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**TOWN OF AURORA**  
**Aurora Municipal Center**  
575 Oakwood Avenue, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

To: Aurora Planning Board

From: Martha Librock, Town Clerk

Date: April 20, 2021

Re: Open Development Area Referral – Split from 535 Jewett Holmwood Road

The Town Board referred the attached Open Development Area application for a property split from 535 Jewett Holmwood Road to the Planning Board for review and recommendation. Please note that the applicant is requesting to construct the residence closer to the dividing lot line than the code allows.



300 Gleed Avenue, East Aurora, NY

**TOWN OF AURORA  
OPEN DEVELOPMENT AREA APPLICATION**

**PETITIONER:** Name: Robert & Joan Erickson  
Address: 535 Jewett Holmwood Rd.  
East Aurora NY 14052  
City State Zip  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**PROPERTY OWNER** (if different from petitioner):

Name: same  
Address: \_\_\_\_\_ Ph. No. \_\_\_\_\_

**PROJECT ADDRESS:** 535 Jewett Holmwood Rd. Part of Lot 46, Township 9,  
No. Street SBL No. Range 6

**PROJECT DESCRIPTION:** Division of our current 6.55 acre lot into 2 parcels.  
Build a single family, timber frame home on the  
flagged lot. (~ 1,800 sq ft 2-story with attached garage.)  
My wife and I will occupy the new home, our son & family  
will occupy the existing home at 535 Jewett Holmwood.

Signature of Applicant: [Signature] 4-1-21



State of New York ) :SS:  
County of Erie )

On the \_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before me, the undersigned, a notary public in and for said state, personally appeared \_\_\_\_\_, personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and they by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Notary Public

**OFFICE USE ONLY:**  
File #: \_\_\_\_\_ Number of Lots \_\_\_\_\_ Total Acreage \_\_\_\_\_ Zoning \_\_\_\_\_  
Open Development Area Review Application Fee \$ \_\_\_\_\_  
Materials Received by \_\_\_\_\_  
Town Clerk & Fee Paid \_\_\_\_\_  
Accepted by \_\_\_\_\_ Date \_\_\_\_\_

April 6, 2021

Re: 535 Jewett Holmwood Road - ODA  
Setback variance request

Aurora Town Board Members,

Regarding my Open Development Area Application for property at 535 Jewett Holmwood Road, East Aurora, NY, I am hereby requesting a variance from the requirement of a 200' setback from the dividing property line.

This request is based on the advice of Andy Kenyon, P.L.S., from Nussbaumer & Clarke, Inc. who completed the Open Development Area Survey. Per his assessment, the area approximately 100' from the dividing line is significantly drier and will present less problems with drainage than further back on the property.

Given the layout of the property and orientation of the current residence, I believe that the location of the second home at 100' from the dividing line will not have a negative impact on the value/privacy of either home.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Erickson', with a long horizontal flourish extending to the right.

Robert Erickson

# 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: 2-Lot Minor Subdivision			
Project Location (describe, and attach a location map): 535 Jewett Holmwood Road, East Aurora, N.Y. 14052			
Brief Description of Proposed Action: The Project Sponsor is selling a 4.737 acre parcel from Robert M. Erickson from a 6.55 acre parcel of land he owns at 535 Jewett Holmwood Road (SBL NO. 174.00-3-27.2), thus creating the need for a minor subdivision .			
Name of Applicant or Sponsor: Robert M. Erickson		Telepho _____	E-Mail: _____
Address: 535 Jewett Holmwood Road			
City/PO: East Aurora		State: N.Y.	Zip Code: 14052
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: Subdivision Approval - Town of Aurora Erie Co. Dept. of Health - Septic System			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 6.55 acres b. Total acreage to be physically disturbed? _____ 4.737 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 6.55 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 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?	<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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" 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: _____ _____		<input type="checkbox"/>	<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: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Septic System will be required for new home		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   <input type="checkbox"/> Agricultural/grasslands   <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input type="checkbox"/> Urban   <input checked="" type="checkbox"/> Suburban</p>		
<p>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?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>Storm water will be directed by roof drains to on-site yard swales</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment:</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Valerie Sarcione</u> Date: <u>3-15-21</u></p> <p>Signature: <u>Valerie Sarcione</u> Title: <u>Project Designer</u></p>		

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Source: USGS, Intermap, INCREMENT, NRCan, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

