

WS-1

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**TOWN OF AURORA, NEW**

**RESOLUTION SUPPORTING THE NOMINATION OF THE WEST FALLS DEPOT TO  
THE NATIONAL REGISTER OF HISTORIC PLACES**

**WHEREAS**, historic properties and buildings in the Town of Aurora contribute significantly to the visual character, quality of life, and culture of the community; and

**WHEREAS**, the New York State and National Registers of Historic Places are the official lists of buildings, structures, districts, objects, and sites significant in the history, architecture, archeology, engineering, and culture of New York and the nation which are worthy of preservation; and

**WHEREAS**, the 1980 New York State Historic Preservation Act and the 1966 National Historic Preservation Act provide municipalities with the ability to nominate historic resources to the New York State and National Registers of Historic Places; and

**WHEREAS**, the former Buffalo, Rochester & Pittsburgh Railway West Falls Passenger and Freight Station (“West Falls Depot”) located at 397 Old Glenwood Road, West Falls, New York 14170, has been deemed eligible for listing on the State Register of Historic Places by the New York State Historic Preservation Office; and

**WHEREAS**, Conor Schneider, the current owner of the West Falls Depot, has submitted an application with the New York State Historic Preservation Office on December 13, 2022, to list the West Falls Depot on the State and National Registers of Historic Places; and

**WHEREAS**, the West Falls Depot is of primary historical significance to the Town of Aurora and the Hamlet of West Falls for its association with the region’s growth and development and its role related to the expansion and operation of the Buffalo, Rochester & Pittsburgh Railway Company during its period of significance from 1883 to 1955 during which time the West Falls Depot served as the nerve center of the community and principal link to the rest of the country; and

**WHEREAS**, the West Falls Depot is an exemplary model of the distinctive architectural characteristics of a Queen Anne Style Train Station and is also the only remaining wooden train depot on the Buffalo Division of the former Buffalo, Rochester & Pittsburgh Railway Company and is one of two remaining wooden train depots built by the Buffalo, Rochester & Pittsburgh Railway Company on its mainline track between Buffalo, New York and Pittsburgh, Pennsylvania; and

**WHEREAS**, the West Falls Depot is prominently located directly between the New York State Route 240 section of the Western New York Southtowns Scenic Byway and the developing multi-use Erie Cattaraugus Rail Trail; and

**WHEREAS**, the Town of Aurora recognizes the many benefits listing the West Falls Depot on the State and National Registers of Historic Places will have for the preservation and restoration efforts of the West Falls Depot and the positive contribution the West Falls Depot adds as a resource to the development of the multi-use Erie Cattaraugus Rail Trail; now

**THEREFORE, BE IT RESOLVED**, that the Town of Aurora supports the application to nominate the West Falls Depot to the State and National Registers of Historic Places because of its architectural significance, historical value, vital contribution to the growth of the Hamlet of West Falls, and its ability to serve as a reminder of the former importance of railroad transportation to the life of residents in the Town of Aurora.

Adopted the \_\_\_\_ day of \_\_\_\_\_ 2022

The Aurora Town Board

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James J. Bach  
Town Supervisor

§ 15. Roles of state and local government in historic..., 81 N.Y. Jur. 2d Parks,...

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81 N.Y. Jur. 2d Parks, Etc. § 15

New York Jurisprudence, Second Edition November 2021 Update

Parks, Recreation, and Historic Preservation  
Amy L. Kruse, J.D.; and David J. Lanciotti, J.D.

II. Organization, Operation, and Management

B. Historic Preservation

2. Preservation Under Other Statutes

# § 15. Roles of state and local government in historic preservation

[Topic Summary](#)   [Correlation Table](#)   [References](#)

**West's Key Number Digest**

- West's Key Number Digest, Environmental Law 64 to 68, 72, 76

**A.L.R. Library**

- Validity and construction of statute or ordinance protecting historical landmarks, 18 A.L.R.4th 990

The legislature has enacted legislation for the purpose of encouraging local governmental programs for the preservation, restoration, and maintenance of the historical, architectural, archeological, and cultural environment by clarifying and amplifying existing authority and providing necessary tools for such purpose.<sup>1</sup> The framework of the article is intended to maintain and encourage the opportunity and flexibility for the counties, cities, towns, and villages of the state to manage the historic and cultural properties under their jurisdiction in a spirit of stewardship and trusteeship for future generations and to authorize local governments to conduct their activities, plans, and programs in a manner consistent with the preservation and enhancement of historic and cultural properties.<sup>2</sup> The power granted to local governments under Article 5-K, however, does not include the power to regulate state agency activity that might affect historical or cultural property under the control and jurisdiction of the state agency. For example, the State University Construction Fund is not required to comply with a local

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historical preservation ordinance before it can demolish an existing structure on a state college campus as part of a construction project.<sup>3</sup>

**Observation:**

For the purpose of determining the constitutionality of a zoning ordinance, preservation of structures and areas with special historic, architectural, or cultural significance is considered an important governmental objective. However, public interest in historical preservation, as expressed in a zoning ordinance intended to preserve structures and areas with special historic, architectural, or cultural significance, does not as a matter of law override competing educational interests, which by their very nature also are clearly in furtherance of public morals and general welfare. Additionally, zoning ordinances designed to further historic preservation purpose are not immune from the deliberative process that must precede restriction of educational uses; rather, proposed educational uses must be weighed against the interest in historical preservation, as well as other legitimate, competing interests, to determine how best to serve the public welfare.<sup>4</sup>

The legislative body of any county, city, town, or village is authorized to provide by regulations, special conditions and restrictions for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, works of art and other objects having a special character or special historical, cultural or aesthetic interest or value. Such regulations, special conditions and restrictions may include appropriate and reasonable control of the use or appearance of neighboring private property within the public view, or both.<sup>5</sup> Also, the legislative body may establish a landmark or historical preservation board or commission;<sup>6</sup> acquire, after notice and public hearing, the fee or any lesser interest, development right, easement, covenant, or other contractual right necessary to achieve the purposes of Article 5-K, to historical or cultural property within its jurisdiction;<sup>7</sup> designate, purchase, restore, operate, lease, and sell historic buildings or structures;<sup>8</sup> and provide for transfer of development rights for purposes consistent with the purposes of the article.<sup>9</sup>

The Environmental Conservation Law also contains provisions governing the undertaking of park, recreation, and historic preservation projects.<sup>10</sup>

A town may purchase a historically significant railroad depot located within the town and immediately reconvey the depot for fair and adequate consideration to a historical society for restoration and preservation; the town, by local law, may authorize the purchase price to be paid to the town on an installment basis, secured by a purchase-money mortgage.<sup>11</sup>

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**Footnotes**

1 GML § 119-aa.

2 GML § 119-aa.

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- 3 Ebert v. New York State Office of Parks, Recreation & Historic Preservation, 119 A.D.2d 62, 505 N.Y.S.2d 470, 34 Ed. Law Rep. 553 (3d Dep't 1986).
- 4 Trustees of Union College in Town of Schenectady in State of N.Y. v. Members of Schenectady City Council, 91 N.Y.2d 161, 667 N.Y.S.2d 978, 690 N.E.2d 862, 123 Ed. Law Rep. 1247 (1997).
- 5 GML § 119-dd(1).
- 6 GML § 119-dd(2).
- 7 GML § 119-dd(3).
- 8 GML § 119-dd(4).
- 9 GML § 119-dd(5).
- 10 ECL §§ 54-0901 to 54-0911.
- 11 1992 N.Y. Op. Comp. 92-32, 1992 WL 437181.

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End of Document

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1 N.Y. Zoning Law & Prac. § 7:49

New York Zoning Law and Practice    September 2021 Update  
Patricia E. Salkin

Chapter 7. Types of Zoning Regulation

F. Architectural Controls

## § 7:49. Preservation of historic landmarks

### References

The destruction or defacement of structures having special historic or aesthetic value continues to be a matter of concern to federal, state, and local governments. While in the past, historic preservation was viewed as a means of battling urban blight and it supported urban revitalization efforts, today historic preservation can also be used as a local economic development tool, helping to promote tourism to a location or region.

At the federal level, historic preservation is based upon provisions in the National Historic Preservation Act, enacted in 1966.<sup>1</sup> A network of activities takes place at the federal level including: designation of buildings and property on the National Register of Historic Places;<sup>2</sup> the availability of matching funds to states for designated preservation purposes;<sup>3</sup> and tax incentives to individuals to promote investment in historic preservation projects.<sup>4</sup> The New York State Legislature has declared that its "historical, archeological, architectural and cultural heritage ... is among the most important environmental assets of the state and should be preserved."<sup>5</sup> The Parks, Recreation & Historic Preservation Law, and implementing rules and regulations, provide a preservation mechanism similar to federal law with respect to the establishment of a State Register of Historic Places.<sup>6</sup> Local governments may not, however, compel the State to comply with its historic preservation laws.<sup>7</sup> Unlike the federal tax incentives for historic preservation, New York currently has no program in effect for property tax relief for owners of historic properties.

Specifically relating to local governments, General Municipal Law section 96-a empowers municipalities to, "regulate by planning or zoning laws and regulations or by local laws and regulations ... for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, works of art, and other objects having a special character or special historic or aesthetic value." Article 5-k of the General Municipal Law specifically authorizes municipalities to develop and implement local historic preservation programs that include the enactment of zoning regulations, the establishment of historic districts, and the use of transfer of development rights for this purpose.<sup>8</sup>

The state statute permits localities to establish a local landmarks board or commission to carry out the preservation program.<sup>9</sup> Additional authority for the enactment of local historic preservation laws may be found in the § 1 Municipal Home Rule Law, sec. 10. The General Municipal Law specifically authorizes municipalities to enact historic preservation regulations pursuant to the police power.<sup>10</sup> The use of the police power for the purpose of protecting individual structures and historic districts was upheld as a valid exercise of the police power where it serves a valid public purpose.<sup>11</sup>

Municipalities across the State have taken varied approaches to the regulation of historic preservation. For example, some units of local government incorporate historic preservation provisions right into their zoning ordinances.<sup>12</sup> Other municipalities

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adopt special laws directly related only to historic preservation.<sup>13</sup> Local governments may not, however, enact laws pursuant to the General Municipal Law that require owners of historic properties to affirmatively restore the property.<sup>14</sup>

Local governments who choose to regulate the use of historic properties are often concerned about whether such regulations constitute a taking of private property for a public purpose. The General Municipal Law specifically provides that when such a situation occurs, the municipality, "shall provide for just compensation, which may include the limitation or remission of taxes."<sup>15</sup> One technique that may be employed to provide for compensation when regulating the use of historic property is the transfer of development rights, discussed in the next section.

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**Footnotes**

- 1            16 U.S.C.A. § 470; see Juergensmeyer & Roberts, *Land Use Planning and Control Law* § 12.8 (1998)  
2            for a more detailed discussion of the history of preservation law and policy at the federal level.  
3            16 U.S.C.A. § 470(a).  
4            16 U.S.C.A. § 470(h).  
5            26 U.S.C.A. §§ 167, 168; 26 U.S.C.A. §§ 44, 48(g); I.R.C. § 170(h).  
6            Parks Rec. & Hist. Pres. L § 14.01.  
7            See, Parks, Rec. & Hist. Pres. L. §§ 14.01 et seq., and 9 N.Y.C.R.R. §§ 427.1 et seq.  
8            *Ebert v. New York State Office of Parks, Recreation & Historic Preservation*, 119 A.D.2d 62, 505  
9            N.Y.S.2d 470 (3d Dep't 1986).  
10            General Municipal Law § 119-dd.  
11            General Municipal Law § 119-dd(2).  
12            General Municipal Law § 96-a.  
13            *Penn Cent. Transp. Co. v. City of New York*, 438 U.S. 104, 98 S. Ct. 2646, 57 L. Ed. 2d 631 (1978),  
14            reh'g denied, 439 U.S. 883, 99 S. Ct. 226, 58 L. Ed. 2d 198 (1978).  
15            For example, the city of Syracuse regulates historic districts and protected sites in its zoning ordinance,  
                 *Zoning Ordinance, City of Syracuse, Section VII* (1992).  
                 For example, the New York City has adopted a Landmarks Preservation Law, see N.Y.C. Administrative  
                 Code §§ 25-301 et seq.  
                 *FGL & L Property Corp. v. City of Rye*, 66 N.Y.2d 111, 495 N.Y.S.2d 321, 485 N.E.2d 986 (1985).  
                 General Municipal Law § 96-a.

# New York State and National Registers of Historic Places

## FREQUENTLY ASKED QUESTIONS

**What are the State and National Registers of Historic Places?** The State and National Registers are the official lists of properties significant in history, architecture, engineering, landscape design, archeology, and culture. Properties may be significant in local, state and/or national contexts. More than 120,000 properties in New York have received this prestigious recognition.

**What qualifies a property for listing on the registers?** The registers recognize all aspects of New York's diverse history and culture. Eligible properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and they must be intact enough to illustrate their association with that theme. Properties must usually be more than 50 years of age to be considered for listing.

**What are the benefits of being listed on the registers?** The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:

- Official recognition that a property is significant to the nation, the state, or the local community.
- Eligibility to apply for the state homeowner tax credit and/or the state and federal commercial historic rehabilitation tax credits.
- Eligibility (not-for-profit organizations and municipalities only) to apply for New York State historic preservation grants. Other grants, also requiring listing, may be available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid, minimize, or mitigate adverse effects to listed or eligible properties.

**Will State and National Registers listing restrict the use of a property?** If you are not using federal or state funds to complete your project (e.g. a grant or tax credit, CD funds, a Main Street Grant) and you do not require a state or federal permit to undertake it (e.g. DEC permit), you are free to remodel, alter, paint, manage, subdivide, sell, or even demolish a National or State Register listed property (as long as you comply with local zoning). If state or federal funds are used or if a state or federal permit is required, proposed alterations may be reviewed by SHPO staff if the property is either listed or determined eligible for listing.

**What kinds of properties can be included in the registers?** Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts, including groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects, such as fountains and monuments.

**What is a historic district?** A historic district is a group of buildings, structures, and sites that are significant for their historical and physical relationships to each other. Properties in districts are not usually significant individually but gain meaning from their proximity and association with each other. A district may include any number of properties.

**What is the process for listing a property on the registers?** To begin, an application must be submitted to the State Historic Preservation Office (SHPO) for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property's setting and physical characteristics, documents its history, conveys its significance in terms of its historic context, and demonstrates how it meets the register criteria. The New York State Board for Historic Preservation reviews completed nominations. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

New York State Historic Preservation Office • [nysparks.com/shpo](http://nysparks.com/shpo)



Parks, Recreation  
and Historic Preservation



# New York State and National Registers of Historic Places

## FREQUENTLY ASKED QUESTIONS

**Can an owner object to having his or her property listed on the registers?** Yes. Private property owners may object to National Register listing. If the property has one owner, that owner's objection will prevent the listing. If the property has multiple owners, the majority of the owners must object in order to prevent listing. For properties with multiple owners, such as districts, objections only count toward the listing of the district as a whole. No one owner can exempt himself or herself from listing in a district by means of an objection. Although the State Register does not recognize owner objections, it is the policy of the SHPO to avoid listings with significant objections and to work with nomination sponsors and communities to provide information and education about the registers program.

**How long does it take to get a property listed?** The length of time required for the preparation and review of an individual nomination is typically twelve months or longer, depending on the quality of the application and staff workloads. Historic districts generally require at least a year to account for their greater complexity and the additional need for public comment.

**How do the State and National Registers differ from local landmark designation?** State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local landmark ordinances that establish commissions with the authority to review proposed work on locally designated properties. These commissions are established and operated independently from the State and National Registers, which do not regulate the actions of private property owners unless state or federal funds are used or a state or federal permit is required. National Register listing does not automatically lead to local landmark designation, and local districts often differ from those listed on the registers.

**Must owners of listed buildings open their buildings to the public?** No. There is absolutely no requirement to open register-listed properties to the public.

**Will a property owner be able to leave his property to his children or anyone else he/she wishes?** Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

**Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning?** No. Listing has no direct bearing on any of these local actions.

**How can an owner get a State and National Registers plaque to display on his or her building?** Although the SHPO does not provide plaques, a list of manufacturers is available upon request.

**How does listing protect a building and its surroundings?** The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

**How do I find out if my building is already listed?** Check out the SHPO's online database, the Cultural Resource Information System (CRIS), which is on our website here: <https://cris.parks.ny.gov>. Here, you can enter as a guest, hit the "Search" button at the top of the page, and search with the address, name of the property, or search by zooming into the map. Your building may not already be listed, but we may have some preliminary information already in CRIS. For more guidance, contact your National Register Unit representative.

**Where can I find out more about the State and National Registers?** Contact the Division for Historic Preservation at (518) 237-8643, visit our website at <https://parks.ny.gov/shpo/national-register/> or see the National Park Service website at <https://www.nps.gov/subjects/nationalregister/index.htm>.



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**Short Environmental Assessment**  
**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: <i>The Gow School - Howard Hall</i>			
Project Location (describe, and attach a location map): <i>North/West Quadrant of Campus</i>			
Brief Description of Proposed Action: <i>The Gow School is proposing to build a new (2) story Educational Building located North/West Quadrant of their existing campus. The new building will be replacing an exist. Building deemed for demolition</i>			
Name of Applicant or Sponsor: <i>Brad Rogers</i>		Telephone: <i>716-687-2250</i>	
		E-Mail: <i>MOLONNOR@gow.org</i>	
Address: <i>2491 Emery Rd</i>			
City/PO: <i>Southern Wales</i>		State: <i>NY</i>	Zip Code: <i>14139</i>
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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <i>55+</i> acres			
b. Total acreage to be physically disturbed? <i>less than 1</i> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>55+</i> acres			
4. Check all land uses that occur on, adjoining and 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, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <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: <i>EXCEEDS Energy Code - Com Check was submitted with permit drawings</i>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	<i>BT</i>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>BT</i>
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 <input checked="" type="checkbox"/>	YES <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: <i>our new structure is several feet above the flood plain. minor grading to take place on the fringe of 100 flood plain</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>BT</i>
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 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? <i>minor grading is likely to overlap the last contour marking on the outer most boundary</i>	NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>	<i>BT</i>
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	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <i>Tying into Existing storm system</i>	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	

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)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____	Date: <u>Nov. 16 2027</u>	
Signature: <u><i>[Handwritten Signature]</i></u>		

PRINT FORM

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Project:

Date:

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

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: 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"/>
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"/>

Project:

Date:

**Short Environmental Assessment Form  
Part 3 Determination of Significance**

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 proposed action requires site plan approval for a 2-story educational building to be constructed on school property. The proposed use of the property will not have an significant adverse environmental impacts based on the following:

- The proposed action does not exceed any Type 1 thresholds or meet the definition of Type 2 as defined in Section 614.14 of SEQR and is therefore considered an Unlisted Action.
- The proposed action involves the demolition of an existing building and the construction of a new 2-story educational building.
- The proposed action is not anticipated to increase the intensity of the use of land relating to traffic, noise and lighting, nor will it adversely affect the demand for public services and utilities. Furthermore, the proposed action is not anticipated to impair the character or quality of the existing neighborhood or community.
- Stormwater control features will be implemented.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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	
Name of Lead Agency	Date
James J. Bach	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

WS- 2 5B

**TOWN OF AURO**

575 OAKWOOD AVENUE, EAST AURORA, NY 14052  
BUILDING DEPARTMENT  
(716) 652-7591  
FAX (716) 652-3507

**MEMO**

TO: Jim Bach & Town Board Members  
FROM: Don Owens, Chairman, Planning Board  
DATE: December 8, 2022

=====

**The following actions were taken at the December 7, 2022 meeting of the Planning Board:**

Chairman Don Owens has appointed Tim Stroth to temporarily preside over the December 7, 2022 Planning Board meeting.  
Tim Stroth states that alternate Angela Griffis will be a voting member this evening.

Doug Crow motions to recommend the Town Board approve the Site Plan application **for the Gow School at 2491 Emery Rd.** with the following conditions:

- 1. The applicant address the suggested/requested changes from GHD
- 2. A Stormwater Pollution Prevention Plan be provided

Seconded by Jeanne Beiter

Upon a vote being taken:  
ayes -- five                      noes -- none                      Motion Carried.

(Alice Brown excused herself from voting because of her connection to the Gow School)

# THE GOW SCHOOL PROPOSED HOWARD HALL PROJECT TO REPLACE MAIN BUILDING

Presented by M. Bradley Rogers, Jr., The Gow School Headmaster  
December 7, 2022

Proposed



Current



This new building, named in honor of Norm Howard, Gow's second Headmaster and a teacher from 1935-76, will replace Main Building. Main Building was purchased in 1926 when the school was founded and has served as a classroom, dormitory, dining hall, and more. This building currently has four classrooms, a health office, student-run store, bookstore, and administrative offices.

This proposed building will be twice as large (14,000 square feet) and modernized to meet the needs of Gow students and faculty. Designed to meet energy efficiency standards, the building will be cost effective to operate and maintain. Ramps and an elevator will make this building accessible for all students and guests. Several historically important features will be preserved in this new structure.

### **This building will provide:**

- Twelve larger, more versatile classrooms with the latest technology for interactive learning.
- Health and Counseling Centers designed for coed students with privacy and more triage and recovery rooms.
- A larger student-run Little Seniors store with a patio overlooking Cazenovia Creek.
- A more comprehensive bookstore with items for students and families.
- Development and Finance Offices, a conference room, and a lobby for collaboration and meeting.

For further information:  
The Gow School  
2491 Emery Road  
South Wales, NY 14139

Architect: Young and Wright  
Contractor: Kulback Construction



TOWN OF AURORA  
SITE PLAN REVIEW APPLICATION

Date submitted: 11-15-22

Applicant name: The Gow School

Applicant Phone/Email: 716-687-2081 / ktierney@gow.org

Applicant address: 2491 Emery Rd. South Wales NY 14139

Property owner: The Gow School

Owner's address 2491 Emery Rd. South Wales NY 14139

Property address: " "

SBL # (s) 201.15 1-40 + 39

Prior owner N/A

Is site adjacent to or within 500 feet of an 'R' District? Yes

Proposed Project: 2 story Educational Building

Commercial - Multi family - Number of dwelling units -

Zone: A Total property Acreage: 55+ Acreage covered by bldg >1ac

Square footage of building: 17,500 SF Cubic footage of building: 174,600 CF

Aggregate square footage of other buildings on property: 100K+ SF

**Fees, based on number of improved acres\***

*\*Additional professional services, including but not limited to traffic study and SEQRA review, utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: \$250    1.01-5Acres: \$500    5.01-10 Acres: \$1,000    >10 Acres: \$1,500

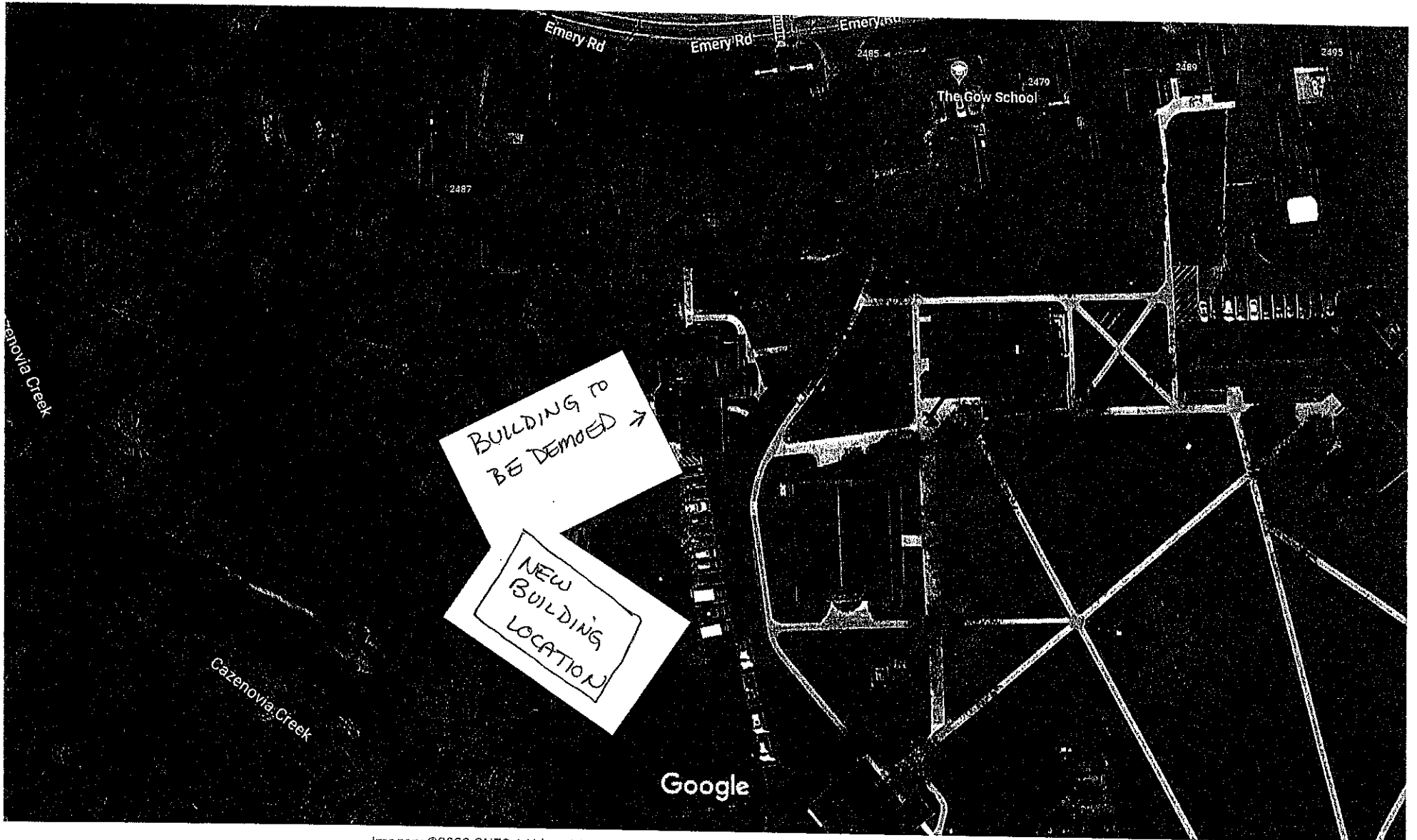
11/21/22  
Fee: \$ 250.00 CK 72592

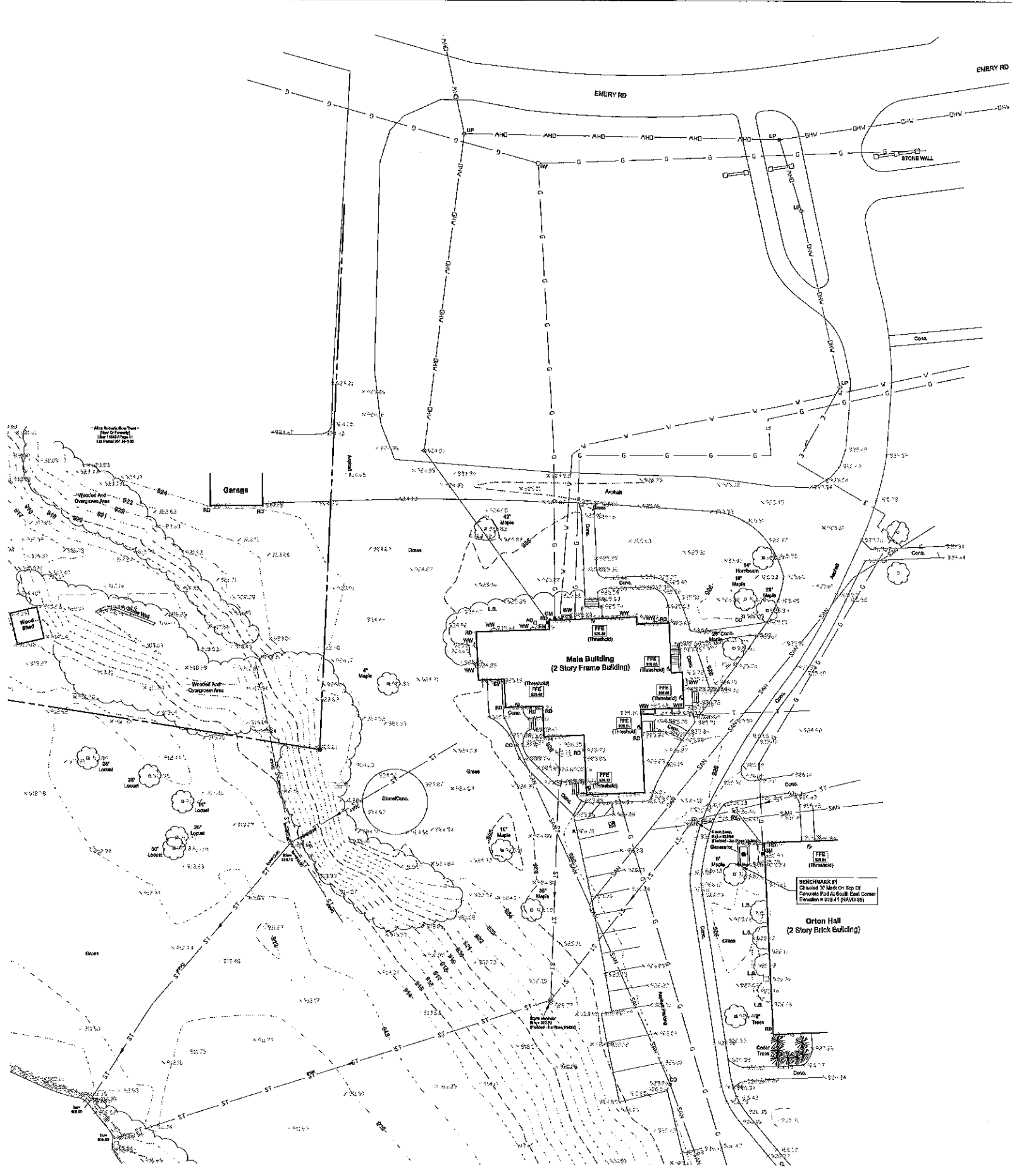
Receipt: # 568085

Received by [Signature] DTC  
Town Clerk/Deputy Clerk

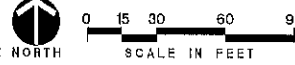
SEQOR action:       Type I (Long EAF)       Type II (Long EAF)     Unlisted (Short EAF)

# Google Maps





GOW - SURVEY



**SURVEY NOTES - THE GOW SCHOOL**

BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE FOLLOWING:  
 TITLE: TOPOGRAPHIC SURVEY PREPARED FOR A PORTION OF THE LANDS OF THE GOW SCHOOL, TOWN OF AURORA, COUNTY OF ERIE, STATE OF NEW YORK, PREPARED BY JACOBS LAND SURVEYING, 8853 WEST ROAD, MANVILLE, NY 14093, TEL: (516) 495-1814, DATED FEBRUARY 25, 2021.

- MAP REFERENCES:**
- 1) TOPOGRAPHIC SURVEY FOR THE GOW SCHOOL, TOWN OF WALES, COUNTY OF ERIE, STATE OF NEW YORK, PREPARED BY NISSENBAUMER & CLARKE, INC. DATED FEBRUARY 27, 1988.
  - 2) PART OF L. 1, T. 8, R. 6, TOWN OF AURORA, COUNTY OF ERIE, STATE OF NEW YORK, PREPARED BY PAUL G. PAGANO, PLS, DATED NOVEMBER 28, 2018.

**MAP NOTES:**

- 1) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLACED ON THIS DRAWING FROM FIELD LOCATIONS, WHERE VISIBLE. RECORD DRAWINGS PROVIDED TO THE UNDERSIGNED, AND ALSO FROM DISCUSSIONS WITH THE DIRECTOR OF FACILITIES. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES OR UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN. FOR THIS REASON, UFFO SHALL BE CONTACTED A MINIMUM OF 48 HOURS PRIOR TO ANY UNDERGROUND EXCAVATION.
- 2) ELEVATIONS SHOWN ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ELEVATIONS ARE BASED ON FIELD MEASUREMENTS. CONTOURS ARE HERELY INTERPOLATED AND SHOULD BE CONSIDERED AS SUCH ONLY.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OF ANY FACTS SUCH DOCUMENTS WOULD DISCLOSE.
- 4) THERE WAS APPROXIMATELY 4 INCHES OF SNOW COVER AND 3 FOOT SNOW BANKS AT THE TIME OF THE FIELD SURVEY. THERE MAY BE SITE FEATURES NOT SHOWN ON THIS SURVEY DUE TO SNOW COVER.

**BENCHMARKS:**

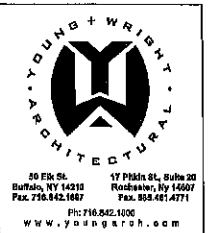
BM-1: CHISELED "X" MARK ON TOP OF CONCRETE PAD AT SOUTHWEST CORNER LOCATED AT NORTHEAST CORNER OF ORTON HALL.  
 ELEV. = 926.41

**SURVEY VERIFICATION/COORDINATION - THE GOW SCHOOL**

CONTRACTOR IS RESPONSIBLE FOR VERIFICATION / COORDINATION OF ALL INFORMATION (BENCHMARKS, ELEVATIONS, UTILITIES, TREES, ETC.) SHOWN ON THIS SURVEY AND CALIBRATING THIS INFORMATION WITH ACTUAL "IN THE FIELD" DATA. THIS SURVEY IS PROVIDED FOR THE BENEFIT OF THE CONTRACTOR AND GENERAL DESIGN INTENT IS SHOWN. NO ADDITIONAL COSTS WILL BE ALLOWED SHOULD INFORMATION SHOWN ON THE SURVEY AND FIELD DATA VARY.

**LEGEND - THE GOW SCHOOL**

EXISTING	PROPOSED	DESCRIPTION
---	---	CONTRACT LIMIT LINE
---	---	MATCHLINE
---	---	PROPERTY LINE / PROPERTY EDGE
---	---	CONTOUR
---	---	GRANITE CURB
---	---	PAVEMENT EDGE
---	---	6" CURB LINE
---	---	CURB REMOVAL
---	---	UTILITY REMOVAL
---	---	OVERHEAD WIRES
---	---	WATER LINE
---	---	GAS LINE
---	---	BURIED TELEPHONE LINE
---	---	BURIED ELECTRIC LINE
---	---	SANITARY SEWER - SIZE / TYPE
---	---	6" STORM SEWER - SIZE / TYPE
---	---	6" STORM WATER MANAGEMENT TRENCH
---	---	IRON ROD FOUND
---	---	UTILITY POLE
---	---	CATCH BASIN / STORM INLET
---	---	AREA DRAIN
---	---	6" STORM MANHOLE
---	---	WINDOW WELL
---	---	LANDSCAPE AREA
---	---	CLEANOUT
---	---	ROOF DRAIN
---	---	AIR CONDITIONING UNIT
---	---	ELECTRIC METER
---	---	GAS METER
---	---	SEPTIC VENT
---	---	FINISH FLOOR ELEVATION
---	---	SIGN
---	---	VINYL CLAD CHAIN LINK FENCE
---	---	SPOT GRADE
---	---	FIELD VERIFY
---	---	TYPICAL
---	---	FOOTING DRAIN
---	---	PERIMETER DRAIN
---	---	TOP/BOTTOM OF CURB
---	---	TOP/BOTTOM OF STAIR
---	---	LOWER FINISH ELEVATION
---	---	TREE REMOVAL
---	---	TREES / SHRUBS
---	---	DETAIL FLAG
---	---	CONSTRUCTION NOTE
---	---	REMOVE EXISTING PAVEMENT
---	---	REMOVE ASPHALT TO SUBBASE
---	---	3/4" ASPHALT ON EX. COMPACTED SUBBASE
---	---	MEDIUM DUTY ASPHALT
---	---	HEAVY DUTY ASPHALT
---	---	HEAVY DUTY CONCRETE WITH SCORING
---	---	STANDARD CONCRETE WITH SCORING
---	---	LAWN TYPE 1 - 4" TOPSOIL, SEED AND MULCH
---	---	LAWN TYPE 2 - 4" TOPSOIL, SEED AND STRAWMAT



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 Consulting  
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 F: 716.838.2219  
 www.tbcepc.com

**appel osborne landscape architecture**  
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 Fax: 716.842.1887  
 www.aosla.com

**Jensen BRV**  
 Structural Engineering Consultants  
 1255 EAST MAIN STREET  
 ROCHESTER, NEW YORK 14609  
 phone: (585) 482-8159  
 fax: (585) 482-8440  
 www.jensenbrv.com

**Project Information**  
**HOWARD HALL**

**THE GOW SCHOOL**  
 2486 EMERY ROAD  
 SOUTH WALES, NY 14139

**NOT FOR CONSTRUCTION**

**Issue Date: 11-25-22**

Rev.	Date	Description
1	11/11/22	SITE PLAN REVIEW
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

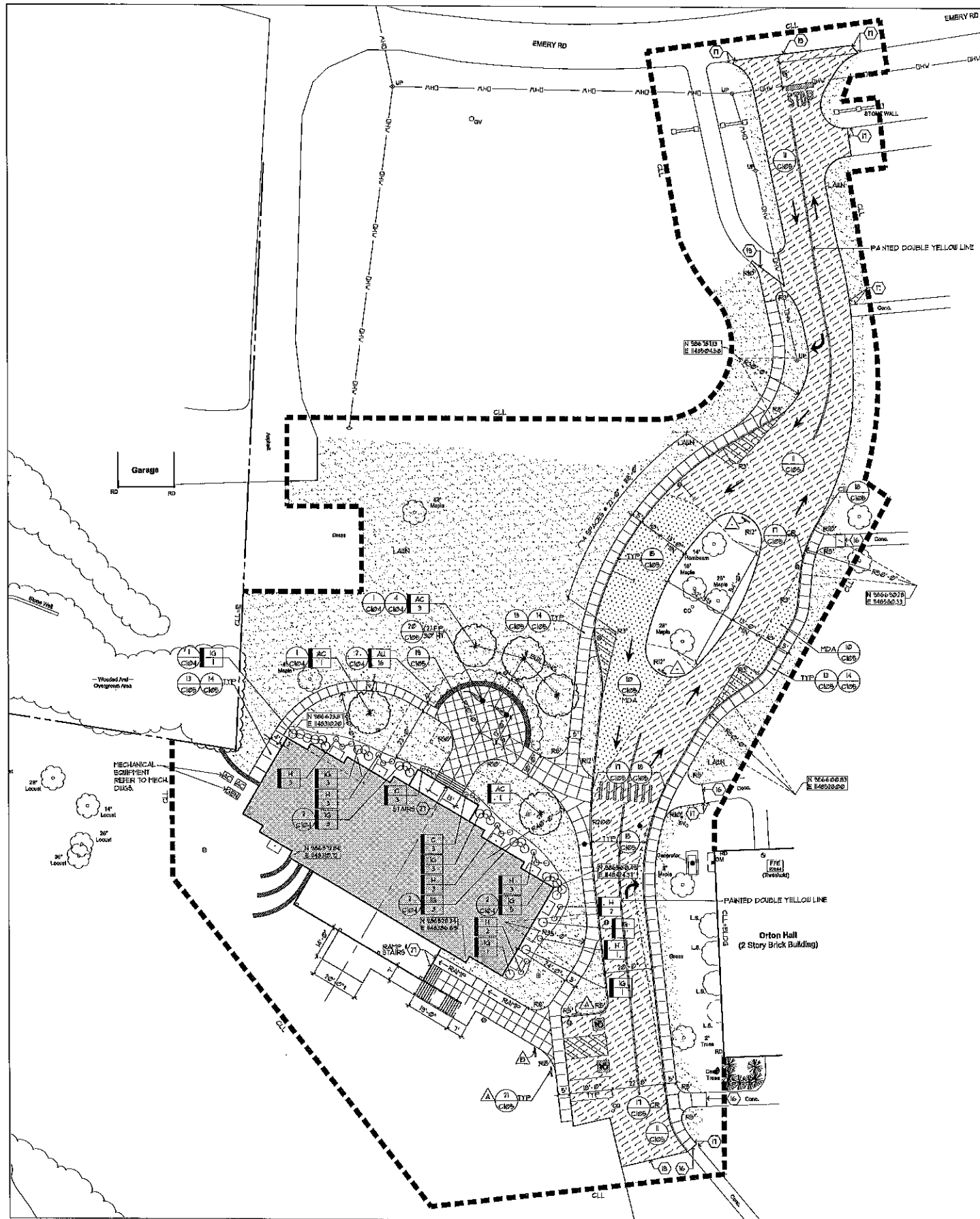
Project No. 18006  
 Drawn By:  
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Sheet Title

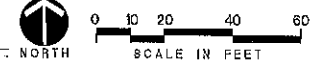
**SURVEY**

**C100**  
**GOW**

This is a single sheet of a complete set of construction documents, including drawings and specifications. Interpretation of the information presented is to be based on the entire set of documents.



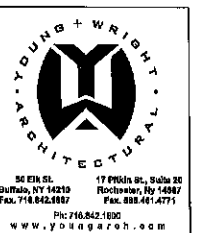
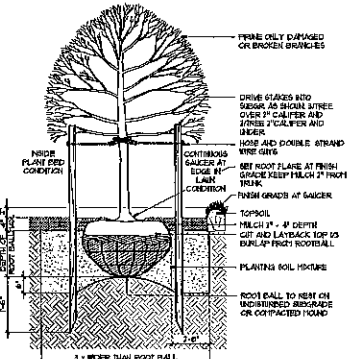
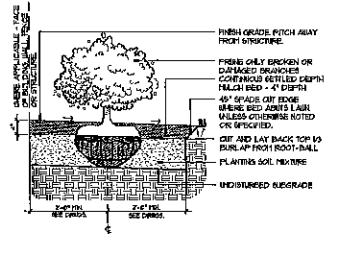
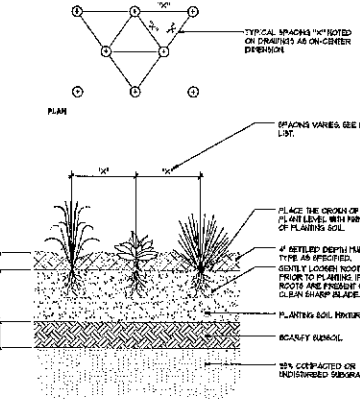
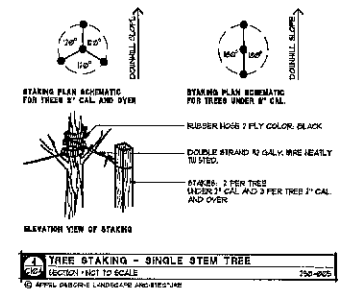
GOW - LAYOUT PLAN



PLANT LIST - THE GOW SCHOOL

KEY	BOTANICAL NAME	COMMON NAME	QTY.	ROOT & SIZE #	SPACING	NOTES
<b>WALL PLANTINGS</b>						
AC	A. EL. ANCHER CANADENSIS	BERRY/CBERRY	5	15'-25' HT.	20' O.C. OR AS SHOWN	
AJ	ARCTOSTAPHYLOS (VIA-URS)	BEARBERRY	15	2-2 1/2' CAL.	4' O.C. OR AS SHOWN	
<b>FOUNDATION PLANTINGS</b>						
C	CALAMAGROSTIS STRICTA	KARL FOENSTER FEATHER REED GRASS	6	3'-6' HT.	3' O.C. OR AS SHOWN	
H	HOSTA	HOSTA	17	2-2 1/2' CAL.	4' O.C. OR AS SHOWN	
K	ILEX GLABRA	HICKBERRY	26	2-2 1/2' CAL.	4' O.C. OR AS SHOWN	

# PROVIDE VARIETY NOTED, DO NOT SUBSTITUTE WITH SPECIES  
 # PLANTS TO BE BALLED AND BURLAPPED UNLESS NOTED OTHERWISE  
 NOTE: FINAL PLACEMENT OF PLANTS TO BE FIELD DIRECTED BY ARCHITECT



17 PRINCE ST., SUITE 205  
 ROCHESTER, NY 14607  
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 Buffalo, NY 14214  
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 Fax: 716.838.2318  
 www.tbc.com

**appel osborne**  
 landscape architecture  
 151 West Seneca Road  
 Buffalo, NY 14226  
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 Fax: 716.838.2318  
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 1525 EAST MAIN STREET  
 ROCHESTER, NEW YORK 14609  
 Phone: (585) 482-8150  
 Fax: (585) 482-8440  
 www.jensenbrv.com

Project Information

HOWARD HALL  
 THE GOW SCHOOL  
 2485 EMERY ROAD  
 SOUTH WALES, NY 14139

NOT FOR CONSTRUCTION

Issue Date: 11-25-22

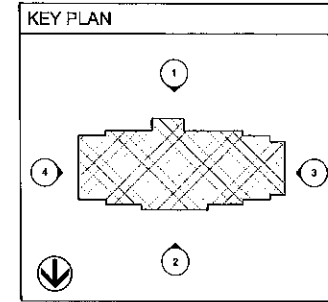
Rev.	Date	Description
1	11/15/22	SITE PLAN REVIEW
-	-	-
-	-	-
-	-	-
-	-	-
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-	-	-
-	-	-
-	-	-

Project No. 18008  
 Drawn By  
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LAYOUT PLAN

This is a single sheet of a complete set of construction documents including drawings and specifications. Interpretation of the information presented is to be based on the entire set of documents.

Sheet No.  
**C104**  
**GOW**



**YOUNG + WRIGHT**  
ARCHITECTURAL

69 Elm St. 17 Franklin St., Suite 20  
Buffalo, NY 14203 Rochester, NY 14607  
Ph: 716.842.1857 Fax: 585.451.4771  
Ph: 716.842.1850  
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A red seal and a blue signature indicates an original document.

Consultants



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Consultants  
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2495 Main St., Suite 318  
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F: 716.836.2178  
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**Jensen BRV**  
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Structural Engineering Consultants  
1050 EAST MAIN STREET  
ROCHESTER, NEW YORK 14606  
Phone: (716) 296-4130  
Fax: (716) 481-9148  
www.jensbrv.com

Project Information

HOWARD HALL.

THE GOW SCHOOL  
2485 EMERY ROAD  
SOUTH WALES, NY 14130

NOT FOR CONSTRUCTION

Issue Date: 11-25-22

Rev.	Date	Description
1	11/15/22	Site Plan Review
-	-	-
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-	-	-
-	-	-

Project No. 18008

Drawn By JN

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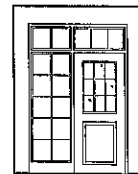
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EXTERIOR  
ELEVATIONS

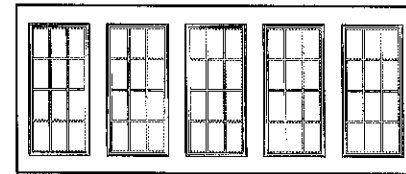
This is a single sheet of a cohesive set of construction documents. Building design and construction. Interpretation of the information presented is to be based on the entire set of documents.

Sheet No.

**A201**



6 BACK PORCH SIDE EXTERIOR ELEVATION  
Scale: 1/4" = 1'-0"



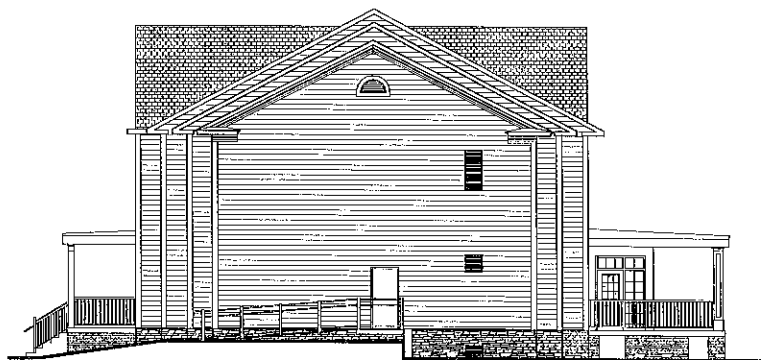
5 BACK PORCH EXTERIOR ELEVATION  
Scale: 1/4" = 1'-0"



4 EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



2 EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



3 EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



1 EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"

WS-3

5C



## TOWN OF AURORA

575 Oakwood Avenue, East Aurora, NY 14052

[www.townofaurora.com](http://www.townofaurora.com)

January 5, 2023

Dear NYSCA Review Committee,

I am happy to provide this letter of support for the West Falls Center for the Arts (WFCFA) NYS Council on the Arts 2023 Capital Project application. This project is not only an important part of WFCFA's capital project and sustainability plans, but it also presents a significant economic development opportunity for rural West Falls in the Town of Aurora that combines the love for the arts and the creativity of Buffalo Treehouse, the only NYS treehouse builder. When you combine this capital project with the partnership between WFCFA and its adjacent neighbor, the Blueberry Treehouse Farm, you have a significant cultural draw for West Falls that builds on several other community development projects. Recently, these collaborating neighbors attracted almost 3,000 guests in just one weekend and is why WFCFA projects the completed project will increase tourist visits from 50,000 to 100,000+ people annually. It will also serve as a key tourism attraction with other southern tier cultural attractions like the Chautauqua Institute, Griffis Sculpture Park, Knox Farm, and Springville Center for the Arts.

Once again, I want to reiterate my support for this proposed initiative. The applicants have worked to ensure that this project ties into other ongoing development in West Falls and will be the key attraction that positions West Falls and the Town of Aurora as a cultural destination for local, regional, state, and national audiences. WFCFA has the internal and external expertise to see this project and matching effort through and to create a project that New York State will be proud to promote. The long-term plans to infuse this effort into Visit Buffalo Niagara and other statewide tourism efforts means this will no doubt be the game changer that the applicants bill it to be.

Please do not hesitate to contact me if you have any questions regarding this letter of support at [jbach@townofaurora.com](mailto:jbach@townofaurora.com). Thank you for your consideration of this important initiative.

Respectfully,

James Bach  
Supervisor  
Town of Aurora

Annexation of uninhabited territory belonging to a city or a village  
General Municipal (GMU) CHAPTER 24, ARTICLE 17

WS-4

§ 706. Annexation of uninhabited territory belonging to a city or a village. 1. Village-owned territory. If a village is the owner of uninhabited territory adjoining the village, such territory may be annexed to the village if the town board of the town in which such territory is situated, by a concurring vote of a majority of its members, consents thereto on the basis of its determination that such annexation is in the over-all public interest; provided, however, that if all or any portion of such uninhabited territory is located in whole or in part in another village in the town, the governing board of such other village by a concurring of a majority of its members shall also consent thereto on the basis of its determination that such annexation is in the over all public interest. Upon the filing of such consent or consents, as the case may be, with the board of trustees of the village which owns such uninhabited territory, the board of trustees of such village may make a written order determining to annex such territory without the presentation of a petition as prescribed in section seven hundred four of this article and without the holding of the hearing provided in section seven hundred five of this article.

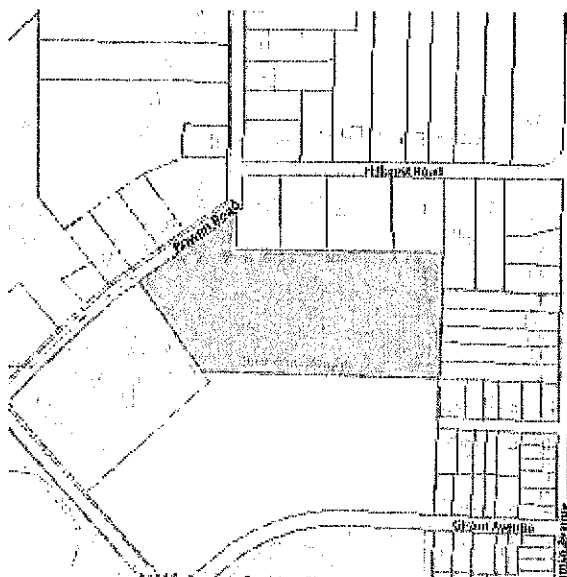
2. City-owned territory. If a city is the owner of uninhabited territory adjoining the city, such territory may be annexed to the city if the town board of the town in which such territory is situated, by a concurring vote of a majority of its members, consents thereto on the basis of its determination that such annexation is in the over-all public interest; provided, however, that if all or any portion of such uninhabited territory is located in whole or in part in a village in such town, the governing board of such village, by a concurring vote of a majority of its members, shall also consent thereto on the basis of its determination that such annexation is in the over-all public interest. The town board shall, prior to granting its consent give thirty days written notice of the meeting of the town board at which the question of such annexation will be discussed to any school district, fire district or other district corporation, public benefit corporation, and town improvement district operated by a separate board of commissioners, situated wholly or partly in the territory to be annexed and which would be affected by such annexation. Any such district or corporation may appear at such meeting or adjournment thereof and present objections to such annexation. Upon the filing of such consent or consents, as the case may be, with the governing board of the city, the governing board of such city may make a written order determining to annex such territory without the presentation of a petition as prescribed in section seven hundred four of this article and without the holding of the hearing provided in section seven hundred five of this article.

3. Except as otherwise provided in this section, all the provisions of this article, including but not limited to those requiring the adoption of a local law as provided in section seven hundred fourteen of this article, shall be applicable to and govern the proceedings to be followed in effectuating any such annexation.

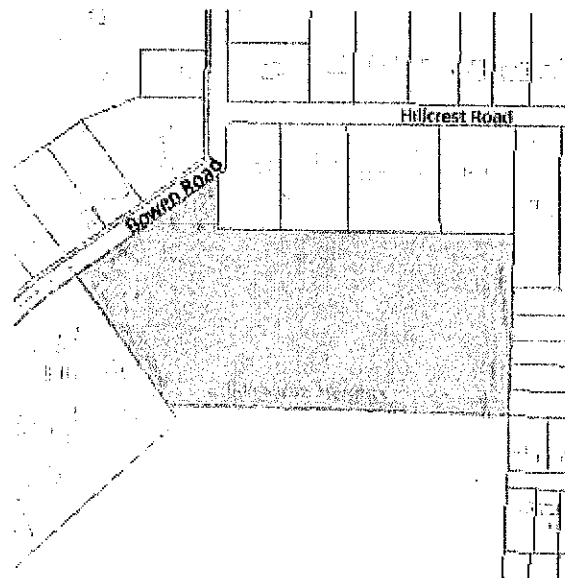
# Erie County On-Line Mapping System

## Parcel Detail Report

Report generated:  
1/5/2023 10:24:53 AM



Parcel Overview Map



Parcel Detail Map

**PIN:** 1424891641500004020000

**SBL:** 164.15-4-20

**Address:** 0 BOWEN RD

**Owner 1:** FISHER PRICE INC

**Owner 2:** MATTEL SHARED SERVICES

**Mailing Address:** PO BOX 1169

**City/Zip:** EAST AURORA NY 14052

**Municipality:** Aurora

**Property Class:** 322

**Class Description:** R - Rural vac>10

**Front:** 549.29

**Depth:** 0

**Deed Roll:** 1

**Deed Book:** 10294

**Deed Page:** 00642

**Deed Date:**

**Acreage:** 14.36342304

**Total Assessment:** \$17,500

**Land Assessment:** \$17,500

**County Taxes:** \$17,500

**Town Taxes:** \$0

**School Taxes:** \$0

**Village Taxes:** \$0

**School District:** EAST AURORA UNION FREE  
DISTRICT #1

**Year Built:** 0

**Sqft Living Area:** 0

**Condition:** 0

**Heating:** 0

**Basement:** 0

**Fireplace:** 0

**Beds:** 0

**Baths:** 0



SUPERVISOR  
James J. Bach  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



5D

[towncler](#)

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

To: Aurora Town Board  
From: Martha Librock, Town Clerk  
Date: January 3, 2023  
Re: Vacation/personal time roll-over

Please approve the roll-over of twelve (12) vacation hours and four (4) personal hours for Sheryl Miller to be used in the first quarter of 2023. Sheryl was scheduled to be off on December 29 and 30, 2022, but due to my being ill and unable to work, Sheryl had to cancel her vacation.

Month Year Reported: ----> December 2022      CLERK'S MONTHLY REPORT  
 Town Name: -----> Town of Aurora  
 Prepared By: -----> Martha L. Librock  
 Date Submitted: -----> Jan, 03 2023

GA

TO THE Supervisor:

Pursuant to Section 27, Subd. 1, of the Town Law, I hereby make the following statement of all the fees and monies received by me in connection with my office, during the month above stated, excepting only such fees and monies the application and payment of which are otherwise provided for by law.

RSC Code	Revenue Description	Item Count	Total Revenue	Town Portion	Other Disburses
100	SPORTING LICENSE REVENUE	4	116.00	7.12	108.88
200	DOG LICENSE REVENUE	148	1,791.00	1,631.00	160.00
301	MARRIAGE LICENSE	4	160.00	70.00	90.00
303	CERTIFIED MARRIAGE CERTIFICATE	3	40.00	40.00	0.00
602	DEATH CERTIFICATE	5	240.00	240.00	0.00
<b>Report Totals:</b>		<b>164</b>	<b>2,347.00</b>	<b>1,988.12</b>	<b>358.88</b>

REVENUES TO SUPERVISOR - CLERK FEES	357.12
REVENUES TO SUPERVISOR - DOG FEES	1,631.00
<b>TOTAL TOWN REVENUES TO SUPERVISOR:</b>	<b>1,988.12</b>

Amount paid to NYS DEC REVENUE ACCOUNTING	108.88
Amount paid to DEPT. OF AG. AND MARKETS	160.00
Amount paid to STATE HEALTH DEPARTMENT FOR MARRIAGE LICENSES	90.00
<b>TOTAL DISBURSED TO OTHER AGENCIES:</b>	<b>358.88</b>
<b>TOTAL DISBURSED:</b>	<b>2,347.00</b>

JANUARY 3 2023      JAMES J. BACH Supervisor,  
 State of New York, County of Erie, Town of Aurora

Martha L. Librock being duly sworn, says that she/he is the Town Clerk of the Town of Aurora that the foregoing is a full and true statement of all Fees and Monies received by her/him during the month stated, excepting only such Fees the application and payment of which are otherwise provided for by law.

Subscribed and Sworn to before me  
 this 3rd day of January 2023  
Sheryl A. Miller Notary Public

Martha Librock  
 Town Clerk

**SHERYL A. MILLER**  
 Reg. #01MI6128663  
 Notary Public, State of New York  
 Qualified In Erie County  
 Commission Expires June 13, 2025

Town of Aurora Building Department  
Monthly Report - December 2022

6B

	Town	Village	Totals
<b>Permits Issued</b>			
Number of Permits	9	7	16
Current Month Fee Total	\$ 2,560.20	\$ 480.25	\$ 3,040.45
2022 Year Fee Total	\$ 98,505.46	\$ 30,988.20	\$ 129,493.66
2021 Year Fee Total	\$ 88,707.98	\$ 25,021.72	\$ 113,729.70

<b>Inspections Completed</b>			
Building Permit	73	20	93
Fire Safety	0	20	20
Complaint/Violation	3	2	5

<b>Notices Sent</b>			
Permits Expiring Soon	11	8	19
Permit Expired	3	1	4
Violations	1	1	2
2nd Notice Violations	2	0	2
Zoning Compliance Letter	0	6	6
False Alarm	1	-	1

<b>Reviews</b>			
Zoning Board Cases - New	0	1	1
Site Plan Applications	0	0	0
Special Use Permit Applications	0	0	0
ODA Applications	0	0	0

# Town of Aurora

## Building Permit Fee Report - by Issued Date: 12/01/2022 - 12/31/2022

Permit#	Location	Issued	Description	Square Ft	Project Cost	Permit Fee	Rec Fee	Water Fee	Sec Dep
2022-0452	16 Paine St	12/01/22	Install egress window in south exterior	6.00	4,900.00	110.00			
2022-0453	121 Ruskin Rd	12/05/22	Deck	280.00	2,500.00	110.00			
2022-0454	28 Park Lane S	12/05/22	Foundation wall and footing (possible) r	25.00	42,000.00	110.00			
2022-0455	288 Perry St	12/06/22	Fence - 6' h wood privacy fence in rear		3,200.00	50.00			
2022-0456	45 South Grove St	12/07/22	Roof over existing porch to replace exis	36.00	2,000.00	49.00			
2022-0457	203 Main St	12/08/22	Demo one story 500 sq ft building	510.00		50.00			
2022-0458	128 Olean St	12/09/22	Pre-built shed	192.00	4,300.00	88.00			
2022-0459	2277 Emery Rd	12/13/22	Detached garage (to replace existing los	1,536.00	40,000.00	424.00			
2022-0460	1963 Mill Rd	12/14/22	Generator		5,000.00	150.00			
2022-0461	1904 Center St	12/16/22	Generator		10,371.00	75.00			
2022-0462	2122 Cornwall Rd	12/16/22	Generator		6,000.00	75.00			
2022-0463	189 Cook Rd	12/19/22	Rooftop Mounted Solar PV system	472.00	9,568.00	97.20			
2022-0464	1301 Mill Rd	12/19/22	Special Permit - Chickens, Turkeys and P			25.00			
2022-0465	260 Center St	12/30/22	Rebuild/repair covered front porch	96.00	1,000.00	64.00			
2022-0466	260 Center St	12/30/22	Addition to detached garage	117.00	2,500.00	69.25			
2022-0467	28 Park Lane S	12/30/22	Interior Remodel	1,434.00	100,000.00	1494.00			
<b>Total Count:</b>					<b>16</b>	<b>233,339.00</b>	<b>3040.45</b>		



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**TOWN OF AURORA**  
Aurora Municipal Center  
575 Oakwood Avenue, East Aurora, NY 14052

From: Martha L. Librock, Town Clerk

Monthly Statement – Tax Collection

To: James J. Bach, Town of Aurora Supervisor

Pursuant to Section 27 Subd. 1 of the Town Law, I hereby make the following statement of all fees and monies received by me during the month of November, 2022 in connection with the collection of taxes, excepting only such fees the application and payment of which are otherwise provided for by law:

Received From	Type of Receipt	Amount
Taxes	School tax	\$ 301,894.81
Taxes	Penalties	22,823.08
Taxes	Interest	4,475.02
Taxes	NOW Acct Interest	3,346.09
Taxes		
	Total Received	\$ 332,539.00

State of New York  
County of Erie  
Town of Aurora

Martha L. Librock, being duly sworn, says that she is the Town Clerk of the Town of Aurora; that the foregoing is a full and true statement of all fees and monies applicable to tax collection received by her during the month stated excepting only such fees and monies the application of which are otherwise provided for by law.

Martha L. Librock, Town Clerk

Subscribed and Sworn to before me  
this 6<sup>th</sup> day of January, 2023

Notary Public **SHERYL A. MILLER**  
Reg. #01M16128663  
Notary Public, State of New York  
Qualified in Erie County  
Commission Expires June 13, 2025



**TOWN OF AURORA**  
**Aurora Municipal Center**  
 575 Oakwood Avenue, East Aurora, NY 14052

From: Martha L. Librock, Town Clerk

Monthly Statement – Tax Collection

To: James J. Bach, Town of Aurora Supervisor

Pursuant to Section 27 Subd. 1 of the Town Law, I hereby make the following statement of all fees and monies received by me during the month of December, 2022 in connection with the collection of taxes, excepting only such fees the application and payment of which are otherwise provided for by law:

Received From	Type of Receipt	Amount
Taxes	School tax	\$ -0-
Taxes	Penalties	-0-
Taxes	Interest	-0-
Taxes	NOW Acct Interest	60.97
Taxes		
	Total Received	\$ 60.97

State of New York  
 County of Erie  
 Town of Aurora

Martha L. Librock, being duly sworn, says that she is the Town Clerk of the Town of Aurora; that the foregoing is a full and true statement of all fees and monies applicable to tax collection received by her during the month stated excepting only such fees and monies the application of which are otherwise provided for by law.

Martha L. Librock, Town Clerk

Subscribed and Sworn to before me  
 this 6<sup>th</sup> day of January, 2023

Notary Public  
 SHERYL A. MILLER  
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