

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 8/15/23
Applicant name: Alpine Storage LLC
Applicant Phone/Email: 716-863-0979 AlpineStorageUnits@gmail.com
Applicant address: P.O. Box 535 West Falls NY 14170
Property owner: Richard Mund
Owner's address 7048 Center St West Falls, NY 14170
Property address: 196 Ellcott Road West Falls NY 14170
SBL # (s) 186-00-1-42.2
Prior owner Bruce E. Naeb-e


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

Proposed Project: 40' x 120' Self Storage Facility
Commercial Multi family _____ Number of dwelling units _____
Zone: CB Total property Acreage: 1.9 Acreage covered by bldg 11
Square footage of building: 4800 Cubic footage of building: _____
Aggregate square footage of other buildings on property: 9850

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: \$ 500.00 ²⁵⁰ 
Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

SEQR action: ___ Type I (Long EAF) ___ Type II (Long EAF) Unlisted (Short EAF)



TOWN OF AURORA

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

MEMO

TO: Supervisor Bach and Town Board Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: August 23, 2023

The Building Department has accepted Site Plan and Special Use Permit applications for Alpine Storage LLC at 196 Ellicott Rd to construct a new self-storage building.

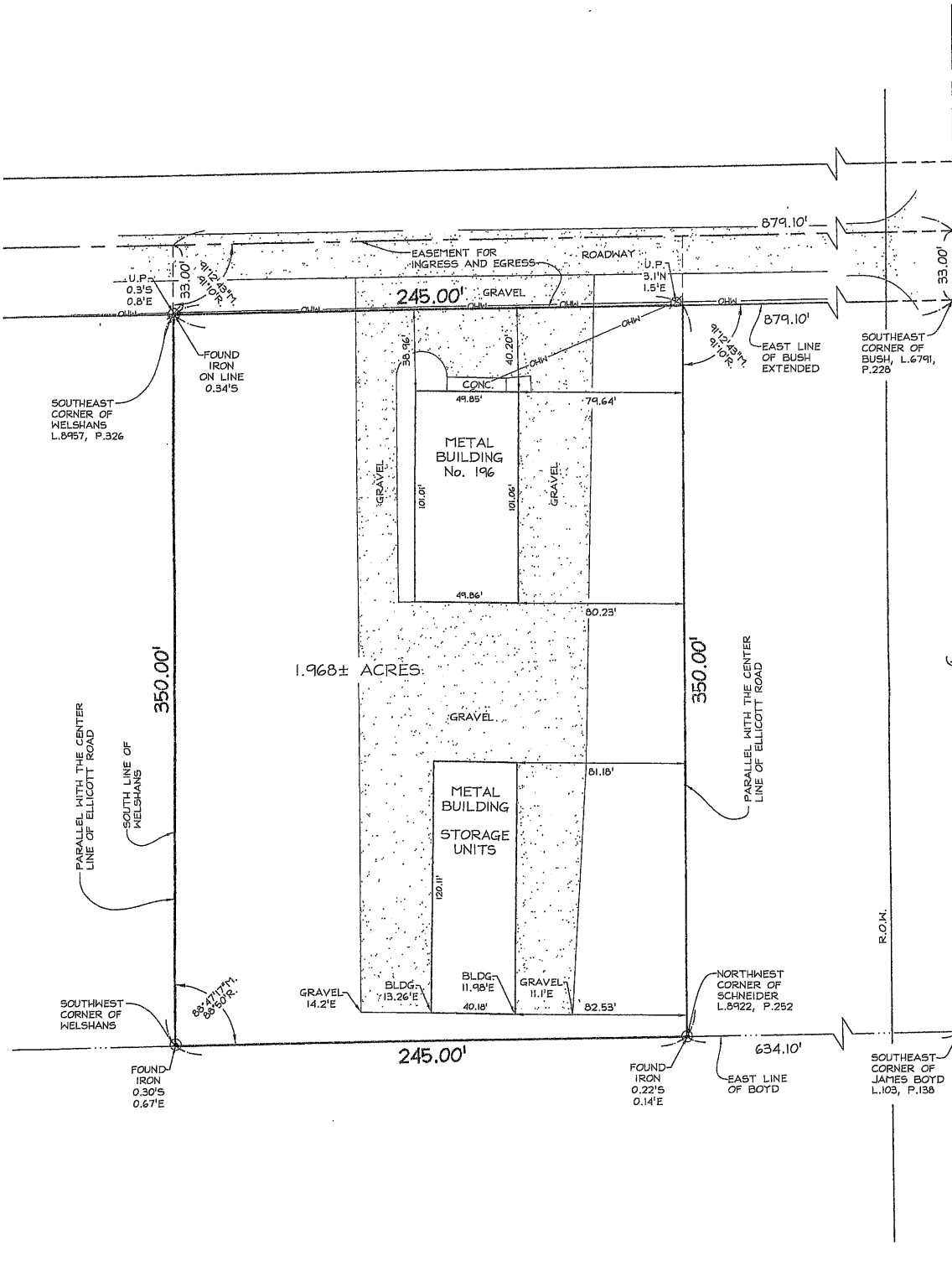
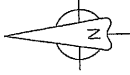
The Site Plan application is required per Town Code section 95-2B(2) for a non-residential construction over 2500 sq. ft.

The Special Use Permit application is required per Town Code section 116-8.9D(1) and 116-8.8-D(7).

Both applications should be referred to the Planning Board for their review and recommendation. The Town Board shall then schedule a public hearing and complete a SEQRA determination prior to decision.

Both applications are an Unlisted action for purposes of SEQRA.

liz



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

509 Main Street, P.O. Box 516, East Aurora, NY 14052
 p (716) 655-1058 f (716) 655-1964 www.nussclarke.com

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.



BOUNDARY SURVEY

196 Ellicott Road
 Part of Lot 60, Township 9, Range 6
 Holland Land Company's Survey
 Town of Aurora
 County of Erie, State of New York

Thornton A. Kenyon

Date of Survey: 11/2/2020 Scale: 1" = 50' Project No.: 20J3-0620

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.

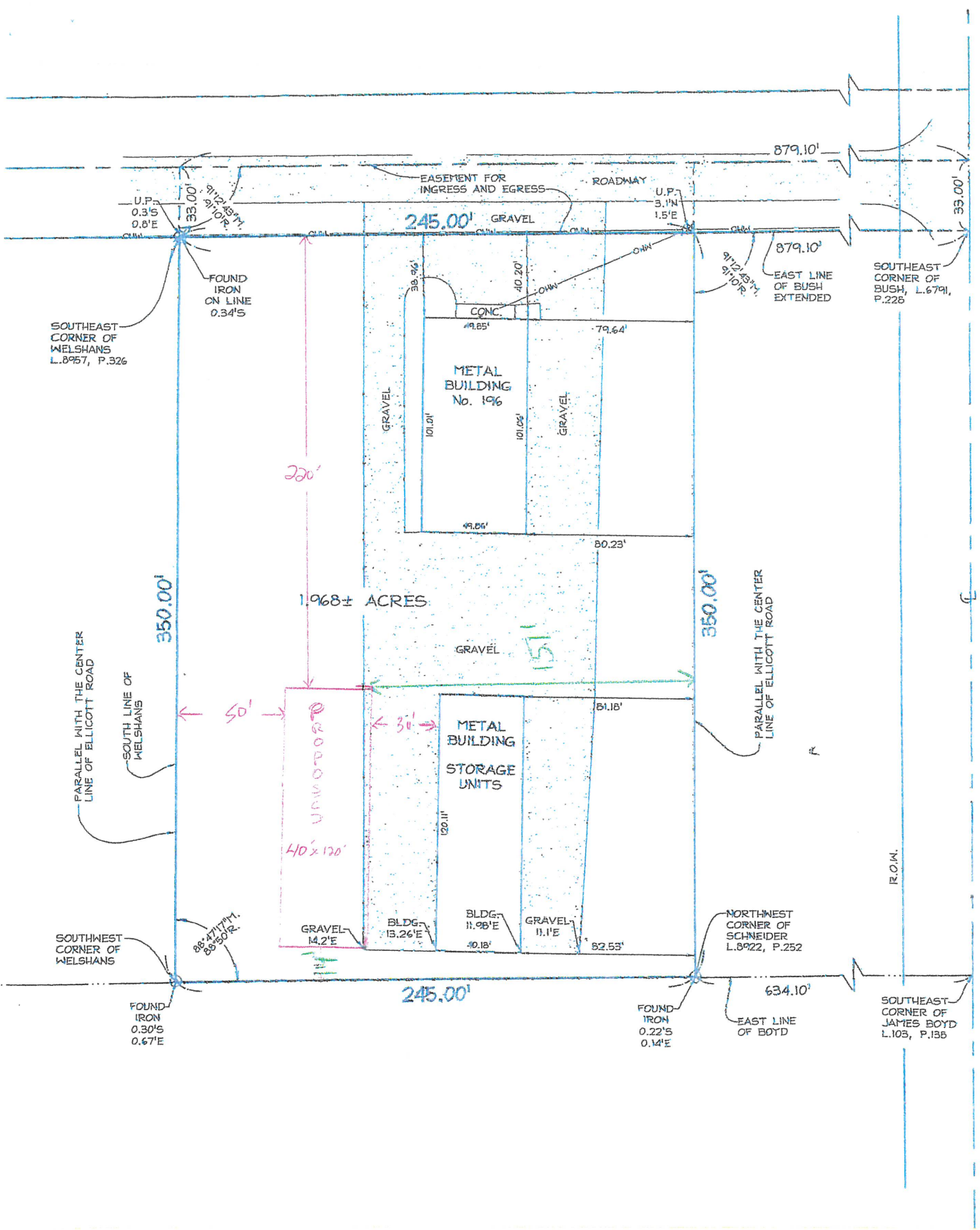
Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Alpine Storage LLC Construct New Storage building</i>			
Project Location (describe, and attach a location map): <i>Construct 40' x 120' Self Storage Unit 196 Elliott Road W. Falls</i>			
Brief Description of Proposed Action: <i>Construct 40' x 120' Self Storage Building</i>			
Name of Applicant or Sponsor: <i>Richard Mund</i>		Telephone: <i>716-863-0979</i>	
Address: <i>7048 Center St.</i>		E-Mail: <i>alpinestorageunits@gmail.com</i>	
City/PO: <i>W. Falls</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? 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 governmental 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?		<u> 2 </u> acres	
b. Total acreage to be physically disturbed?		<u> .4 </u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u> 2 </u> 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 checked="" 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, a. A permitted use under the zoning regulations?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> N/A
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
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: _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
b. Is the proposed action located in an archeological sensitive area?	<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?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
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: _____	<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 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?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
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	<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: <u> natural drainage surrounding property </u>	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Richard Mund</u> Date: <u>8/15/23</u></p> <p>Signature: <u><i>Richard Mund</i></u></p>		

Google Maps 196 Elliccott Rd





ELLICOTT ROAD
 (66' WIDE)
 (ORCHARD PARK - GRIFFIN MILLS ROAD)

509 Main Street, P.O. Box 516, East Aurora, NY 14052
 p (716) 655-1058 f (716) 655-1964 www.nussclarke.com

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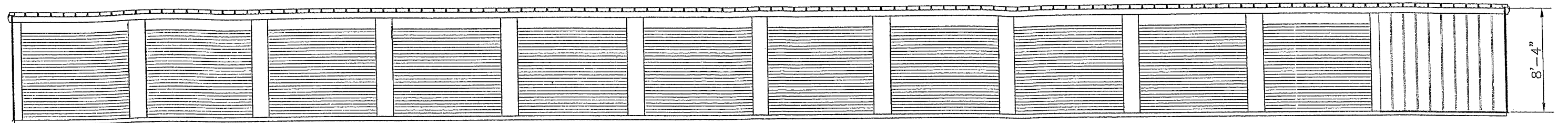
North



EAST

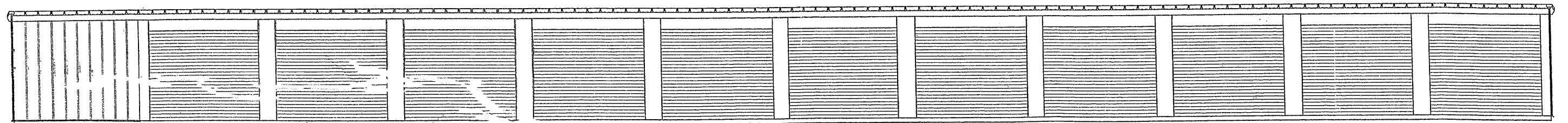
South





SIDE WALL ELEVATION

$1/8'' = 1' - 0''$



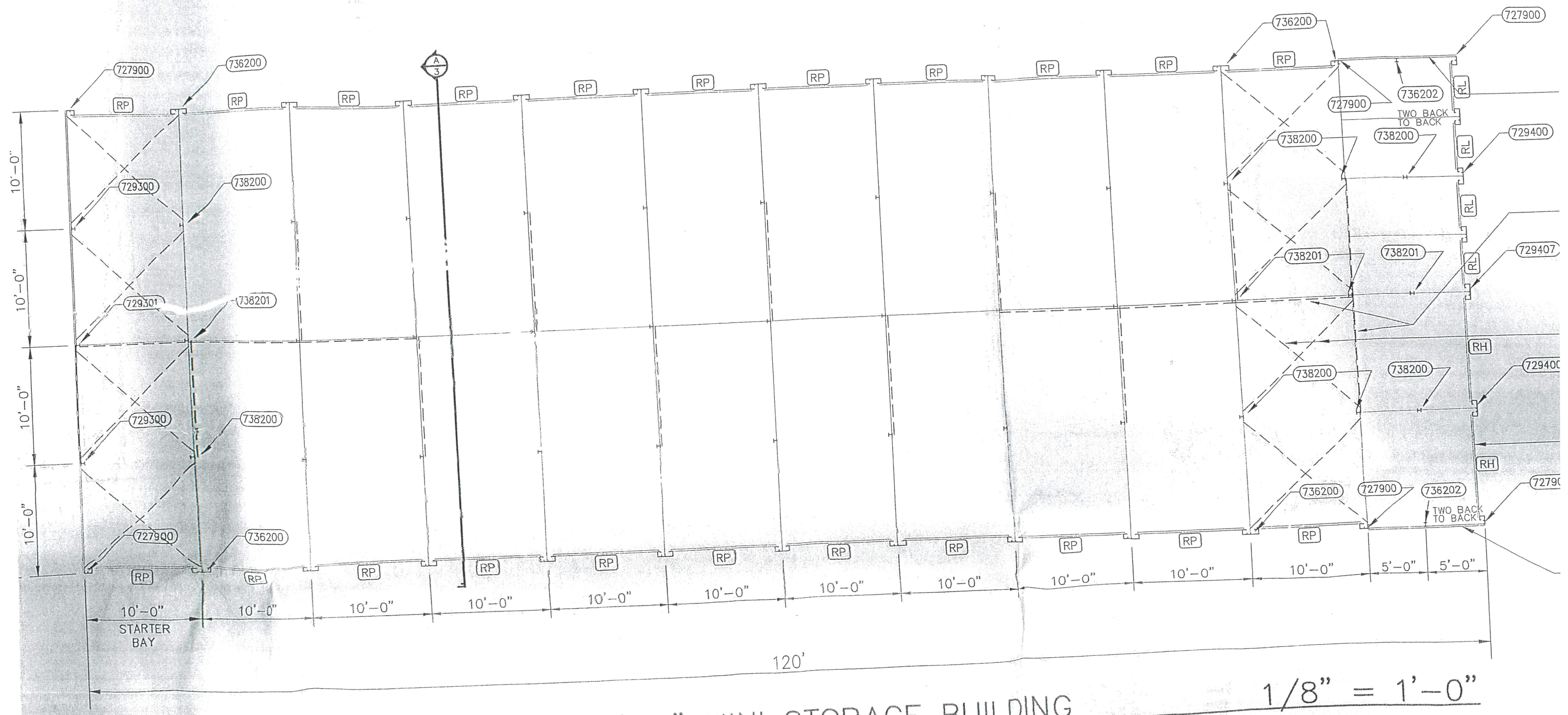
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DOOR SCHEDULE

QTY	CODE	TYPE	SIZE	ROUGH OPENING	MANUF.	DESCRIPTION	COLOR	PART #
2	RH	ROLL-UP	8'-8" x 6'-6"	8'-8" x 6'-6"	TRAC-RITE/eq	ROLL-UP DOOR	COLORED	94__
4	RL	ROLL-UP	3'-8" x 6'-6"	3'-8" x 6'-6"	TRAC-RITE/eq	ROLL-UP DOOR	COLORED	94__
22	RP	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/eq	ROLL-UP DOOR	COLORED	94__

ROLL-UP DOORS MEET ASTM E330



FLOOR PLAN FOR 40' x 120' x 8'-4" MINI STORAGE BUILDING

1/8" = 1'-0"