



- ITEMIZED CHANGES TO THE PLAN**
- 1 BAR LOCATION MOVED FROM WEST SIDE OF EXISTING PARKING LOT TO PROPOSED TREE HOUSE LOUNGE LOCATED ON THE EAST SIDE OF THE EXISTING GAZEBO.
  - 2 PARKING LAYOUT AND CAPACITY CHANGE FROM (53) EXISTING SPACES TO (95) TOTAL SPACES. (ADDITION OF 42 NEW SPACES)
  - 3 INGRESS REMAINS AT ITS EXISTING LOCATION WHILE EGRESS FROM THE PARKING LOT IS PROPOSED TO BE RELOCATED TO THE NORTH SIDE OF THE PROPERTY LOCATED AT 1887 DAVIS RD. THIS NEW PROPOSED LOCATION IS IN RESPONSE TO THE "BLIND CORNER" CONCERNS AT THE CURRENT LOCATION AS WELL AS LIMITED WIDTH OF THE EXISTING DRIVEWAY LOCATED AT THE NORTH SIDE OF 1895 AND LABELED AS "PRIVATE DRIVE". THE PROPOSED EGRESS LOCATION IS POSITIONED AT THE APEX OF THE CURVE ON DAVIS ROAD, WHICH PROVIDES FOR AN IMPROVED LINE OF SIGHT TO THE NORTH AND SOUTH DIRECTIONS.
  - 4 RELOCATION OF LANDSCAPING BINS FROM THE SOUTH SIDE OF THE EXISTING PARKING LOT TO THE NORTH EAST SIDE OF THE EXISTING TREE HOUSE SHOP.
  - 5 PROPOSED ADA COMPLIANT "TREE HOUSE LOUNGE" (DECK) ADDED TO THE EAST SIDE OF THE EXISTING GAZEBO TO ACCOMMODATE A SHADE RESTING PLACE, MORE CENTRALLY LOCATED TO THE BLUEBERRY FIELDS WITH ACCESS TO REFRESHMENTS. RAILING MOUNTED LIGHT FIXTURES WILL BE PLACED AT APPROXIMATELY 8'-0" APART TO ILLUMINATE THE STAIRS, RAILINGS AND DECK PERIMETER DURING EVENING OPERATION. ADDITIONAL LANDSCAPING UP LIGHTING WILL BE PROVIDED AROUND THE DECK PERIMETER AND ALONG THE EGRESS PATH TO THE DECK FROM THE PARKING AREA. EDISON STYLE LIGHT BULBS SUSPENDED BY CABLE OVER THE DECK WILL ALSO BE PROVIDED AS AMBIENT LIGHT.
  - 6 EXISTING TRAILS, TREE HOUSE SCULPTURE AREA AND OPEN LAWN AREAS HAVE BEEN SHOWN TO CLARIFY EXISTING SCOPE OF THE PROPERTY.
  - 7 PROPOSED LIGHT LOCATIONS HAVE BEEN DESIGNATED ON THE MAP AND PRODUCT INFORMATION FOR EACH LIGHT TYPE IS INCLUDED IN THIS SUBMISSION.
  - 8 PROPOSED SPLIT RAIL W.D. FENCE WITH LIGHTS AT EA POST
- PATH LIGHT LOCATION**
- INDICATES AREAS OF ALTERATION
- AREAS OF ALTERATION AT 1887 DAVIS ROAD = 0.09 ACRES  
AREAS OF ALTERATION AT 1887 DAVIS ROAD = 0.49 ACRES  
**TOTAL AREAS OF ALTERATION = 0.58 ACRES**
- GENERAL NOTES:**
1. PROPERTIES ARE NOT LOCATED IN OR NEAR A FLOOD PLAIN DESIGNATED AREA OR A WETLAND DELINEATED AREA.
  2. PUBLIC UTILITIES AND SEWAGE DISPOSAL ARE NOT AFFECTED BY PROPOSED ALTERATIONS.
  3. MAINTENANCE OF PROPOSED PARKING AREAS AND INGRESS/EGRESS ACCESS WILL BE PERFORMED BY RICARDO AND JYLI RIVERA, LOCATED AT 1895 DAVIS ROAD.
  4. ALL IMPROVED PARKING AND INGRESS/EGRESS AREAS WILL BE CONSTRUCTED OF APPROVED BASE MATERIAL, COMPACTED AND SUFFICIENT TO SUPPORT THE WEIGHT OF FIRE APPARATUS AND SAFETY VEHICLES.

**NAMES AND ADDRESSES OF ALL OWNERS OF RECORD OF PROPERTY ADJACENT TO AND ABUTTING (WITHIN 500' RADIUS) THE PROPOSED DEVELOPMENT AREA**

<b>0 BEHM RD</b> SRL: 199.03-1.1 Municipality: Aurora Owner: MELER DANIEL R Dimensions: 206.54x40 Acreage: 0.0843 acres Property Class: R - Res vac land	<b>1887 DAVIS RD</b> SRL: 199.03-1.8-1 Municipality: Aurora Owner: BLACKBERRY ENTERPRISES LLC Dimensions: 129.36x40 Acreage: 0.755 acres Property Class: B - Apartment	<b>1829 DAVIS RD</b> SRL: 199.03-1-112 Municipality: Aurora Owner: WARNING KEITH Dimensions: 62x113 Acreage: 0.2979 acres Property Class: C - Multi-use bld
<b>111 BEHM RD</b> SRL: 199.00-4-9-2 Municipality: Aurora Owner: WARNING KEITH Dimensions: 250x1105 Acreage: 4.2388 acres Property Class: R - 3 Family Res	<b>1842 DAVIS RD</b> SRL: 199.03-2-5-1 Municipality: Aurora Owner: KEIC PA TRICIA Dimensions: 85.56x19 Acreage: 0.9095 acres Property Class: R - 1 Family Re	<b>1913 DAVIS RD</b> SRL: 199.03-1-12-11 Municipality: Aurora Owner: 1913 DAVIS ROAD INC. Dimensions: 168.42x113 Acreage: 0.5647 acres Property Class: C - Restaurant
<b>101 BEHM RD</b> SRL: 199.00-4-9-11 Municipality: Aurora Owner: WARNING KEITH Dimensions: 578.94x40 Acreage: 8.8153 acres Property Class: R - 1 Family Res	<b>1895 DAVIS RD</b> SRL: 199.03-1-9-1 Municipality: Aurora Owner: RIVERA RICARDO Dimensions: 61.39x40 Acreage: 1.1445 acres Property Class: R - Multiple res	<b>1905 DAVIS RD</b> SRL: 199.03-1-11 Municipality: Aurora Owner: FABIANO CHRISTIAN J Dimensions: 182.62x113 Acreage: 1.6226 acres Property Class: R - 1 Family Res
<b>55 BEHM RD</b> SRL: 199.00-4-9-12 Municipality: Aurora Owner: WARNING SCOTT R Dimensions: 200x40 Acreage: 3.2522 acres Property Class: R - 1 Family Res	<b>1887 DAVIS RD</b> SRL: 199.03-1-9-21 Municipality: Aurora Owner: RIVERA RICARDO Dimensions: 16.09x40 Acreage: 0.1537 acres Property Class: B - Com vac w/imp	<b>24 BRIDGE ST</b> SRL: 199.03-1-2-20 Municipality: Aurora Owner: HSK LAURA J Dimensions: 99x130 Acreage: 0.6183 acres Property Class: R - 1 Family Res
<b>1829 DAVIS RD</b> SRL: 199.03-1-15 Municipality: Aurora Owner: SCHNEIDER RICHARD J Dimensions: 153.78x310.2 Acreage: 0.8855 acres Property Class: R - Multiple res	<b>1854 DAVIS RD</b> SRL: 199.03-2-7 Municipality: Aurora Owner: AURORA COLDEN FIRE DIST. NO 6 Dimensions: 67.12x350 Acreage: 0.1497 acres Property Class: C - Police/fire	<b>0 BRIDGE ST</b> SRL: 199.03-1-2-21 Municipality: Aurora Owner: HSK LAURA J Dimensions: 24.84x89.89 Acreage: 0.0749 acres Property Class: R - Res vac land
<b>1875 DAVIS RD</b> SRL: 199.03-1-8 Municipality: Aurora Owner: HUTCHINSON CHRISTOPHER C Dimensions: 128.7x40 Acreage: 0.3006 acres Property Class: R - 1 Family Res	<b>1864 DAVIS RD</b> SRL: 199.03-2-8 Municipality: Aurora Owner: AURORA COLDEN FIRE Dimensions: 100x89.2 Acreage: 0.9759 acres Property Class: C - Police/fire	<b>0 BRIDGE ST</b> SRL: 199.03-1-2-22 Municipality: Aurora Owner: HSK LAURA J Dimensions: 24.84x89.89 Acreage: 0.0749 acres Property Class: R - Res vac land
<b>1843 DAVIS RD</b> SRL: 199.03-1-6-1 Municipality: Aurora Owner: PANZICA WILLIAM H Dimensions: 228.4x40 Acreage: 7.8145 acres Property Class: C - Gas station	<b>1878 DAVIS RD</b> SRL: 199.03-2-4 Municipality: Aurora Owner: LEWASKI PATRICIA A Dimensions: 175.2x40 Acreage: 1.158 acres Property Class: R - 2 Family Res	<b>48 BRIDGE ST</b> SRL: 199.03-1-2-23 Municipality: Aurora Owner: KENNY BRADLEY J Dimensions: 288.72x40 Acreage: 5.0509 acres Property Class: R - 1 Family Res
<b>1897 DAVIS RD</b> SRL: 199.03-1-2-21 Municipality: Aurora Owner: RIVERA RICARDO Dimensions: 16.09x40 Acreage: 5.6357 acres Property Class: B - Com vac w/imp	<b>0 DAVIS RD</b> SRL: 199.03-1-6-2 Municipality: Aurora Owner: PANZICA WILLIAM H Dimensions: 39.6x40 Acreage: 0.0284 acres Property Class: B - Vacant comm	<b>56 BRIDGE ST</b> SRL: 199.03-1-2-24 Municipality: Aurora Owner: EDSMOS MATHIEW P Dimensions: 99x130 Acreage: 0.6183 acres Property Class: R - 1 Family Res
<b>LAND TO BE DEVELOPED OWNED BY JYL AND RICARDO RIVERA 1885 DAVIS RD</b>	<b>0 DAVIS RD</b> SRL: 199.03-1-6-3 Municipality: Aurora Owner: PANZICA WILLIAM H Dimensions: 0x0 Acreage: 0.0961 acres Property Class: B - Vacant comm	<b>0 BRIDGE ST</b> SRL: 199.03-1-2-25 Municipality: Aurora Owner: WEST FALLS CONSV SOCIETY INC Dimensions: 290x40 Acreage: 1.2596 acres Property Class: B - P4 forest
<b>1863 DAVIS RD</b> SRL: 199.03-1-7 Municipality: Aurora Owner: PANZICA WILLIAM H Dimensions: 111.86x130 Acreage: 0.2485 acres Property Class: C - 1 use sm bld	<b>1900 DAVIS RD</b> SRL: 199.03-2-11-1 Municipality: Aurora Owner: GITTERE DAVID Dimensions: 0x0 Acreage: 0.5424 acres Property Class: R - 1 Family Res	<b>55 BRIDGE ST</b> SRL: 199.03-4-10 Municipality: Aurora Owner: WEST FALLS CONSV SOCIETY INC Dimensions: 37x40 Acreage: 0.1488 acres Property Class: B - P4 forest
<b>1888 DAVIS RD</b> SRL: 199.03-2-1 Municipality: Aurora Owner: BCK JAMES Dimensions: 72.5x50 Acreage: 0.7673 acres Property Class: R - 1 Family Res	<b>1906 DAVIS RD</b> SRL: 199.03-2-12-12 Municipality: Aurora Owner: 1906 DAVIS RD LLC Dimensions: 80x116.75 Acreage: 0.4441 acres Property Class: C - Det row bldg	<b>747 WEST FALLS RD</b> SRL: 199.03-2-30 Municipality: Aurora Owner: MCMILLAN SAM Dimensions: 45x143 Acreage: 0.7448 acres Property Class: R - 1 Family Res
<b>1887 DAVIS RD</b> SRL: 199.03-1-8-1 Municipality: Aurora Owner: BLACKBERRY ENTERPRISES LLC Dimensions: 129.36x40 Acreage: 0.755 acres Property Class: B - Apartment	<b>0 DAVIS RD</b> SRL: 199.03-2-12-13 Municipality: Aurora Owner: 1906 DAVIS RD INC. Dimensions: 130.32x116.75 Acreage: 0.3778 acres Property Class: B - Vacant comm	<b>143 WEST FALLS RD</b> SRL: 199.03-2-31 Municipality: Aurora Owner: WEST FALLS CONSV SOCIETY INC Dimensions: 80x143 Acreage: 0.2029 acres Property Class: R - 1 Family Res
<b>LAND TO BE DEVELOPED BY JYL AND RICARDO RIVERA 1885 DAVIS RD</b>	<b>1945 DAVIS RD</b> SRL: 199.03-1-16 Municipality: Aurora Owner: BRADY GREGG Dimensions: 42x25.5 Acreage: 0.0794 acres Property Class: R - 1 Family Res	<b>719 WEST FALLS RD</b> SRL: 199.03-2-32 Municipality: Aurora Owner: HENNESSY SNOW KYLE Dimensions: 257.2x255.26 Acreage: 0.9149 acres Property Class: R - 1 Family Res
<b>1875 DAVIS RD</b> SRL: 199.03-1-8 Municipality: Aurora Owner: HUTCHINSON CHRISTOPHER C Dimensions: 128.7x40 Acreage: 0.3006 acres Property Class: C - 1 use sm bld	<b>LAND TO BE DEVELOPED BY JYL AND RICARDO RIVERA 1885 DAVIS RD</b>	<b>703 WEST FALLS RD</b> SRL: 199.03-2-34 Municipality: Aurora Owner: LUNAN CHRISTHE B Dimensions: 73x250 Acreage: 0.3875 acres Property Class: R - 1 Family Res
		<b>693 WEST FALLS RD</b> SRL: 199.03-2-35 Municipality: Aurora Owner: SKORA DENISE M Dimensions: 128x40 Acreage: 1.6333 acres Property Class: R - 1 Family Res

**PARKING CALCULATIONS:**  
(4) ACCESSIBLE SPACES (81) STANDARD SPACES  
(95) TOTAL SPACE  
ALTERATION AREA: 0.49 ACRES

1 SITE PLAN  
1" = 40'-0"

**Buffalo Treehouse**  
phone 716.833.TREE  
www.buffalotreehouse.com

PROJECT NAME:  
**BLUEBERRY TREEHOUSE FARM  
CONCEPTUAL DEVELOPMENT PLAN**

APPROVED AS DRAWN  
 APPROVED AS NOTED  
 NOT APPROVED, RESUBMIT  
 INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SCALE: 1"=40'-0"  
 DRAWN BY: ALS  
 Date: 03-3-21 Page: SP-1  
 Sheet: 01