

CAPOZZI
HOMES

A Tradition of Quality

9566 Cobblestone Dr. • Clarence, NY 14031 • 759-7114 • 689-6373

To the Town board of Aurora,

Enclosed is an application for a Dwelling Group at 16 Woodcrest Drive. I will be building a new residence for the Notino family on the vacant 7.87 acre parcel. The property is currently owned by Braun Enterprises of WNY Inc. as are the adjoining parcels. Braun Enterprises is represented by Paul Nesper Atty. We have their approval to do this and any questions can be addressed with Mr. Nesper at 688-3800. I have included in the application;

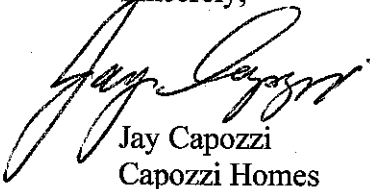
1. Completed Part 1 SEQR form obtained from building department.
2. Copy of map cover #2617
3. Copy of survey showing sub-lot 7
 - a. location of main house
 - b. location of guest house
 - c. location of sand filter / septic system
 - d. length and width of driveway

At this time we are under contract to purchase the property and do not have a copy of a recorded deed to include in this application as requested.

The Notino family lives in Williamsville NY and are purchasing the land to have a guest house on the same property to help and watch over their parents who have health issues and for each to have some independence. It does not seem to be inconsistent with the neighborhood. I have the plans if any one needs to see them.

Any questions please call 716 866 4217.

Sincerely,



Jay Capozzi
Capozzi Homes

TOWN OF AURORA
DWELLING GROUP APPLICATION

To Be Completed By Applicant

PETITIONER: Name: Capozzi Homes
Address: 9566 Cobblestone Dr.
Clarence N.Y. 14031
City State Zip

Phone: 716-866-4217 Fax: 716-759-7114 E-Mail: Capozzihomes1@MAC.com

PROPERTY OWNER (if different from petitioner):

Name: BROWN ENTERPRISES OF WNY (Paul Nesper Atty)
Address: 1 Town Center, Suite 300 Amherst, NY Ph. No. 688-3800

PROJECT ADDRESS: 16 WOODCREST DRIVE
No. Street

NUMBER OF DWELLINGS PROPOSED: 2 ACREAGE: 7.87

SBL No. 186.05-2-4 ZONING DISTRICT: A

Signature of Applicant: Jay Capozzi

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

On the 15 day of October, in the year 2013, before me, the undersigned, a notary public in and for said state, personally appeared Jay Capozzi, 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.

Carrie Williams
Notary Public

CARRIE M. WILLIAMS
Lic. #01W16139872
Notary Public-State of New York
Qualified in ERIE COUNTY
My Commission Expires 1/17/14

OFFICE USE ONLY:	
Materials Received by: _____	Date: _____
Approved _____ Denied _____	Date and Town Board Action No. _____



NESPER, FERBER & DiGIACOMO, LLP
ATTORNEYS AT LAW

GABRIEL J. FERBER*
RICHARD F. DIGIACOMO
PAUL T. NESPER**
WILLIAM P. JOHNSON
GRETCHEN M. NICHOLS

JULIA C. MOMBREA

*Also Member Florida Bar
**Also Member PA and NH Bar

Paul T. Nesper, Esq. E-Mail Address: pnesper@nfdlaw.com
Assistant: Sally A. Rauh srauh@nfdlaw.com

ONE TOWNE CENTRE, SUITE 300
501 JOHN JAMES AUDUBON PKWY
AMHERST, NEW YORK 14228
(716) 688-3800
FAX (716) 688-3891
www.nfdlaw.com

JAMES M. NESPER, Retired
JOHN W. DORN, of Counsel

MARY JANE KELM, Real Estate Legal Assistant
DEBORAH TRZASKA, Estates Legal Assistant

October 16, 2013

VIA E-MAIL

Town Clerk
Town of Aurora
300 Gleed Avenue
East Aurora, New York 14052

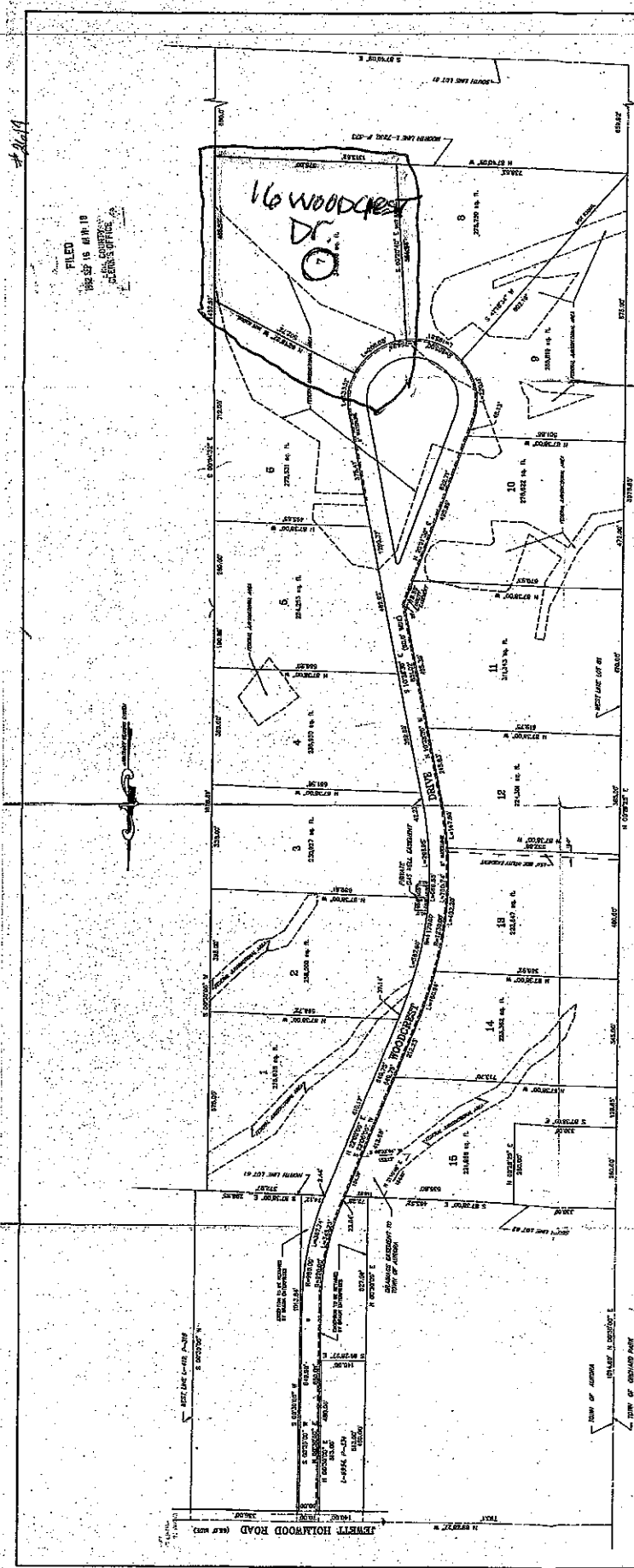
RE: 16 Woodcrest Drive
Town of Aurora, New York

Dear Sir/Madam:

With regard to the above captioned property, this will confirm that Jay Capozzi is authorized to appear before the Town Board of the Town of Aurora on behalf of Braun Enterprises of WNY, Inc., the owner of said property.

Very truly yours,

Paul T. Nesper, Esq., President
Braun Enterprises of WNY, Inc.



FILED
1962 IS 41113
COUNTY CLERK'S OFFICE

MAP OF
Woodcrest Farms
TOWN OF AURORA, ERIE COUNTY, NEW YORK
BEING PART OF LOTS 91 & 92, TOWNSHIP 9, RANGE 9, HOLLAND LAND SURVEY



NO. 107189 DATED APRIL 3, 1962

THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES INTO ACCORDANCE WITH THE REQUIREMENTS OF SECTION 170 OF THE ERIE COUNTY SURVEYING LAW.

Pratt & Hutch Associates, Inc.
ENGINEERING & SURVEYING PLANNERS
100 N. STATE ST. AURORA, N.Y.

7-16-72

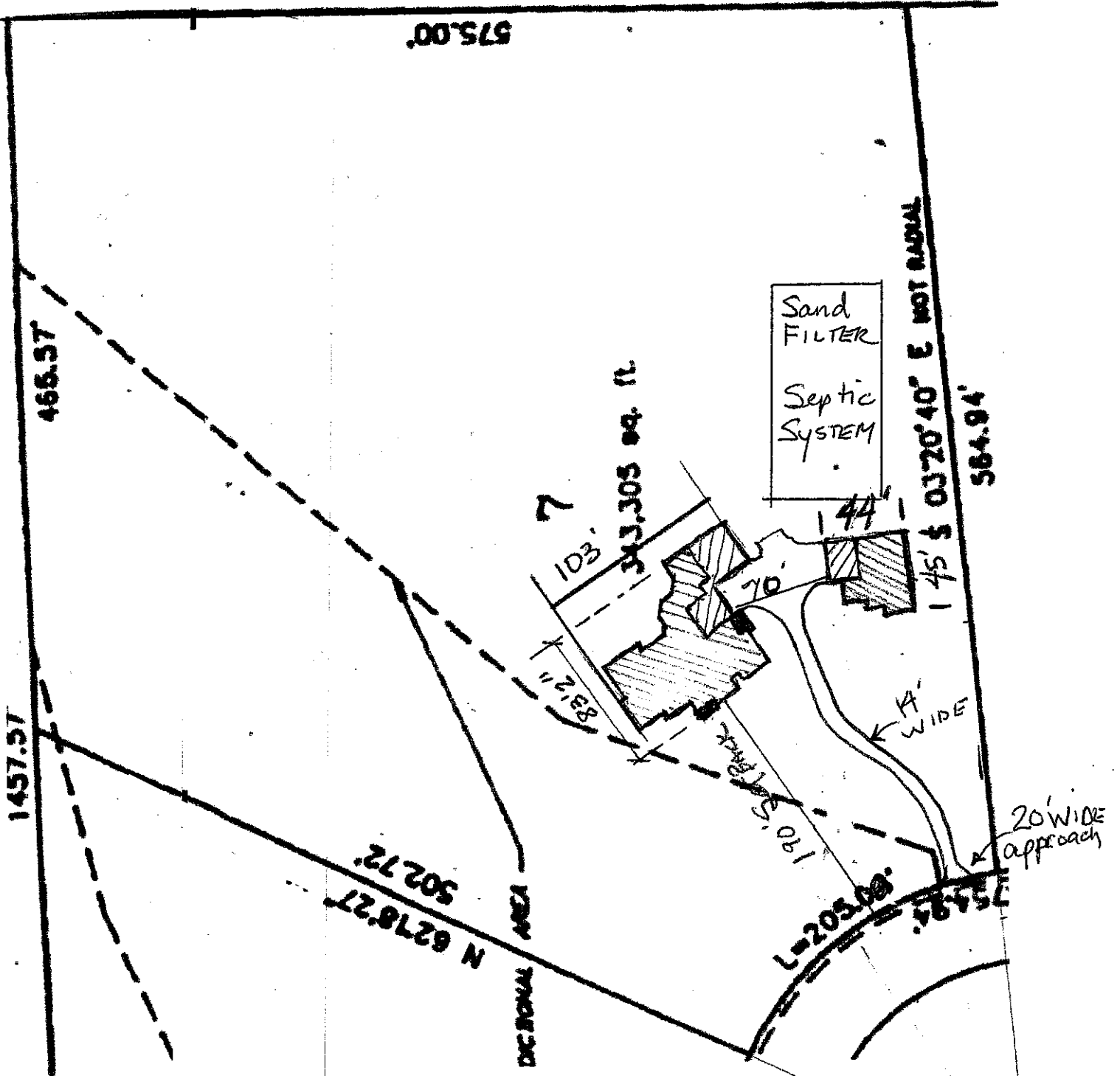
HEALTH DEPT. FOR SWIMMING POOL NOT NECESSARY - ALL LOTS OVER 1 ACRE. ALL LOTS TO HAVE PRIVATE SEPTIC SYSTEMS
Pratt & Hutch Associates, Inc.
Erie County Clerk - Leach

Commissioner of the County of Erie, do hereby certify that the above described map was filed for record in the County of Erie, New York, on the 16th day of July, 1972, at 10:30 A.M. and that the same is a true and correct copy of the original map as filed for record in the County of Erie, New York, on the 16th day of July, 1972, at 10:30 A.M. and that the same is a true and correct copy of the original map as filed for record in the County of Erie, New York, on the 16th day of July, 1972, at 10:30 A.M.

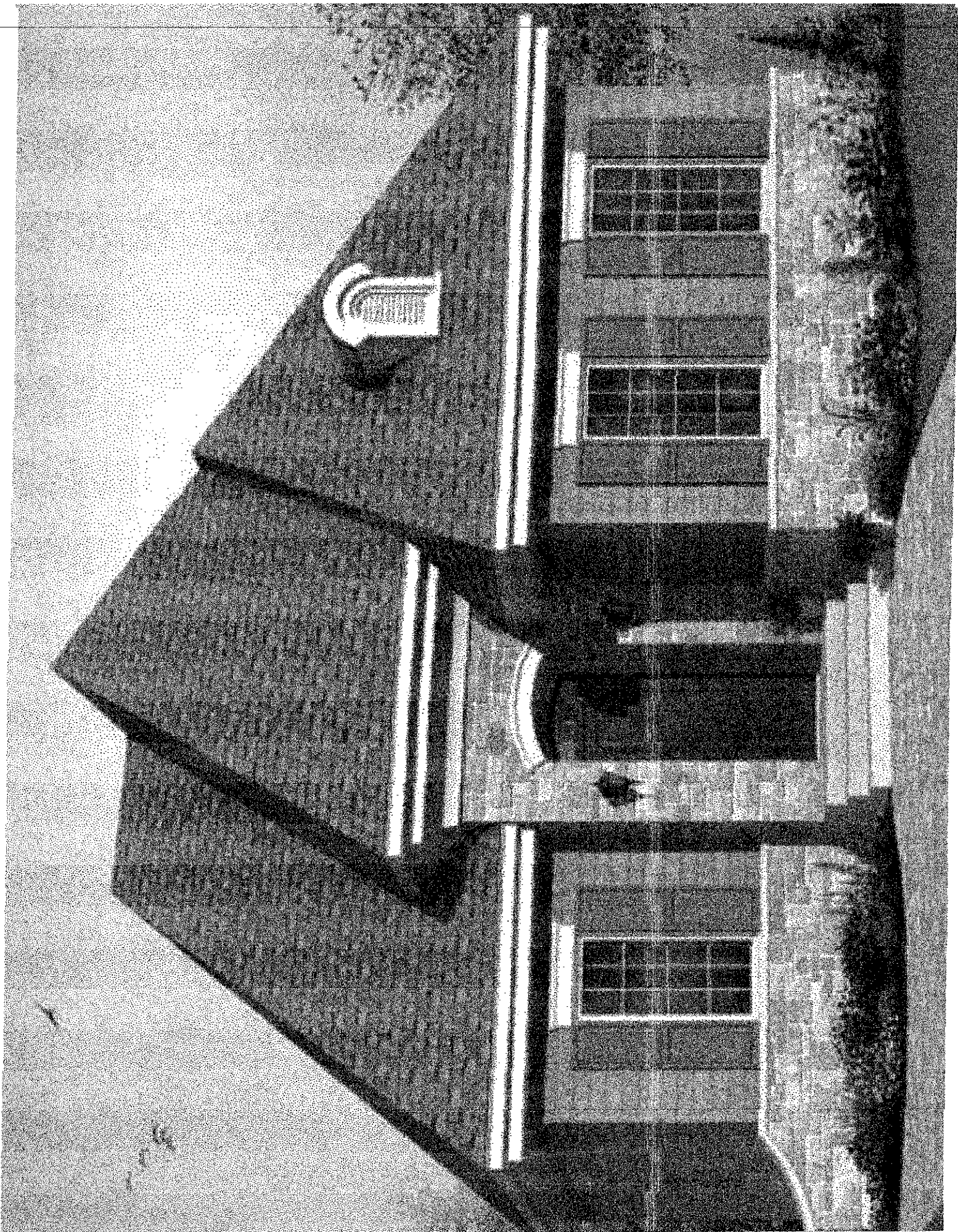
Leach
County Clerk

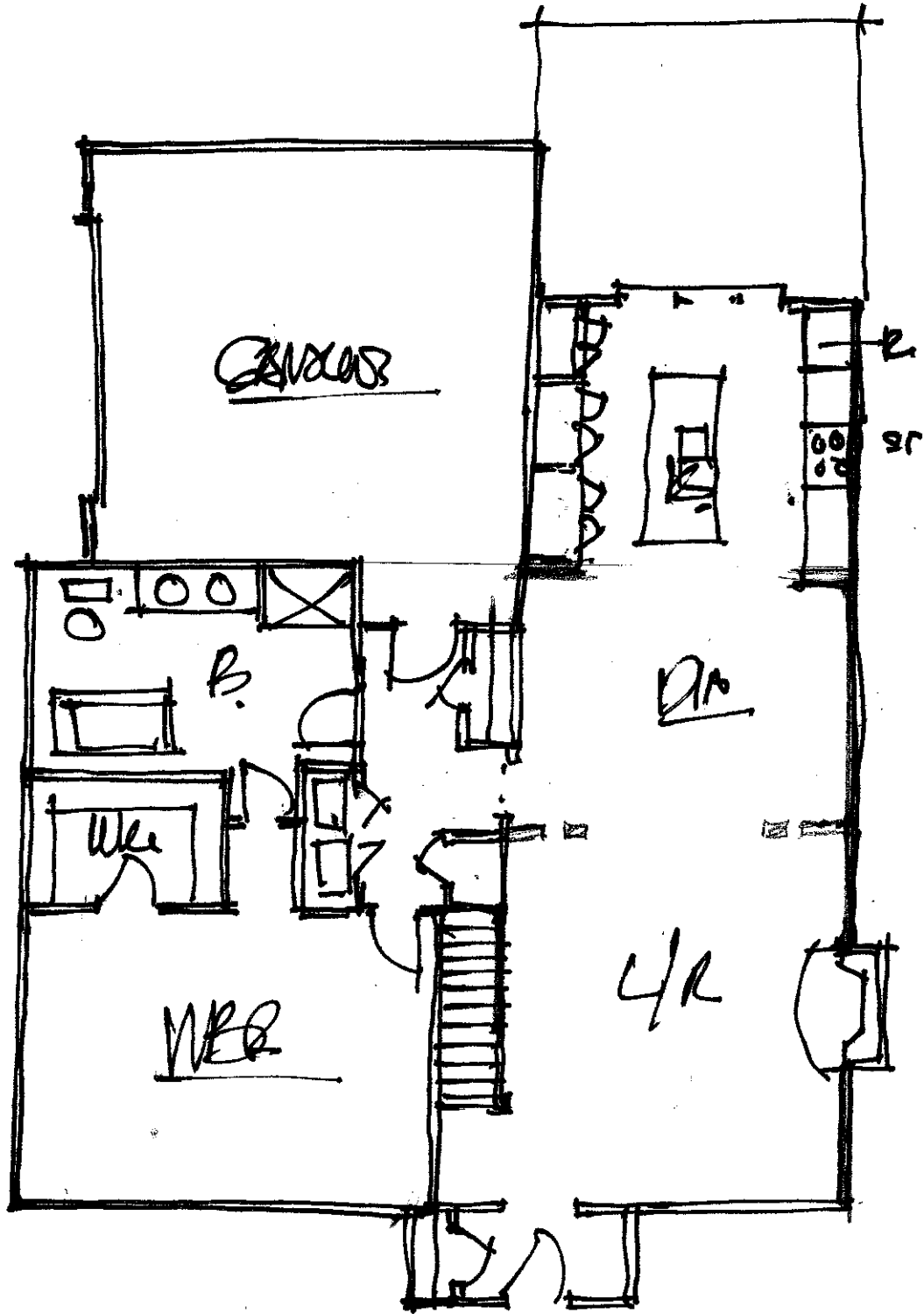
441-10-25

1" = 90±



SURVEY
16 WoodCrest Drive 7.87 acres
Sub-Lot # 7





4692 1280
 192
 1412

12 1/2

Short Environmental Assessment Form

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							
Capozzi Homes							
Name of Action or Project: Notino Residence; Woodcrest sub lot 7							
Project Location (describe, and attach a location map): 16 Woodcrest Drive @ Jewett Holmwood in the Town of Aurora							
Brief Description of Proposed Action: The Applicant is seeking Town Board approval for a dwelling group consisting of 2 homes on one building lot.							
Name of Applicant or Sponsor: Capozzi Homes		Telephone: 716 866-4217					
		E-Mail: capozzihomes1@mac.com					
Address: 9566 Cobblestone Drive							
City/PO: Clarence		State: NY	Zip Code: 14031				
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.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" 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:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		_____ 7.87 acres					
b. Total acreage to be physically disturbed?		_____ <1.00 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 7.87 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" 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 checked="" 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"/>	
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"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<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: _____	<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"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Erie County approved septic system.	<input checked="" type="checkbox"/>	<input 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?	<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: _____	<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 checked="" type="checkbox"/> Forest <input checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES All storm water will be contained on the property. _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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)?	NO	YES
If Yes, explain purpose and size: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jay Capozzi</u>		Date: _____
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The only possible impact, albeit small, is the presence of wetlands on the property. The Project Sponsor (Capozzi Homes) has met with the Army Corps of Engineers to map out any wetlands. The plotting of the two homes are not impacting the wetlands. Follow-up supporting documents will be provided by the Army Corp.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

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.

Town of Aurora 10/17/13
Name of Lead Agency Date

Patrick Blizniak Superintendent of Buildings
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

[Signature] _____
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)

PRINT

Petitioner: Capozzi Homes
for Notino Family
9566 Cobblestone Dr
Clarence, NY 14031

SBL#: 186.05-2-4

Address: 16 Woodcrest Drive

=====

Abutting Properties:

Mailing Address (if different)

SBL: 186.05-2-5
Braun Enterprises Inc
Attn: Mary Perram
14 Woodcrest Dr
Orchard Park, NY 14127

4248 S Taylor Rd
Orchard Park, NY 14127

SBL: 186.05-2-3
Braun Enterprises Inc
Attn: Mary Perram
17 Woodcrest Dr
Orchard Park, NY 14127

4248 S Taylor Rd
Orchard Park, NY 14127

SBL: 186.05-2-6
Town of Aurora
300 Glead Ave
East Aurora, NY 14052

SBL: 186.05-2-2
William & Nancy Flynn
15 Woodcrest Dr
Orchard Park, NY 14127

SBL: 186.00-1-29 (Vacant Land)
Smigiel Partners XXII, LTD
PO Box 540669
Lake Worth, FL 33454

SBL: 186.00-1-30.1
Philip Caccamise
819 Davis Rd
East Aurora, NY 14052

SBL: 174.00-3-7.1
Roy Kidd
763 Davis Rd
East Aurora, NY 14052

SBL: 174.00-3-5.111
Virginia Dick McGee
739 Davis Rd
East Aurora, NY 14052

