



TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION

To Be Completed By Applicant

PETITIONER: Name: Robert D. Harris
Address: 1350 East Main
East Aurora NY 14052
City State Zip

Phone: 716-652-6055 Fax: _____
E-Mail: rharris@baileyandharris.com (barbbob06@AOL.com)

PROPERTY OWNER (if different from petitioner):

Name: Robert D. Harris
Address: _____ Ph. No. Call 716-560-7100

PROJECT ADDRESS: 1346 East Main
No. Street SBL No.

PROJECT DESCRIPTION: Sale of residence w/ 2.5 acres land

Signature of Applicant: Robert D. Harris

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

On the 29th day of October, in the year 2014, before me, the undersigned, a notary public in and for said state, personally appeared Robert D. Harris, personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and they by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Tiffany M. Spanich
Notary Public

TIFFANY M. SPANICH
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Dec. 6, 20 17

OFFICE USE ONLY:
File #: _____ Number of Lots _____ Total Acreage _____ Zoning _____
Open Development Area Review Application Fee \$ _____
Materials Received by
Town Clerk & Fee Paid _____
Accepted by _____ Date _____

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

PROPOSED DESCRIPTION
BIG TREE ROAD

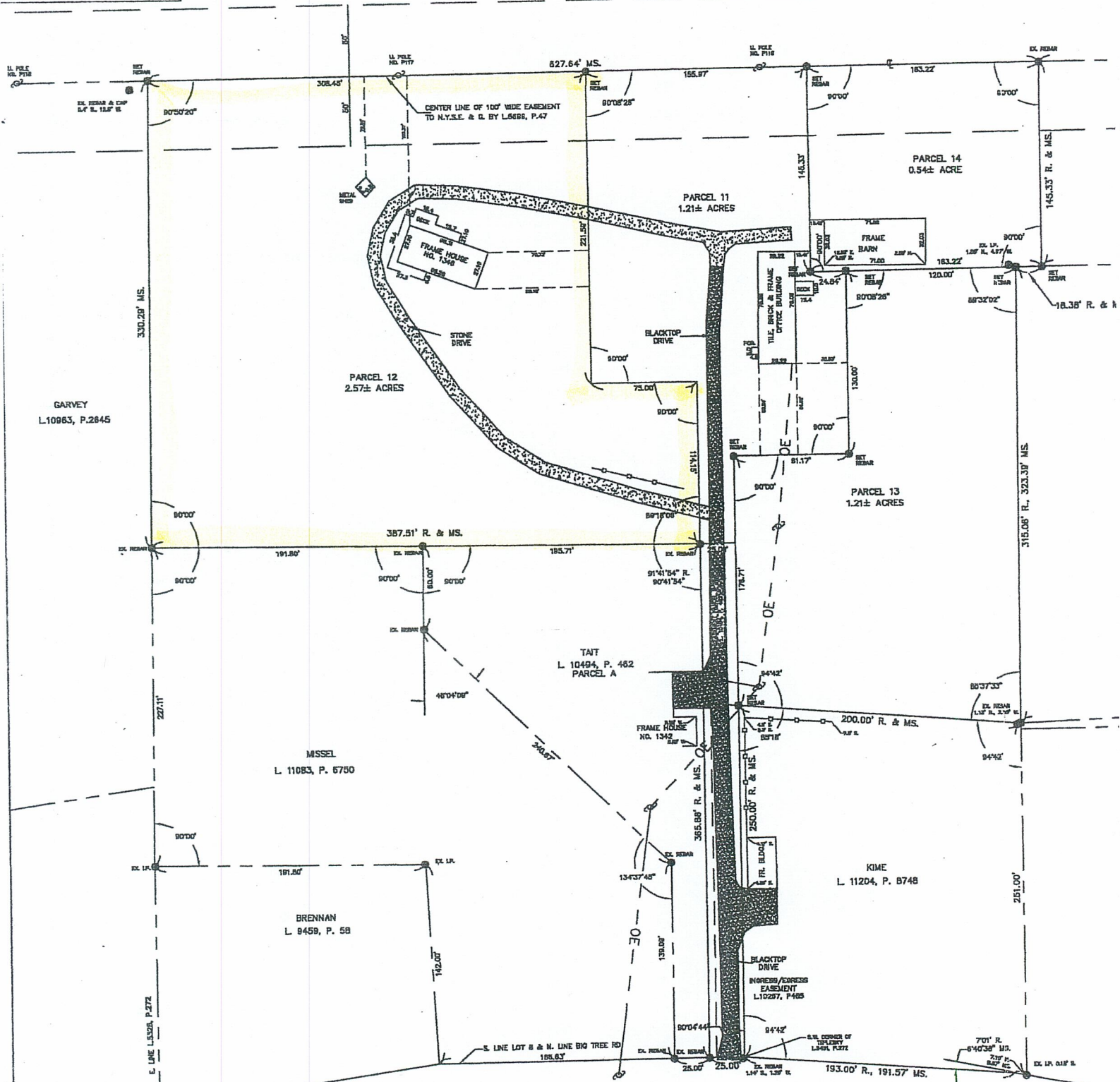
PARCEL 12
June 2, 2014

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Aurora, County of Erie and State of New York, being part of Lot 8, Township 9, Range 6 of the Holland Land Company's Survey being bounded and described as follows:

COMMENCING AT A POINT on the south line Lot 8, said south line also being the north line of Big Tree Road, at the southeast corner of lands conveyed by Liber 10464 at Page 462 of Deeds; thence northerly along the west line of Liber 10464 at Page of 462 of Deeds, 365.88 feet to the point of beginning; thence westerly at an exterior angle of $90^{\circ}41'54''$, 387.51 feet to the east line of lands conveyed by Liber 10963 of Deeds at Page 2645; thence northerly along the east line of the last mentioned deed and at right angles, 330.29 feet; thence easterly at an interior angle of $90^{\circ}50'20''$, 308.45 feet; thence southerly at an interior angle of $89^{\circ}51'34''$, 221.59 feet; thence easterly at right angles, 75.00 feet; thence southerly at right angles 114.15 feet to the point of beginning, containing 2.57 Acres more or less.

Also subject to an easement for ingress and egress as described in Liber 10267 at Page 485 of Deeds.

NOTES: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN EXAMINATION OF THE LAND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF RECORDS.



BIG TREE (66' WIDE) ROAD
(NY ROUTE 20 A)

N
W
E
S
SCALE: 1" = 100 FT.

Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Sale of Residence w/ 2.5 ac. west of shared driveway</i>			
Project Location (describe, and attach a location map): <i>1346 East Main - To Aurora</i>			
Brief Description of Proposed Action: <i>North side Rte 20A & 365.88' back from hwy. 3 B.R. Residence w/ 2.5 ac. of land having a driveway to same off the present shared driveway to be sold imminently. Remaining parcel/s to be retained by owner.</i>			
Name of Applicant or Sponsor: <i>Robert D. Harris</i>		Telephone: <i>716 - 652 - 6055</i>	E-Mail: <i>bharris@bailey+harris.com</i>
Address: <i>1350 East Main</i>			
City/PO: <i>East Aurora,</i>		State: <i>N.Y</i>	Zip Code: <i>14052</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 <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: <i>Erie City Health Dept. - well + septic system (S.D.S.)</i>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>2.57</i> acres	
b. Total acreage to be physically disturbed?		<i>± 5.90</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>5.90</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>sanitary disposal system</u>	NO	YES	
	<input type="checkbox"/>	<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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 plain?	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, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Robert D. Harris</u> Date: <u>10.30.2014</u> Signature: <u>Robert D. Harris</u>		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>

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

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

<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 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.
_____	_____
Name of Lead Agency	Date
_____	_____
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)

PRINT

APPLICATION FOR A PROPERTY TRANSFER CERTIFICATION

All information must be supplied unless noted as (optional)

Address of Building 1346 East Main Town Aurora

Type of Building [X] Residential Number of Bedrooms 3 Number of Occupants 2
[] Commercial Give current building use living space

Has building been occupied for the last 30 days? yes [X] no []

Note: Property transfers will only be performed on occupied residences/structures. Vacant structures must obtain an Exception allowing inspection after occupancy by the buyer.

Sewage Disposal System

Water System

Individual/Private [X] Public []

Individual/Private [X] Public []

Name of Seller Robert D. Harris Phone: 716-560-7100

Address of Seller 1350 East Main

City, State, Zip East Aurora, NY 14052 Email(optional): barbbob06@gmail.com

Sellers Attorney Brian Flessa Phone: 716-852-0441

Sellers Attorney's fax number 534 Delaware Bldg 14202 Attorney's E-mail (optional):

Realtor (optional) Hunt R.E. Rosa McCabe Phone:

Address of Realtor (optional) Main St. E. Aurora, NY 14052

City, State, Zip(optional): Email(optional):

Name of Buyer if known John Chris Bosch Phone:

Address of Buyer 93 Barnsdale Ave

City, State, Zip: West Seneca, NY 14224 Email(optional):

Buyers Attorney Ed Snyder Phone: 716-675-1066

Buyers Attorney's fax number 716-674-4724 Attorney's E-mail:(optional):

- Fee Schedule: \$300.00 - Onsite Wastewater Treatment System (OWTS) - only
\$196.00 - Individual Water Supply - only
[X] \$496.00 - Both OWTS and individual water
\$150.00 - Inspection done by Licensed Professional

Enclosed is a check or money order, payable to the Erie County Commissioner of Finance for \$ 496. in payment for the requested certification.

Date Oct. 30, 2014

Signature of Applicant Robert D. Harris

Date Dec. 3, 2014

Anticipated Closing Date

The certificate will be faxed to the seller's attorney unless a stamped, self-addressed envelope to the desired recipient is attached to this application.

PLEASE COMPLETE AND RETURN TO: Erie County Department of Health
503 Kensington Ave
Buffalo, New York 14214
P: (716) 961-6800; F: (716) 961-6880

Narrative description1) Access Drive:

- a) 25 ft. property frontage on Rte 20A with approx. 575 lin ft. hard, bituminous pavement 15'-0" ± wide extending to rear of retained parcel/s terminating in a "Tee" turnaround.
- b) access/ingress granted all adjoining properties by deed. No maintenance requirements by owner.

2) Drainage

- a) storm water effectively surface drains from east to west with existing grades surfaced with trees & underbrush retarding rapid run-off. A gradient of approx. 5% exists.

3) Utilities

- a) Gas and electric is existing serving all properties - underground - metered.

4) Adjacent property Owners

- a) Noted on Survey

5) Wetland

- a) excluded - as is the 100 yr. flood plain elevations not relevant to the area

6) Watershed

- a) approx. 128 acres due east, and carried west via drainage swale North of property.

This Indenture,

Made the 13th day of March in the year One Thousand

Nine Hundred and eighty-five

Between THE QUAKER OATS COMPANY

Jersey

a corporation organized under the Laws of the State of New York, and having its place of business at 636 Girard Avenue, East Aurora, Erie County

of Erie, and State of New York, party of the first part, and ROBERT D. HARRIS, 4200 Reiter Road East Aurora, New York of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of

ONE AND MORE DOLLARS

(\$1.00 & More), lawful money of the United States, paid by the said party of the second

part, doth hereby grant and release unto the said party of the second part, its successors

and assigns forever, all

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 8, Township 9, Range 6 of the Holland Land Company's Survey bounded and described as follows:

BEGINNING at the intersection of the center line of Shepard Hill Road and the north line of Big Tree Road, being also the southeast corner of said Lot No. 8; running thence northerly along said center line of Shepard Hill Road a distance of 832 feet more or less to the center line of a New York State Electric & Gas Corporation power line easement as recorded in the Erie County Clerk's Office in liber 6699 of Deeds page 47: thence westerly at right angles to the center line of Shepard Hill Road and along the center line of said easement and the extension westerly thereof a distance of 1877 feet more or less to the west line of premises conveyed to Ralph S. Moseley by deed recorded in liber 3415 of Deeds at page 251: thence southerly, making an angle of 89 degrees, five minutes with the last described course along the west line of said Moseley premises 266 feet to a point: thence easterly, making an interior angle of 90 degrees, 22 minutes, a distance of 272 feet to a point: thence southerly, making an exterior angle of 90 degrees and 34 minutes a distance of 532 feet to the north line of Big Tree Road, being also the south line of said Lot No. 8: thence easterly along the various courses of said north line of Big Tree Road to the place of beginning, excepting the following:— 1. Premises conveyed by Ralph S. Moseley to Adrian W. Metz Johanna M. Metz, his wife by deed recorded in the Erie County Clerk's Office on February 23, 1956 in Liber 4877 of Deeds at Page 492.

2. Premises conveyed by Ralph S. Moseley to Rose A. Obenauer and Ethel Obenauer, his wife by deed recorded in the Erie County Clerk's Office in Liber 5328 of Deeds at Page 407.

3. Premises described as follows: All that tract or parcel of land, situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 8, Township 9, Range 6 of the Holland Land Company's Survey: Commencing at a point on the north line of Big Tree Road 530.9 feet, measured along the north line of Big Tree Road, westerly from the intersection of said north line of Big Tree Road with the center line of Shepard Hill Road, said center line being also the boundary line between the Town of Aurora and Wales: thence westerly continuing along the north line of Big Tree Road a distance of 7.1 feet: thence continuing along the north line of Big Tree Road at an angle to the last described course of seven degrees and one minute, a distance of 193 feet to a point: thence northerly, making an included angle of 94 degrees, 42 minutes with the north line of Big Tree Road, 250 feet to

3-8-9

(continued)
see attached

LIBER 9431 PAGE 148

MINUTES OF AN MEETING AS HELD BY THE
ZONING BOARD OF APPEALS OF THE
TOWN OF AURORA

December 18, 2014

CASE #1230-Robert Harris-1350 East Main Street, New York

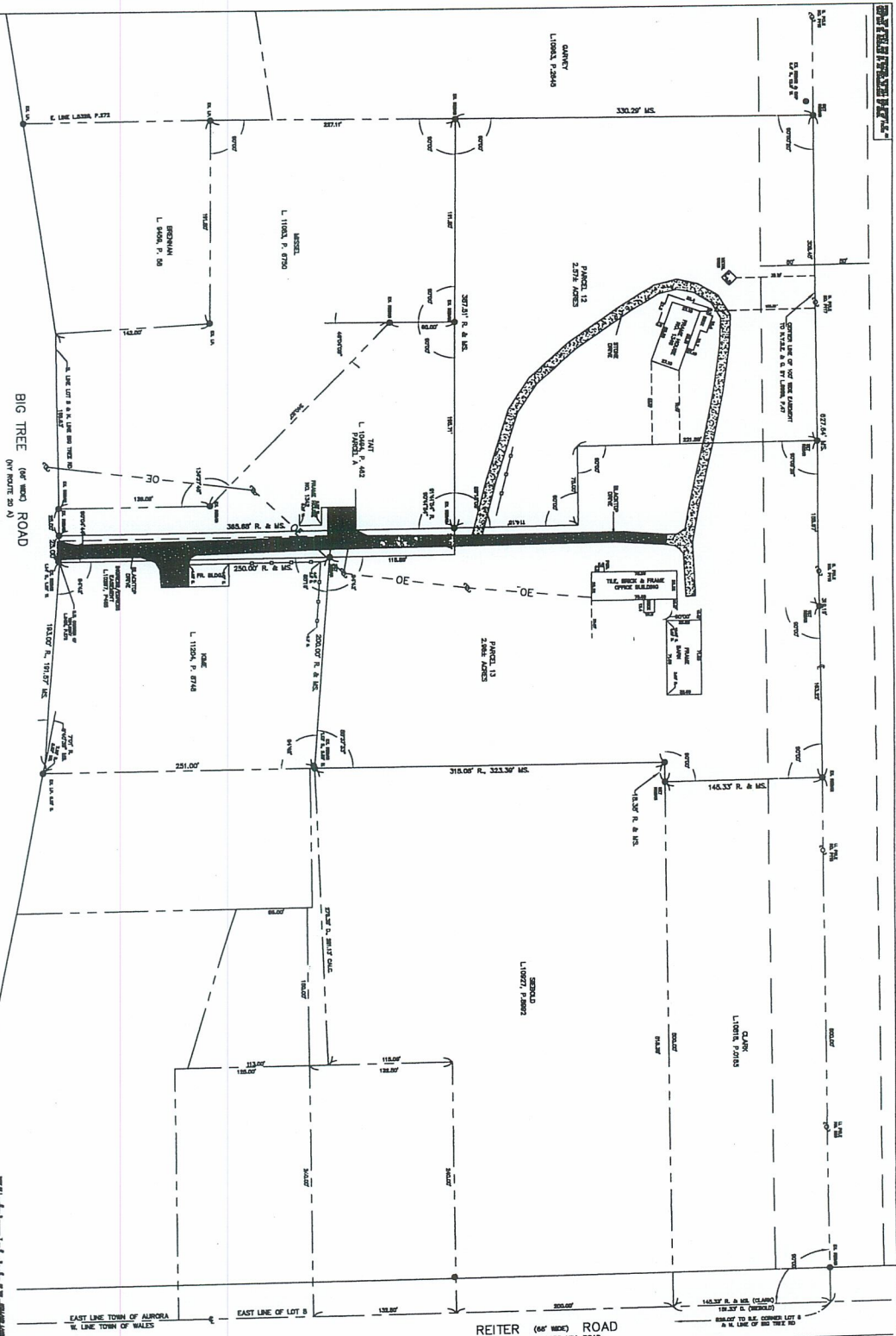
After due deliberation by the members of the Zoning Board of Appeals of the Town of Aurora, County of Erie and State of New York, the following motion was made by Wayne Nowocin and seconded by Rod Simeone to grant a 25' width variance for a ingress/egress easement that is conditional on the entire length of the driveway to meet the 20' width requirement of hard surface and a turnaround in compliance with the NYS Fire code according to the drawing of 6/9/14 at 1350 East Main Street, East Aurora, New York.

Aubrecht Type II SEQR

Upon a vote being taken:

Salter	Aye
Nowocin	Aye
Aubrecht	Aye
Heussler	Aye
Simeone	Aye

Ayes-Five Noes-None Motion carried.



REVISED
1/20/2015
RE-ISSUED
1/21/2015

RHEOPS REALTY HOLDINGS, INC. 1000 W. 10TH ST. SUITE 100 ALBION, MI 48017 TEL: 517.333.3333 FAX: 517.333.3333 WWW.RHEOPS.COM	
PROJECT NO.: SHEET NO.: DATE:	DRAWN BY: CHECKED BY: DATE:
TITLE:	SCALE: