROPERTY 1858 Sweet Road
SBL # 175.00-2-21 ZONE DISTRICT R 1

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)

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 An interpretation A variance - to the Zoning Ordinance
 An exception A temporary permit

4. A PREVIOUS APPEAL has has not been made with respect to this decision of the Building Inspector or with respect to this property

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:
See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
Town of Aurora

Peter J. Sorgi
signature
411 Main Street, Suite 201, East Aurora, NY
mailing address 14052

Peter J. Sorgi, Esq., being duly sworn, deposed and says that he is the petitioner in this action; that he has read the foregoing Request and knows the contents thereof; that the same is true to the knowledge of deponent.

Sworn to before me this 28
day of August, 2013

Ryan P. McCarthy
NOTARY PUBLIC

RYAN P. MCCARTHY
No. 02MC6277628
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 03/11/2017

Peter J. Sorgi
signature

Pd \$75.00 8/28/13
ch # 3017
Rept # 040743



#1199

TEL 716.714.5699 ■ FAX 716.714.5715
411 Main Street, Suite 201 ■ East Aurora, New York 14052

Peter J. Sorgi, Esq. ■ direct line 716.908.3289 ■ psorgi@hopkinssorgi.com

August 28, 2013

Town of Aurora Zoning Board of Appeals
300 Gleed Avenue
East Aurora, New York 14052

**Re: Application for Area Variance – 1858 Sweet Road, Town of Aurora (SBL 175.00-2-21)
Proposed New Detached Garage with Existing Garage renovated into living space
Applicant / Owner: Christopher Tolomeo and Linda Coletti**

Dear Zoning Board of Appeals:

Our firm represents Christopher Tolomeo and Linda Coletti, Applicant / Owner of 1858 Sweet Road in the Town of Aurora. 1858 Sweet Road is our client's home. Our client propose to construct a new detached garage and renovate their existing garage into living space as a part of their home.

One area variance is required for front setback because the proposed garage will have a 35 feet setback, which is less than the required 60 feet set back set by the Zoning Board of Appeals ("ZBA") on June 2, 1964. The denial letter from William R. Kramer, Code Enforcement Officer explaining this as well as the 1964 area variance documentation are attached as Exhibit 1.

While 1858 Sweet Road consists of approximately 6 acres, the area where the existing home is constructed borders to the north (rear) and west (side) with a steep slope leading to a creek (there is actually a bridge over the creek leading to a barn and pasture area). These features are typical of the types of cases where an area variance is required due to the "practical difficulties" of the topography and in fact, led to the granting of the 1964 area variance.

Accordingly and addressed below, construction of a garage to the north (rear) and west (side) are not feasible due to topography. Construction to the east (side) is also prohibited by a steep slope leading to the backyard area. There is also no other feasible location to construct the proposed garage along the Sweet Road frontage to the east as that area is far removed from the existing home and there exists an orchard to the east which would be destroyed. Accordingly, the only feasible location is the proposed location.

We would invite the members of the Zoning Board of Appeals to come to the property to see its unique features which necessitate this application. My clients can be reached at 655-2991 or 997-2268.

*Letter to Town of Aurora Zoning Board of Appeals
August 28, 2013*

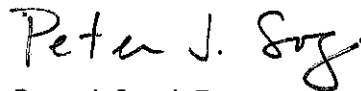
4. **“whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district”**: The project will not have an adverse impact on the physical or environmental conditions of the area and great care has been taken to ensure proper construction as evidenced by the Geotechnical Report by Schenne & Associates and Soil Borings by Earth Dimensions, Inc., both of which are attached as Exhibit 5.

5. **“whether the alleged difficulty was self-created”**: the alleged difficulty was not self-created, but rather the difficulty was created by the topography of the site and location of the home where constructed, which occurred prior to my client’s ownership of the property on October 16, 1996.

In conclusion, it is requested that the area variance be granted. Thank you for your consideration of our request. If you shall require any further information or have any questions, please contact me.

Sincerely,

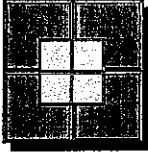
HOPKINS & SORGI PLLC



Peter J. Sorgi, Esq.

Enc.

cc: Christopher Tolomeo and Linda Coletti



SCHENNE & ASSOCIATES

CONSULTING ENGINEERS and GEOLOGISTS

967 LUTHER ROAD
EAST AURORA, NEW YORK 14052

Mr. Tolomao
1858 Sweet Road
East Aurora, NY 14052

Re: Geotechnical Recommendations for
Proposed Single Family Residential Structure
1858 Sweet Road
East Aurora, NY

June 4, 2010

Dear Mr. Tolomao:

Earth Dimensions has recently completed a subsurface exploration of the above referenced site. Based on the attached boring log, I have prepared the following recommendations concerning the foundation design for the proposed work.

Project Information

I understand the project involves the construction of a wood frame residential structure with a cast in place concrete foundation.

Subsurface Conditions

Earth Dimensions completed one (1) test boring, (coded BH 1-10), in the proposed building area on 7/6/09. These test borings were drilled to a depth of 17 feet below existing grade. Topsoil and silty sand were encountered in the top 1.8' of the borings. This layer was underlain by dense glacial till to a depth of 11 feet below grade where bedrock was encountered.

Groundwater

Ground water was encountered at 13.5 feet below grade. 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, and the proposed foundation drainage system, it is concluded that the water table will likely be lower than the planned foundation bearing elevation, and severe soil water conditions do not exist, that would require a waterproofing membrane around the foundation, as required by Section R406.2 of the Residential Code of New York State.

Soils Classification Test Results

Laboratory testing was not conducted samples of the soils underlying the footing elevation. The results of the boring log were compared to Table 1615.1.1, Site Class Definitions of the *Building Code of New York State*. Using this table, information from the boring log, and these test results, classify this site as Seismic Site Class C.

Geotechnical Considerations and Recommendations

The soils present on this site consist of topsoil near the surface, underlain by silty sands and glacial till at shallow depth.

Mr. Tolomao
6-4-10

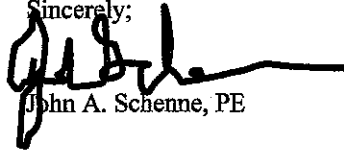
I have evaluated the soils on site, based on the strength of the soils encountered in the boring. The following foundation design recommendations are made:

1. Spread footings may be designed for this project using a maximum 300 psf allowable bearing pressure for design of the spread footings, bearing on natural undisturbed soil. This should limit differential settlements to less than one inch.
2. Provide a complete foundation drainage system. A geotextile filter fabric should be used between fine-grained soils and coarse-grained backfill soils to prevent migration of fine-grained soils into coarse-grained backfill. The geotextile filter fabric should have permittivity sufficient to ensure cross-plane flow of groundwater. See RCNYS requirements for foundation drains.
3. The foundation drains should be installed using a geotextile fabric "sock" to retard piping of fines into the drainage system.
4. Roof gutters and downspouts should be maintained to ensure diversion of water away from basement walls and the grade should be sloped away from the house at a 1:12 minimum pitch.
5. The house foundation should be backfilled with a free draining granular soil.

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

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 boring log referenced above, please notify me. If you have any questions or require additional information please contact me.

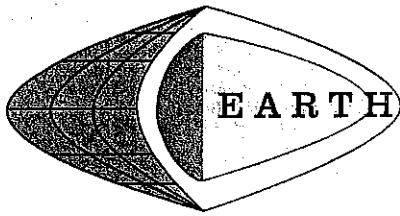
Sincerely;



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.



EARTH DIMENSIONS, INC.

Soil and Hydrogeologic Investigations • Wetland Delineations

1091 Jamison Road • Elma, NY 14059

(716) 655-1717 • FAX (716) 655-2915

14E10

HOLE NO. Bore Hole 1-10

SURF. ELEVATION

PROJECT HSI - Addition, 1858 Sweet Road

LOCATION

Town of Aurora, Erie Co., NY

CLIENT Schenne & Associates

DATE STARTED 06/01/10 COMPLETED 06/01/10

DEPTH IN FT BLOWS ON SAMPLER

SN	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
REC								
1	7						Extremely moist to moist gray very gravelly (SILTY-SAND) fill with 40 to 60% mostly angular gravel, very fine to very coarse size sand, little silt, compact in place, loose when disturbed, massive soil structure, (SM), (GM). 0.6	Mostly crushed stone fill with sand, little silt to 0.6 feet over silty soil fill with little clay to 1.8 feet over clayey glacial till with some gravel and flat sided shale stone fragments to 11.0 feet over apparent shale bedrock to refusal.
19		3		6				
			3	7				
2	6						Extremely moist brown (CLAYEY-SILT) fill with 0 to 3% gravel, little clay, trace sand, firm, massive soil structure, (ML-CL). 1.8	
20		7		16				
			9	9				
3	7						Extremely moist gray gravelly (CLAYEY-SILT) with 20 to 40% gravel and flat sided shale stone fragments, some clay, trace sand, very stiff, hard below 5.0 feet, slight brittle consistence, massive soil structure, (CL) tending to (SC). 11.0	
5	24	15		34				
			19	23				
4	15						Gray apparent shale bedrock, very soft, soft and moderately soft, very soft rock can be easily crushed between fingers into soil material, soft rock can be crushed between fingers into soil material with some effort, moderately soft rock can be etched with fingernail. 17.0	▼ Water level at 13.5 feet below ground surface at completion.
24		15		32				
			17	20				
5	15						Auger refusal at 17.0 feet.	
22		16		34				
			18	18				
10	6	18						
24		25		56				
			31	20				
7	13							
19		26		67				
			41	43				
15								
20								

N=NUMBER OF BLOWS TO DRIVE 2" SPOON 12" WITH 140 lb. WT. FALLING 30" PER BLOW

LOGGED BY Brian R. Bartron, Geologist. (mw)

SHEET 1 OF 1

Petitioner: Christopher Tolomeo & Linda Coletti
1858 Sweet Rd

SBL# 175.00-2-21

=====

Abutting Properties:

Mailing Address (if different)

175.00-2-22
Nancy G. Fontanese
John M. Fontanese
Elizabeth F. Ackerman
Andrew T. Fontanese
Peter G. Fontanese
1900 Hubbard Rd
East Aurora, NY 14052

188.01-1-9
Alisa S. Hill
1892 Sweet Rd
East Aurora, NY 14052

188.01-1-10
Alexis J. Dickerson
1875 Sweet Rd
East Aurora, NY 14052

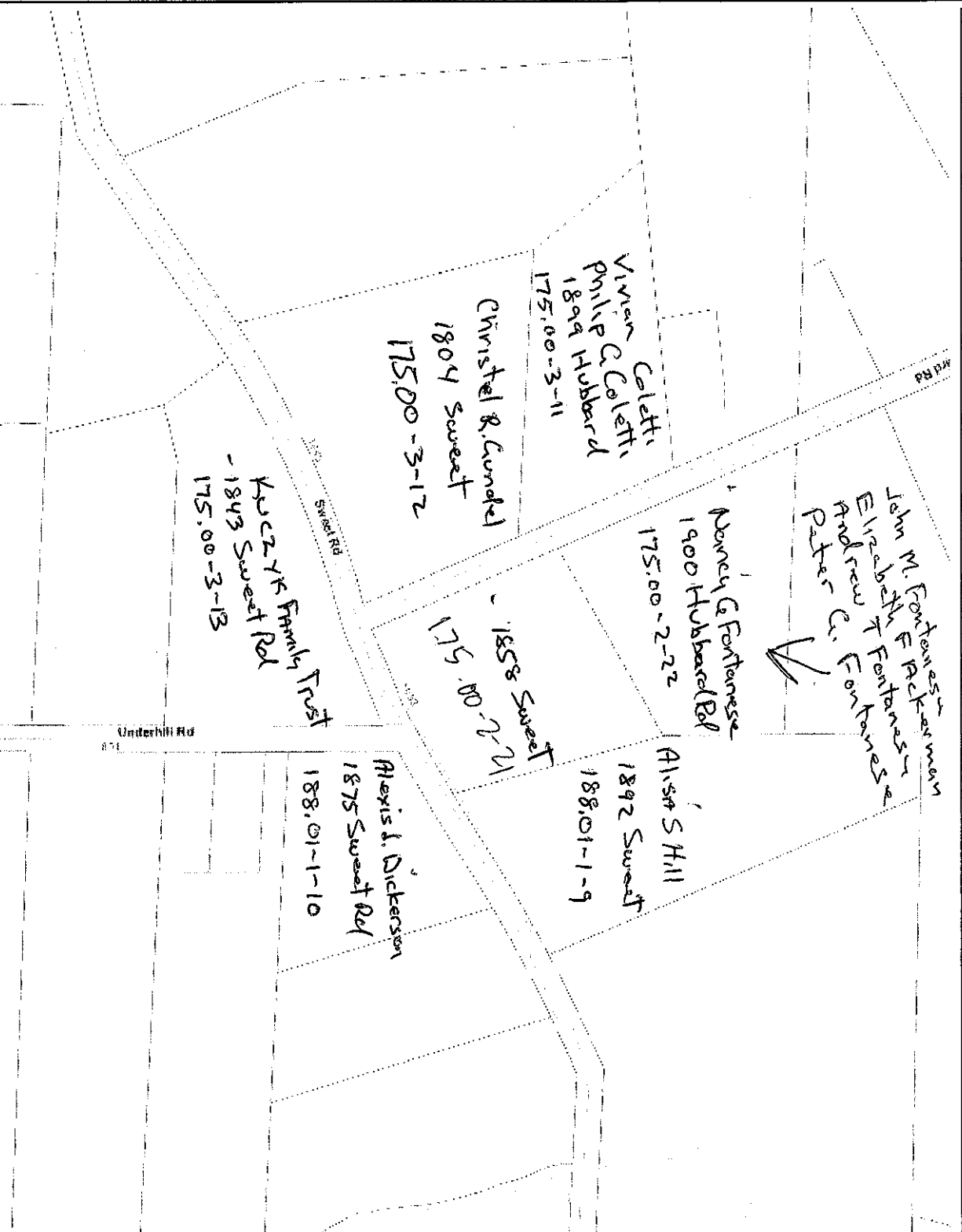
175.00-3-13
Kuczyk Family Trust
1843 Sweet Rd
East Aurora, NY 14052

175.00-3-12
Christel R. Gundel
1804 Sweet Rd
East Aurora, NY 14052

175.00-3-11
Philip G. & Vivian Coletti
1899 Hubbard Rd
East Aurora, NY 14052



Erie County On-Line Mapping Application



Legend

- Parcels
- Municipal Boundaries

0 495.94 991.9Foot

WGS, 1984, Web, Mercator, Auxiliary, Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 5,951



OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
\$750

Building Application _____
Building Permit _____

Zoning Appeal Case No. 1200
Date 9/19/13

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) Peter J. Sorgi of Jewett Holmwood LLC
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING
INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO Jewett Holmwood LLC
Name of Applicant

OF 411 Main Street, Suite 201 East Aurora 14052
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A CERTIFICATE OF EXISTING USE
- A VARIANCE FROM ZONING ORDINANCE
- A PERMIT FOR OCCUPANCY
- A TEMPORARY PERMIT OR EXTENSION THEREOF

1. LOCATION OF THE PROPERTY Town of Aurora, near 20A + Jewett Holmwood
SBL # See attached ZONE DISTRICT R1 + A
2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)

3. TYPE OF APPEAL. Appeal is made herewith for:
 - An interpretation
 - A variance - to the Zoning Ordinance
 - An exception
 - A temporary permit
4. A PREVIOUS APPEAL has has not been made with respect to this decision of the Building Inspector or with respect to this property

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:
See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
Town of Aurora

Peter J Sorgi, Manager
signature
411 Main Street, Suite 201
mailing address
East Aurora, NY 14052

Peter J. Sorgi, Manager, being duly sworn, deposed and says that he is the petitioner in this action; that he has read the foregoing Request and knows the contents thereof; that the same is true to the knowledge of deponent.

Sworn to before me this 30th
day of August, 2013

Ryan P. McCarthy
NOTARY PUBLIC

Peter J Sorgi
signature

RYAN P. MCCARTHY
No. 02MC6277628
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 03/11/2017



TEL 716.714.5699 ■ FAX 716.714.5715
411 Main Street, Suite 201 ■ East Aurora, New York 14052

Peter J. Sorgi, Esq. ■ direct line 716.908.3289 ■ psorgi@hopkinsorgi.com

August 30, 2013

RECEIVED

AUG 30 2013

**TOWN OF AURORA
TOWN CLERKS OFFICE**

Town of Aurora Zoning Board of Appeals
300 Gleed Avenue
East Aurora, New York 14052

**Re: Application for Area Variance – Reed Hill Heights Subdivision
Variance of front setback on lots from 75' to 50'
Applicant / Owner: Jewett Holmwood LLC**

Dear Zoning Board of Appeals:

Our firm represents Jewett Holmwood LLC, Applicant / Owner of Reed Hill Heights Subdivision in the Town of Aurora. The subdivision is fully approved by the Aurora Town Board and the two roads (Reed Hill Drive and Creekview Court) have been dedicated to the Town and are public roads. The subdivision consists of 33 lots, all of which are owned by our client.

A copy of the Application and Environmental Assessment Form pursuant to the New York State Environmental Quality Review Act ("SEQR") are attached as Exhibit 1. A copy of the approved subdivision map is attached as Exhibit 2.

Jewett Holmwood LLC has contracted with Thomas J. Johnson Realty LLC to act as the realtor for the project and to oversee construction of the homes. Tom Johnson, who is a prominent custom home builder (see <http://www.thomasjohnsonrealty.com/Homes/>) will be constructing many of the homes and will be responsible for working with the home builders at Reed Hill to ensure the quality of construction and overall look of the development. To that end, Mr. Johnson has reviewed the plans and has determined that the subdivision would become a better community if the homes were built closer to the public roads, therefore we are requesting a front setback variance from 75' to 50'.

The subdivision is being developed with sidewalks, street lighting and other amenities to make it a walkable community, as the subdivision borders the Village line and is within walking distance to commercial and public services. Beyond Mr. Johnson's vision for the community, the requested area variance would allow for:

1. Homes to be constructed further away from existing homes on Jewett Holmwood Road, the bank to Cazenovia Creek and the office park just over the Village Line. Some neighboring property owners had concerns about closeness of homes to their properties and the variance will better address these concerns;
2. Homes constructed closer to the public roads will required smaller driveways thereby

allowing for more greenspace which helps with natural drainage; and

3. Homes constructed closer to the public roads are more in line with smart growth principles and will create a better community.

Requested Area Variance

New York Town Law § 277(6) allows for the Zoning Board of Appeals to grant this variance for the entire subdivision and states as follows:

Application for area variance. Notwithstanding any provision of law to the contrary, where a plat contains one or more lots which do not comply with the zoning regulations, application may be made to the zoning board of appeals for an area variance pursuant to section two hundred sixty-seven-b of this article, without the necessity of a decision or determination of an administrative official charged with the enforcement of the zoning regulations. In reviewing such application the zoning board of appeals shall request the planning board to provide a written recommendation concerning the proposed variance.

As set forth in New York Town Law § 277(6), the Planning Board and perhaps the Town Board will have to make a recommendation on this application.

The Aurora Town Code and New York State Law § 267-b(3) set forth the standards for the granting of area variances as follows:

3. Area variances.

(a) The zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such local law, to grant area variances as defined herein.

(b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider: (1) whether an undesirable

*Letter to Town of Aurora Zoning Board of Appeals
August 30, 2013*

change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

(c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The balancing test required for the ZBA determination is “the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant”. Clearly, there is a benefit to the applicant as set forth above and we respectfully submit that there will be no detriment to the health, safety and welfare of the neighborhood or community by the granting of the requested area variance. To the contrary, homes to be constructed further away from existing homes on Jewett Holmwood Road, the bank to Cazenovia Creek and the office park just over the Village Line addresses some neighboring property owners’ concerns about closeness of homes to their properties.

Our analysis of the five factors set forth in the law is as follows:

1. **“whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance”**: For the reasons set forth above, an undesirable change will not be created by granting of this variance.
2. **“whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance”**: There is no other feasible method to construct homes closer to the public road than allowed by the Town Code.

*Letter to Town of Aurora Zoning Board of Appeals
August 30, 2013*

3. **“whether the requested area variance is substantial”**: 25 feet is not substantial, especially when considering the benefit.
4. **“whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district”**: For the reasons set forth above, the variance will actually improve the environmental conditions by having less paved surfaces and constructing homes further away from neighboring properties, especially for those lots which include the top of bank to Cazenovia Creek, thereby lessening erosion concerns.
5. **“whether the alleged difficulty was self-created”**: the alleged difficulty was not self-created, but rather created by the setback required in the Town Code.

It should be noted that if this area variance is denied, then the subdivision will be constructed as approved, so this request does not negate that which is already approved, but simply allows for a better community to be constructed. As such, this application is submitted without prejudice and with full reservation of rights relative to the approvals already granted for this subdivision.

In conclusion, it is requested that the area variance be granted. Thank you for your consideration of our request. If you shall require any further information or have any questions, please contact me.

Sincerely,

HOPKINS & SORGI PLLC



Peter J. Sorgi, Esq.

Enc.

cc: Thomas Johnson
Jewett Homwood LLC
Aurora Town Board
Aurora Planning Board
Ronald Bennett, Esq., Town Attorney
Bryan Smith, P.E., Town Engineer
Martha Librock, Town Clerk

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR Jewett Holmwood LLC	2. PROJECT NAME Reed Hill Heights Subdivision Front Setback Area Variance
3. PROJECT LOCATION: Municipality <u>Town of Aurora</u> County <u>Erie</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Approximately 39.6 acres known as Reed Hill Heights Subdivision near Jewett Holmwood Road, NYS Rt. 20A and bordering Village of East Aurora	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Area Variance from 75' front setback for 33 lots in subdivision to a proposed 50' front setback. Subdivision Map has been previously approved by Aurora Town Board and recorded with Erie County Clerk.	
7. AMOUNT OF LAND AFFECTED: Initially <u>39.6</u> acres Ultimately <u>39.6</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly area variance required	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input checked="" type="checkbox"/> Other Describe: Property borders Cazenovia Creek	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: Subdivision approval from Town and all related government approvals.	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Peter J. Sorgi, Manager</u>	Date: <u>8.30.2013</u>
Signature: <u>Peter J Sorgi</u>	

If the action is in the 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)?
 Yes No If Yes, explain briefly:

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

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.

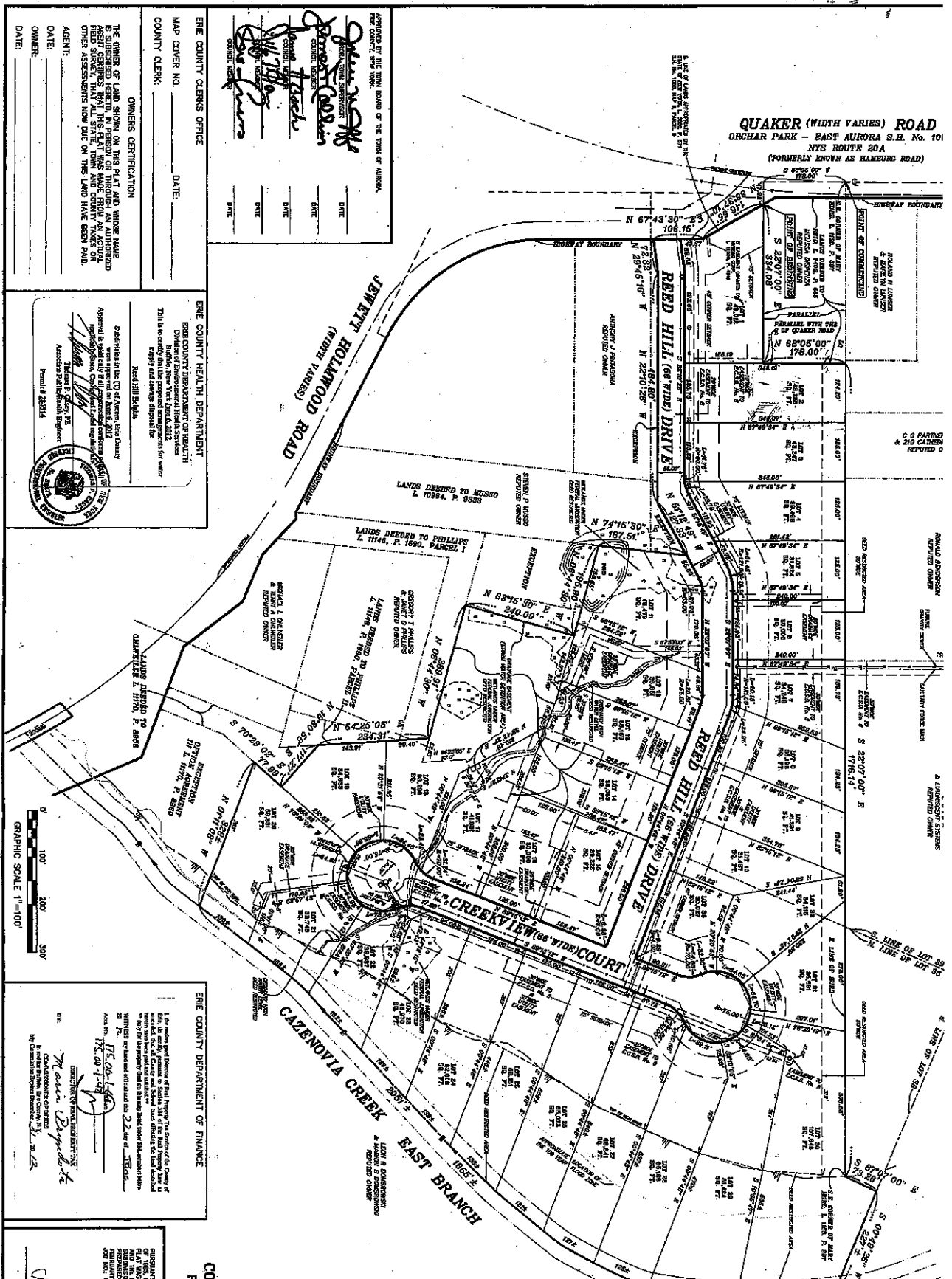
Name of Lead Agency
Date

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)

Reset

QUAKER (WIDTH VARIES) ROAD
 ORCHARD PARK - EAST AURORA S.H. No. 101
 NYS ROUTE 20A
 (FORMERLY KNOWN AS HAMBURG ROAD)



APPROVED BY THE TOWN BOARD OF THE TOWN OF AURORA
 ERIE COUNTY, NEW YORK

James L. Si
 JAMES L. SI
 PROCESSION
 HOLLAND LAND COMPANY'S
 PARTS OF LOTS 38 & 39 TOWNSHIP
 OF AURORA, NEW YORK

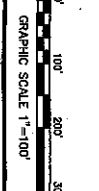
ERIE COUNTY CLERKS OFFICE
 MAP COVER NO. _____ DATE _____
 COUNTY CLERK _____

OWNERS CERTIFICATION
 THE OWNERS OF LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBMITTED HEREIN FOR RECORDATION HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE LAND HAS BEEN OPEN TO THE PUBLIC FOR THE PURPOSES OF THE SUBDIVISION.

ERIE COUNTY HEALTH DEPARTMENT
 ERIE COUNTY DEPARTMENT OF HEALTH
 1100 STATE STREET, BUFFALO, N.Y. 14203
 THIS IS TO CERTIFY THAT THE PROPOSED SUBDIVISION FOR WHICH THIS PLAN IS FILED COMPLES WITH THE REQUIREMENTS OF THE HEALTH DEPARTMENT.

Subdivision to be filed in the Office of the County Clerk, Erie County, New York, on or before the 15th day of _____, 2012.
 Approved by the Erie County Health Department on _____, 2012.

 Associate Health Commissioner
 Permit # 223314



ERIE COUNTY DEPARTMENT OF FINANCE
 1100 STATE STREET, BUFFALO, N.Y. 14203
 THIS IS TO CERTIFY THAT THE PROPOSED SUBDIVISION FOR WHICH THIS PLAN IS FILED COMPLES WITH THE REQUIREMENTS OF THE FINANCE DEPARTMENT.

Subdivision to be filed in the Office of the County Clerk, Erie County, New York, on or before the 15th day of _____, 2012.
 Approved by the Erie County Department of Finance on _____, 2012.

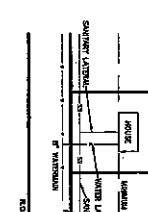
 Associate Finance Commissioner
 Permit # 223314

ERIE COUNTY DEPARTMENT OF RECORDS
 1100 STATE STREET, BUFFALO, N.Y. 14203
 THIS IS TO CERTIFY THAT THE PROPOSED SUBDIVISION FOR WHICH THIS PLAN IS FILED COMPLES WITH THE REQUIREMENTS OF THE RECORDS DEPARTMENT.

Subdivision to be filed in the Office of the County Clerk, Erie County, New York, on or before the 15th day of _____, 2012.
 Approved by the Erie County Department of Records on _____, 2012.

 Associate Records Commissioner
 Permit # 223314

REED HILL HEIGH
 (TOTAL NUMBER OF SUBLOTS = _____)
TOWN OF AURORA
COUNTY OF ERIE, STATE OF NEW YORK
HOLLAND LAND COMPANY'S



SHADED AREAS INDICATE THE LOCATION OF THE TOWN OF AURORA AND THE COUNTY OF ERIE.

NOTES:
 1. ALL LOTS ARE TO BE OPEN TO THE PUBLIC FOR THE PURPOSES OF THE SUBDIVISION.
 2. THE TOWN OF AURORA AND THE COUNTY OF ERIE ARE THE OWNERS OF THE LANDS SHOWN ON THIS PLAN.
 3. THE TOWN OF AURORA AND THE COUNTY OF ERIE ARE THE OWNERS OF THE LANDS SHOWN ON THIS PLAN.
 4. THE TOWN OF AURORA AND THE COUNTY OF ERIE ARE THE OWNERS OF THE LANDS SHOWN ON THIS PLAN.



LOCATION MAP
 TOWN OF AURORA
 COUNTY OF ERIE

Jewett Holmwood LLC's adjacent property owners

Addison Ventures LP
7811 E. Quaker Road
~~East Aurora, NY 14052~~ ORCHARD PARK NY 14127

9025 Boston State Road LLC
P.O. Box 204
~~East Aurora, NY 14052~~ BOSTON NY 14025

CG Partnership 1
50 Commerce Way
East Aurora, NY 14052

210 CATHEDRAL PARK TOWERS
37 FRANKLIN ST
BUFFALO, NY 14202

Melissa Dispensa
431 Quaker Road
East Aurora, NY 14052

Leon R. and Marion Dombrowski
183 Jewett Holmwood Road
East Aurora, NY 14052

ECIDA
Luminescent Systems, Inc.
130 Commerce Way
East Aurora, NY 14052

Jewett Holmwood LLC
411 Main Street, Suite 201
East Aurora, NY 14052

Roland H. Lunser
417 Quaker Road
East Aurora, NY 14052

Steven Musso
97 Jewett Holmwood Road
East Aurora, NY 14052

Michael and Terry Ohlweiler (2 properties)
129 Jewett Holmwood Road
East Aurora, NY 14052

Gregory and Janet Phillips (2 properties)
115 Jewett Holmwood Road
East Aurora, NY 14052

Anthony Pintabona
25 Jewett Holmwood Road
East Aurora, NY 14052

Town of Aurora
300 Gleed Avenue
East Aurora, NY 14052

United States Postal Svc. Fac.
408 Quaker Road
East Aurora, NY 14052

Village of East Aurora
571 Main Street
East Aurora, NY 14052