

TD PB 10/2/24  
Tabled none present



Town of Aurora Town Board  
575 Oakwood Avenue, East Aurora NY, 14052

### Special Use Permit Application Form

#### I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: 140 Jewett Holmwood Road  
 Business/Project Address: 140 Jewett Holmwood Road, East Aurora NY 14052  
 Applicant Name: Douglas J. Nemec  
 Mailing Address: 140 Jewett Holmwood Road  
 City East Aurora State NY ZIP 14052  
 Phone 716 481 7228 Fax NA Email DNemec@ferrarops.com  
 Interest in the property (ex: 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) Douglas J. Nemec  
 If a corporate, please name a responsible party/designated officer: \_\_\_\_\_  
 Address 140 Jewett Holmwood Road  
 City East Aurora State NY ZIP 14052  
 Phone 716 481 7228 Fax NA Email DNemec@ferrarops.com

#### III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 140 Jewett Holmwood Road, East Aurora NY 14052  
 SBL# 175.10-3-12  
 Describe Special Use requested (use additional pages if needed): \_\_\_\_\_  
Operate a Bed n Breakfast short term rental

Property size in acres 6.0 Property Frontage in feet 697 ft  
 Zoning District R2 - Residential Surrounding Zoning R2 - Residential  
 Current Use of Property Residence  
 Size of existing building(s): 4212 sf Size of proposed building(s) Existing sf  
 Present/Prior tenant/use: Residence  
 Parking spaces: Existing: 15 Proposed additional spaces: 0 Total #: 15

Proposed water service:  X  public \_\_\_\_\_ private (well) \_\_\_\_\_ n/a Is this existing Y/N **YES**  
 Proposed sanitary sewer: \_\_\_\_\_ public  X  private (septic) \_\_\_\_\_ n/a Is this existing Y/N **YES**

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	<u> X </u>	<u> X </u>	<u> X </u>	<u> X </u>	<u> X </u>	<u> X </u>	<u> X </u>	

Peak hours:  NA

Number of employees (if applicable): Full-time  NA  Part-time  NA  Seasonal  NA

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

- a. Building Permit \_\_\_\_\_
- 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 )

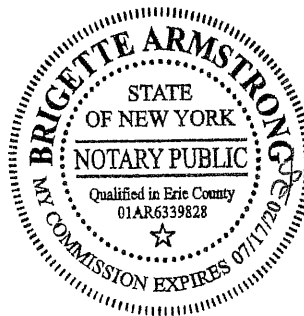
Douglas J. Nemeo   
 Signature of Applicant/Petitioner

Douglas J. Nemeo   
 Print name of Applicant/Petitioner

State of New York; County of Erie

On the  4  day of  Sept.  in the year  2024  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.

Brigitte Armstrong   
 Notary Public



(Notary stamp)

Office Use Only: Date received: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Application reviewed by: \_\_\_\_\_

Town of Aurora  
575 Oakwood 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:

140 Jewett Holmwood Road, East Aurora NY 14052, identified as Tax Map (SBL)# 175.10-3-12  
(address)

hereby authorizes ....Douglas J. Nemec..... 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.

Douglas J. Nemec  
Owner (print)

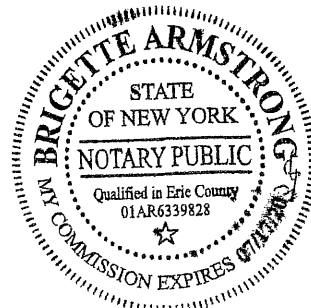
09/04/2024  
Date

Douglas J. Nemec  
Owner (signature)

STATE OF NEW YORK     )  
  SS  
COUNTY OF ERIE         )

On this 4th day of Sept., 2024 before me, the undersigned, a notary public in and for said state, personally appeared Douglas J. Nemec, 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.

Brigitte Armstrong  
Notary Public



September 5, 2024

**140 Jewett Holmwood Road  
East Aurora, New York 14052**

To whom it may concern

We are seeking a special use permit to allow for short-term rentals at our house as a bed and breakfast in East Aurora New York. The property is uniquely situated on a very picturesque site, and we believe it is ideally situated to allow for a very quaint bed and breakfast opportunity. Allowing the visitors to enjoy the town and the associated activities in the area. The property is 6 acres located on Cazenovia Creek which allows for very beautiful vistas in each of the rooms of the house . Please let us know if you require any further information.

Thank you

Douglas J. Nemeč

140 Jewett Holmwood Road  
East Aurora, NY 14052

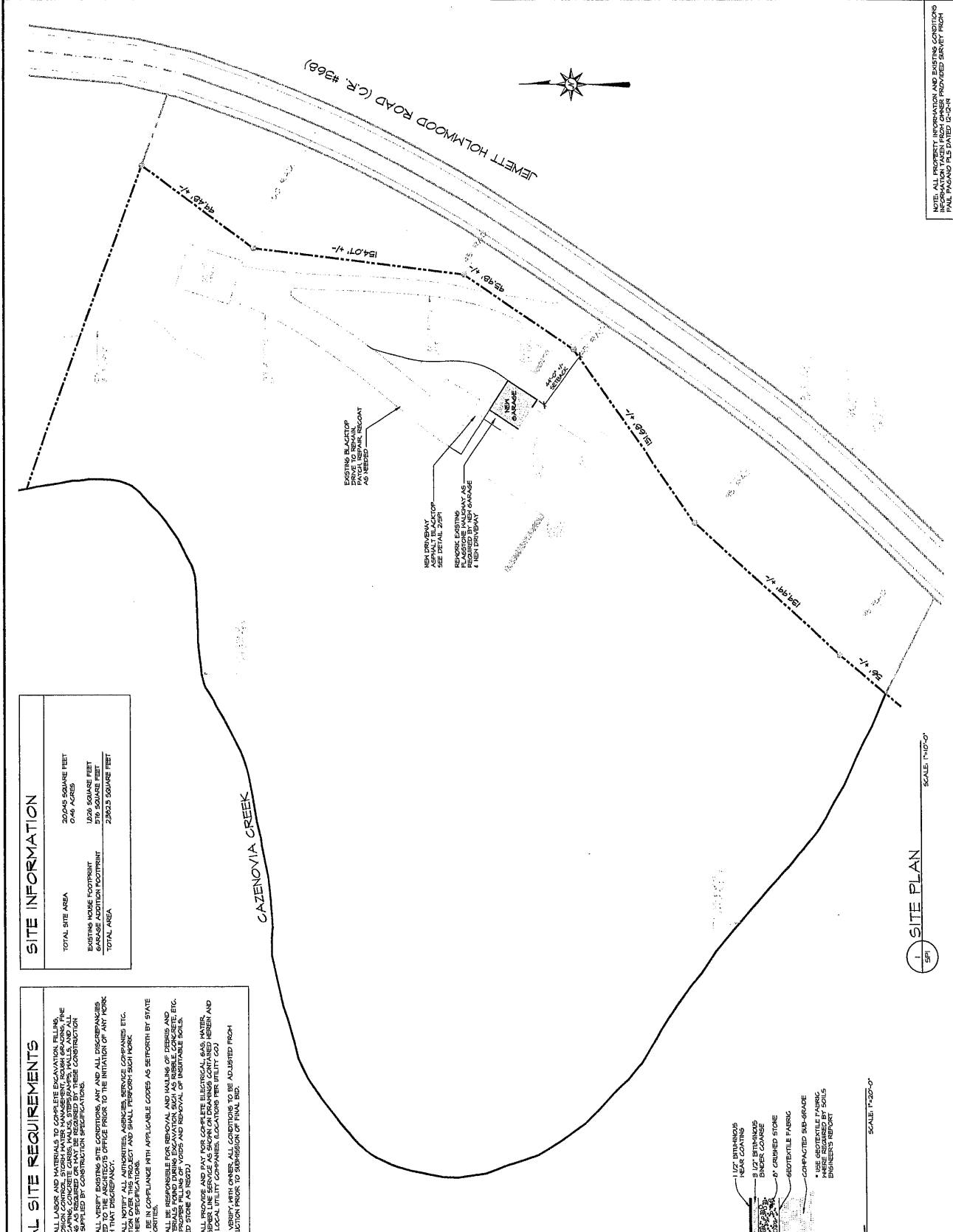
**GENERAL SITE REQUIREMENTS**

- 1) B.C. TO FURNISH ALL LABOR AND MATERIALS TO COMPLETE EXCAVATION, FILLING, BACKFILLING, EROSION CONTROL, STORM WATER MANAGEMENT, SOAK AWAYS, FINE STRIPINGS PAVING AS REQUIRED OR MAY BE REQUIRED BY THESE CONSTRUCTION DOCUMENTS AND SUPPLIED BY CONSTRUCTION SPECIFICATIONS.
- 2) CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, ANY AND ALL DISCREPANCIES ASSOCIATED WITH THAT DISCREPANCY, OFFICE PRIOR TO THE INITIATION OF ANY WORK ACCORDING TO THESE SPECIFICATIONS.
- 3) CONTRACTOR SHALL NOTIFY ALL AUTHORITIES, AGENCIES, SERVICE COMPANIES ETC. PRIOR TO THE INITIATION OF ANY WORK AND SHALL FURNISH SIGN WORK ACCORDING TO THESE SPECIFICATIONS.
- 4) ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE CODES AS SET FORTH BY STATE AND LOCAL AUTHORITIES.
- 5) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND MAKEUP OF EXISTING AND AS WELL AS THE PROPER FILLING OF Voids AND REMOVAL OF UNSUITABLE SOILS, PROVIDE CRUSHED STONE AS NECESSARY.
- 6) CONTRACTOR SHALL PROVIDE AND PAY FOR ALL UTILITIES, CONTRACTORS, DESIGN AND AS REQUIRED BY LOCAL UTILITY COMPANIES, ALLOCATIONS PER UTILITY CO.
- 7) CONTRACTOR TO VERIFY, WITH OWNER, ALL CONDITIONS TO BE ADJUSTED FROM EXISTING CONSTRUCTION PRIOR TO SUBMISSION OF FINAL BID.

**SITE INFORMATION**

TOTAL SITE AREA	20243 SQUARE FEET 0.46 ACRES
EXISTING HOUSE FOOTPRINT	1628 SQUARE FEET
GARAGE ADDITION FOOTPRINT	576 SQUARE FEET
TOTAL AREA	23823 SQUARE FEET

<p>PROJECT: NEMER RESIDENCE 140 JEWETT HOLWOOD RD EAST AURORA, NY</p>		<p>TITLE OF DRAWING: SITE PLAN &amp; DETAIL</p>	
DESIGNED BY: DAK	DATE: 2-28-20	DATE: 2-28-20	DATE: 2-28-20
DRAWN BY: [blank]	CHECKED BY: [blank]	DATE: 2-28-20	DATE: 2-28-20

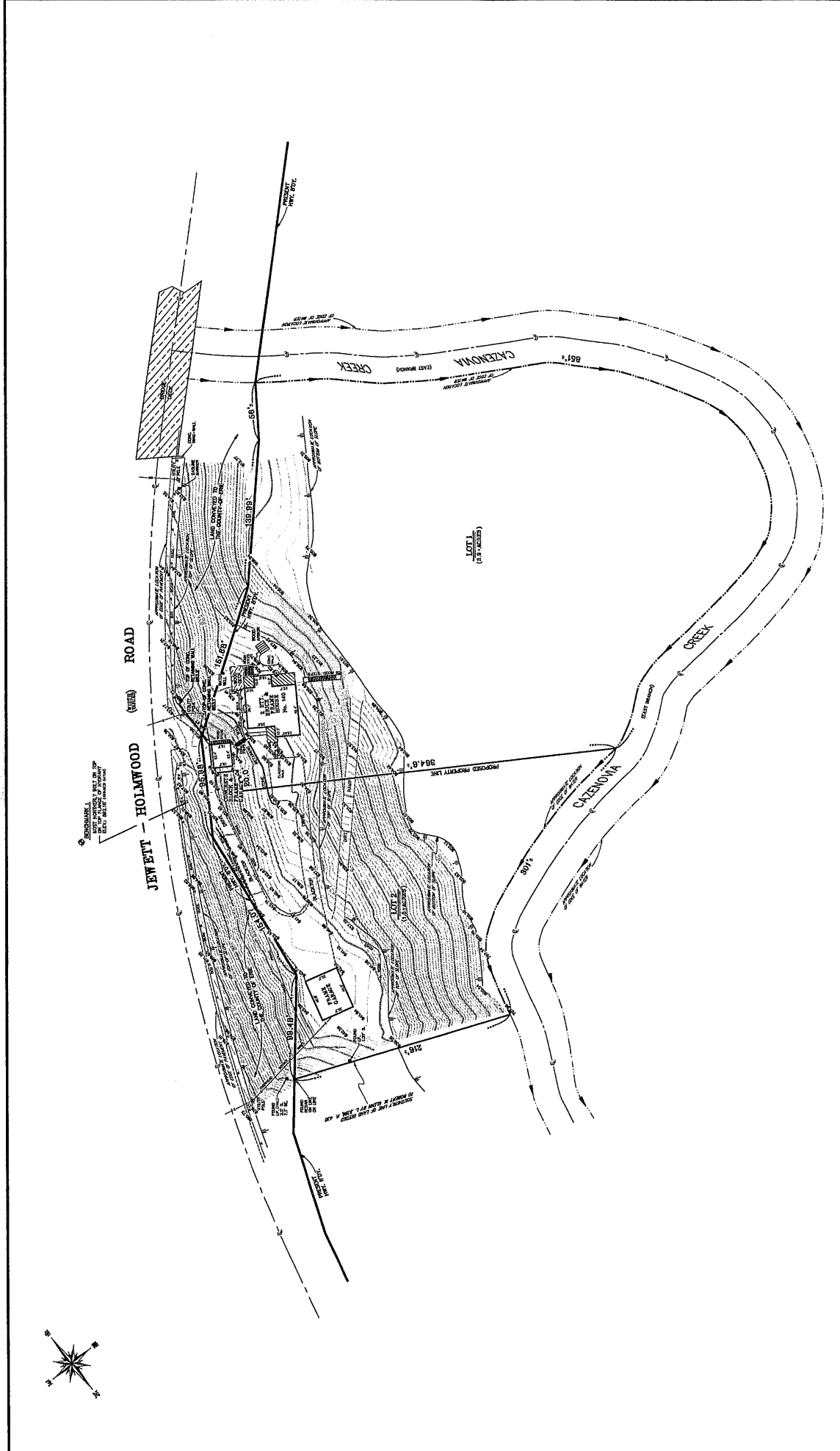


**1 DETAIL**  
SCALE: 1/32"=1'-0"

**2 SITE PLAN**  
SCALE: 1/16"=1'-0"

NOTE: ALL PROJECT INFORMATION AND DRAWING CONTENTS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE PAUL PASANO PLS DATED 12-2-14

**SP1**



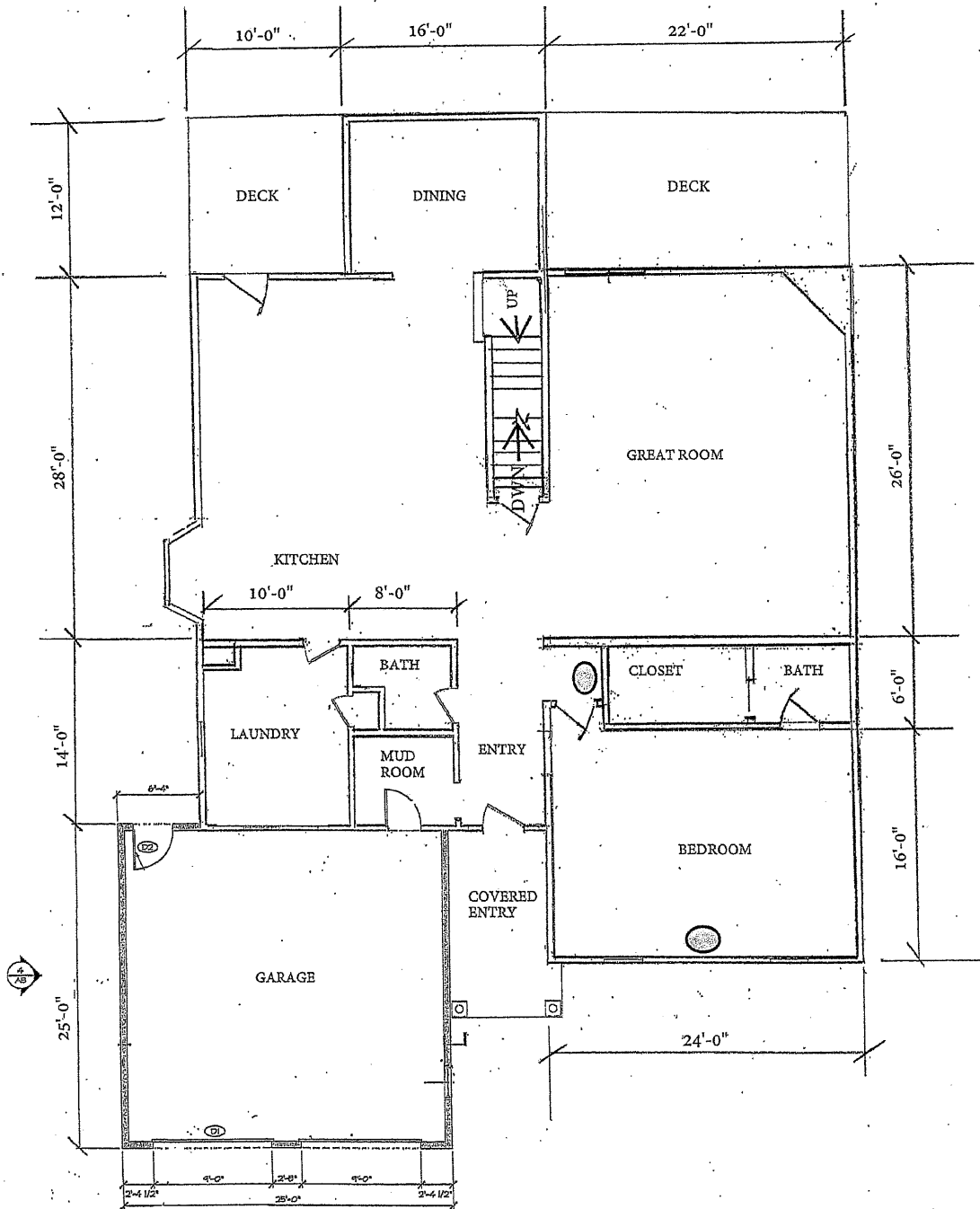
PART OF LOT 38 & 39, T. 9, R. 8 & TOWN OF ATRIUM, COUNTY OF JEFFERSON, STATE OF NEW YORK

**PAUL G. PAGANO, PLS**  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 21014  
 EXPIRES 12/31/2025

DATE: 11/12/23  
 DRAWN BY: PGP  
 CHECKED BY: PGP  
 JOB NO.: 10241

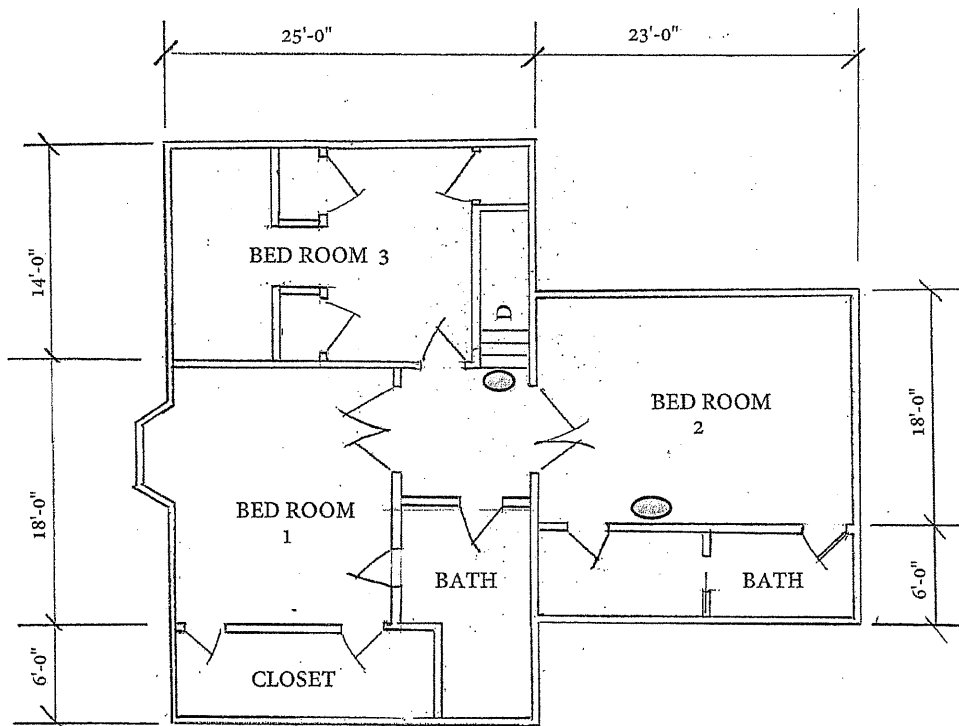
DATE	DESCRIPTION

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 DIMENSIONS OF 0.00 FEET SHALL BE CONSIDERED AS ZERO.  
 ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 THE SURVEYOR HAS BEEN PROVIDED WITH THE NECESSARY INFORMATION TO CONDUCT THIS SURVEY.




MAIN FLOOR PLAN  
140 JEWETT HOLMWOOD ROAD

● SMOKE / CO DETECTORS



SECOND FLOOR PLAN  
 140 JEWETT HOLMWOOD ROAD

 SMOKE / CO DETECTORS



# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Douglas J. Nemec			
Name of Action or Project: 140 Jewett Holmwood Road East Aurora NY 14052			
Project Location (describe, and attach a location map): 140 Jewett Holmwood Road, East Aurora NY 14052			
Brief Description of Proposed Action: To allow for Bed & Breakfast Short Term Rentals			
Name of Applicant or Sponsor: Douglas J. Nemec		Telephone: 716 481 7228	
		E-Mail: dnemec@ferrarops.com	
Address: 140 Jewett Holmwood Road			
City/PO: East Aurora		State: New York	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 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?		6.0 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.0 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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" 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 type="checkbox"/>	<input checked="" 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: <u>Existing Connection</u>	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>Existing on site Septic</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 type="checkbox"/>	<input checked="" 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 checked="" 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: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

<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>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>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><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Douglas J. Nemec</u></p>		<p>Date: <u>09/04/2024</u></p>
<p>Signature: <u>Douglas J. Nemec</u></p>		