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TOWN CLERK  
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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 – 1875 Boies Road

The Town Board referred the attached Open Development Area application for 1875 Boies Road to the Planning Board for review and recommendation.



TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION

To Be Completed By Applicant

PETITIONER: Name: KEITH D. MARQUIS
Address: 3739 SENECA STREET
WEST SENECA, N.Y. 14224
City State Zip
Phone: Fax: -

PROPERTY OWNER (if different from petitioner):

Name:
Address: Ph. No.

PROJECT ADDRESS: 1875 BOIES ROAD DIVIDED FROM:
No. Street SBL No. 200.00-4-9.11

PROJECT DESCRIPTION: PROJECT CONSISTS OF BUILDING LOT
FOR SINGLE FAMILY RESIDENCE. LOT
SIZE IS 6.75+/- ACRES

Signature of Applicant: [Handwritten Signature]

State of New York )SS:
County of Erie )

On the 30 day of March, in the year 2021, before me, the undersigned, a
notary public in and for said state, personally appeared Keith Marquis,
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.

[Handwritten Signature]
Notary Public

LISA C. STREICHER
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01ST6153497
My Commission Expires 10/02/2022

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

TOWN OF AURORA 5 SOUTH GROVE STREET, EAST AURORA, NY 14052
(716) 652-3280 FAX (716) 652-3507 www.townofaurora.com

## 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.

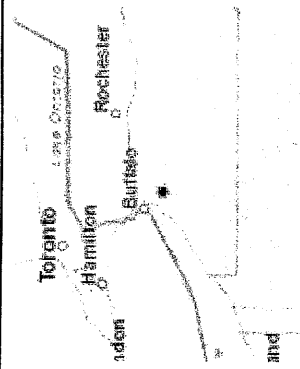
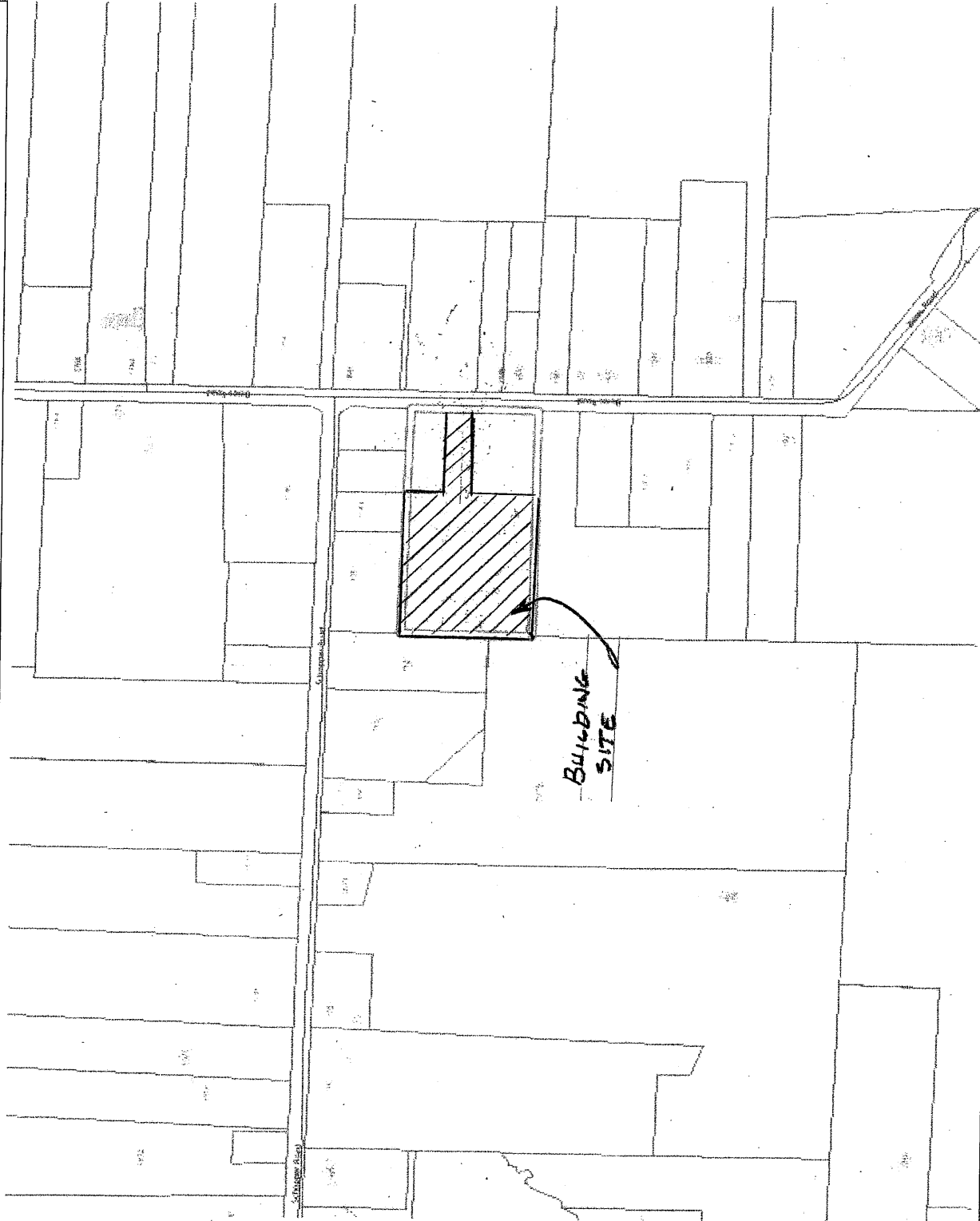
<b>Part 1 – Project and Sponsor Information</b>				
1875 BOIES ROAD: 6.75 +/- ACRE RESIDENTIAL BUILDING LOT - KEITH D. MARQUIS: OWNER				
Name of Action or Project: 1875 BOIES ROAD				
Project Location (describe, and attach a location map): PROJECT LOCATED ON WEST SIDE OF BOIES ROAD APPROXIMATELY 325' SOUTH OF SCHOPPER ROAD.				
Brief Description of Proposed Action: PROPOSED ACTION ENTAILS THE USE OF A 6.75 +/- ACRE PARCEL TO BE UTILIZED FOR A SINGLE FAMILY RESIDENCE. THE PARCEL HAS BEEN DIVIDED FROM A 9.67 +/- ACRE PARCEL WHICH IS LOCATED ON THE WEST SIDE OF BOIES ROAD, APPROXIMATELY 325' TO THE SOUTH OF SCHOPPER ROAD. IMPROVEMENTS TO INCLUDE DRIVEWAY, WATER SERVICE, ELECTRIC AND INSTALLATION OF DRAINAGE CULVERT AT THE DRIVEWAY ENTRANCE. CULVERT SIZING HAS BEEN DETERMINED BY THE ERIE COUNTY HIGHWAY DEPARTMENT AS 12" DIAMETER.				
Name of Applicant or Sponsor: KEITH MARQUIS		Telepho E-Mail:		
Address: 3739 SENECA STREET				
City/PO: WEST SENECA		State: NEW YORK	Zip Code: 14224	
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"/>	YES <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: ROAD PERMIT FOR DRIVEWAY ACCESS THROUGH ERIE COUNTY AND SITE APPROVAL FROM TOWN OF AURORA			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		6.75 +/- acres		
b. Total acreage to be physically disturbed?		0.29 +/- acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.75 +/- acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
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?	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?	NO	YES	
If Yes, identify: _____	<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 services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
THE RESIDENCE WILL COMPLY WITH ALL RESIDENTIAL CODES AS THEY PERTAIN TO THE NEW YORK STATE BUILDING CODES.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____			
WASTEWATER TREATMENT WILL BE PROVIDED BY AN ON-STIE WASTEWATER TREATMENT SYSTEM (SEPTIC SYSTEM)	<input checked="" 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?	NO	YES	
	<input checked="" 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"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			





# Erie County On-Line Mapping Application



**Legend**

- Parcels
- Streets and Highways**
- Interstate
- Primary State Road
- Secondary State Road
- County Road
- Local Road

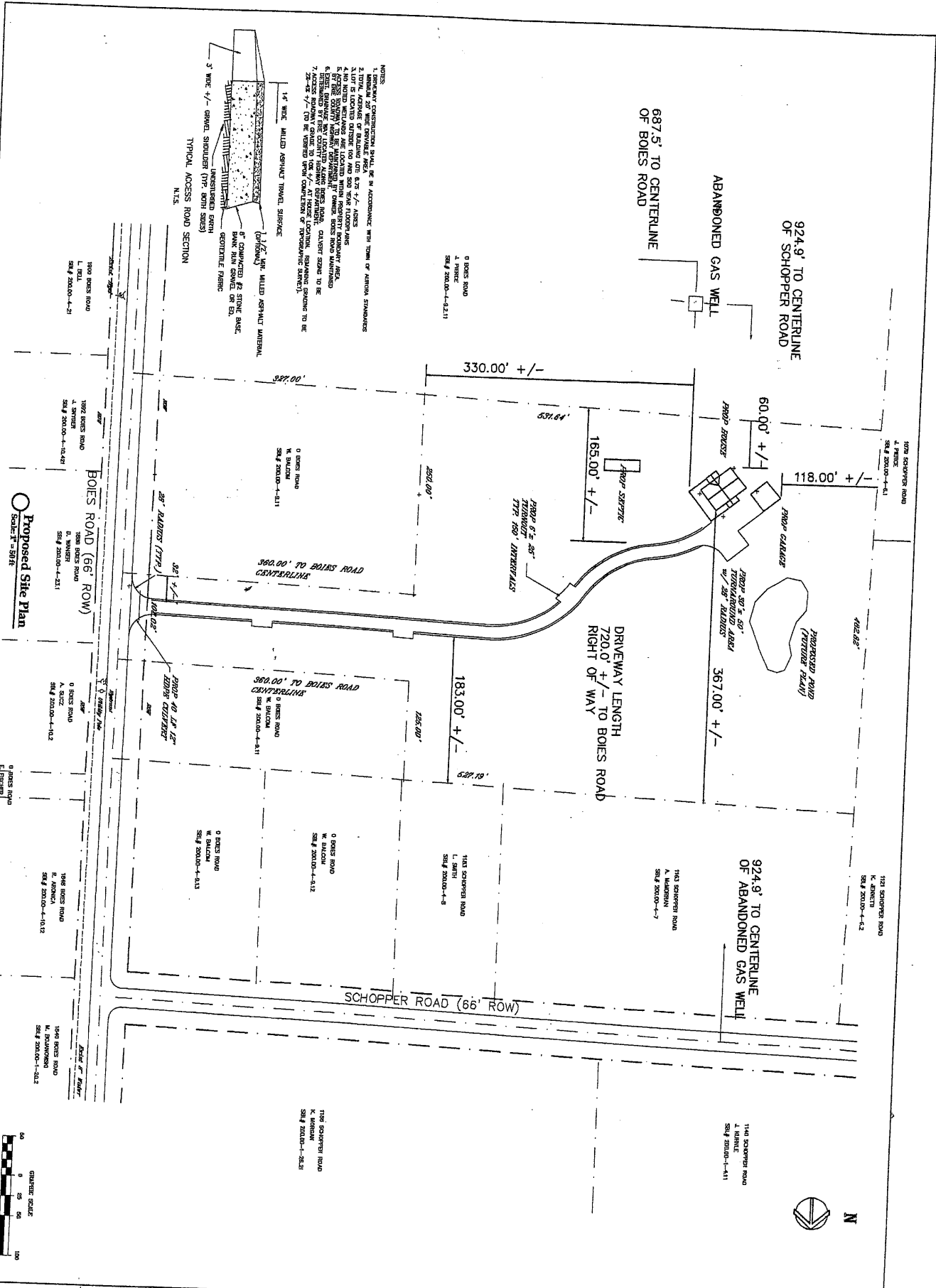
0 0.14 0.3 Miles  
 WGS 1984 Web Mercator Auxiliary Sphere  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

**ERIE COUNTY  
 DEPARTMENT OF ENVIRONMENT & PLANNING  
 OFFICE OF GIS**

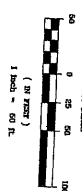
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



1: 9,028



Proposed Site Plan  
Scale: 1" = 50'



**M** Marquis Engineering, P.C.  
3736 Seneca Street  
West Seneca, New York 14224  
Phone: (716) 877-9200 Fax: (716) 877-9201  
e-mail: info@marquiseengineering.com

1875 BOIES ROAD  
KEITH D. MARQUIS - OWNER  
TOWN OF AURORA, NEW YORK

GENERAL SITE PLAN  
S-1

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Aurora, County of Erie, State of New York, being part of Lot Number 33, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

COMMENCING at the northeast corner of Lot No. 33, Township 9, Range 6, also being the intersection of the centerlines of Schopper Road (66 feet wide) and Boies Road (66' feet wide)

THENCE southerly along said easterly line of Lot No. 33 and said centerline of Boies Road, a distance of 425.00 feet to the POINT OF BEGINNING;

THENCE continuing southerly along said easterly line of said Lot No. 33, a distance of 108.02 feet;

THENCE westerly and parallel to the northerly line of said Lot No. 33, a distance of 360.00 feet to a point distant 533.02 feet southerly of the northerly line of said Lot No. 33;

THENCE southerly and parallel to said easterly line of said Lot No. 33, a distance of 250.00 feet;

THENCE westerly and parallel to the northerly line of said Lot No. 33, a distance of 531.64 feet to the west line of lands conveyed to Carlton A. Curtis by Deed recorded in Liber 6557 of Deeds at page 605;

THENCE northerly along said westerly line of lands conveyed by Deed recorded in Liber 6557 at page 605, a distance of 482.82 feet to a point distant 300.00 feet southerly of the northerly line of said Lot No. 33;

THENCE easterly and parallel to the northerly line of said Lot 33, a distance of 527.19 feet to the southeasterly corner of lands conveyed to Lawrence W. Smith and Ruth L. Smith by Deed recorded in Liber 7042 at page 255, said point also being distant 360.00 feet westerly of the easterly line of said Lot No. 33;

THENCE southerly and parallel to said easterly line of said Lot No. 33, a distance of 125.00 feet to a point distant 425.00 feet southerly of the northerly line of said Lot No. 33;

THENCE easterly and parallel to the northerly line of said Lot 33, a distance 360.00 feet more or less to the POINT OF BEGINNING. Said parcel containing 294,224 square feet or 6.75 acres more or less.

Excepting therefrom that portion of the described lands lying within the bounds of Boies Road.





## **Marquis Engineering, P.C.**

CIVIL ENGINEERING • CONSTRUCTION MANAGEMENT • SURVEYING

3739 Seneca Street  
West Seneca, New York 14224  
Phone: (716) 677-9200  
Facsimile: (716) 677-9201  
e-mail: info@marquisengineering.com

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March 28, 2021

Town of Aurora  
575 Oakwood Avenue  
East Aurora, New York 14052

Reference: 1875 Boies Road  
Planned Private Right -of-Way  
Narrative Description

To Whom It May Concern:

This narrative represents the planned right-of-way components for the above referenced location. It is as follows:

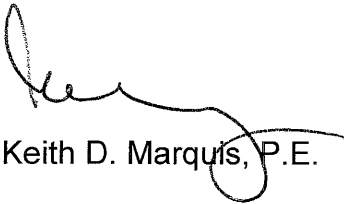
- The current right of way for the proposed flag lot measures 108.02' for road frontage. The ownership and maintenance of the driveway along the right of way belong to the property owner, Keith Marquis.
- Maintenance for the right of way include snow removal as necessary for safe passage along the proposed driveway. No obstructions will be present for driveway access (gates, etc.) Tree lines may be included as part of the improvements along the drive (approx. 10' +/- from driveway edge). Utilities, including water and electric service will be installed approximately 6' from the edge of pavement. The Erie County Highway Department has recently reviewed the necessary culvert sizing at the driveway and determined the size to be 12" diameter.
- The Town of Aurora accessibility width is designated at 20'. Details shown on the conceptual development plan indicate a gravel driveway approximately 14' wide with a gravel or dirt shoulder (3' +/- each side). The driveway will consist of a geotextile fabric prior to gravel placement. Gravel thickness will be 8" +/- along the main travel way with approximately 4" thickness at the shoulder (if placed along shoulder). The right of way itself is free of any trees, shrubs, debris, etc. by a minimum of 10' along both sides, making the available accessible width approximately 34' total. Asphalt millings may be placed along all or part of the drive along the 14' width, depending on their availability.
- Provisions have been made for fire apparatus along the driveway width as per Chapter 99-34 Development Standards. These include 6'x25' turnouts at 150' intervals along the driveway in addition to the necessary turnaround spacing at the end of the drive. We have provided a minimum turnaround area of 30' x 50', which

may be narrowed from 50 to 40' based on additional topographic survey information. Radii along the access driveway will be maintained at a minimum of 28'. The potential for a cul-de-sac type of turnaround may be introduced in lieu of the proposed "Y" configuration currently shown.

- Grading along the driveway is currently planned for the maximum access grade of 10%. However, a variance may be requested to increase this grade somewhat as to more reasonably match the topography of the lot as it presently exists. This will be more defined at the time of building permit application submittal.

For any additional information, do not hesitate to contact me. I can be reached directly via cell at 716-998-5376.

Sincerely,  
MARQUIS ENGINEERING, P.C.



Keith D. Marquis, P.E.