



59

575 Oakwood Avenue, East Aurora, NY

**TOWN OF AURORA  
OPEN DEVELOPMENT AREA APPLICATION**

**PETITIONER:** Name: Russo Developers & Builders  
Address: 420 Maple Rd  
E Aurora, N York 14052  
City State Zip  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**PROPERTY OWNER** (if different from petitioner):

Name: FRANK RUSSO  
Address: 420 Maple Rd. Ph. No. \_\_\_\_\_

**PROJECT ADDRESS:** 430 MAPLE RD. 164-12-1-11  
No. Street SBL No.

**PROJECT DESCRIPTION:** single lot open development  
petition.

Signature of Applicant: Frank Russo

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

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before me, the undersigned, a notary public in and for said state, personally appeared \_\_\_\_\_, 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.

\_\_\_\_\_  
Notary Public

**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 \_\_\_\_\_

PC

Town of Aurora  
Aurora Municipal Center  
Town Council Members  
575 Oakwood Avenue  
East Aurora, NY 14052

Town Board Members,

I am submitting information to the Town Board in regards to the variances, to enable me to build.

Sincerely,

A handwritten signature in black ink that reads "Frank Russo". The signature is written in a cursive style with a horizontal line underlining the name.

- 1) Calculate lot area of flag, where it opens up- 2.06
- 2) Add front lot line- measured parallel to ROW where flag portion opens to 200'
- 3) Add front yard setback line- 200' back from front line (above), also parallel to ROW
- 4) Add distance between house and front yard setback line- 27.09'
- 5) Driveway specs:
  - A) full length of driveway- 20' wide by 590' long
  - B) add pass-by every 150' on new plan
  - C) 590' length of driveway
  - D) code compliant fire apparatus added to map
  - E) 12' distance
  - F) driveway grade from ROW to garage- 5% grade
- 6) Drainage specs from dwelling, accessory, and under driveway- perimeter roof, drain collection, and sump pump outlet

Proposed ODA requirements:

- 1) 2.75 lot area
- 2) front yard setback- 27.09'
- 3) side yard setback- 22.00'
- 4) distance between driveways- 12'

# 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>			
Name of Action or Project: <i>approval of one lot</i>			
Project Location (describe, and attach a location map): <i>430 Maple Rd. E. Aurora N.Y. 14052</i>			
Brief Description of Proposed Action: <i>approval of one Open Development Area.</i>			
Name of Applicant or Sponsor: <i>Russo Developers v Bldgs (Frank Russo)</i>		Te E-1	
Address: <i>420 Maple Rd</i>			
City/PO: <i>East Aurora</i>		State: <i>New York</i>	Zip Code: <i>14052</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 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?		<i>2.75 ±</i> acres	
b. Total acreage to be physically disturbed?		<i>0.4</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>2.75 ±</i> acres	
4. Check all land uses that occur on, are adjoining or 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 type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" 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 <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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <input 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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: _____ _____ _____			





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 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Russo Developers &amp; Builders Inc.</u> Date: <u>5/13/2021</u>		
Signature: <u><i>Frank Russo</i></u> Title: <u>President</u>		





**PERMIT**  
**Under the Environmental Conservation Law (ECL)**

**Permittee and Facility Information**

**Permit Issued To:**  
FRANK J RUSSO  
430 Maple Rd  
East Aurora, NY 14052

**Facility:**  
Russo Property  
430 Maple Rd  
East Aurora, NY 14052

**Facility Location:** in AURORA in ERIE COUNTY

**Facility Principal Reference Point:** NYTM-E: 203.933 NYTM-N: 4742.949  
Latitude: 42°46'54.8" Longitude: 78°37'09.8"

**Authorized Activity:** Construction of a driveway in the regulated adjacent area of New York State regulated Freshwater Wetland EA-5 to service a residence that will be constructed outside of the regulated area. The project will permanently impact approximately 0.4 acres of regulated adjacent area through the removal of vegetation.

**Permit Authorizations**

**Freshwater Wetlands - Under Article 24**

Permit ID 9-1424-00198/00001

New Permit

Effective Date: 9/4/2020

Expiration Date: 9/3/2023

**Water Quality Certification - Under Section 401 - Clean Water Act**

Permit ID 9-1424-00198/00002

New Permit

Effective Date: 9/4/2020

Expiration Date: 9/3/2023

**NYSDEC Approval**

**By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.**

Permit Administrator: MARK F PASSUITE, Deputy Permit Administrator  
Address: NYSDEC Region 9 Headquarters  
270 Michigan Ave  
Buffalo, NY 14203 -2915

Authorized Signature: \_\_\_\_\_

Date 9 / 4 / 2020

