

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Supervisor Snyder and Town Board Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: January 18, 2024

Julia Robinson of 1309 Grover Rd has submitted a Site Plan application for a BnB in her residence. Many of the Site Plan requirements are not applicable to this application as the rental is occurring in the existing dwelling and no exterior modifications are proposed at this time.

The application should be referred to the Planning Board for their review and recommendation. The Town Board has historically scheduled a public hearing after the Planning Board's recommendation has been received. Please let me know if you have any questions.

This is an Unlisted action for purposes of SEQRA.

Thank you,
liz

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: January 17, 2024

Applicant name: JULIA ROBINSON

Applicant Phone/Email: 716.574.8965

Applicant address: 1309 Grover Rd East Aurora, NY 14052

Property owner: JULIA ROBINSON

Owner's address 1309 Grover Rd East Aurora, NY 14052

Property address: 1309 Grover Rd East Aurora, NY 14052

SBL #(s) 186.00-2-19

Prior owner Davina Development

Is site adjacent to or within 500 feet of an 'R' District? yes

Proposed Project: Short term rental for B+B AND AIR B+B

Commercial Multi family Number of dwelling units 1

Zone: RR Total property Acreage: 1 Ac Acreage covered by bldg -

Square footage of building: 1661 Cubic footage of building: 400

Aggregate square footage of other buildings on property: 2000 sq ft

Fees, based on number of improved acres*

**Additional professional services, including but not limited to traffic study and SEQRA review, utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: \$250 1.01-5Acres: \$500 5.01-10 Acres: \$1,000 >10 Acres: \$1,500

Fee: \$ _____

Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

SEQOR action: Type I (Long EAF) Type II (Long EAF) Unlisted (Short EAF)

JULIA C ROBINSON
1309 GROVER RD
EAST AURORA, NEW YORK 14052
(716) 574-8965
julierobinson355@gmail.com

January 17, 2023

Dear Town of Aurora Board

I am writing in request of consideration to approve my single family residence for special use as both bed breakfast and AirBnB functions.

I am outside of the village, and look forward to sharing my lovely location and newly renovated home with those who wish to enjoy our most special village and township, and surrounding area.

Thank you for your consideration. Please let me know if I can provide you with anything further to help navigate this process.

Best

Julia C Robinson

B.B.

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			
Julia (Julie) Robinson			
Name of Action or Project: The Robin's' Nest B & B			
Project Location (describe, and attach a location map): 1309 Grover Rd East Aurora, NY 14052			
Brief Description of Proposed Action: Approval for B & B AND AIR B & B			
Name of Applicant or Sponsor: Julia Robinson		Telephone: 716.574-8965	
		E-Mail: julierobinson555@gmail.com	
Address: 1309 Grover Rd			
City/PO: East Aurora		State: NY	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	YES
		<input checked="" type="checkbox"/>	<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	YES
IPA Plan		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1	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?		1	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 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? <u>N/A</u>	<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?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9.	Does the proposed action meet or exceed the state energy code requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If the proposed action will exceed requirements, describe design features and technologies: <u>N/A</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10.	Will the proposed action connect to an existing public/private water supply?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	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?	<input checked="" type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<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:

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

	NO	YES
<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
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b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: Julia C Robinson Date: 1-17-2023

Signature: *Julia C Robinson* Title: owner



BOUNDARY SURVEY 1309 GROVER ROAD

Part of Lot 44, Township 9, Range 6
Holland Land Company's Survey

Holland A.1

509 Main Street, P.O. Box 516, East Aurora, NY 14052
P (716) 855-1158 F (716) 655-1084 WWW.NUSSBAUM&CLARKE.COM
This survey was prepared without the benefit of a
quasi-judicial proceeding and is subject to the provisions of
§ 2202, paragraph 2 of the New York State
Real Property Law.

Foundation Location: B)
Resurvey: 5/26/20

