

to planning  
March

# TOWN OF AURORA

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

## MEMO

TO: Supervisor Bach, and Town Council Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: February 7, 2023

William Panzica, a/a/f West Falls Center For The Arts at 1853 Davis Rd, has submitted a Site Plan application and Special Use Permit application for the property. The Center is planning to remove a building, expand parking, build an amphitheater, outdoor stage and sound booth, and concession stand. Temporary porta potties are to be utilized until a new septic system is installed.

→ Air BnB premises

As per 116-41, the Town Board may:

- 1-take no action
- 2-request the applicant modify the application or resubmit
- 3-request a site plan application at the same time (already submitted)
- 4-refer the applications to the Planning Board for their review and recommendation.

Please contact me if you have any questions.

liz

TOWN OF AURORA  
SITE PLAN REVIEW APPLICATION

Date submitted: 1/30/2023  
Applicant name: William Panzica  
Applicant Phone/Email: 716 430-1151 Northeast35@gmail.com  
Applicant address: PO Box 486 Westfalls NY 14170  
Property owner: William Panzica  
Owner's address: PO 486 Westfalls NY 14170  
Property address: 1853 Davis Rd Westfalls NY 14170  
SBL # (s) 199.03-1-6.1.6-2,6.3+7  
Prior owner \_\_\_\_\_

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

Proposed Project: out door stage, Nature trails, Sculpture Park  
Commercial  Multi family \_\_\_\_\_ Number of dwelling units \_\_\_\_\_  
Zone: B-2 Total property Acreage: 7 Acreage covered by bldg Less than 1  
Square footage of building: 2485 Cubic footage of building: \_\_\_\_\_  
Aggregate square footage of other buildings on property: To be Demolished

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

Fee: \$ 500<sup>00</sup>  
Receipt: # \_\_\_\_\_

Received by \_\_\_\_\_  
Town Clerk/Deputy Clerk

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



Town of Aurora Town Board  
575 Oakwood Avenue, East Aurora NY, 14052

### Special Use Permit Application Form

**I. PROJECT INFORMATION (Applicant/Petitioner):**

Business/Project Name: Westfalls Center for the arts  
 Business/Project Address: 1853 Davis Rd  
 Applicant Name: William PANZICA  
 Mailing Address: PO 486  
 City Westfalls NY State \_\_\_\_\_ ZIP \_\_\_\_\_  
 Phone 716 430 1151 Fax \_\_\_\_\_ Email Westfalls Art Center @ gmail.com  
 Interest in the property (ex: owner/purchaser/developer) OWNER

**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) William PANZICA  
 If a corporate, please name a responsible party/designated officer: \_\_\_\_\_  
 Address PO Box 486  
 City Westfalls State NY ZIP 14170  
 Phone 716 430 1151 Fax \_\_\_\_\_ Email Northeast35@gmail.com

**III. SPECIAL USE AND PROPERTY INFORMATION:**

Property Address ~~1853~~ 1853 Davis Road  
 SBL# 199.03-1-6.1-B-2,6.3+7  
 Describe Special Use requested (use additional pages if needed): Outdoor stage, Nature trails, Sculptures Park

Property size in acres 8.5 Property Frontage in feet ~~224.18~~ 224.33  
 Zoning District B-2 Surrounding Zoning B-2  
 Current Use of Property Storage  
 Size of existing building(s): 2477 sf Size of proposed building(s) 2864 <sup>see note</sup> sf  
 Present/Prior tenant/use: Storage  
 Parking spaces: Existing: 75 Proposed additional spaces: 138 Total #: 213

79sq' Sound Booth  
2485 Art Stage

300' refreshment stand<sup>2</sup>

Proposed water service: X public \_\_\_\_\_ private (well) \_\_\_\_\_ n/a Is this existing Y/N  
 Proposed sanitary sewer: \_\_\_\_\_ public \_\_\_\_\_ private (septic) X n/a Is this existing Y/N

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	<u>X</u>	<u>X</u>	<u>10-10</u>	<u>10-10</u>	<u>10-10</u>	<u>10-10</u>	<u>10-4</u>	

Peak hours: 6-10

Number of employees (if applicable): Full-time 10 Part-time 10/14 Seasonal X Yes

**Upon approval of this application, the applicant intends to apply for:** (Check all that apply)

- a. Building Permit X
- b. Sign Permit X

**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)

[Signature]  
 Signature of Applicant/Petitioner

William PANZICA  
 Print name of Applicant/Petitioner

State of New York; County of Erie

On the 30<sup>th</sup> day of January in the year 2023 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) **FAYE SOVEREIGN**  
 Notary Public, State of New York  
 Qualified in Erie County  
 Reg. No. 01506406515  
 My Commission Expires 3/30/2024

Office Use Only: Date received: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Application reviewed by: \_\_\_\_\_



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
<i>The Beehive</i>			
Name of Action or Project: <i>Build a stage outdoors, Nature trail, Sculpture park</i>			
Project Location (describe, and attach a location map): <i>1863, 1853, 1843 Davis Rd</i>			
Brief Description of Proposed Action: <i>We are a non profit music/Arts center we are looking to create sculpture trails &amp; and a outdoor stage. We are looking to host shakespeare in the park, Veterans + kids music events along with other musical acts. We currently hold a Beer + Wine license</i>			
Name of Applicant or Sponsor: <i>William Panzica</i>		Telephone: <i>716 430-1151</i>	
		E-Mail: <i>Northeast35@gmail</i>	
Address: <i>PO 486</i>			
City/PO: <i>Westfalls</i>		State: <i>NY</i>	Zip Code: <i>14170</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>5.0</i> acres	
b. Total acreage to be physically disturbed?		<i>2.2</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>8.5</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: <u>until completed porta potties</u></p> <p><u>We plan on A new septic plan</u></p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: William Panzica Date: 1/26/2023

Signature:  Title: owner