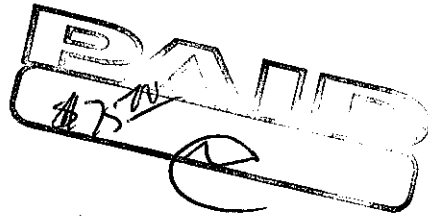


Zoning Appeal Case # 1260
Approved/Denied Date

Hearing Date 2/18/16



ZONING BOARD OF APPEALS
TOWN OF AURORA, ERIE COUNTY, NY
SPECIAL USE PERMIT APPLICATION

TO THE ZONING BOARD OF APPEALS:

The undersigned hereby applies to the Zoning Board of Appeals for a special use permit pursuant to Article VI, Section 116-61C, of the Zoning Ordinance of the Town of Aurora affecting the following described premises in manner and on grounds here-in-after set forth:

Owner: Charles S and Melinda L Collins
Address: 10 Manchester Rd East Aurora NY 14052
Agent: na
Address: _____
Contractor: _____

GENERAL INFORMATION

1. Location of property: Erie Cnty SBL# 186.01-1-16.1 Zone R1 Residential
2. State present use: Home
3. State the nature of the permission requested: To own two bee hives
4. ATTACH recent copy of SURVEY of property.
5. ATTACH DETAILED PLANS showing site, elevations and plans of structures and accessory use areas and landscaped development of the entire parcel devoted to the Special Permit use.

APPLICANT'S ALLEGATIONS

- The applicant alleges that the proposed Special Permit use:
1. would be in harmony with the orderly development of the district in which it is located because: _____
 2. and that it would not be detrimental to the property or persons in the neighborhood because: _____
 3. and that it would not increase the traffic flow in the area to the extent that traffic safety would be endangered because;
 4. and furthermore that it would conform to the standards as prescribed by the Town Board so as to promote the general health and welfare of the community and preserve the property values thereof.

OTHER INFORMATION REQUIRED

1. The undersigned further states that no rezoning or other matter relating to said property or the proposed use has been recently or is now the subject of proceedings before the Zoning Board of Appeals, Town Board or Planning Board of the Town of Aurora, except as follows:
2. If application signed by agent a statement by the owner of the site stating that he approves of and is a party to the proposed special use application must be provided.

The undersigned solemnly swears that all statements made herein are true and that all drawings submitted correctly show the situation involved in this appeal. Herewith, the sum of \$75.00, which incorporates the cost of Zoning Board Fee. Further, it is understood that additional information may be required by the Zoning Board of Appeals of the Town of Aurora, NY.

Signature: Charles Collins Address: 10 Manchester Rd.

State of New York SS.:
County of Erie
Town of Aurora

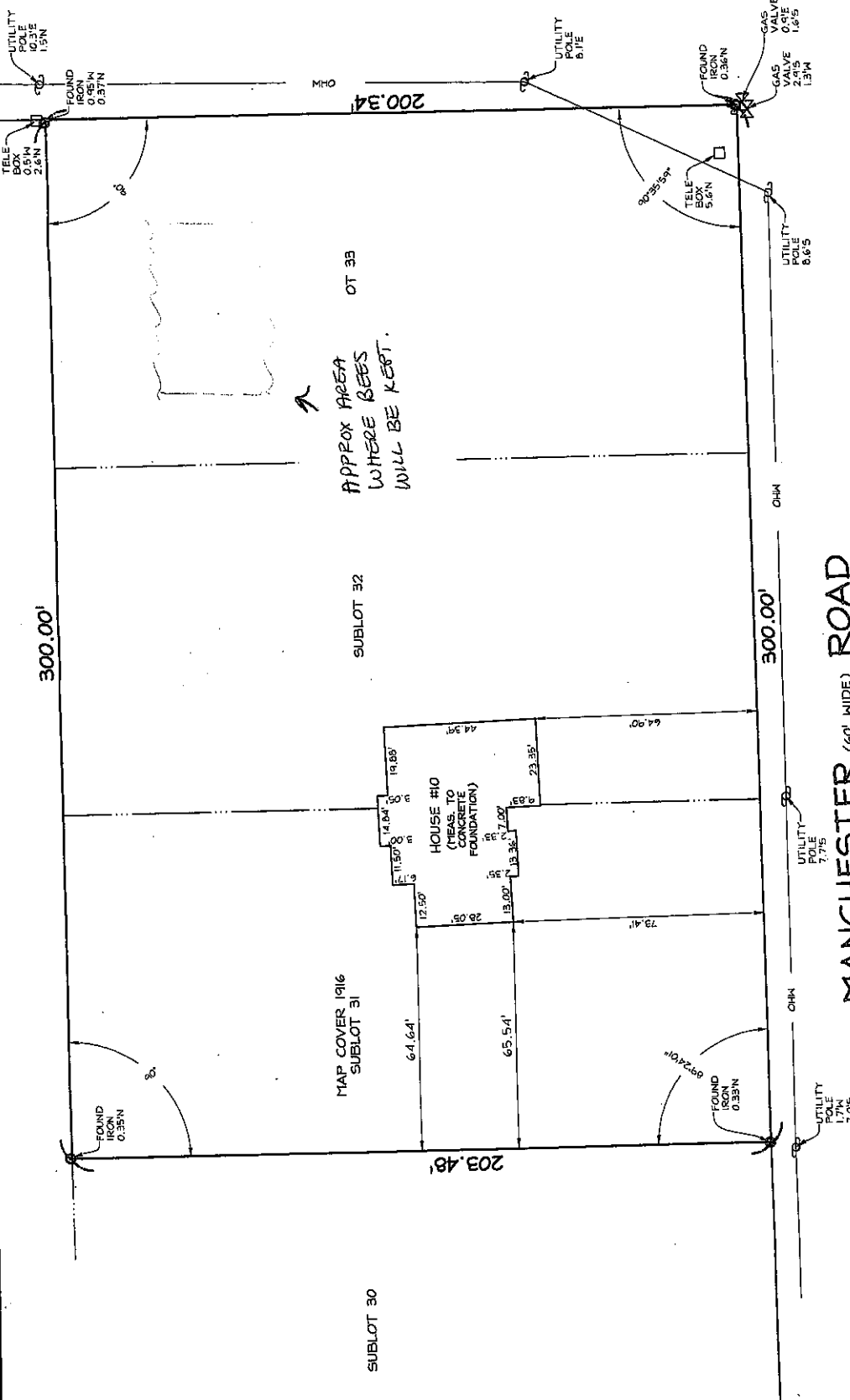
RECEIPT # 936394
\$75.00
CK # 4478 1/28/16
M

Subscribed and sworn to before me this 25th day of January, 2016.

Sheryla A. Miller
Notary Public
SHERYLA MILLER
Reg. #01M16128663
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 13, 2017

116-19

DAVIS (66' WIDE) ROAD

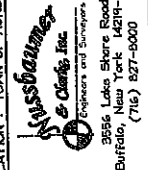


PART OF LOT(S) 1-60 SECTION 1 TOWNSHIP 9 RANGE 16 STATE OF NEW YORK SCALE: 1"=30'

LOCATION: TOWN OF AURORA COUNTY OF ERIE

KIND SURVEY	DATE	JOB NO.
SURVEY	06/04/01	0412-0427
FOR ALLIANCE HOMES		

1916-31
DRAWING NO.



Unauthorized alterations or additions to any survey, plat, map or other instrument filed in this office in violation of section 7209, provision 2 of the New York State Education Department.

This survey was prepared without the benefit of an abstract of title and the accuracy of facts that may be revealed by an examination of such.



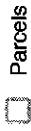
COPYRIGHT © 2004, MUSSAUME & CLARK, INC.



Erie County On-Line Mapping Application



Legend



Parcels



Municipal Boundaries



2014_bdy

0 94.04 188.1 Feet

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.

1: 1,128



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.

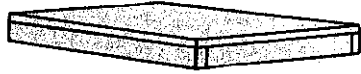
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
<i>KEEP BEE HIVES</i>			
Name of Action or Project:			
<i>10 MANCHESTER RD,</i>			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
<i>ESTABLISH (2) BEE HIVES</i>			
Name of Applicant or Sponsor:		Telephone: <i>716-400-8778</i>	
<i>CHARLES S. COLLINS</i>		E-Mail:	
Address:			
<i>10 MANCHESTER RD.</i>			
City/PO:		State:	Zip Code:
<i>EAST AURORA</i>		<i>N.Y.</i>	<i>14052</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
<input checked="" type="checkbox"/>			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
<i>Special Use Town of Aurora Bldg Dept / ZBA.</i>			<input type="checkbox"/>
<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>1.38</i> acres	
b. Total acreage to be physically disturbed?		<i>6</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.38</i> 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 type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<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)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></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? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></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? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Charles S. Collins</u> Date: <u>1/25/20</u> Signature: <u>Charles S. Collins</u></p>		

Hive Education

Outer Covers - Page 12



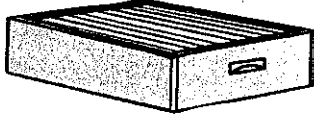
Outer Cover: Protect the bees from weather, predators and keep the hive dark.

Inner Covers - Page 13

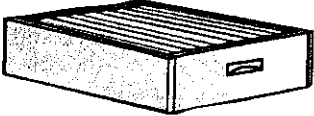


Inner Cover: Designed to give extra protection and ventilation.

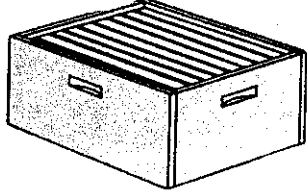
Supers - Pages 10 & 11



Shallow Honey Super: These are used as honey stores and for harvesting during honey season.

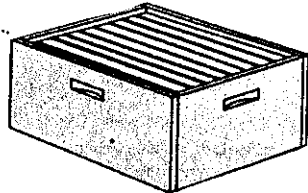


Queen Excluder (Optional): To prevent the queen from laying in the supers during honey season.



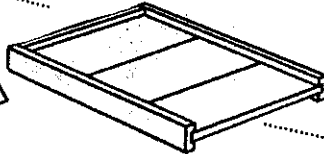
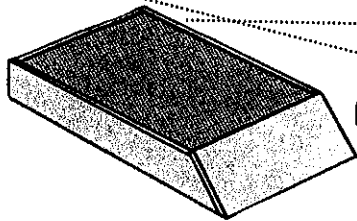
Deep Brood Box: The upper chamber is known as the food chamber. This is where the bees store their honey that they need to survive the winter.

Hive Bodies - Pages 10 & 11



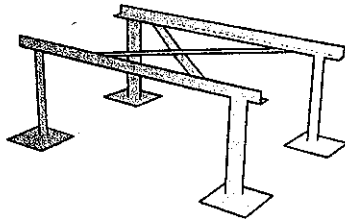
Deep Brood Box: The lower chamber is known as the brood chamber or nursery. This is where the queen lays her eggs. She will lay about 1 thousand eggs per day.

Bottom Boards - Page 14



Screened Bottom Board: This improves ventilation and is helpful when monitoring the colony's population of Varroa mites.

Regular Bottom Board: An alternative to the screen bottom board.



Hive Stand: Having the hive off the ground helps deter skunks and other predators from attacking the bees.

Kelley Beekeeping

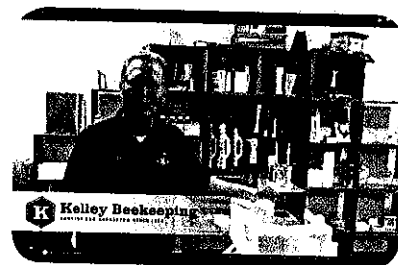
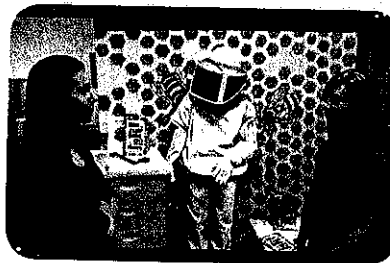


Channel

Product Reviews - Instructional Videos - Beekeeper Education

Our Youtube channel is full of valuable information regarding products and beekeeper education. Come check us out and see what the buzz is all about!

<http://www.youtube.com/KelleyBees>

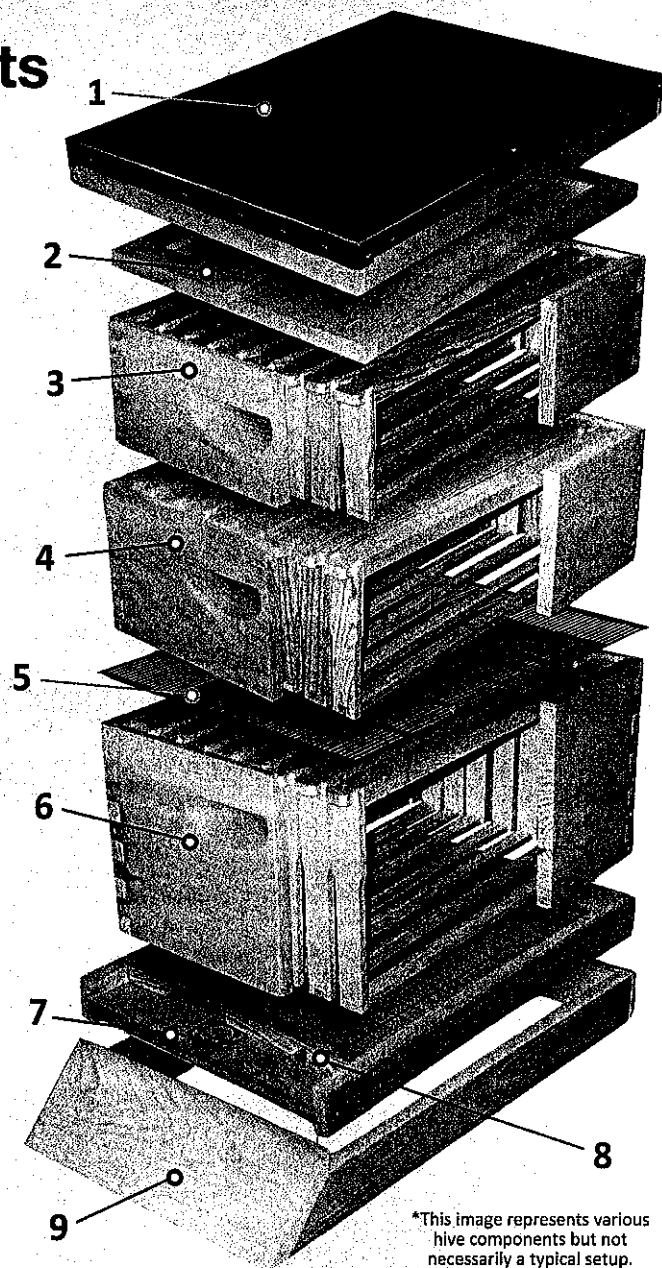


www.kelleybees.com Walter T. Kelley Co. 1-800-233-2899



Typical Hive Components

- 1. Telescoping Top:** Seals top of hive, providing protection from wind and rain. *Pages 14 & 20*
 - 2. Inner Cover:** Creates dead air space for insulation against heat and cold, and makes removing the top easier. *Pages 14 & 20*
 - 3. Shallow (5 1/16") Super:** Widely used as comb honey super. *Uses 5 3/8" Frames. Pages 13 & 19*
 - 4. Medium (6 5/8") Super:** Most popular as honey storage and extracting super. *Uses 6 1/4" frames. Pages 13 & 19*
- Medium and Shallow supers are where bees will store surplus honey that a beekeeper can harvest.*
- 5. Queen Excluder:** Prevents Queen from laying eggs in honey super. *Pages 16 & 21*
 - 6. Hive Body:** Used as the brood chamber for the queen to lay eggs and rearing of new bees. *Uses 9-1/8" frames. Pages 13 & 19*
- Note: Any size super can be used as a brood chamber. An example is the medium supers in our English Garden Hives. They are easier to handle when full of bees and honey.*
- 7. Bottom Board:** Screened (IPM) bottom board provides ventilation and aids in mite fall. *Pages 15 & 20*
 - 8. Entrance Reducer:** Cuts down entrance when feeding and over wintering. *Page 17 & 21*
 - 9. Hive Stand:** Provides landing board for bees and raises bottom board off ground, minimizing moisture. *Pages 15 & 20*

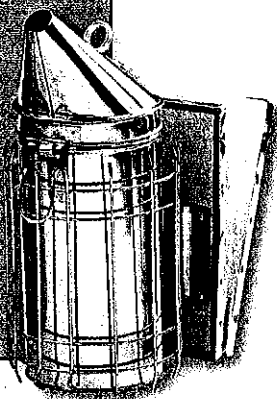


*This image represents various hive components but not necessarily a typical setup.

What Else will Help You Become a Better Beekeeper?

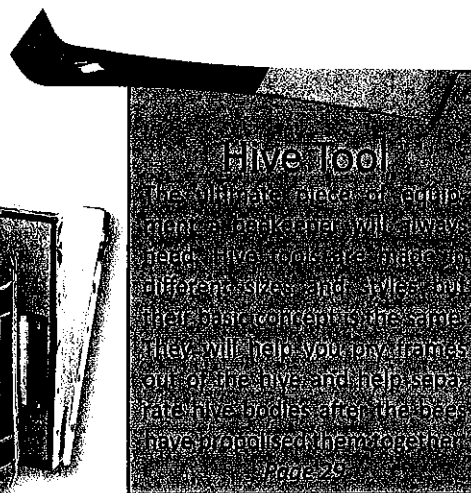
A Smoker

Smoke is a calming agent that will help in managing your hive. The scent of smoke masks the alarm pheromone released by guard bees and the bees that may have been injured when opening the hive. Smoking a hive will disrupt the colonies defenses and allow beekeepers the opportunity to work the hive without being overwhelmed with angry bees. *Page 31*



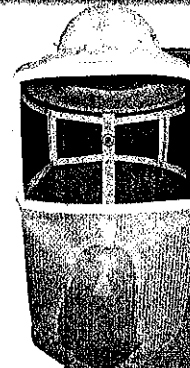
Hive Tool

The ultimate piece of equipment a beekeeper will always need. Hive tools are made in different sizes and styles but their basic concern is the same. They will help you pry frames out of the hive and help separate the bodies after the bees have agglutinated them together. *Page 32*



A Veil

This is one piece of equipment a beekeeper can not deal without. A veil will help prevent bees from charging and stinging your face like goggles. Under water a veil offers the ability to get close to a frame so that you may find eggs or spot your queen without the fear of being stung. *Page 32*



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Petitioner: Charles & Melinda Collins
10 Manchester Rd
East Aurora, NY 14052

SBL#: 186.01-1-16.1

=====

Abutting Properties:

Mailing Address (if different)

SBL: 186.01-1-15
Patricia Nemeč L/E
James Nemeč, Maureen Waris, Joseph Nemeč,
William Nemeč
28 Manchester Rd
East Aurora, NY 14052

SBL: 186.01-1-28.1
Raymond & Amy Foss
21 Manchester Rd
East Aurora, NY 14052

SBL: 186.00-1-34.112
James & Barbara Lydon
939 Davis Rd
East Aurora, NY 14052

SBL: 186.00-1-55
Robert & Margaret Balko
940 Davis Rd
East Aurora, NY 14052

SBL: 186.00-1-20.112
Gregory Kuter & Heather Neeland-Kuter
952 Davis Rd
East Aurora, NY 14052

SBL: 186.00-1-60.1
William Sahlem
976 Davis Rd

2260 Southwestern Blvd
West Seneca, NY 14224

SBL: 186.01-1-30.1
Edward & Esther Deutsch
989 Davis Rd

PO Box 249
West Falls, NY 14170

Charles Collins
Melinda Collins
10 Manchester Rd
SA
SBL: 186.01-1-16.1

