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7002 Davis Road, P.O. Box 250
West Falls, New York 14170
Ph: 716.655.2222
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www.eckisrealty.com

February 20, 2015

Ms. Martha Librock
Aurora Town Clerk
300 Gleed Ave.
East Aurora, NY 14052

Re: Conceptual Plan for Cluster, Green Space and Residential Project on Mill Road

Dear Ms. Librock and Members of the Board:

Enclosed are 20 sets of the following:

1. Right to Build Plan;
2. Alternative Subdivision Layout/Cluster Layout;
3. Letter from property owner authorizing petitioner to proceed with the Town's subdivision review process; and
4. Review fee of \$500.00 made payable to the Town of Aurora.

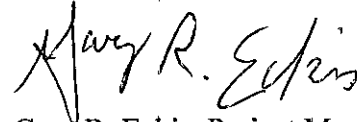
We appreciate your time. Our goal is to create a residential development that offers a combination of cluster and traditional home sites. The concept plan is designed to preserve the Cazenovia Creek corridor as suggested by the Open Space Committee. It is also designed to be an appropriate use for this parcel located between the apartments to the north and single-family home sites to the south and east. Additional green space has been added to provide further buffers for nearby existing homes.

We would like to be on the agenda for the March 9th Town Board meeting so that our concept plan could be discussed and referred to the Planning Board meeting on April 1st.

We look forward to your comments.

Regards,

ECKIS REALTY, INC.

A handwritten signature in black ink that reads "Gary R. Eckis". The signature is written in a cursive style with a large, stylized initial "G".

Gary R. Eckis, Project Manager
gary@eckisrealty.com

GRE:cfe
Enclosures

Copy: Planning Board, c/o Liz Cassidy
Bill Kramer
Pat Blizniak
Gordon Reger
William Schutt and Associates

**9025 Boston State Road, LLC
P.O. Box 204
Boston, NY 14025
(716) 941-0057**

February 17, 2015

Town of Aurora
300 Gleed Street
East Aurora, NY 14052

To whom it may concern:

Please consider this letter as our support and authorization for Aurora Mills, LLC to proceed as petitioner with the review process for a residential subdivision on our acreage on Mill Road.

Sincerely,



Roy Emerling



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West Falls, New York 14170
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March 18, 2015

Attn: Ms. Liz Cassidy
Aurora Planning Board
300 Gleed Avenue
East Aurora, NY 14052

Re: Aurora Mills Concept Plan

Dear Members of the Board:

Attached is our revised Concept Plan. Our goal is to create a mix of both patio and traditional residences with a plan that maximizes green space, allows for contiguous preservation areas, and creates landscaped buffers from existing neighbors.

The plan leaves approximately 70% of the site as green space.

I look forward to your comments, with the hope that we can determine whether this project is, conceptually, a good use for the site. If so, we would work with the Town Engineer and Planning Board to begin the engineering required to develop a preliminary site plan.

Regards,

ECKIS REALTY, INC.

Gary R. Eckis, President
gary@eckisrealty.com

GRE:cfe
Enclosures

Copy: Bill Kramer and Pat Blizniak
William Schutt, P.E. and Pat Bittar, P.E.
Gordon Reger