

Seconded by Tim Stroth

Tim Stroth amends the motion to include a second contingency:

2. Following the completion of building construction, removal of trailers and truck beds within 1 year.

Upon a vote being taken:

Ayes-five

noes-zero

Motion carried.

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

June 20, 2024

CASE #1469-Mund, Richard/Alpine Storage LLC
196 Ellicott Road, PO West Falls, Town of Aurora, NY

Decision:

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 Davis Heussler and seconded by Rod Simeone to grant 49' front yard setback variance, 1.04-acre lot size variance and a 34' side yard setback variance to the west side for a storage building on an Open Development Area lot at 196 Ellicott Road, PO West Falls, New York being contingent upon proof of LLC ownership.

This motion is made in accordance with testimony and exhibits presented.

Carl Would you be willing to amend that motion to include that the Planning Board suggests that we also have an updated site plan showing grading, typography and building elevations?

Heussler No.

Mund There was a site plan that I drew. It was not official. It is here but it is light.

Morgan I feel like it is an incomplete application. I am not opposed to having them line it up, I am concerned that the Planning Board reviewed it and had concerns. I think we should weigh that carefully.

Heussler You must vote.

Morgan I am not necessarily opposed to right now but if we must vote right now it is incomplete for me.

This motion is made in accordance with testimony and exhibits presented.

Upon a vote being taken:

Ernst	Aye			
Heussler	Aye			
Simeone	Aye			
Carl	Nay			
Burkhardt	Nay	Ayes-three	Noes-two	Motion carried.



TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION

To Be Completed By Applicant

PETITIONER: Name: Richard Mund
Address: 7048 Centex St.
W. Falls NY 14170
City State Zip
Phone: 71 Fax:
E-Mail: A@gmail.com

PROPERTY OWNER (if different from petitioner):

Name: Alpine Storage LLC
Address: PO Box 535 West Falls NY 14170 Ph. No. 716-863-0474

PROJECT ADDRESS: 196 Ellicott Rd
No. Street SBL No.

PROJECT DESCRIPTION: Erect additional Self Storage Building

Signature of Applicant: [Handwritten Signature]

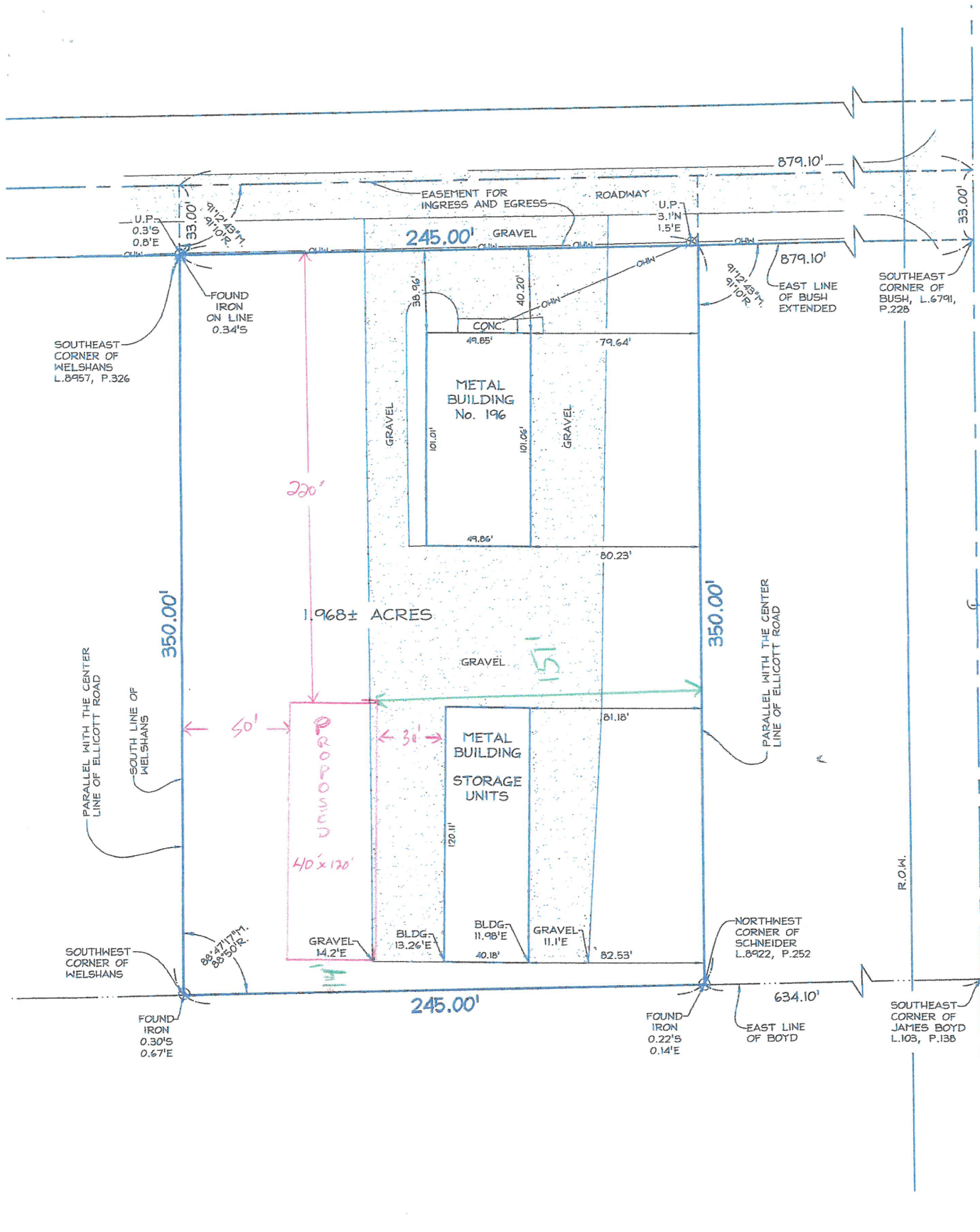
State of New York) SS:
County of Erie)

On the 30 day of March, in the year 2024, before me, the undersigned, a notary public in and for said state, personally appeared Richard J. Mund, 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.

Laurie H. Monin
Notary Public

Laurie H. Monin
Notary Public, State of New York
Registration No. 01MO6304887
Qualified in Erie County
Commission Expires June 02, 2026

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 _____



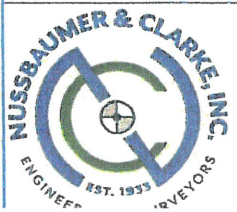
ELLICOTT ROAD
 (66' WIDE)
 (ORCHARD PARK - GRIFFIN MILLS ROAD)

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

Project No. 2017-0520



TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 8/15/23

Applicant name: Alpine Storage LLC

Applicant Phone/Email: _____ AlpineStorageUnits@gmail.com

Applicant address: P.O. Box 535 West Falls NY 14170

Property owner: Richard Muro

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. Nabe

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: C3 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*

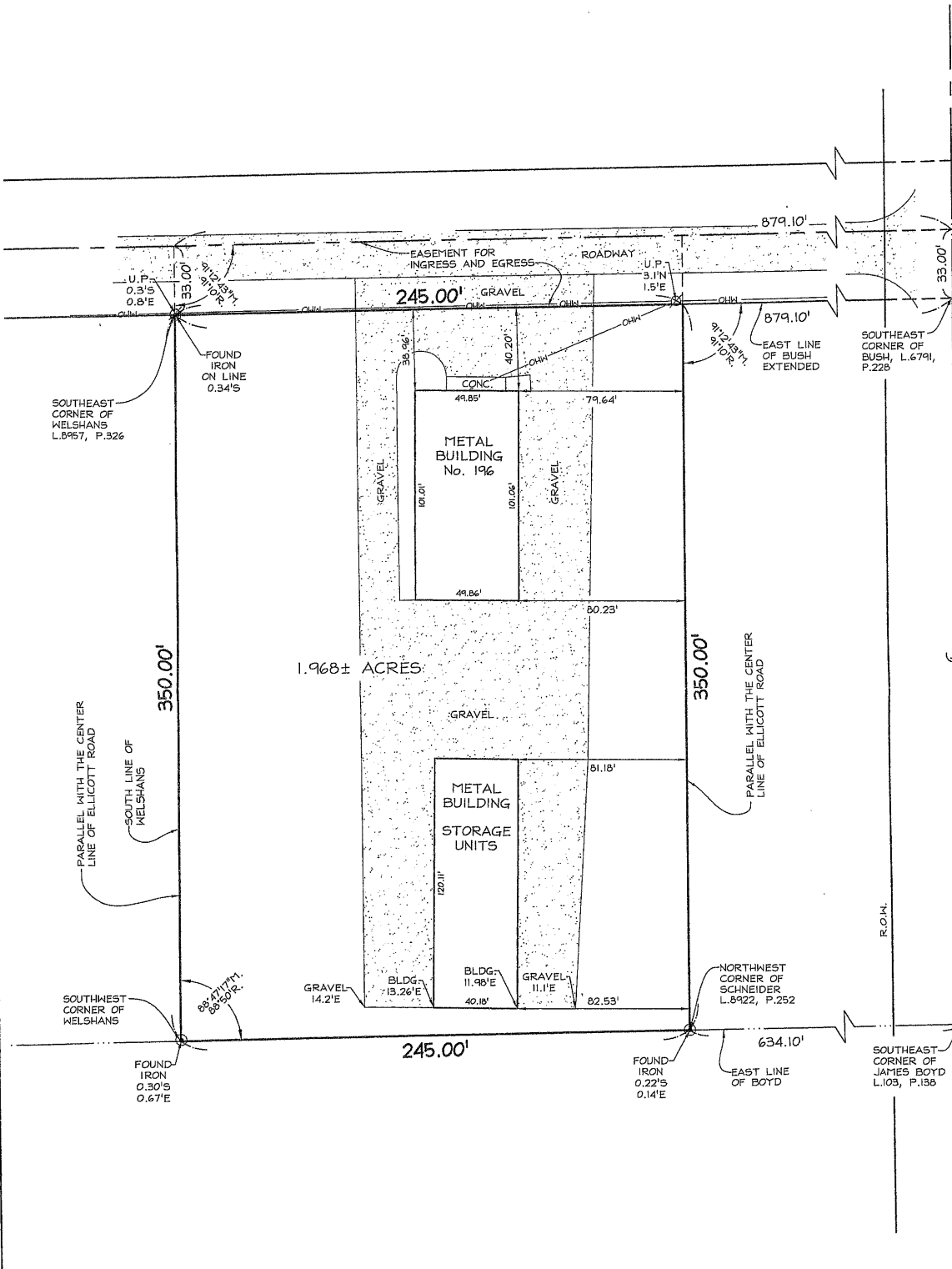
0-1 Acres: \$250 1.01-5Acres: \$500 5.01-10 Acres: \$1,000 >10 Acres: \$1,500

Fee: \$ 500.00 250.00 el
Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

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

el

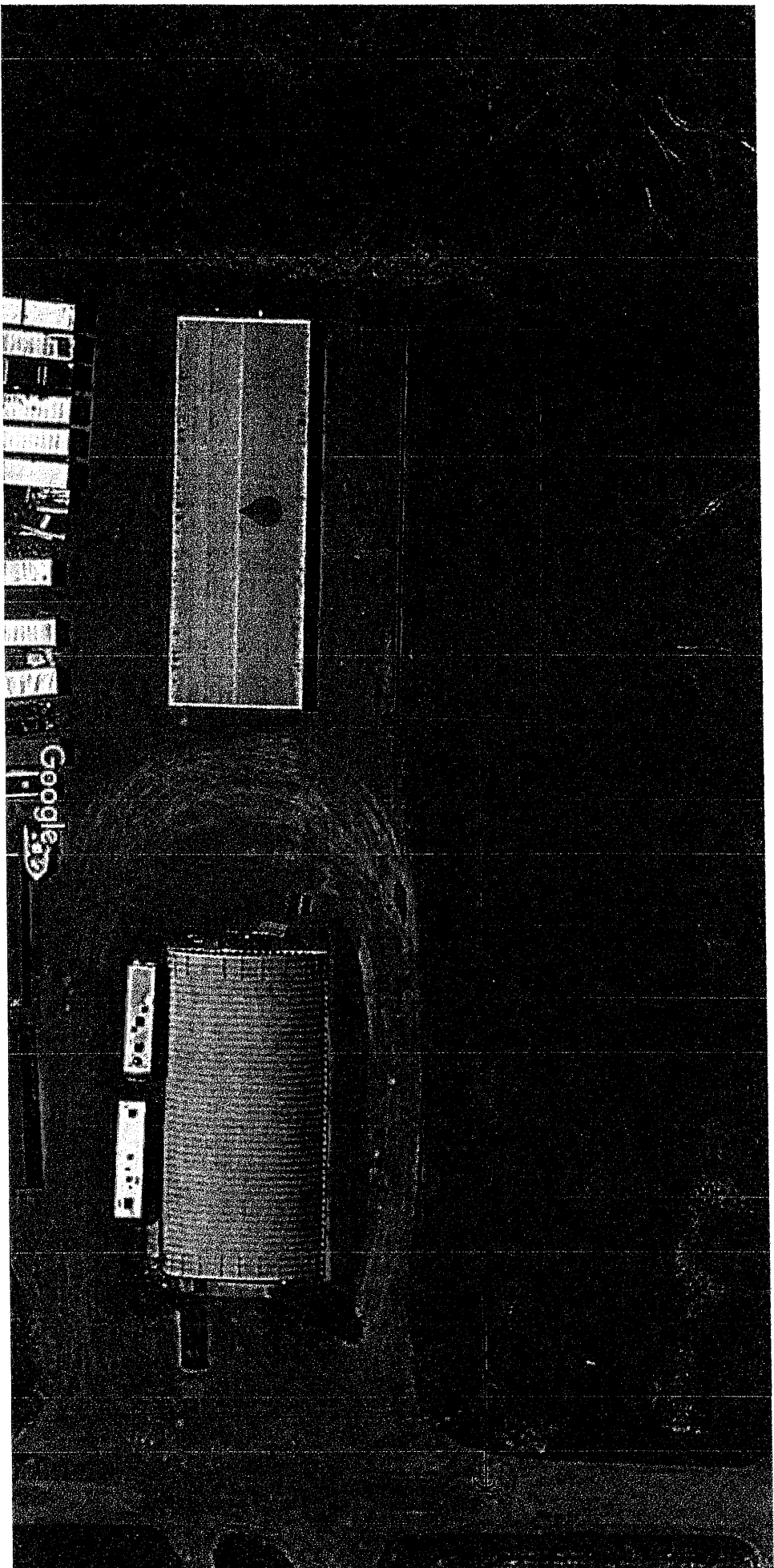


ELLICOTT ROAD
 (66' WIDE)
 (ORCHARD PARK - GRIFFIN MILLS ROAD)

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

<p>509 Main Street, P.O. Box 516, East Aurora, NY 14052 p (716) 655-1058 f (716) 655-1964 www.nussclarke.com</p>	<p>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.</p>	<p>Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7205, provision 2 of the New York State Education Law.</p>
<p>BOUNDARY SURVEY 196 Ellicott Road</p>		
<p>Part of Lot 60, Township 9, Range 6 Holland Land Company's Survey Town of Aurora County of Erie, State of New York</p>		
	<p>Date of Survey: 11/2/2020</p>	<p>Scale: 1" = 50' Project No.: 20J3-0620</p> <p><i>Thornton A. Kenyon</i></p>

Google Maps 196 Ellicott Rd



Map data ©2023, Map data ©2023 Google 20 ft



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: Alpine Storage LLC
 Business/Project Address: 196 Ellicott Road West Falls, NY 14170
 Applicant Name: Richard Mund
 Mailing Address: P.O. Box 535
 City West Falls State NY ZIP 14170
 Phone _____ Fax _____ Email Alpinestorageunits@gmail.com
 Interest in the property (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) Richard + Nadine Mund
 If a corporate, please name a responsible party/designated officer: _____
 Address _____
 City _____ State _____ ZIP _____
 Phone _____ Fax _____ Email _____

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 196 Ellicott Road West Falls, NY 14170
 SBL# 186.00-1-42.2
 Describe Special Use requested (use additional pages if needed):
Self Storage Building
 Property size in acres 2 Property Frontage in feet 350'
 Zoning District C3 Surrounding Zoning C3
 Current Use of Property Self Storage Facility
 Size of existing building(s): 9850 sf Size of proposed building(s) 4800 sf
 Present/Prior tenant/use: Self Storage
 Parking spaces: Existing: NA Proposed additional spaces: NA Total #: _____

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

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours								

Peak hours: _____
 Number of employees (if applicable): Full-time _____ Part-time / Seasonal _____

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

- a. Building Permit
- b. Sign Permit _____

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)

Richard J. Mond
 Signature of Applicant/Petitioner

Richard J. Mond
 Print name of Applicant/Petitioner

State of New York; County of Erie

On the 16 day of August 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.

Morgan A Eaton
 Notary Public

(Notary stamp)
 Morgan A Eaton
 Notary Public, State of New York
 Registration No. 01EA6366129
 Qualified in Erie County
 My Commission Expires October 2, 2026

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

Application reviewed by: _____

Short Environmental Assessment Form

Part I - Project Information

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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 I - 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>7</i>	
		E-Mail: <i>alpine</i>	
Address: <i>7048 Central St.</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 checked="" 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 checked="" 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? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	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: _____	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <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?	<input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	YES <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 type="checkbox"/>	YES <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: _____	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
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 <input 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?	<input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	YES <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: _____	<input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	YES <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 <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <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: _____ <i>natural drainage surrounding property</i>	<input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	YES <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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Richard Mund</u> Date: <u>8/15/23</u> Signature: <u>[Signature]</u>		



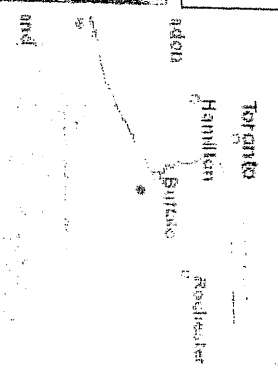
Erie County On-Line Mapping Application



0 0.07 0.1 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Legend
□ Parcels

1: 4,514



6A

TOWN OF AURORA

LOCAL LAW INTRO 5 - 2024

LOCAL LAW NO. ____

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 KNOWN AS THE CODES OF THE TOWN OF AURORA, ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, BY AMENDING CHAPTER 116 BY AMENDING DEFINITIONS; ADDING DEFINITIONS; AND ADDING BED-AND-BREAKFAST AND SHORT TERM RENTAL AS A PERMITTED USES IN THE R, A, and C1 DISTRICTS WITH A SPECIAL USE PERMIT BY THE TOWN BOARD.

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. LEGISLATIVE INTENT

This Local Law amends a prior Local Law known as The Codes of the Town of Aurora, adopted by the Town of Aurora Town Board on January 22, 1990, as amended, relating to the administrative, legislative and general legislation of the Codes within the Town of Aurora as herein set forth. This legislation amends and adds definitions and Short Term Rental as a permitted use when granted a special use permit by the Town Board.

SECTION 2. CHAPTER 116, ARTICLE I, SECTION 116-8.4 RR RURAL RESIDENTIAL DISTRICT

Chapter 116-4 Definitions is amended by adding, amending and adopting as follows:

Replace Bed-And-Breakfast Dwelling with:

Bed-And-Breakfast - An owner-occupied residence resulting from a conversion of a one-family dwelling, used for providing overnight accommodations and a morning meal to not more than ten transient occupants, and containing not more than five-bedrooms for such occupants.

Replace Rooming House or Boarding House with:

Rooming House or Boarding House – A dwelling unit used for temporary or transient occupancy purposed by at least three (3), but not more than twelve (12) individuals not constituting a family or functional family unit who pay expenses by the room or based on a share of the total expenses of the dwelling unit. The term does not include a motel, hotel, group residence or short-term rental.

Replace Short-term rental with:

Short-term Rental – An owner occupied dwelling or dwelling group that is converted and rented for periods of not less than one night and not more than thirty (30) consecutive days.

1) In a single-family dwelling, the dwelling shall be owner occupied during an period of time in which it is being used and occupied as a short-term rental.

2) In a multi-family dwelling, one unit shall be owner-occupied during any period of time in which another unit in the building is being used and occupied as a short-term rental.

3) In a dwelling group, one dwelling shall be owner-occupied during any period of time in which another dwelling is being used and occupied as a short-term rental.

Add:

Landlord - Owner of real property that is leased to another individual or individuals.

Long Term Rental -A parcel or dwelling that is leased or rented for primary occupancy for a period exceeding thirty consecutive days.

Non-owner Occupied -A parcel or dwelling that is not used by the owner(s) as their primary residence.

Owner Occupied -A parcel or dwelling that is used by the owner(s) as their primary residence.

Rent – A payment made periodically by a tenant or transient to a landlord in return for use of a dwelling, land, a building, an apartment, an office or other property. The term includes “Lease”.

Transient Occupant – Any person (individual) who pays rent to obtain lodging space of the use of lodging space for a period of more than one (1) night, but less than thirty (30) consecutive days. The term includes “paying guest or guests”.

Chapter 116-8.1 A is amended by deleting 116-81A (8).

Chapter 116-8.1 is amended by adding new 116-8.1B Permitted uses as follows:

B. Permitted uses when approved by the Town Board through a special use permit:

(1) Owner-occupied Bed-and-Breakfast dwelling.

(a) Requirements

1) Survey showing parking area(s) – all parking must be accommodated on site.

There shall be a minimum of two (2) parking spaces for the dwelling owner(s) and a minimum of one (1) parking space for each bedroom being rented.

2) Detailed floor plan of dwelling.

3) Documentation verifying length of stay, number of bedrooms being rented, and number of transient residents, such as a registration ledger or receipts, shall be made available to the Code Enforcement Officer upon request.

4) Property owner shall make their property available to the Code Enforcement Officer for a Fire Safety Inspection in accordance with Section 116-46 prior to the review by the Town Board of the Special Use Permit application.

5) The dwelling and any pool or spa on site shall comply with the New York State Uniform Fire Prevention and Building Code requirements for Bed-and-Breakfast dwellings, habitable space and pools and spas.

6) Occupancy shall not exceed five (5) bedrooms and ten (10) transient occupants.

7) An annual Fire Safety inspection by the Code Enforcement Officer is required. Failure to have the required inspection completed will result in revocation of the special use permit.

(2) Owner-occupied short-term rental

a) Requirements:

1) Survey showing parking area(s) – all parking must be accommodated on site. There shall be a minimum of two parking spaces for the dwelling owner(s) and a minimum of one parking space for each room or unit being rented.

2) Detailed floor plan of dwelling

3) Documentation verifying length of stay, number of bedrooms being rented, and number of transient residents, such as a registration ledger or receipts, shall be made available to the Code Enforcement Officer upon request.

4) Property owner shall make their property available to the Code Enforcement Officer for a Fire Safety Inspection in accordance with Section 116-46 prior to the review by the Town Board of the Special Use Permit application.

5) The dwelling and any pool or spa on site shall comply with the New York State Uniform Fire Prevention and Building Code requirements for Bed-and-Breakfast dwellings, habitable space and pools and spas.

6) Occupancy shall not exceed three (3) bedrooms and six (6) transient occupants.

7) An annual Fire Safety inspection by the Code Enforcement Officer is required. Failure to have the required inspection completed will result in revocation of the special use permit.

Chapter 116-8.2 is amended by adding new 116-8.2B Permitted uses as follows:

B. Permitted uses when approved by the Town Board through a special use permit:

(1) Any use requiring a special use permit in the R-1 district.

Chapter 116-8.3B is amended by adding new 116-8.3B(1) as follows:

(1) Any use requiring a special use permit in the R-1 district.

Chapter 116-8.4 is amended by deleting 116-8.4 A.(8)

Chapter 116-8.4B is amended by adding new 116-8.3B(1) as follows:

(1) Any use requiring a special use permit in the R-1 district.

Chapter 116-8.5 B is amended by adding:

(14) Owner-occupied Bed-and-Breakfast.

(15) Owner-occupied Short-term rental.

Chapter 116-8.7 D. is amended by replacing 116-8.7 D. (5) with:

(5) Hotel and motel

And adding new (6) and (7):

(6) Owner-occupied Bed-and-Breakfast dwelling (see 116-8.1 for requirements).

(7) Owner-occupied Short-term rental (see 116-8.1 for requirements).

Chapter 116-27 Off-street parking Guideline shall be amended by deleting bed-and-breakfast from the Boarding or rooming house section and adding a new section under Type of Use and Number of Parking spaces:

Bed-and-Breakfast; owner-occupied short-term rental – minimum of two (2) parking spaces for the dwelling owner(s) and a minimum of one (1) parking space for each bedroom being rented.

SECTION 3. SEVERABILITY.

The invalidity of any word, section, clause, paragraph, sentence, or part or provision of this Local Law shall not affect the validity of any other part of this Local Law which shall be given effect.

SECTION 4. EFFECTIVE DATE

This Local Law shall take effect immediately upon filing with the New York Secretary of State.

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

CB

MEMO

TO: Supervisor Snyder and Town Board Members

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: July 20, 2024

Attached is an ODA application for 2271 Lapham Road submitted by Alex Handley. The reapplication is due to the previous variance application under case #1421 and subsequently the ODA application have expired after a building permit was not obtained within a year of the Zoning Board of Appeals rendered a ruling (TOA Zoning section: 116-91H).

2271 Lapham Road has been approved by the Zoning Board of Appeals on 7/19/24 under case #1478 for two (2) variance requests for frontage at ROW and access roadway width. The application will need to be referred to the Planning Board for their review and recommendation after which the Town Board will schedule a public hearing.

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
OPEN DEVELOPMENT AREA APPLICATION**

To Be Completed By Applicant

PETITIONER: Name: Alex Handley
Address: 12744 Bull's Rd.
East Aurora NY 14052
City State Zip
Phone: _____ Fax: _____
E-Mail: yahoo.com

PROPERTY OWNER (if different from petitioner):

Name: _____
Address: _____ Ph. No. _____

PROJECT ADDRESS: 2271 Lapham Rd. 176.00-3-20
No. Street SBL No.

PROJECT DESCRIPTION: Construction of a 2,100 sq Ft.
ranch home along with a 20 Ft.
stone driveway with required bump
outs and cul-de-sac.

Signature of Applicant: Alex Handley

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

On the 17th day of July, in the year 2024, before me, the undersigned, a notary public in and for said state, personally appeared Alex Handley, 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.

Megan Wasileff
Notary Public

Megan Wasileff
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01WA6289790
Qualified in Erie County
Commission Expires September 30, 2025

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

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.

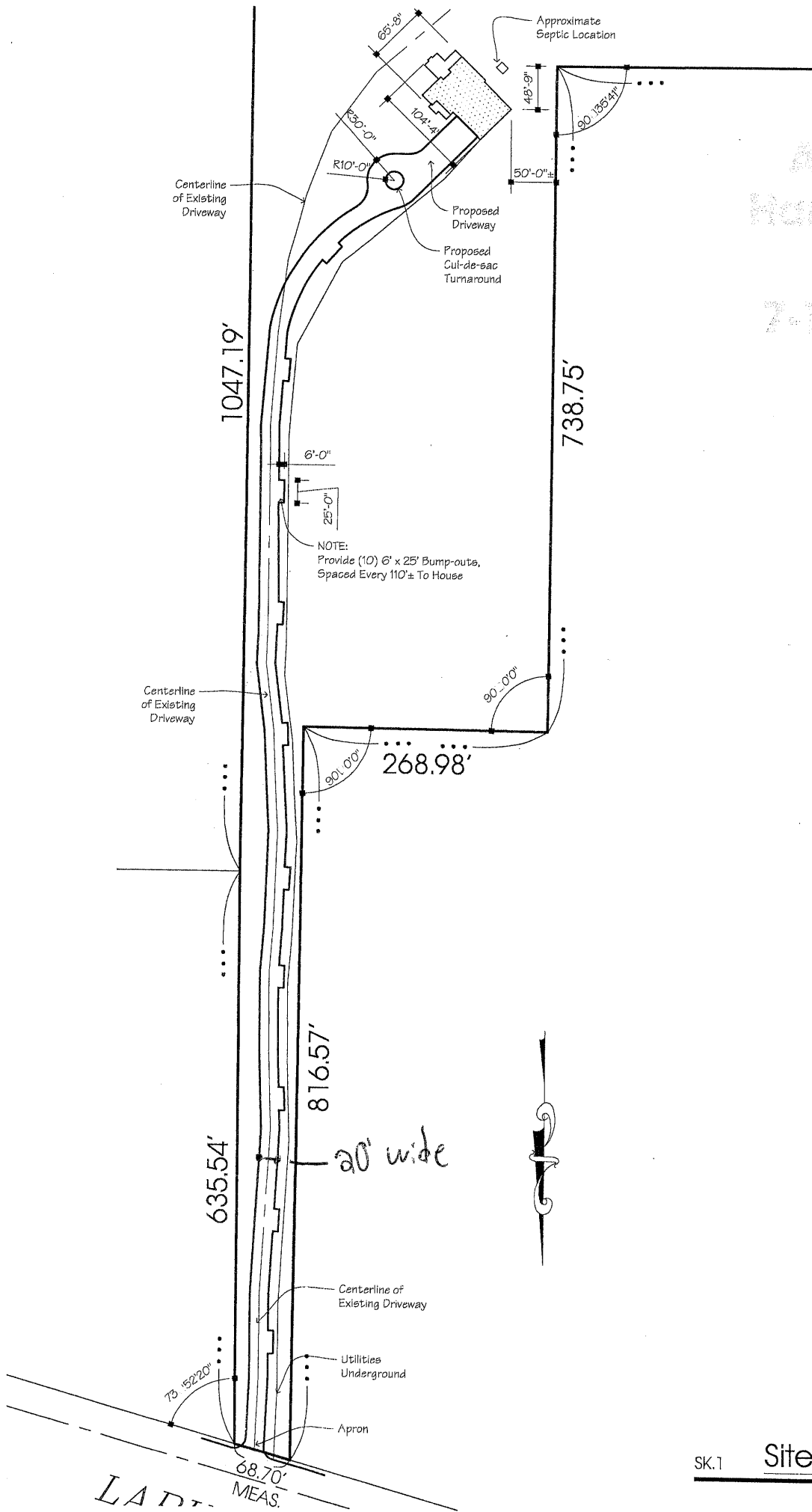
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Alex Handley: Building a Permanent Residence			
Project Location (describe, and attach a location map): 2271 Lapham Road, East Aurora, NY 14052			
Brief Description of Proposed Action: The plan would be to build my permanent residence on the property. A 2,100 sq. ft. house is what I currently have stamped plans for.			
Name of Applicant or Sponsor: Alex Handley		Telephone: _____	
		E-Mail: ale	
Address: 12744 Bullis Rd.,			
City/PO: East Aurora		State: NY	Zip Code: 14052
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 checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>3.6</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>42.5</u> 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 type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" 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,		NO	YES	N/A
a.	A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input 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: <u>House Plans to be compliant with state energy Code</u>		<input type="checkbox"/>	<input checked="" 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: <u>No, I have plans written by an engineer for a sand filter septic system.</u>		<input checked="" type="checkbox"/>	<input 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?		<input checked="" type="checkbox"/>	NO	YES
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?		<input checked="" type="checkbox"/>	NO	YES
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: _____				

Alex
Handley

7-12-24



SK.1

Site Plan

1" = 100'-0"