

(Submit in Triplicate)

Fee: \$150.00

PETITION

TO AMEND THE ZONING MAP OF THE TOWN OF AURORA, NEW YORK

TO: THE TOWN BOARD OF THE TOWN OF AURORA, NEW YORK

Pursuant to Article IX of the Zoning Ordinance of the Town of Aurora, the undersigned owner(s) and petitioner(s) hereby request that the Zoning Map of the Town of Aurora, be amended as follows:

- 1.

Conor	W.	Schneider
Name (First)	(Middle Initial)	(Last)
- 2. Location of property to be rezoned: 397 Old Glenwood Road, West Falls, NY 14170
199.01-3-13
- 3. Area, in square feet, of the property to be rezoned: 0.87 Acres / 37,897 sq. ft.
Dimension of the property to be rezoned: 464.90' x 141.97' x 502.63'
- 4. If the petitioner is not the owner of the property:
N/A
Owner's Name and Address _____
Owner's Name and Address _____

What is the interest of the petitioner in the proposed rezoning?
Commerical use desired to reopen the West Falls Depot for public use.
See attached for more information.

- 5. Petitioner understands and agrees to furnish any of the following if requested by the Town Board or its agencies: An accurate survey map prepared by a licensed surveyor showing all dimensions, including interior angles or bearing of lines, and the location, proposed use and height of all buildings; location of all parking and truck loading areas, with access and egress drives thereto; location of outdoor storage, if any; location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; description of method of sewage disposal and location of such facilities; location and size of all signs; location and proposed development of buffer areas; location and design of lighting facilities; and the amount of building area proposed for retail sales, if any.
- 6. Attach the legal description of the property to be rezoned.
- 7. Present zoning classification of the property: R-1
- 8. Proposed zoning classification of the property: C-1
- 9. Present use of the property: Vacant Historic Train Station / Under Restoration
- 10. Proposed use of the property: Restored mix-use museum, leasable commercial space, and upstairs studio rental unit

11. Description of uses on all adjacent properties and a general description of the type of neighborhood in which the subject property is located: Primarily R-1 residential.

R-1 and Agricultural along west side of Old Glenwood Road

RR along east side of Old Glenwood Road / west side of railroad

R-2 on east side of railroad / west side of Davis Road

12. Names and Addresses of Owners of Abutting Properties:

1. Mark I. Pipher & Cynthia S. Pipher - 1739 Davis Road

2. Bryan S. Hitchcock & Kelly Hitchcock - 1745 Davis Road

3. Genesee & Wyoming Railroad Inc. - immediately adjacent to western edge of property

4. Marissa A. Vincent & Robert Wodzinski - 1707 Davis Road

5. Dorothy J. Doty - 1756 Davis Road

6. John H. Herbst & Stacy L. Herbst - 1602 Davis Road

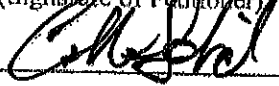
7. Joseph J. DiPasquale & Tanya L. Zabinski - 357 Old Glenwood Road

13. Additional information which the petitioner believes will assist the Town Board in its consideration of this request for rezoning: See attached documentation.

14. Petitioner(s) acknowledge that payment of the application fee is for administrative and advertising expense to the Town as a result of this application and in no way relates to either approval or disapproval of the application and is not refundable.

Date: September 24, 2024


(Signature of Petitioner)


(Signature of Owner)

STATE OF NEW YORK |

COUNTY OF ERIE

} SS:

On this 24th day of September

personally appeared before me

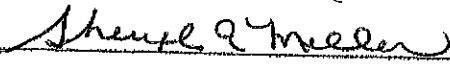
Conor W. Schneider

249 Old Glenwood Rd, West Falls, NY 14170

(Name)

(Address)

the petitioner, to me known to be the same person described in and who signed and executed the foregoing petition and who duly acknowledged to me the execution of the same for the purpose therein mentioned.



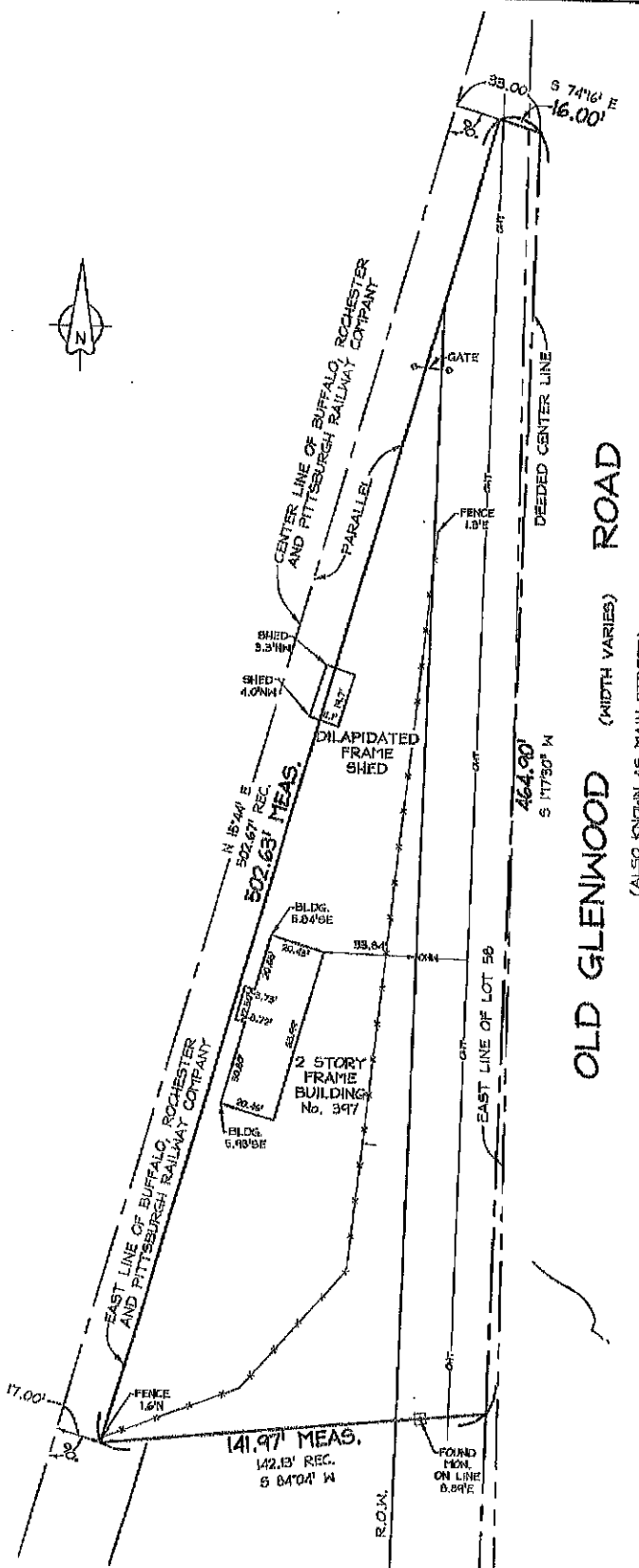
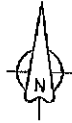
Notary Public
SHERYL A. MILLER

Reg. #01MI6128663

Notary Public, State of New York

Qualified in Erie County

Commission Expires June 13, 2025



509 Main Street, P.O. Box 516, Batavia, NY 14052
p (716) 655-1058 f (716) 655-1064 www.nussclark.com



BOUNDARY SURVEY
397 OLD GLENWOOD ROAD
Part of Lot 58, Township 9, Range 6
Holland Land Company's Survey
Town of Aurora
County of Erie, State of New York

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.
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 publications or reliance on any survey, design or design, specification, plan or report in violation of section 7209, paragraph 2 of the New York State Education Law.

Thornton A. Kenyon

Date of Survey: 10/11/2022 Scale: 1" = 40' Project No.: 2213-0658

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			
Rezoning Application of 387 Old Glenwood Road - West Falls Depot			
Name of Action or Project: West Falls Depot			
Project Location (describe, and attach a location map): 387 Old Glenwood Road, West Falls, NY 14170 (SBL 199.01-3-13)			
Brief Description of Proposed Action: The proposed action aims to rezone the 0.87-acre parcel containing the historic West Falls Depot from R-1 (Residential) to C-1 (Commercial) to support its restoration and return to public use, honoring its original function as a community-serving train station. This rezoning will enable the depot's transformation into a vibrant mixed-use facility, featuring a community and railroad heritage museum, leasable commercial space, and a studio apartment rental, reconnecting it with the community while preserving its historical importance.			
Name of Applicant or Sponsor: Conor W. Schneider		Telep _____ E-Ma _____	
Address: 249 Old Glenwood Road			
City/PO: West Falls		State: NY	Zip Code: 14170
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 checked="" 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 checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.87 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.87 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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Former railroad converted to recreational trail			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	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?		<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: _____		<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 services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" 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"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? 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? The Depot has been determined to be eligible and application to list it on the National Register is in process.		<input type="checkbox"/>	<input checked="" 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? 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"/>	
		<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:

- Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 Urban
 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

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

NO YES

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

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

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

Applicant/sponsor/name: Conor W. Schneider

Date: 09/24/2024

Signature: 

Title: _____

WEST FALLS DEPOT

Rezoning Application



**THE BUFFALO, ROCHESTER & PITTSBURGH RAILWAY:
WEST FALLS FREIGHT AND PASSENGER STATION**

Conor W. Schneider

September 24, 2024

Summary of NY Forward Grant Application and Requested Rezoning

As part of the NY Forward Grant process, the proposed project seeks to restore and adaptively reuse the historic West Falls Depot, ensuring that it once again serves as a public space for the community. To achieve this vision and allow full public access to the property, a rezoning from R-1 (Residential) to C-1 (Commercial) is necessary. This change will enable the depot to function as a mixed-use space, including its role as a community and railroad heritage museum, a leasable small commercial or retail space, and offering an apartment/rental unit along the developing Erie Cattaraugus Rail Trail, thereby, revitalizing both the site and the surrounding area while preserving its historical significance.

1. Existing Conditions:

- **Historical Background:** Built in 1917 by the Buffalo, Rochester & Pittsburgh Railway, the West Falls Depot operated as a passenger and freight station until 1955. After its closure, it was partially demolished by mistake before being sold to Christian Nagel, who converted it into a private residence. In 1988, Terry Sprague purchased the depot with plans for restoration, but external challenges prevented the project's completion. In 2022, I became involved and eventually purchased the property with the goal of preserving and restoring this historic asset.
- **Current Conditions:** The exterior of the depot is largely intact and closely resembles its original specifications. The interior of the depot has been recently stripped of its last remaining 1960s modifications and remains unrestored. This project is essential for the revitalization of this historic structure and restoring the building's former role as a mixed-use community center and reopening its doors to the public for the first time in 70 years. This project will preserve local history and be a catalyst for future economic growth by providing a venue for commercial and recreational opportunities through its connection to the greater West Falls community through the adjacent Erie Cattaraugus Rail Trail.

2. NY Forward Project Description:

- **Historical Significance and Future Role:** The West Falls Depot was once a hub of transportation and commerce that fueled economic growth in the area. The project envisions restoring this important historical site and transforming it into a space that celebrates local heritage while contributing to the community's future.
- **Mixed-Use Concept:** The depot will serve as a heritage museum, a leasable commercial space for local business (e.g., café or shop), and an upstairs studio apartment rental, providing a recreational stop along the developing Erie Cattaraugus Rail Trail.
- **Restoration Details:**
 - **Structural Upgrades:** Lift the building to replace aging wooden ground supports and excavate 9' concrete foundation, effectively doubling the building's usable space and accommodating modern utilities.
 - **Interior Restoration:** Convert the upstairs into a studio-style rental unit. Restore the waiting room and agent's office to their original specifications, creating a living museum that educates visitors on the depot's historical significance.
 - **Commercial Development:** Transform the baggage room and outdoor 300' brick platform into a leasable commercial space for cafes, bakeries, or similar operations for other community gatherings.

- **Site Enhancements:** Reinstall the original brick platform, railroad tracks, and landscape street-side hill to spell “West Falls” in white lettering, reminiscent of the original BR&P style. Install period-appropriate harp-lamps along the platform and reconnect sidewalks to Old Glenwood Road and Davis Road.
- **Historical Artifacts:** Plans to acquire and display a BR&P Bobber Caboose from the Western New York Railway Historical Society, enhancing the historical ambiance, making the depot an educational resource for both locals and visitors.

3. Rezoning Request Rationale:

- As part of the NY Forward Grant process, the proposed rezoning of the West Falls Depot from R-1 (Residential) to C-1 (Commercial) is critical to restore public access and allow the depot to fulfill its original purpose of serving the community. Under the current R-1 zoning, the depot’s potential is severely limited, restricting public access to a property that was historically the lifeblood of the hamlet, engaging in interstate commerce as a key transportation hub for goods and people. The depot was built to serve the public, and rezoning it to C-1 is a logical step to restore its historical function as a community and commercial center.
- R-1 zoning does not accommodate the types of public-facing activities and commercial uses required to unlock the depot’s potential as a mixed-use space. Given the depot’s past role in facilitating commerce and its critical importance to the economic and social fabric of West Falls, it is only fitting that its former commercial role be recognized by rezoning it to C-1. The C-1 designation aligns with the project’s vision, as it is intended for community-oriented commercial spaces that have minimal impact on residential neighborhoods, and it allows a range of small-scale commercial, cultural, and service-oriented uses. This includes professional offices, cafes, retail stores, and community centers—perfectly suited to the depot’s planned transformation into a heritage museum, short-term rental, and local commercial venue.
- Moreover, C-1 zoning, as outlined in § 116-8.7, allows for modest-sized commercial buildings (under 5,000 square feet) and a variety of permitted and special-use businesses that would enable the depot to thrive as a community hub without overwhelming the surrounding residential area. By allowing uses such as cafes, tourism-related shops, and community spaces, C-1 zoning supports the depot’s adaptive reuse and ensures it can serve as an accessible and vibrant part of West Falls, reconnecting the community with both its historical roots and future opportunities for growth and engagement.



WEST FALLS DEPOT

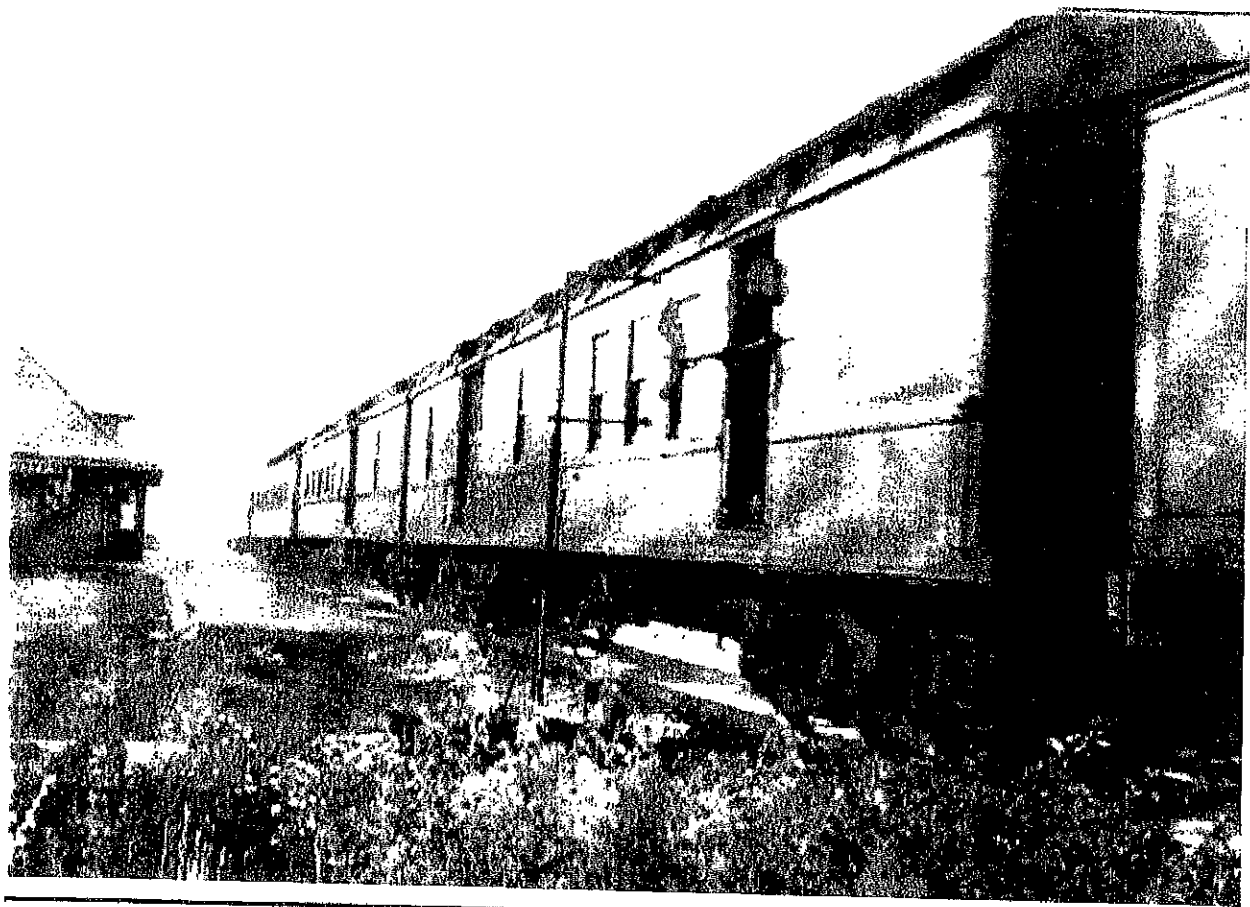
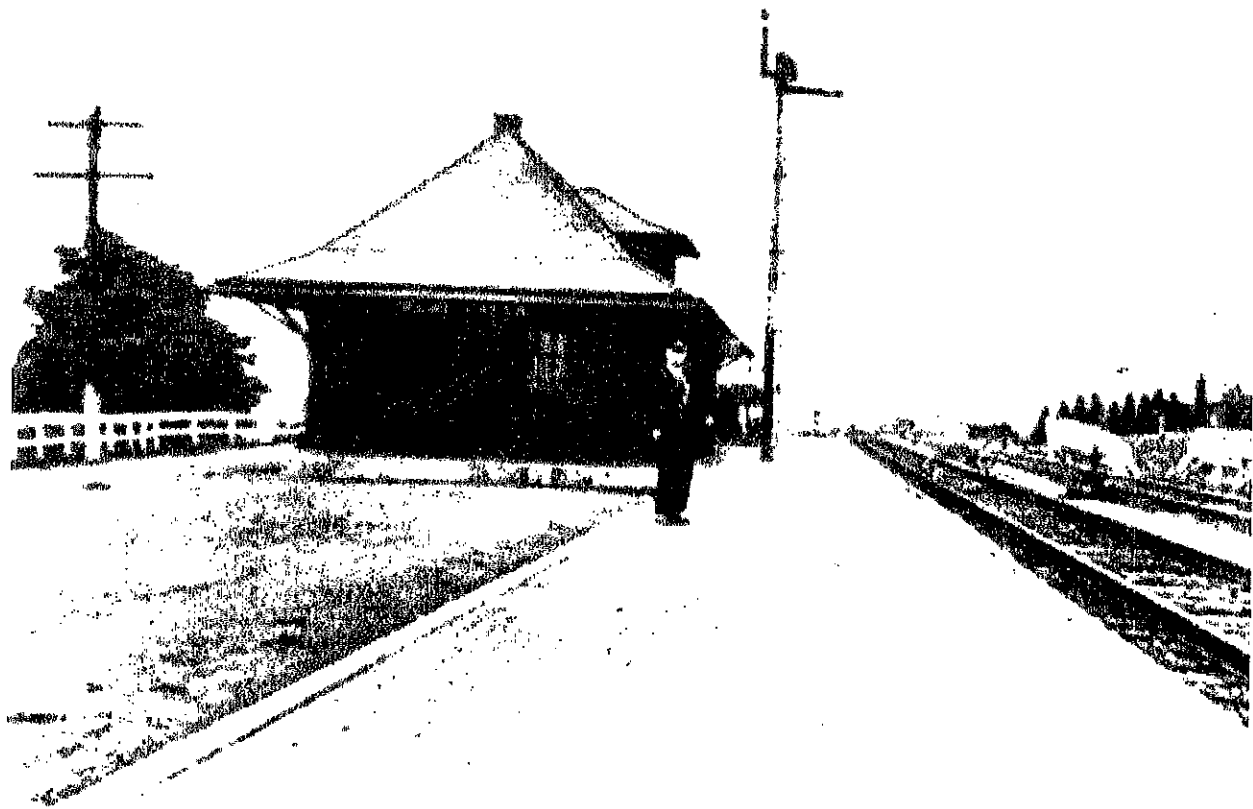
397 Old Glenwood Road | West Falls, New York 14170

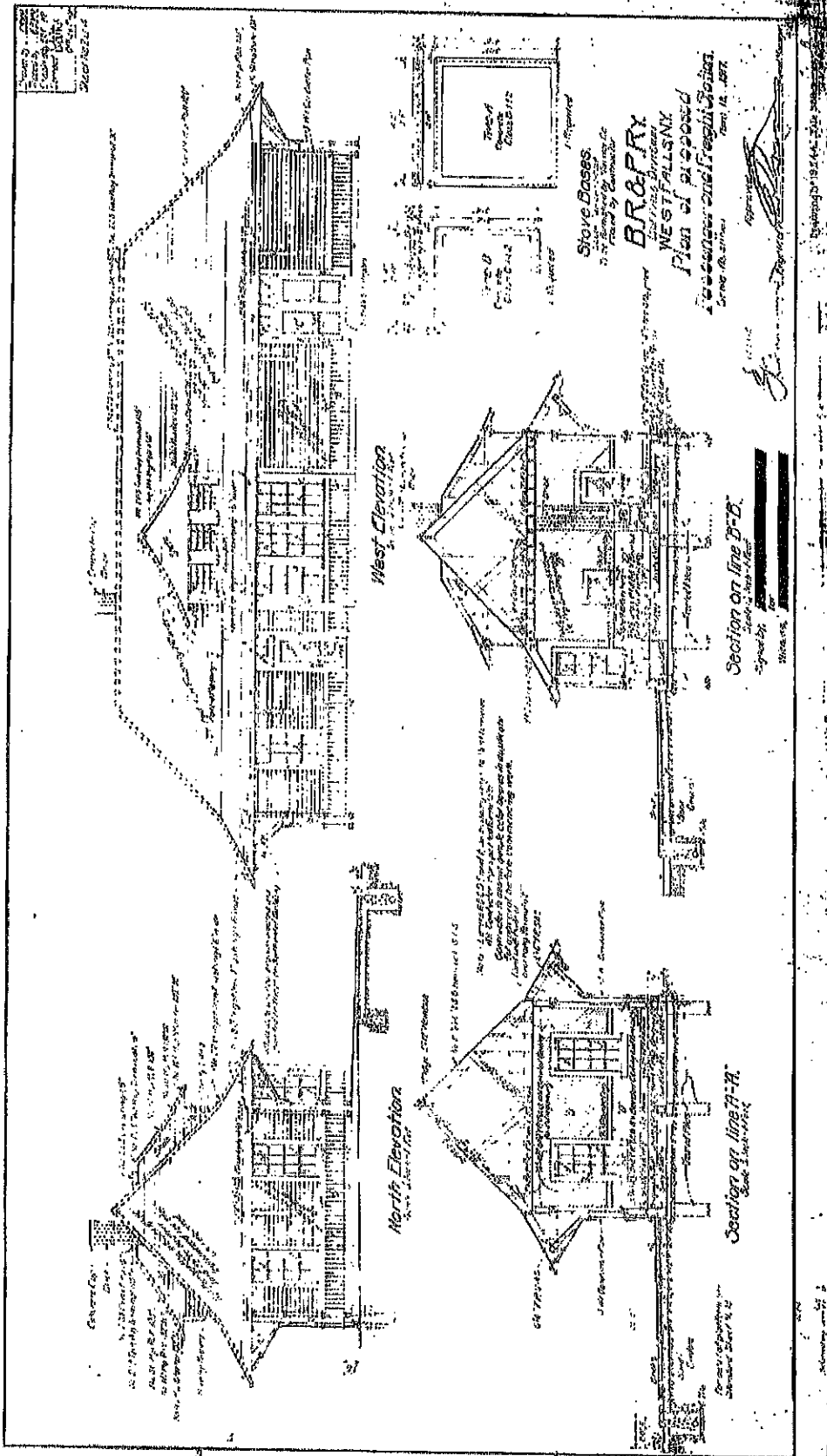
SUPPORTING DOCUMENTS

- A. Historic Photos of the Depot from the 1920s, included to demonstrate desired original appearance.
- B. Original blueprints and site plans, included to demonstrate desired original appearance.
- C. Proposed Site Plan, with illustrative examples of certain improvements.
- D. Draft NY Forward Renderings of Existing & Proposed Conditions.

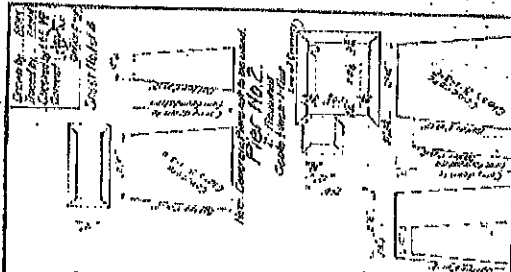


A. Historic Photos of the Depot from the 1920s, included to demonstrate desired original appearance.

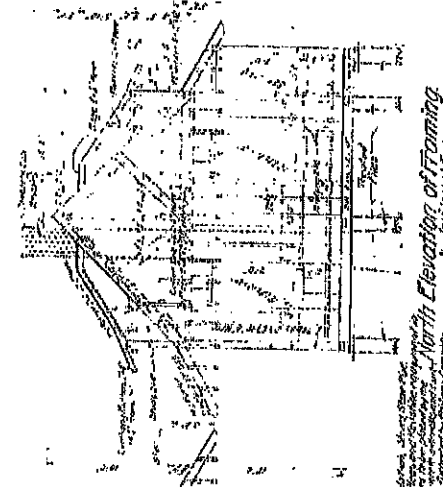




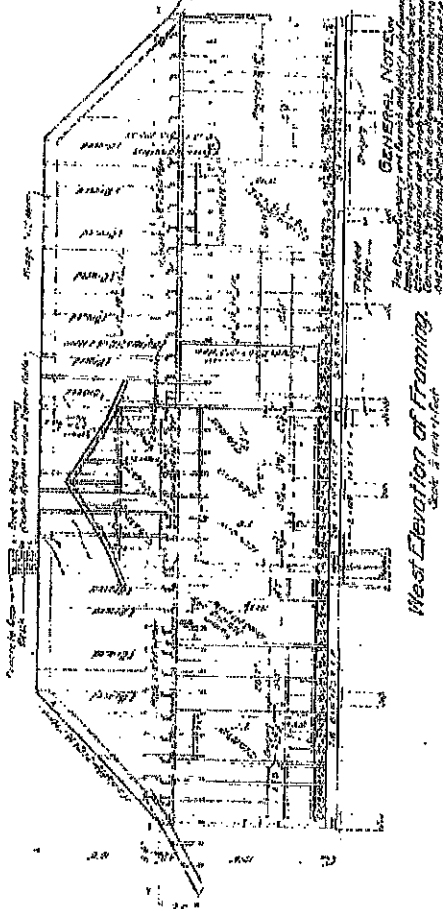
B. Original blueprints and site plans, included to demonstrate desired original appearance.



Chimney Stack
 Chimney Cap
 Pier No. 1
 BR&P
 WESTFALLS
 Pier of proposed
 Passenger and Freight Station
 April 12, 1907

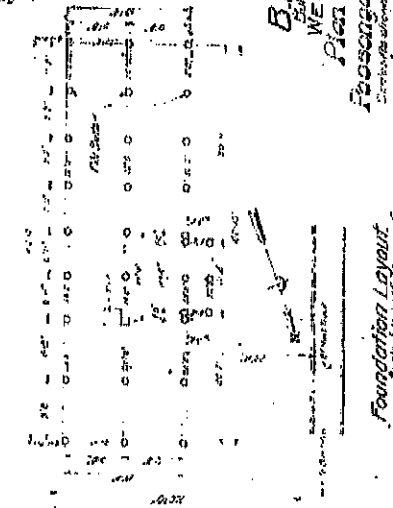


North Elevation of Framing
 Scale 1/4" = 1'-0"

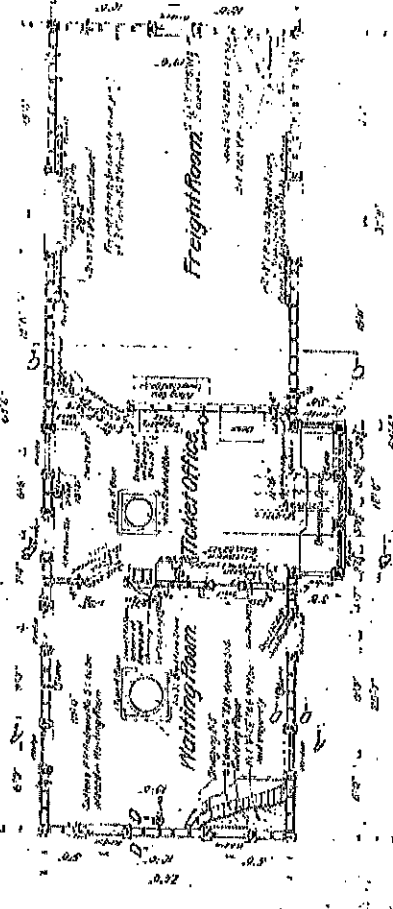


West Elevation of Framing
 Scale 1/4" = 1'-0"

GENERAL NOTES
 1. All framing to be of select
 2. All framing to be of select
 3. All framing to be of select

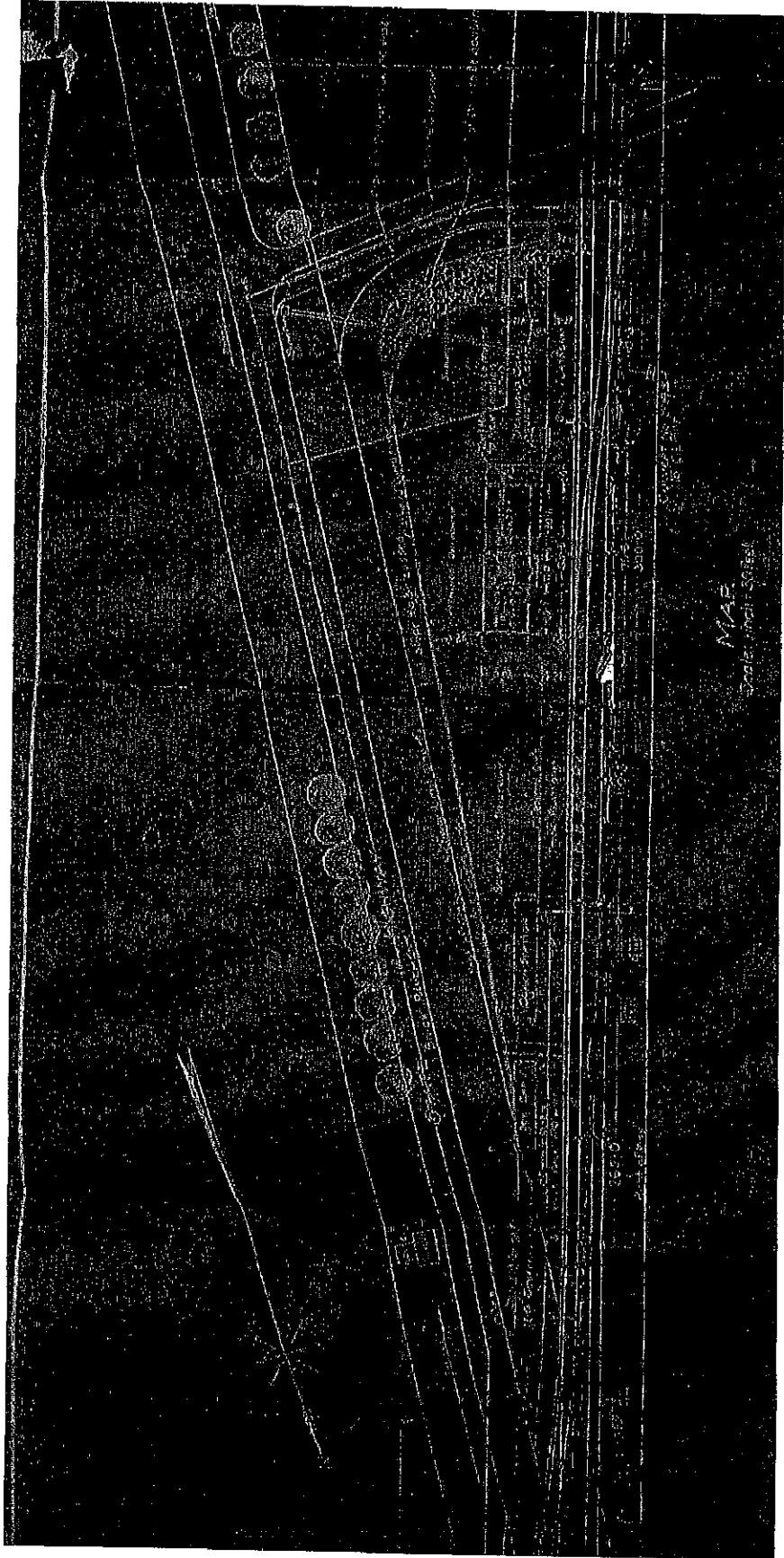


Foundation Layout
 Scale 1/4" = 1'-0"

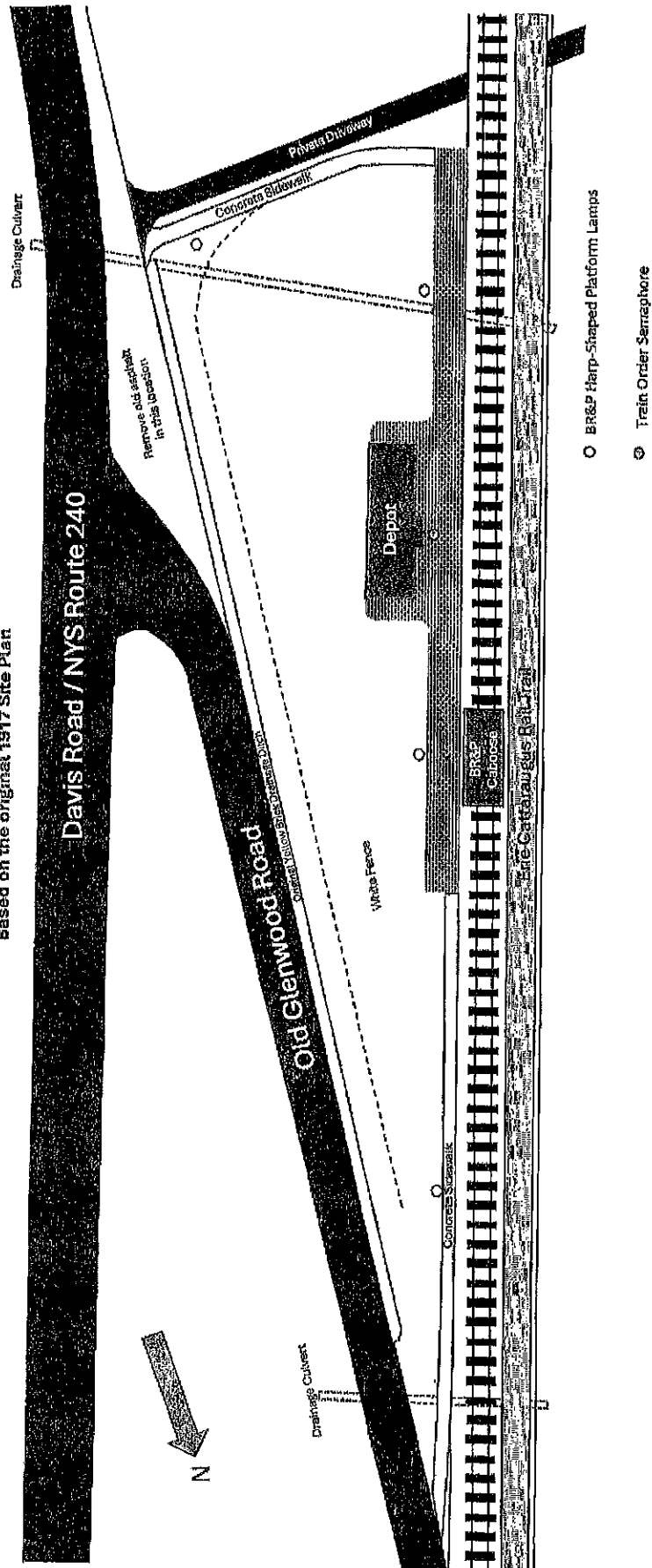


Plan
 Scale 1/4" = 1'-0"

SPECIFICATIONS
 1. All framing to be of select
 2. All framing to be of select
 3. All framing to be of select

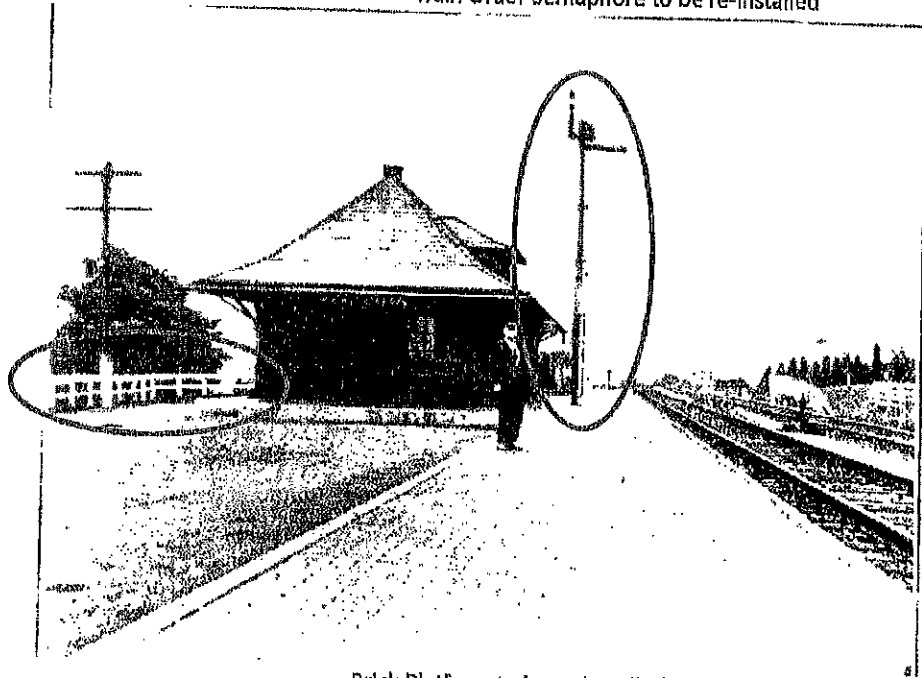


West Falls Depot Proposed Site Plan
 Based on the original 1917 Site Plan



C. Proposed Site Plan, with illustrative examples of certain improvements.

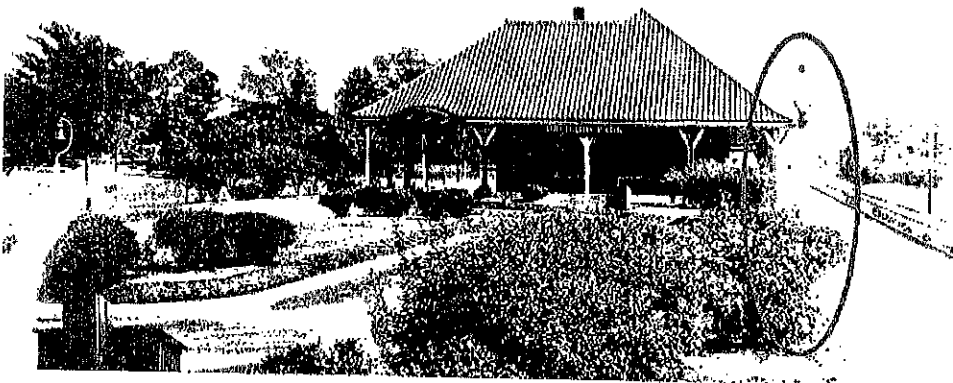
Train Order Semaphore to be re-installed



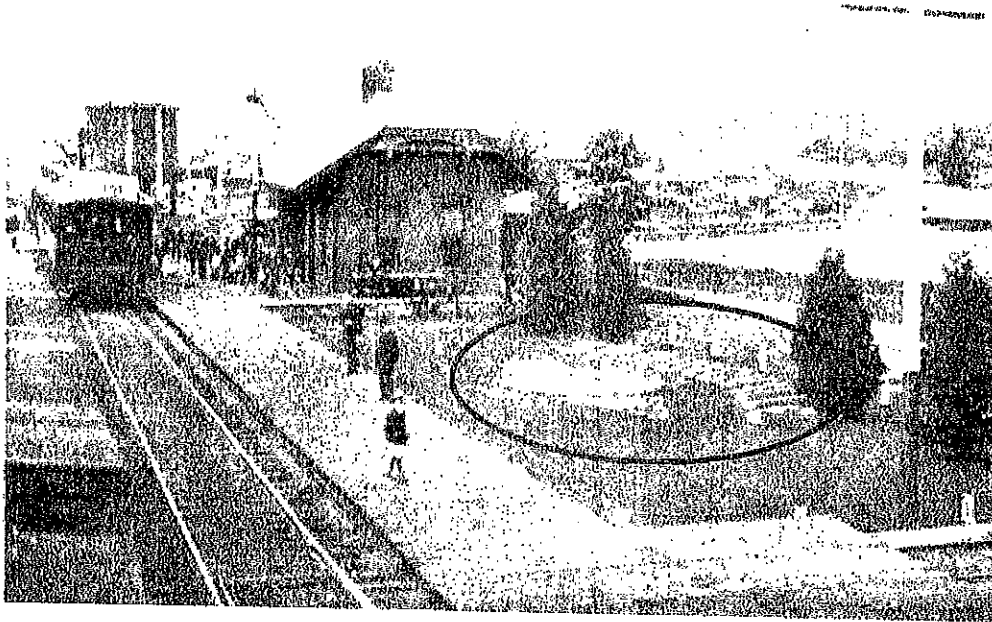
Fence to be re-Installed

Brick Platform to be re-Installed

*ORCHARD PARK N.E.
PASSENGER STATION
V. 11*



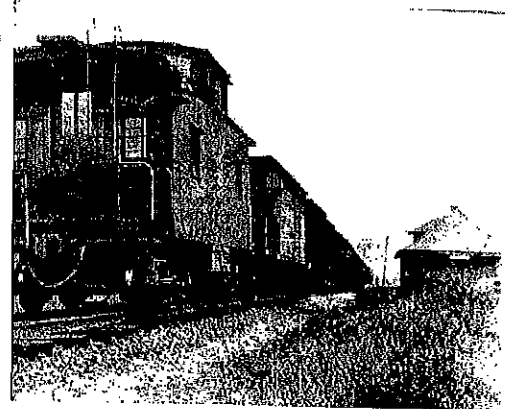
BR&P Harp-lamps
to be installed, as
shown at Orchard
Park Depot

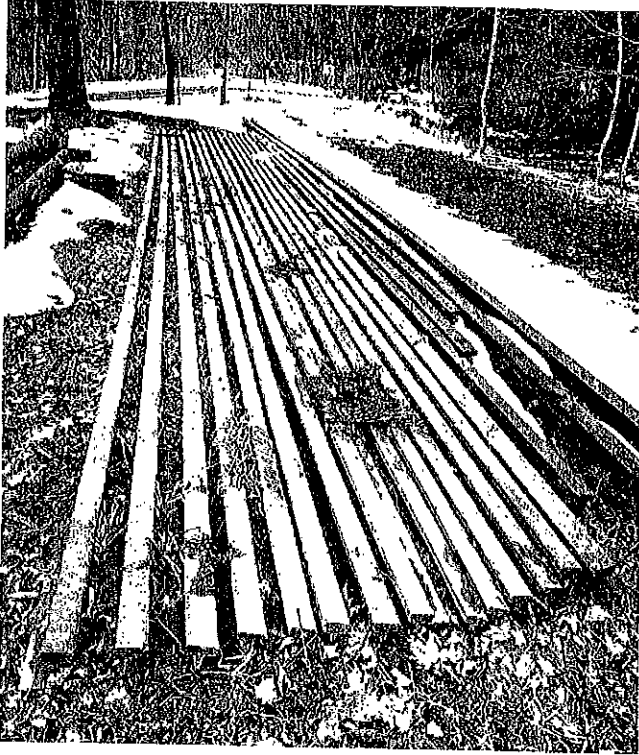


BR&P lettering to be installed on side hill, spelling out "WEST FALLS" as shown at Springville Depot

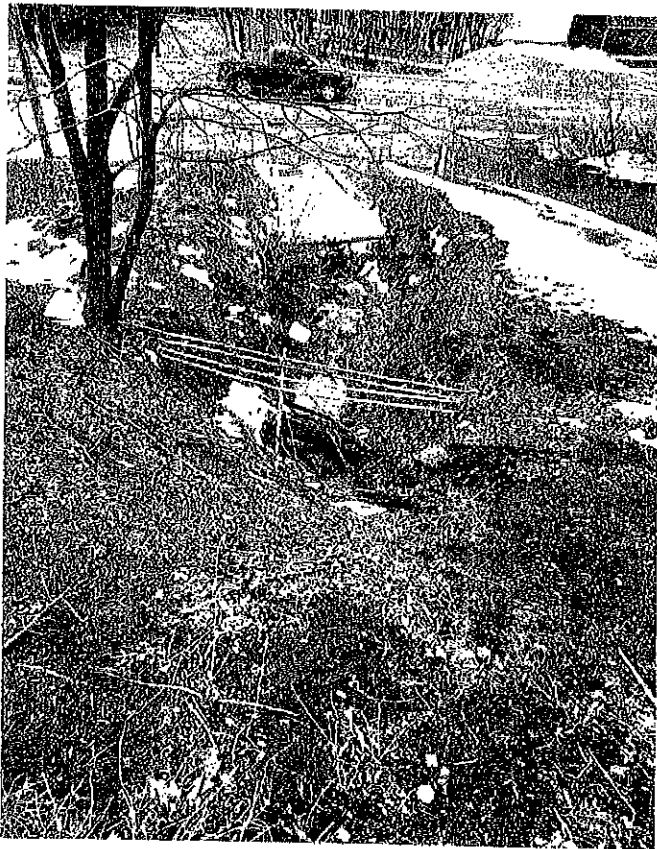


BR&P Bobber Caboose (left) to be acquired from WNYRHS and restored, as shown passing West Falls Depot (below)

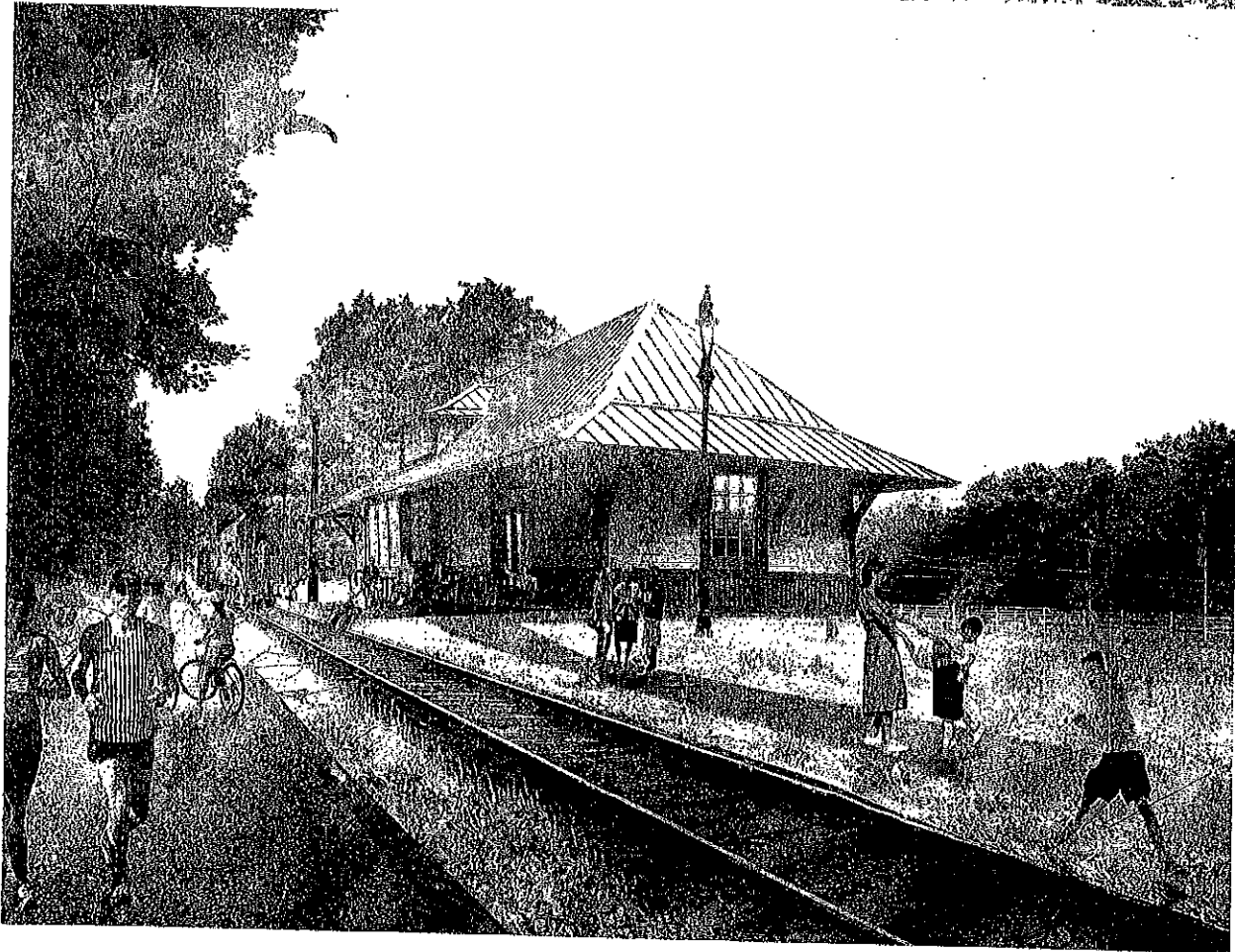




Rails to be re-installed next to depot for display of BR&P Bobber Caboose



Culvert to be connected with NYSDOT pipe and covered



D. Draft NY Forward Renderings of Existing & Proposed Conditions.