

WS-3A

TOWN OF AURORA
300 GLEED AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT
(716) 652-7591
FAX (716) 652-3507

MEMO

TO: Supervisor Bach and Town Board
FROM: Patrick Blizniak, Superintendent of Buildings
DATE: August 10, 2015

=====

I respectfully request Town Board approval to initiate Justice Court Action against Charles Vance, 1963 Davis Rd, as a result of his keeping chickens in an R district without a special permit. On July 16, 2015, Mr. Vance's request to keep chickens was denied by the Zoning Board of Appeals (case #1248). He was notified by certified mail to remove the chickens from his property by July 31 and to this date he has not complied.



WS-3B

TOWN OF AURORA
300 GLEED AVENUE, EAST AURORA, NY 14052

WS-3C

BUILDING DEPARTMENT
(716) 652-7591
FAX (716) 652-3507

MEMO

TO: Supervisor Bach and Town Board
FROM: Patrick Blizniak, Superintendent of Buildings
DATE: August 11, 2015

=====

I respectfully request Town Board approval to initiate Justice Court Action against Paul Pawlak at 1707 Emery Road, for failure to complete construction of an addition as described in permit 13-70 (RI 12-28). Enclosed are copies of the notices sent which requested renewal of the permit or completion of construction.

I also request Town Board approval to initial Justice Court Action against Karin Bochicchio at 502 Snyder Rd, for failure to complete construction of a front porch as described in permit 14-51 (RI 12-278) issued in April 2014. Enclosed are copies of the notices sent which requested renewal of the permit or completion of construction.



WS-3D

TOWN OF AURORA
300 GLEED AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT
(716) 652-7591
FAX (716) 652-3507

MEMO

TO: Supervisor Bach and Town Board
FROM: Patrick Blizniak, Superintendent of Buildings
DATE: August 13, 2015

=====

I respectfully request Town Board approval to initiate Justice Court Action against Donald Pressing Sr of 992 Olean Rd as a result of his failure to comply with the Restrictive Covenant Agreement dated April 15, 2015 as outlined in the enclosed Notice To Remedy dated July 29, 2015.

Additionally, I request approval to initiate Justice Court Action against Donald Pressing Sr. for open storage of junk vehicles as noted in the attached violation notice.

Pat
@

WS-4

**OPEN DEVELOPMENT AREAS PLAN
3-Lot Residential Subdivisions
41.1 Acres
Town of Aurora, New York**

Prepared for:

Jode Edmunds
c/o Jay Coles (Realty USA)
6505 East Quaker Street
Orchard, Park, NY 14127

Prepared by:



Locally-owned and Operated since 1933

3556 LAKESHORE ROAD
SUITE 500
BUFFALO, NY 14219-1494
PHONE: (716) 827-8000
FAX: (716) 826-7958

15J5-0015

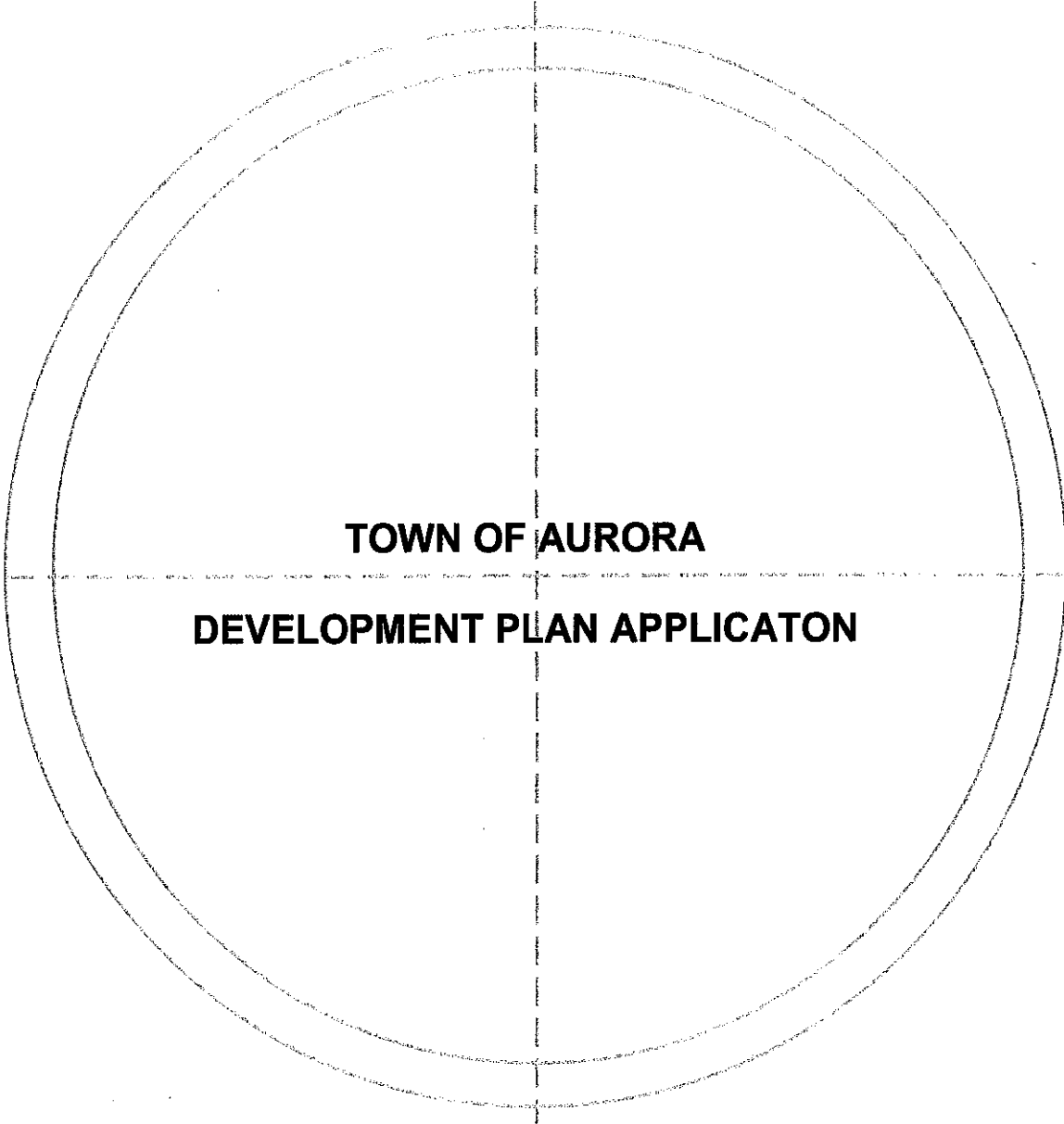
July 2015

**OPEN DEVELOPMENT AREAS PLAN
41.1 Acres in Town of Aurora
Jode Edmunds
3-Lot Residential Subdivision**



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- 8.0 Map Pocket: Open Development Plan (24x36)**





TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION

To Be Completed By Applicant

PETITIONER: Name: Jode Edmunds
Address: c/o Jay Coles (Realty USA) 6505 East Quaker St
Orchard Park NY 14127
City State Zip
Phone: Fax:
E-Mail:

PROPERTY OWNER (if different from petitioner):

Name: Jode Edmunds & Peter A. Linder
Address: 661 Knox Rd East Aurora NY 14052 Ph. No.

PROJECT ADDRESS: Vacant Land - Knox Road 164.00-2-6.2
No. Street SBL No.

PROJECT DESCRIPTION: Proposed 3-lot subdivision and common access driveway for construction of single family homes.

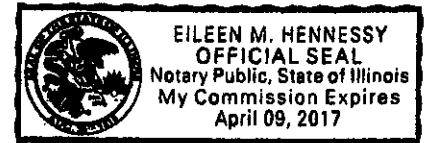
Signature of Applicant: [Handwritten Signature]

ILLINOIS

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

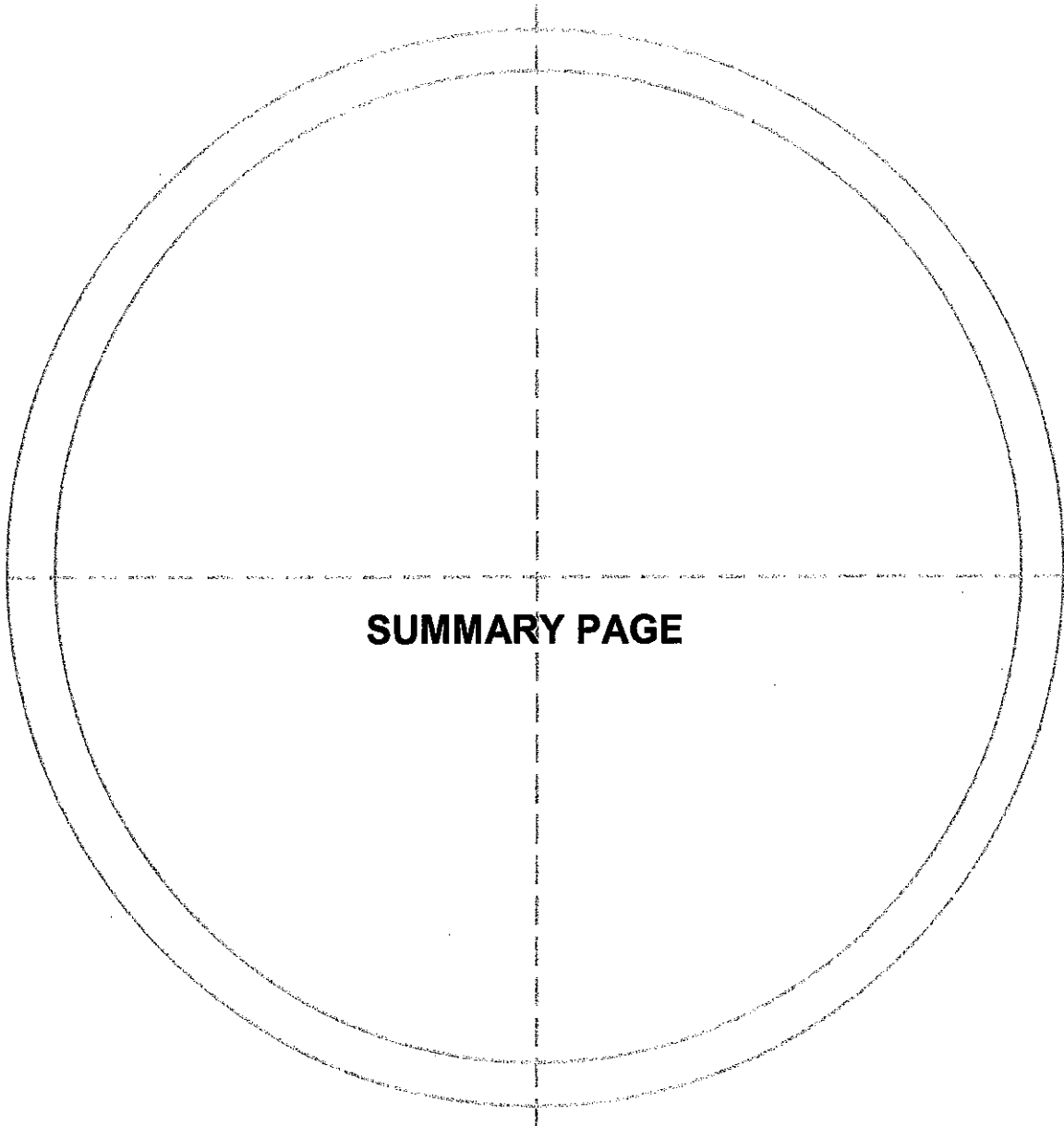
On the 30th day of JULY, in the year 2015, before me, the undersigned, a notary public in and for said state, personally appeared JODE EDMUNDS personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged 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.

[Handwritten Signature: Eileen M. Hennessy]
Notary Public



OFFICE USE ONLY:
File #: Number of Lots 3 Total Acreage 41+ Zoning A
Open Development Area Review Application Fee \$ 100.00
Materials Received by Town Clerk & Fee Paid [Signature]
Accepted by [Signature] Date 8/10/15

TOWN OF AURORA 5 SOUTH GROVE STREET, EAST AURORA, NY 14052
(716) 652-3280 FAX (716) 652-3507 www.townofaurora.com



I. Summary:

The applicant and property owner, Jode Edmunds proposes to create a 3-lot residential subdivision under the Town's Open Development Area (ODA) regulations. The subject parcel is 41.1 acres and is located with the Town of Aurora's Agricultural zoning district. The property is vacant and consists of wooded areas and open fields. The property is bounded on the south by the Cazenovia Creek. The lots are being created for the construction of 3 single-family homes. The lot sizes are 10±ac, 13±ac, and 17±ac, respectively. The individual lots will be accessed by a private driveway within a 1,125' long x 50' wide right-of-way. This access drive will be 20' wide owned and maintained by the individual lot owners under a joint ownership and maintenance agreement. The new driveway will be constructed to meet Knox road at the same point as the existing access to the property in order to minimize disturbance.

While the proposed lots will exceed the minimum bulk requirements under zoning, a variance may be required due to the limited frontage of the *existing* parcel on Knox Road (33ft). We will await guidance from the Town on this issue.

The sub lots will require wells and septic systems as there is no public water or sewer facilities in this area.

II. Private Driveway Construction Specification:

Preparation:

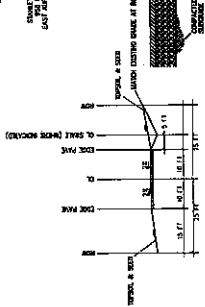
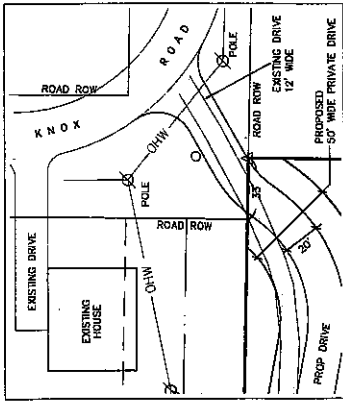
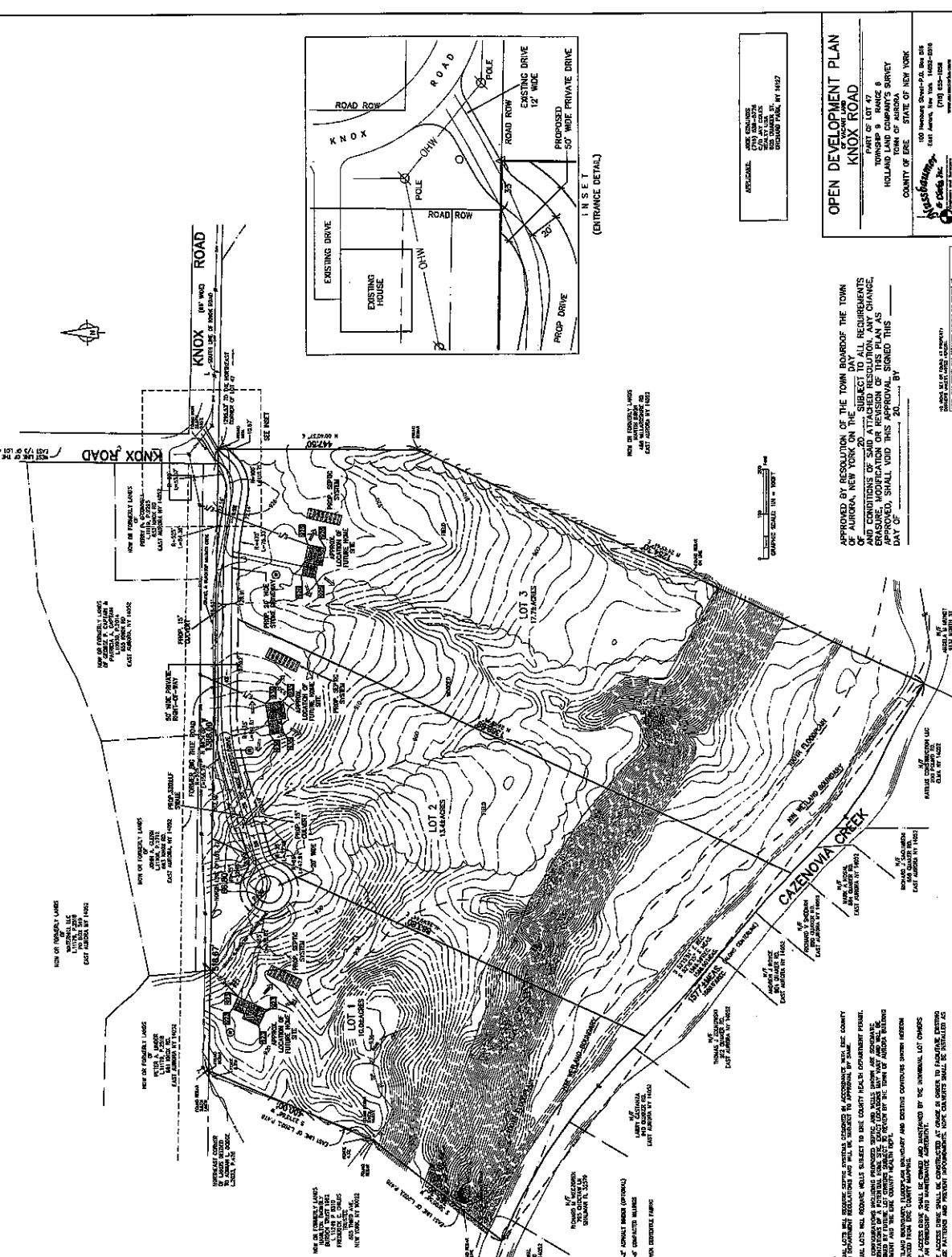
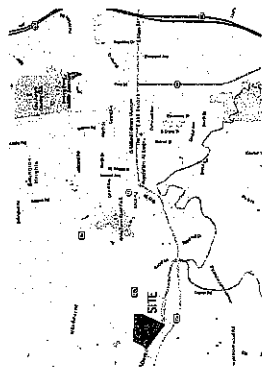
1. Contractor shall remove all topsoil and organic material within paved section of driveway. Topsoil shall be spread on site in a manner that will not alter existing drainage patterns or hauled away.
2. Fill shall not be placed on soft, frozen or muddy surfaces. If loose or unstable soils are encountered, those sections shall be undercut and replaced with suitable material.
3. All subbase shall be proof-rolled with a vibratory roller.

Installation:

1. Install non-woven geotextile fabric over subgrade according to manufacturer's instructions. Anchor fabric to subgrade when required and lap ends and edges minimum 6-inches.
2. Place HDPE culvert crossings and swales where indicated at a slope not less than 1 percent.
3. Spread asphalt millings (or) #2 crusher run stone (NYSDOT 304.03) over prepared substrate to a total compacted thickness of 8-inches.
4. Roller compact fill material to 95% maximum density
5. Option: Install asphalt binder course (NYSDOT 403.13) to a depth of 2-inches.
6. Option: Install tack coat and asphalt top coat (NYSDOT 403.18) to a depth if 1-inch.
7. Level and contour adjacent surfaces to facilitate positive drainage.
8. Topsoil and seed all disturbed areas with perennial grass seed mixture.



TOWN OF AURORA
OPEN DEVELOPMENT AREA REGULATIONS



DRIVEWAY DESIGN DETAIL

- LEGEND**
- VARIOUS BOUNDARIES
 - EXISTING PROPERTY
 - HATCHING - LAKE WALL
 - SANDWICH SIGN
 - UTILITY POLE
 - SHALE MOUND
 - FENCE - BRICK CONSTRUCTION ORANGE BRICK
 - EXISTING CONCRETE LAKE
 - NEW CONCRETE LAKE
 - FENCE - BRICK CONSTRUCTION ORANGE BRICK
 - FENCE - BRICK CONSTRUCTION ORANGE BRICK
 - FENCE - BRICK CONSTRUCTION ORANGE BRICK

- NOTES**
1. ALL LOTS ARE SUBJECT TO THE GENERAL ZONING REGULATIONS OF THE COUNTY OF ALBANY, NEW YORK.
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APPROVED BY RESOLUTION OF THE TOWN BOARD OF THE TOWN OF ALBANY, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS OF THE ZONING REGULATIONS OF THE TOWN OF ALBANY, NEW YORK, AND SUBJECT TO THE GENERAL ZONING REGULATIONS OF THE COUNTY OF ALBANY, NEW YORK, AS APPROVED, SHALL VOID THIS APPROVAL, SIGNED THIS DAY OF _____, 20____, BY _____

OPEN DEVELOPMENT PLAN
KNOX ROAD
 TOWNSHIP 8, RANGE 8
 HOLLAND LAND COMPANY'S BARREY
 TOWN OF ALBANY
 COUNTY OF ALBANY, STATE OF NEW YORK

APPROVED BY RESOLUTION OF THE TOWN BOARD OF THE TOWN OF ALBANY, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS OF THE ZONING REGULATIONS OF THE TOWN OF ALBANY, NEW YORK, AND SUBJECT TO THE GENERAL ZONING REGULATIONS OF THE COUNTY OF ALBANY, NEW YORK, AS APPROVED, SHALL VOID THIS APPROVAL, SIGNED THIS DAY OF _____, 20____, BY _____

DATE: 7/1/08

