

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



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

TOWN OF AURORA
Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

To: Aurora Planning Board

From: Martha Librock, Town Clerk

Date: April 20, 2021

Re: Special Use Permit and Site Plan Referral – 1158 Davis Road

The Town Board referred the attached special use permit and site plan for 1158 Davis Road to the Planning Board for review and recommendation. Please note that in addition to the use of the proposed pole barn for storage of construction equipment, materials and business vehicles, a residence is planned in the structure. Since there is already a residential structure on the property a dwelling group permit will be necessary.



Town of Aurora Town Board
300 Glead Avenue, East Aurora, New York 14052

Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: Barn Build with residence
Business/Project Address: 1158 Davis Rd West Falls NY 14120
Applicant Name: Gary Dellanese
Mailing Address: 1158 Davis Rd
City West Falls State NY ZIP 14120
Phone _____ Fax _____ Email _____
Interest in the property (ex: owner/purchaser/developer) owner

II. PROPERTY OWNER INFORMATION (If different than Applicant AND the Owner does not sign below, please submit and original, notarized "Owner Authorization" form - attached):

Property Owner(s) Name(s) Beverly Schoenthal
If a corporate, please name a responsible party/designated officer: _____
Address 1158 Davis Rd
City West Falls State NY ZIP 14120
Phone _____ Fax _____ Email _____

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 1158 DAVIS RD
SBL# 186.00-4-419
Describe Special Use requested (use additional pages if needed): Pole barn 40x80 with rear 20x40 foot Section 2 story for residence + Dwelling Group (116.8.3 B(2))
Property size in acres 1 acre Property Frontage in feet 208.56
Zoning District B2 Surrounding Zoning B2
Current Use of Property Commercial Residence
Size of existing building(s): 3500 roughly sf Size of proposed building(s) 4000 sf
Present/Prior tenant/use: Commercial Resident
Parking spaces: Existing: lot Proposed additional spaces: lot Total #: _____

Proposed water service: public private (well) n/a Is this existing Y/N
 Proposed sanitary sewer: public private (septic) n/a Is this existing Y/N


Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours								

Peak hours: _____
 Number of employees (if applicable): Full-time _____ Part-time _____ Seasonal _____

Upon approval of this application, the applicant intends to apply for: (Check all that apply)
 a. Building Permit
 b. Sign Permit

IV. SIGNATURE (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 4)



 Signature of Applicant/Petitioner

Benj Dellanera

 Print name of Applicant/Petitioner

State of New York; County of Erie

On the _____ day of _____ in the year _____ before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

 Notary Public

(Notary stamp)

 Office Use Only: Date received: 4/1/2021 Receipt #: 364740

Application reviewed by: _____



April 8, 2021

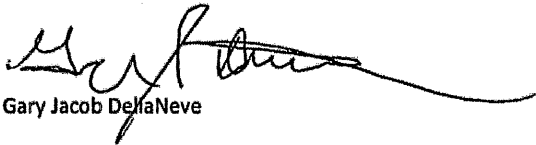
Ms. Martha Librock
Aurora Town Building Department
300 Gleed Avenue
East Aurora, NY 14052

Re: 1158 Davis Road
West Falls, NY 14170

Dear Ms. Martha Librock:

In reference to the new building on 1158 Davis Road, West Falls, NY 14170. The rear apartment of the said new building will be used my living space. The storage of the new facility will be used to store construction equipment, stock construction materials, and storage of business vehicles. On premises there will not be any additional commercial activity the main purpose of the new building is used for storage and living space.

Sincerely



Gary Jacob DeJiaNeve

April 5, 2021

Town of Aurora
300 Glead Avenue
East Aurora NY 14052

Dear Martha,

I hereby grant the Authority to my son Gary Jacob DellaNeve to act as my agent for 1158 Davis Road, West Falls, NY 14170. Effective April 1, 2021 with no expiration date meaning indefinitely.

Thank you

A handwritten signature in cursive script that reads "Beverley Schoenthal". The signature is written in dark ink and is positioned above the printed name.

Beverley Schoenthal

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 4/1/2021

Applicant name: Gary Dellaneve

Applicant address: 1158 Davis Road West Falls NY 14170

Property owner: Beverly Schoenthal

Owner's address 1158 Davis Road West Falls NY 14170

Property address: 1158 Davis Road West Falls NY 14170

SBL # (s) 186-00-4-50.1

Prior owner _____

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

=====

Proposed Project: barn / residence

Commercial Multi family _____ Number of dwelling units 1

Zone: B2 Total property Acreage: 1 Acreage covered by bldg 3200 sq ft

Square footage of building: 3200 Cubic footage of building: _____

Aggregate square footage of other buildings on property: _____

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: \$ 100⁰⁰
Receipt: # 364740

Received by [Signature]
Town Clerk/Deputy Clerk

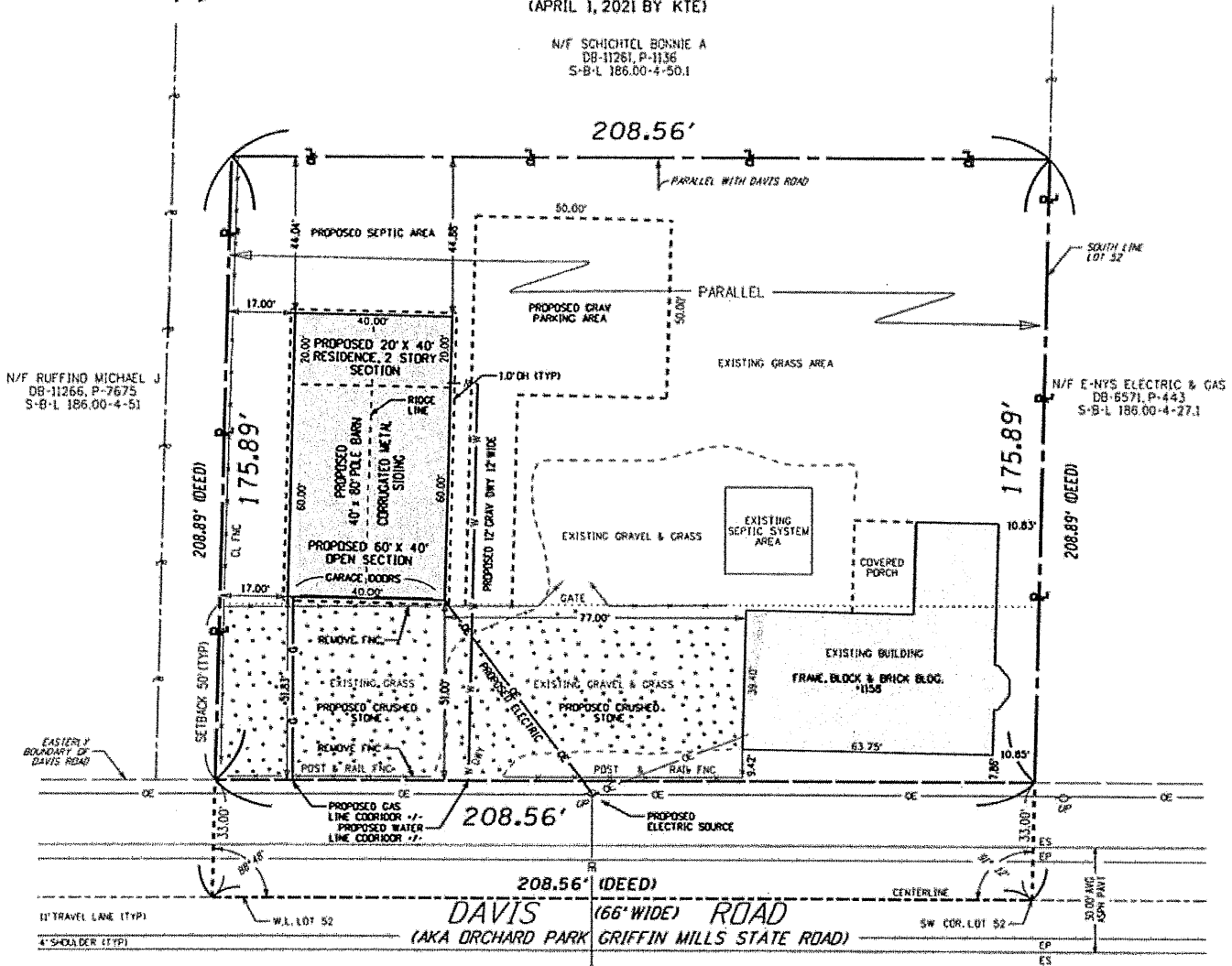
Base fee for cu ft \$ _____
Each 1,000 cu ft over 10,000 \$ _____
Acres \$ _____

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

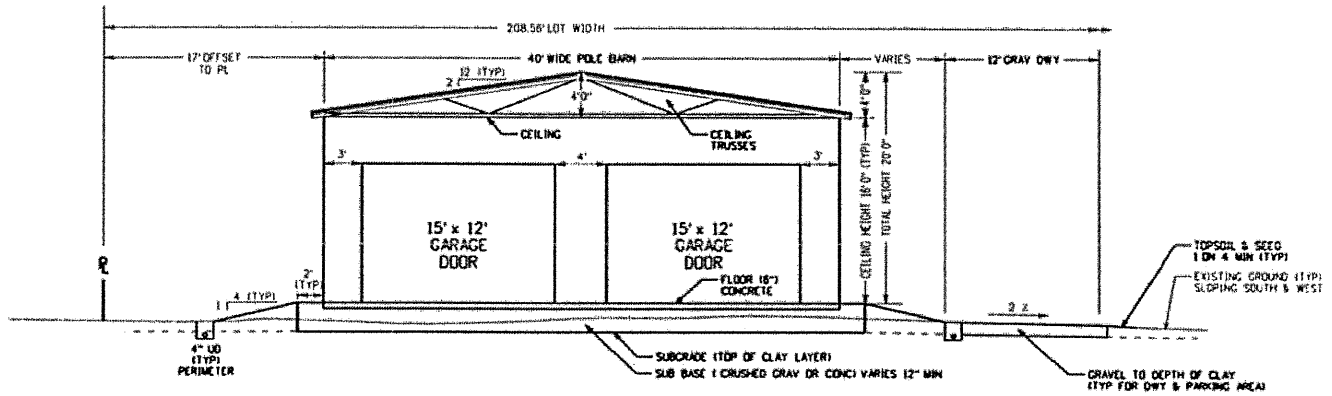
SITE PLAN FOR S-B-L 186.00-4-49 DAVIS ROAD FOR MR JAKE DELLANEVE

(APRIL 1, 2021 BY KTE)

N/F SCHICHEL BONNIE A
DB-11261, P-1156
S-B-L 186.00-4-50.1



SITE PLAN
SCALE 1" = 30'



FRONT VIEW
SCALE 1" = 10'
UTILITIES NOT SHOWN

LINE STYLES

	PROPERTY LINE
	ROW
	POWER LINE
	FENCE
	GAS LINE
	WATER LINE

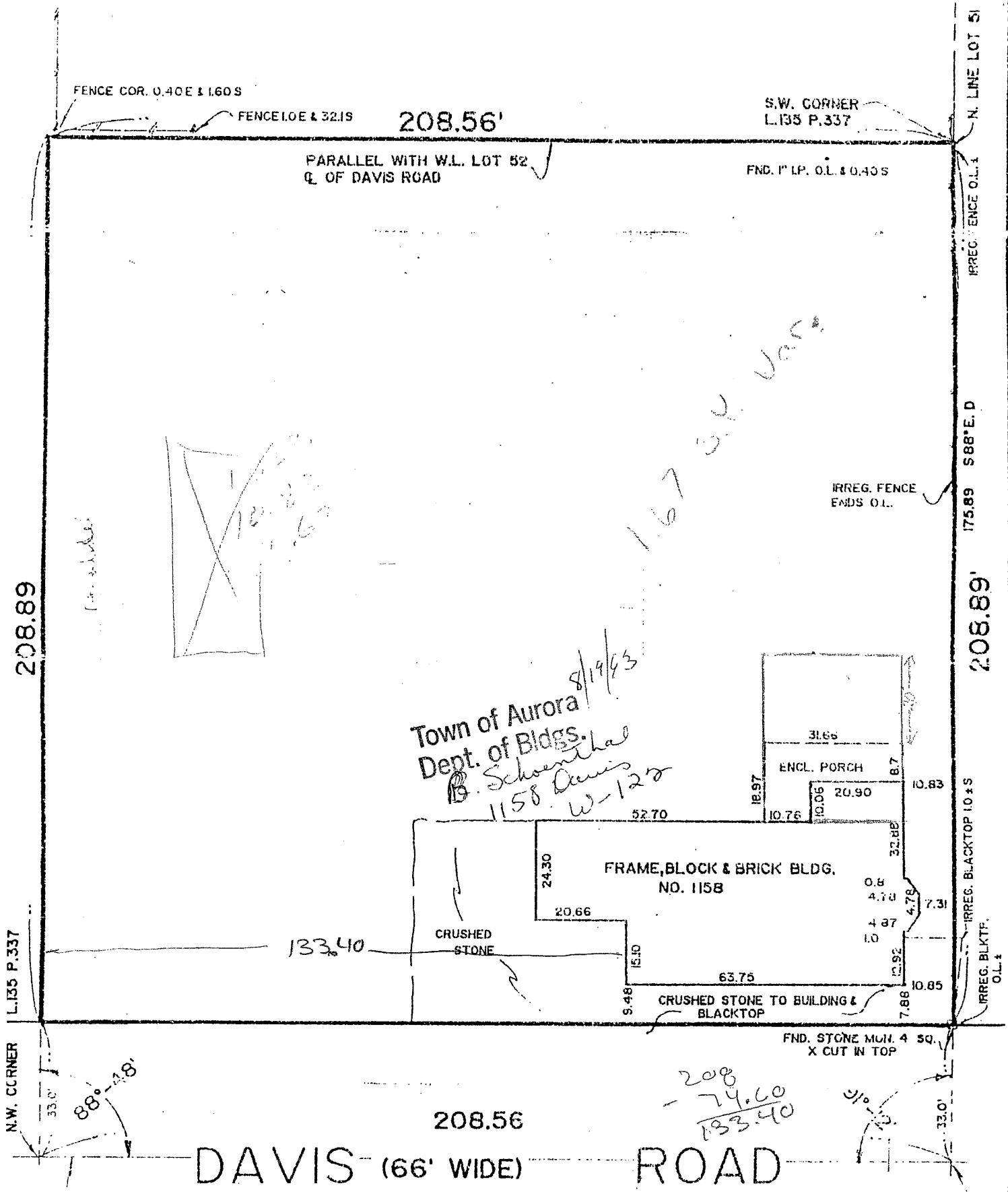
- NOTES:**
- Lot dimensions taken from 1988 Survey by Mard & McKay 11/4/1988
 - Some features are approximate due to obsecurt side data of survey.
 - Proposed Building will be parallel with the side lines.
 - No Utility exploration was conducted.
 - See Existing Survey for further lot information.

LEGEND & ABBREVIATIONS

DN	OVERHANG
N/F	NOW OR FORMERLY
PL	PROPERTY LINE
(TYP)	TYPICAL
DEED BOOK	DEED BOOK
DB	PLAT
S-B-L	TAXMAP SUBLOT
GAR	GARAGE
ASPH	ASPHALT
GRAY	GRAVEL
PAVT	PAVEMENT
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER

NOTE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN APPRAISAL OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH



FENCE COR. 0.40E & 1.60S

FENCE 1.0E & 32.1S

208.56'

S.W. CORNER
L.135 P.337

PARALLEL WITH W.L. LOT 52
Q. OF DAVIS ROAD

FND. 1" LP. O.L. & 0.40S

N. LINE LOT 51

IRREG. FENCE O.L. &

588° E. D

175.89

208.89'

IRREG. BLKTOP 1.0 ± S

IRREG. BLKTF. O.L. ±

IRREG. FENCE
ENDS O.L.

Town of Aurora
Dept. of Bldgs.
B. Schenthal
1158 Davis
W-120

8/19/93

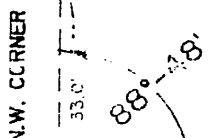
FRAME, BLOCK & BRICK BLDG.
NO. 1158

CRUSHED
STONE

CRUSHED STONE TO BUILDING &
BLACKTOP

FND. STONE MIN. 4 SQ.
X CUT IN TOP

DAVIS (66' WIDE) ROAD



208
- 24.60

183.40

33.0'

208.89

L.135 P.337

N.W. CORNER

133.40

208.56

N. LINE LOT 51

IRREG. FENCE O.L. &

588° E. D

175.89

208.89'

IRREG. BLKTOP 1.0 ± S

IRREG. BLKTF. O.L. ±

IRREG. FENCE
ENDS O.L.

Town of Aurora
Dept. of Bldgs.
B. Schenthal
1158 Davis
W-120

8/19/93

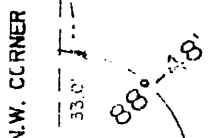
FRAME, BLOCK & BRICK BLDG.
NO. 1158

CRUSHED
STONE

CRUSHED STONE TO BUILDING &
BLACKTOP

FND. STONE MIN. 4 SQ.
X CUT IN TOP

DAVIS (66' WIDE) ROAD



208
- 24.60

183.40

33.0'

208.89

L.135 P.337

N.W. CORNER

133.40

208.56

52, T. 9, R. 6
= AURORA

723

PARALLEL WITH THE SOUTH LINE OF LOT 52, T. 9, R. 6

SOUTH LINE OF LOT 52, T. 9

FRAME HOUSE
INCOMPLETE

23.95
32.70

137.90

FENCE ON LINE
IRON PIPE

208.56

PARALLEL WITH DAVIS RD.

208.89

208.89

91°12'

88°48'

88°48'

STAKE

IRON PIPE

208.56

33.0'
66.0'

15.0

DAVIS

ROAD

WILLIAM J. NEWTON LICENSED LAND SURVEYOR 1929 DAVIS RD. WEST FALLS, N.Y.	
SCALE 1 IN. = 60 FT	DATE MAY 15, 1962
SHEET 124	No. 62-29

William J. Newton

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				
Gary Dellaneve Pole Barn				
Name of Action or Project: Pole Barn Build				
Project Location (describe, and attach a location map): 1158 Davis Road West Falls NY 14170				
Brief Description of Proposed Action: Build a 40 x 80 pole barn with the back portion of 20 x 40 livable dwelling				
Name of Applicant or Sponsor: Gary Dellaneve		Telephc _____ E-Mail: _____		
Address: 1158 Davis Road				
City/PO: West Falls		State: NY	Zip Code: 14170	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 1 acres				
b. Total acreage to be physically disturbed? _____ .3 acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0 acres				
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input 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				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: Gary Dellaneve</p>	<p>Date: 3/22/2021</p>	
<p>Signature: _____</p>		