

PB 4/3/24

TOWN OF AURORA

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

MEMO

TO: Supervisor Snyder and Town Board Members
FROM: Richard Miga, Assistant Code Enforcement Officer
DATE: March 19, 2024

The Building Department has accepted a Special Use permit application for 420 Olean Road, by Mr. Ron Bartsch, of Bartsch's Auto Services to open an Auto Repair and Undercoating business in the existing commercial building/space. The zoning district is C-2.

Town Code section 95A-4B states that the Town Board shall refer the Special Use permit application to the Planning Commission for their review and recommendation.

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga



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

Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: Bartschs Auto Service
Business/Project Address: 420 Olean RD
Applicant Name: Ronald Bartsch
Mailing Address: 900 MAPLE RD
City Elma State NY ZIP 14059
Phone (716) 572-9946 Fax (716) 805-7686 Email Ron@BartschsAutoService.com
Interest in the property (ex: owner/purchaser/developer) Purchaser

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) Ronald Bartsch
If a corporate, please name a responsible party/designated officer: _____
Address 900 MAPLE RD
City Elma State NY ZIP 14059
Phone (716) 572-9946 Fax (716) 805-7686 Email Ron@BartschsAutoService.com

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 420 Olean RD
SBL# 176.13-2-2
Describe Special Use requested (use additional pages if needed): Auto Repair, Auto sales
Auto undercoating

Property size in acres .4432 Property Frontage in feet 84
Zoning District C-2 Surrounding Zoning C-2
Current Use of Property Auto Body Repair + Auto Sales
Size of existing building(s): 4499 sf Size of proposed building(s) — sf
Present/Prior tenant/use: Shanley collison / Auto Body shop
Parking spaces: Existing: 13 Proposed additional spaces: — Total #: 13

Proposed water service: X public _____ private (well) _____ n/a Is this existing YN
 Proposed sanitary sewer: X public _____ private (septic) _____ n/a Is this existing YN

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	8-5	8-5	8-5	8-5	8-5	8-12		

Peak hours: 8:00AM + 4:00PM

Number of employees (if applicable): Full-time 4-5 Part-time _____ Seasonal _____

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 of Applicant/Petitioner

Ronald R Bartsch

 Print name of Applicant/Petitioner

State of New York; County of Erie

On the _____ day of _____ in the year _____ 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.

 Notary Public

(Notary stamp)

 Office Use Only: Date received: _____ Receipt #: _____

Application reviewed by: _____

Town of Aurora
300 Glead Avenue
East Aurora, NY 14052
www.townofaurora.com

**Special Use Permit
Application
Owner Authorization**

The undersigned, who is the owner of the premises know as:

....., identified as Tax Map (SBL)#.....
(address)

hereby authorizes to bring an application for a special use permit before the Town of Aurora Town Board for review and potential approval. The undersigned further permits the Town or its authorized representative(s) access to the property to review existing site conditions during the review process.

Owner (print)

Date

Owner (signature)

STATE OF NEW YORK)
 SS
COUNTY OF ERIE)

On this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said state, personally appeared _____, 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 that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Bartsch's AUTO SERVICE

900 Maple Road Elma, New York 14059 (716) 472-6664

March 18, 2024

Mr. Rich Miga
Assistant Code Enforcement Officer
Aurora Town Hall
575 Oakwood Avenue
East Aurora, New York 14052

Dear Mr. Miga,

I am writing to inform you that Bartsch's Auto Service, Inc. is in the process of purchasing 420 Olean, formerly Shanley's Collision, to expand our business. This location will provide vehicle rustproofing treatment and general auto repair including brakes, tires and basic maintenance. Additionally, Aurora Auto Sales will continue to operate at this location. Business hours will be Monday – Friday from 8:00 am – 5:00 pm and Saturdays from 8:00 am – Noon. We anticipate having a staff of 3-4 full-time employees.

Please contact me at (716) 572-9946 or Ron@Bartschsautoservice.com with any questions regarding the above information.

Thank you,

Ronald R. Bartsch
President
Bartsch's Auto Service, Inc.

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

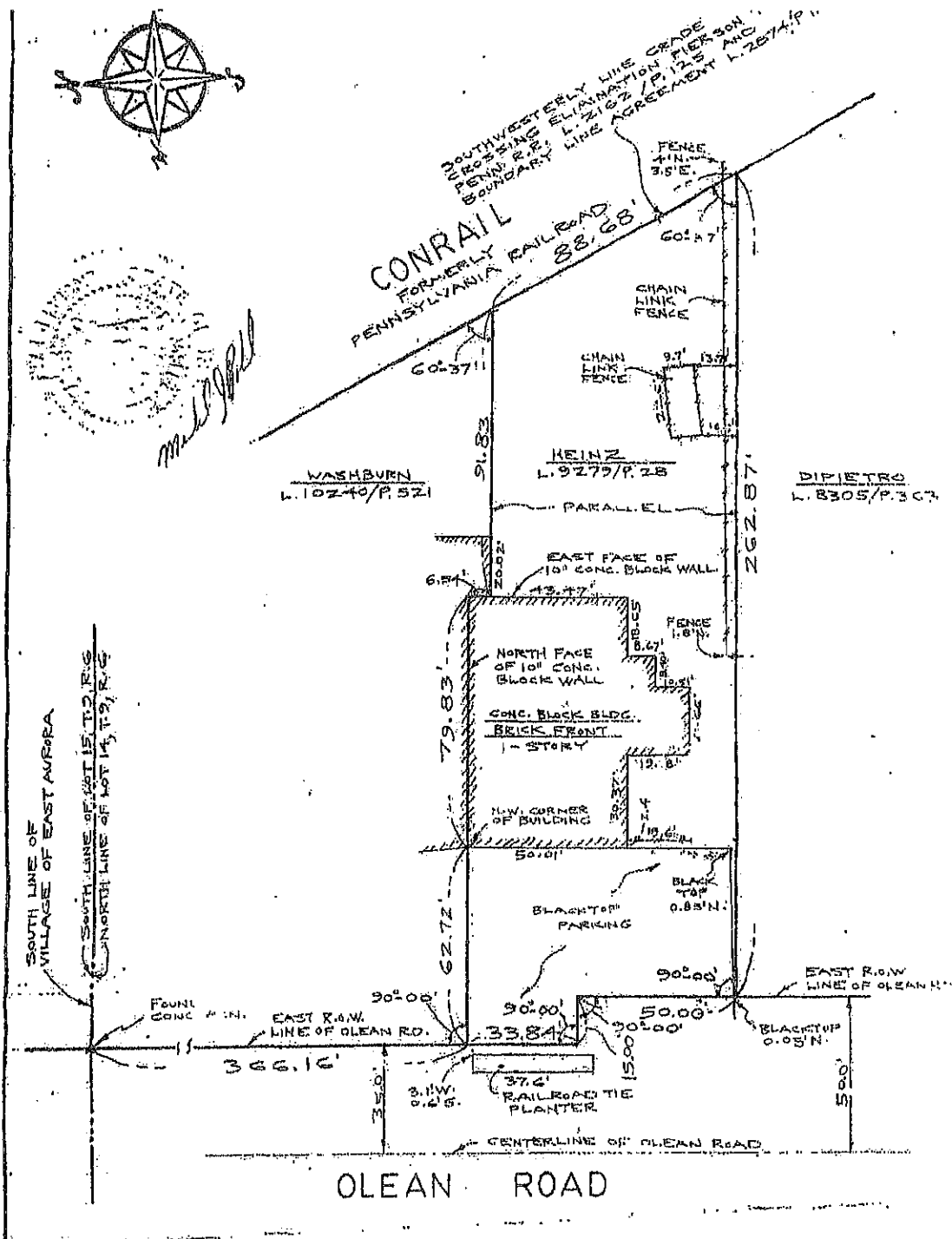
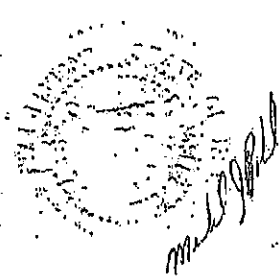
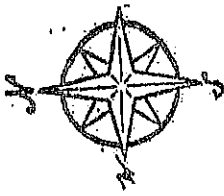
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: Bartschs auto service			
Project Location (describe, and attach a location map): 420 Olean Rd East Aurora NY 14059			
Brief Description of Proposed Action: Auto Repair Shop			
Name of Applicant or Sponsor: Ronald R Bartsch		Telephone: 716-5722-9946 E-Mail: ron@bartschsautoservice.com	
Address: 900 Maple Rd			
City/PO: Elma		State: NY	Zip Code: 14059
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"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.4432 acres	
b. Total acreage to be physically disturbed?		— acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		— acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

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 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 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?	NO	YES
If 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: <u>Existing</u>		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Ronald R Bartsch</u>	Date: <u>2/22/2024</u>	
Signature: <u></u>	Title: <u>President</u>	



PART OF L. H. S. - T. 9. R. 6 OF THE HOLLAND LAND COMPANY'S SURVEY
 TOWN OF AURORA VILLAGE OF COUNTY OF ERIE NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



ENGINEERS • SURVEYORS • PLANNERS

Tallamy, Van Kuren, Gertis & Associates
 70 LINWOOD AVENUE P.O. BOX 718 ORCHARD PARK, NEW YORK 14127-0718
 PHONE (716)862-0366 FAX (716)862-7869

REVISION		
DATE	JOB	DESCRIPTION

DRAWN BY N.L. SCALE 1" = 40'
 CHECKED BY [Signature] DATE JUNE 3, 1992
 JOB 920221 SHEET 2E-14532



ERIE COUNTY CLERKS OFFICE
County Clerk's Recording Page

Return To:

BOX 195

Index DEED LIBER

Book 10998 Page 8591

No. Pages 0002

Instrument DEED

Date : 1/29/2002

Time : 2:30:45

Control # 200201291085

OLDTT

TT# TT 2001 014451

Employee ID DWM

NUWER
DONALD
SHANLEY
BRIAN

200201301
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COUNTY	\$	21.00
STATE E&A	\$	22.00
COE STATE	\$	4.75
TRANSFER	\$	780.00
NFTA TT	\$	975.00
COUNTY ES&A	\$	3.00
COE COUNTY	\$.25
	\$.00
	\$.00
Total:	\$	1,806.00

STATE OF NEW YORK
ERIE COUNTY CLERKS OFFICE

TRANSFER TAX

WARNING - THIS SHEET CONSTITUTES THE CLERK'S	CONSIDERATN	\$	195,000.00
ENDORSEMENT, REQUIRED BY SECTIONS 319&316-a			
(5) OF THE REAL PROPERTY LAW OF THE STATE OF			
NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.	TRANSFER TAX	\$	1,755.00

DAVID J SWARTS
COUNTY CLERK



45. Donald Nuwer

warranty deed

Dated: January 25, 2002

Ack.: January 25, 2002

Rec.: January 29, 2002

-TO-

Brian Shanley and David Dillon, as
tenants in common
(No search against Grantee)

Liber 10998 of Deeds, page 8591

Consideration: \$1.00 and more

Conveys premises.

*Ryan,
can you get
me copy of
this deed?
Thanks!*

46. Brian Shanley and David Dillon

Mortgage \$155,000.00

-TO-

Dated: January 25, 2002

Ack.: January 25, 2002

Rec.: January 29, 2002

Donald Nuwer

Liber 12973 of Mortgages,
page 7488

Covers premises.

This Indenture, made the 25th DAY OF JANUARY, 2002

Between DONALD NUWER, residing at Vermont Hill Road, Holland, New York

BRIAN SHANLEY, 420 Olean Road, East Aurora, New York
DAVID DILLON, 420 Olean Road, East Aurora, New York
AS TENANTS IN COMMON

Grantor(s),

Grantee(s).

Witnesseth, that the Grantor(s) in consideration of \$1.00 and more received by the Grantor(s), subject to the trust fund provisions of section thirteen of the lien law, hereby grant(s) and release(s) unto the Grantee(s), his/her (their) heirs, distributees and assigns, forever

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. 14, Township 9, Range 6 of the Holland Land Company's Survey, described as follows:-

BEGINNING at a point in the east line of Olean Road distant three hundred sixty-six and sixteen hundredths (366.16) feet southerly from the intersection of the east line of Olean Road, seventy (70) feet wide with the north line of said Lot No. 14; thence southerly along the east line of Olean Road, thirty-three and eighty-four hundredths (33.84) feet; thence easterly at right angles a distance of fifteen (15) feet to the easterly line of Olean Road, one hundred (100) feet wide; thence southerly along the easterly line of Olean Road, one hundred (100) feet wide a distance of fifty (50) feet; thence easterly at right angles to Olean Road, two hundred sixty-two and eighty seven-hundredths (262.87) feet to lands of Pennsylvania Railroad as established by agreement recorded in Erie County Clerk's Office in Liber 2874 of Deeds page 113; thence northwesterly at an interior angle of 60° 37' and along the above mentioned boundary line eighty-eight and sixty-eight hundredths (88.68) feet; thence westerly at an exterior angle of 60° 37' ninety-one and eighty-three hundredths (91.83) feet to the east face of a ten (10) inch concrete block wall of building; thence northerly along said east face of a ten (10) inch concrete block wall to the north face of a ten (10) inch concrete block wall of building; thence westerly along the north face of a ten (10) inch concrete block wall of building, seventy-nine and eighty-three hundredths (79.83) feet to the northeast corner of the building; thence continuing westerly at right angles to Olean Road; sixty two and seventy-two hundredths (62.72) feet to the point or place of beginning.

P 1193870
DAWM 1055
AUR - 195,000
DIB-1


Together with the appurtenances to and all the estate and rights of Grantor(s) in said premises To have and to hold the above granted premises unto the Grantee(s) heirs, distributees and assigns forever.

And Grantor(s) covenants (covenant) as follows:

First, that Grantee(s) shall quietly enjoy the said premises, and

Second, that Grantor(s) will forever warrant the title to the said premises.

In Witness Whereof, the Grantor(s) has (have) hereunto set his/her hand on the date respective of the acknowledgements for each below.

_____ Is  Is
_____ Is _____ Is

State of New York
County of Erie

ss.: On January 25, 2002 before me, the undersigned, a Notary Public in and for the State of New York, personally appeared
DONALD NUWER

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he (she) (they) executed the same in his/her (their) capacity (capacities), and that by his/her (their) signature(s) on the instrument, the individual(s), or the person upon whose behalf the individual(s) acted, executed the instrument.

ELIZABETH A. LUNA
Notary Public, State of New York
Qualified in Erie County
My Commission expires August 8, 2002

