

COPY



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: _____
 Business/Project Address: _____
 Applicant Name: THE RURAL OUTREACH CENTER, INC.
 Mailing Address: PO BOX 447
 City EAST AURORA State NY ZIP 14052
 Phone (716) 240-2220 Fax — Email _____
 Interest in the property (ex: owner/purchaser/developer) _____

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) THE RURAL OUTREACH CENTER, INC.
 If a corporate, please name a responsible party/designated officer: FRANK CERNY, EXECUTIVE DIRECTOR
 Address 730 OLEAN ROAD
 City EAST AURORA State NY ZIP 14052
 Phone (716) 240-2220 Fax — Email FCERNY@theroc.co

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 730 OLEAN ROAD
 SBL# 176.00-4-17.2
 Describe Special Use requested (use additional pages if needed):
PLEASE SEE ATTACHED

Property size in acres 7.5 Property Frontage in feet 446.00
 Zoning District R3 Surrounding Zoning R2, A, RR, I
 Current Use of Property VACANT LAND, WITH SITED TENURE USED FOR RURAL OUTREACH CENTER
 Size of existing building(s): _____ sf Size of proposed building(s) 9,664 AND 4,500 sf OPERATIONAL
 Present/Prior tenant/use: RURAL OUTREACH CENTER ACTIVITIES
 Parking spaces: Existing: 62 Proposed additional spaces: 62 Total #: 62

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

Proposed sanitary sewer: public X 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	8am-7pm	8-7	8-7	8-7	8-7	9am-10am	—	

Peak hours: _____

Number of employees (if applicable): Full-time 18 Part-time 4 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)

THE RURAL OUTREACH CENTER, INC.

BY: Frank Cerny
Signature of Applicant/Petitioner

FRANK CERNY, EXECUTIVE DIRECTOR
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 20th day of MAY in the year 2021 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.

[Signature]
Notary Public

(Notary stamp) **K. MICHAEL SAWICKI**
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Jan. 31, 2022
4/13/22

Office Use Only: Date received: 5/26/21 Receipt # 804864 \$100.00
Application reviewed by: _____ CK#1131

PROPOSED ACTIVITIES FOR SITE

- Provide mental health therapy to individuals and small groups.
- Provide ongoing support and social services to individuals and families.
- Provide crisis services to individuals and families with emergent needs.
- Teach life skills, including job training, financial literacy, computer literacy, nutrition, and the like.
- Summer program for children
- Recreational gatherings of children, teens, and pre-teens in early evenings with staff always in attendance.
- Occasional individual music lessons for children.
- Occasional special programs such as wellness/health checks, holiday gifting, and provision of social and emotional support.
- Academic enhancement for students.
- Community education events.
- Administration and administrative tasks and meetings in support of ROC operations.
- Meetings of ROC Board of Directors and committees.
- Occasional professional symposiums, training, and similar gatherings.
- Occasional fundraising events, such as auctions, dinners, and award ceremonies.
- Worship services, mission activities and religious studies of Pathways Christian Fellowship.
- Infrequent weddings, wedding celebrations, funerals, and funeral meals.

Our programs for Participants are based on trauma informed care which generally lends itself to structured, staff to Participants ratios.

We will be complying with occupancy codes and hours for events.

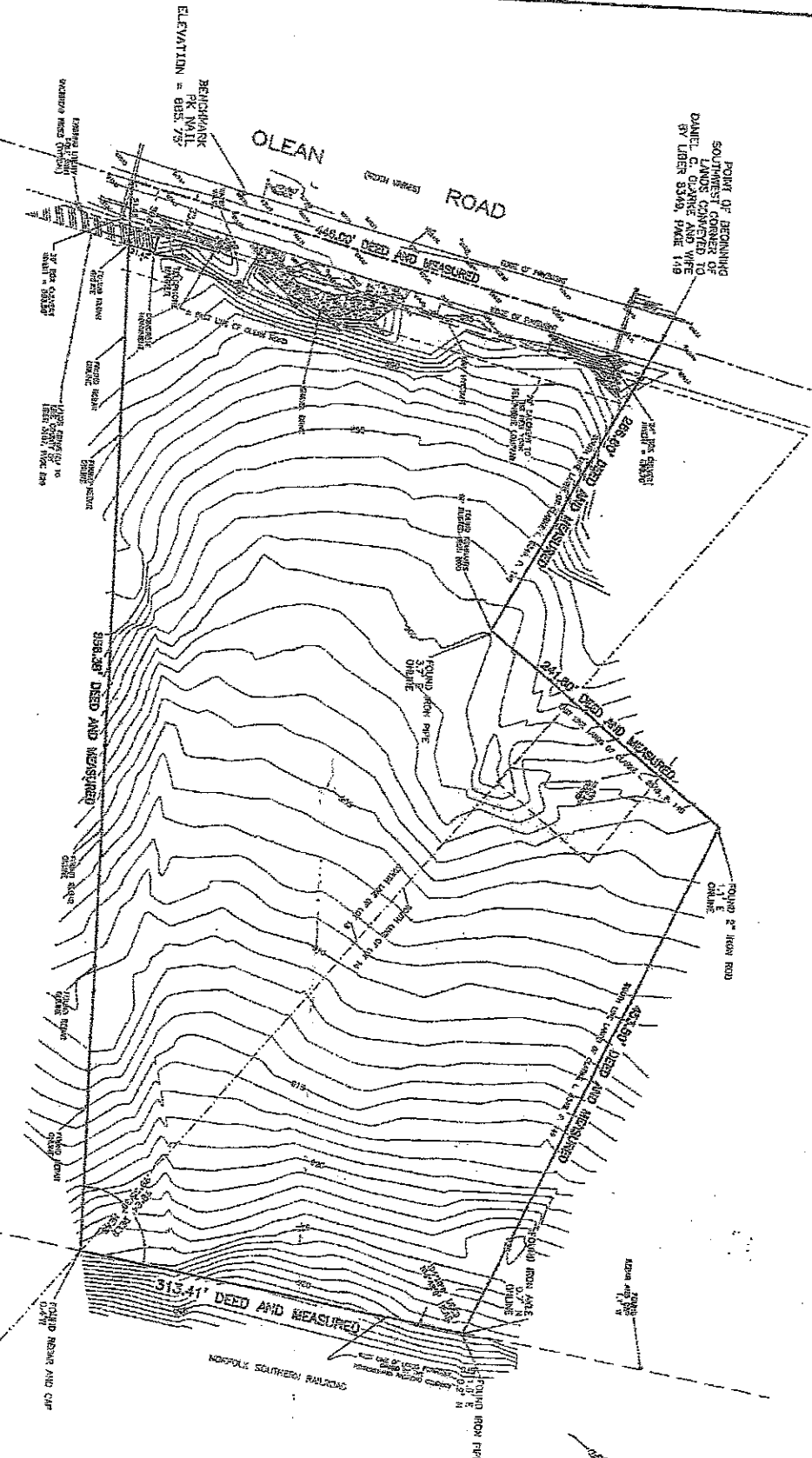
We will apply for event permits as may be required by town and state laws, codes and regulations.

IN WITNESS WHEREOF, I, the undersigned, after reading the above description of the premises and the instruments referred to, have hereunto set my hand and seal of office this _____ day of _____ A.D. 19__ at the City of _____, State of New York.

STATE OF NEW YORK
 DEPARTMENT OF TAXATION AND FINANCE
 COUNTY OF _____

TOWN OF AURORA, COUNTY OF ERIE STATE OF NEW YORK
LOTS NUMBER 13 AND 14, TOWNSHIP 9, RANGE 8
OF THE
HOLLAND LAND COMPANY'S SURVEY
AS DESCRIBED IN BOOK 1204 AT PAGE 8727
FILED IN THE ERIE COUNTY CLERKS OFFICE

POINT OF BEGINNING
 SOUTHWEST CORNER OF DANIEL C. VOORHEES' POND BY LIBER 8340, PAGE 119



NO.	DATE	REMARKS
1	1/11/1920	FILED IN THE ERIE COUNTY CLERKS OFFICE
2	1/11/1920	FILED IN THE ERIE COUNTY CLERKS OFFICE
3	1/11/1920	FILED IN THE ERIE COUNTY CLERKS OFFICE

FILED

MAY 20 2021

ERIE COUNTY CLERK'S OFFICE

THIS INDENTURE,

Made the 17th day of May, Two Thousand Twenty One

BETWEEN PATHWAYS CHRISTIAN FELLOWSHIP, a/k/a Pathways Christian Fellowship Church, a church incorporated under Article 10 of the Religious Corporations Law, with an address at 300 Gleed Avenue, E. Aurora, New York 14052, Grantor(s), and THE RURAL OUTREACH CENTER INC., a New York not-for-profit corporation with an address at 730 Olean Road, East Aurora, New York 14052, Grantee(s).

WITNESSETH, that the said Grantor(s), in consideration of One and No More Dollars, (\$1.00 & More) lawful money of the United States, paid by the Grantee(s), does hereby grant and release unto the Grantee(s), its heirs and assigns forever.

SEE ATTACHED SCHEDULE A.

SUBJECT TO restrictions, easements and rights-of-way of record and subject further to the condition that title shall revert to the Grantor five years after the date of this instrument if, by the end of such five-year period, that the Grantee has not constructed a building on the said premises for the purpose of the conduct by the Grantee of activities in furtherance of the Grantee's charitable purposes. The Grantor hereby agrees that the foregoing condition that title might revert to the Grantor under certain circumstances is hereby subordinated to the lien of any mortgage or mortgages heretofore or hereafter placed upon the property conveyed herein, and to all advances now or hereafter made under any such mortgage, to the full extent of the indebtedness secured thereby and interest thereon and to all renewals, extensions, refinancings, conversions, consolidations, or replacements, however characterized, including principal and interest and all sums secured thereby.

TOGETHER with the appurtenances, and all the estate and rights of the Grantor(s) in and to the said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee(s).

AND the said Grantor(s) do covenant with said Grantee(s) as follows:

FIRST. That the Grantee(s) shall quietly enjoy the said premises.

SECOND. That the Grantor(s) will forever WARRANT the title to said premises.

THIRD. Subject to the trust fund provisions of section thirteen of the lien law.

IN WITNESS WHEREOF, The said Grantor(s) have hereunto set their hands and seals the day and year first above written.

GRANTOR :

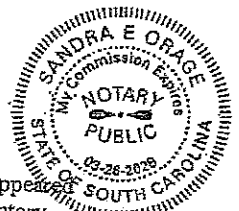
PATHWAYS CHRISTIAN FELLOWSHIP

Peter Grogan
By: Peter Grogan, trustee

STATE OF SOUTH CAROLINA)
COUNTY OF Durham) ss.:

On the 17th day of May, 2021, before me, the undersigned, personally appeared PETER GROGAN, personally known to me or proved 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), that 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, and that such individual made such appearance before the undersigned in the item # d. 13/d. (insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

Sandra E. Orage
Notary Public



SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Aurora, County of Erie and State of New York, being part of Lots Nos. 13 and 14, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the center line of Olean Road at the southwest corner of lands conveyed to Daniel C. Clark and wife by Deed recorded in the Erie County Clerk's Office in Liber 8349 of Deeds at page 149;

THENCE easterly, along the south line of said lands, 266.80 feet;

THENCE northerly, along an easterly line of said lands, 241.80 feet;

THENCE easterly, along a southerly line of said lands, 453.50 feet to the west line of lands formerly owned by the Pennsylvania Railroad Company;

THENCE southeasterly, at an interior angle of $104^{\circ} 18' 00''$ and along the west line of said Railroad, a distance of 313.70 feet;

THENCE southwesterly, at an interior angle of $98^{\circ} 24' 00''$, a distance of 653.11 feet to the center line of Olean Road;

THENCE northwesterly, along the center line of Olean Road, 446.00 feet to the point of beginning.

Peter Grogan, a director of Pathways, that Pathways has complied with the provisions of the Religious Corporations Law and the Not-for-Profit Corporation Law applicable to the transaction, and neither Pathways nor any third party having raised with the Attorney General any objections to the proposed donation of the Property to the Donee for the Charitable Use, the proposed donation is hereby approved; provided, however, that the Donee shall by verified petition apply to the Attorney General for approval of the Church Lease at such time as the building has been constructed and Pathways is ready to enter into the Church Lease.

5. Petitioner shall provide written notice to the Attorney General that the donation of the Property to the Donee has been completed, if it has been abandoned, or if it is still pending 90 days after approval.

Dated: April 28, 2021

Letitia James
Attorney General of the State of New York

By: Melissa H. Thore
Assistant Attorney General

ALLOWABLE USES

7/29/2021

Offices, chapel, multi-purpose rooms, auditorium, recreational areas for the following activities:

- Social services, counseling, academic services, wellness training, education and enrichment programs to individuals, small groups and families.
- Administrative support services and meetings
- Worship services, mission activities and religious studies of Pathways Christian Fellowship.
- Indoor weddings ceremonies and funerals less than 50 people for Pathways Christian Fellowship members and ROC participants.
- We need to look at any restrictions that may be needed on the day camp programs.

USES ALLOWABLE WITH A SPECIAL EVENT PERMIT

Wedding Celebrations less than 150 people for ROC participants and Pathways Christian Fellowship members.

Fundraising Events with the entire proceeds supporting the ROC's mission.

ROC programming outside the standard operating hours.

RESTRICTIONS

No street parking allowed.

Staff must be present at all times property is in use and all programs must be supervised.

No overnight lodging or use as a daytime shelter.

Outdoor amplified sound limited to reasonable levels between the hours of 9:00 AM and 5:00PM week days and Saturdays, church services on Sundays between 10:00AM and 1:00PM as to not disturb the neighbors ???? (ROC uses microphone for some programming and church services) Speakers in the soffits.

Standard Hours of Operation

Mon: 8am- 8pm*

Tues: 8am – 8pm*

Wed: 8am – 8pm*

Thurs: 8am – 8pm*

Fri: 8am – 8pm*

Sat: 8am – 5pm**

Sunday: 8am – 1pm** (Worship services and church activities only)*

*Indoor only activities for groups less than 50 people may occur until 9pm weekdays and 5pm on weekends.

**Weekend outdoor programming activities (not including church activities) is limited to 20 participants, not including ROC staff.

SIGNS: Shall be in accordance with Section 116.34 of the Town Code of the Town of Aurora.

PARKING: On-site parking is limited to xx vehicles.