



7002 Davis Road
PO Box 250
West Falls, NY 14170
716.655.2222
Fax 716.655.2231
www.eckisrealty.com

October 27, 2015

Attn: Liz Cassidy
Aurora Planning Board
300 Glead Avenue
East Aurora, NY 14052

Re: Aurora Mills; November 4th Planning Board Meeting

Over the last several months we have been working with the Town Board to improve the Aurora Mills concept plan. The revisions take into account input from the Board as well as nearby residents. Because the layout was revised, it needs to be reviewed and approved again by the Planning Board before the Town Board can consider final concept approval.

Attached is the concept plan. There is a second print where the old layout is shown as a shaded area so that you can readily see the changes made. A summary of changes is below:

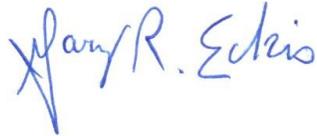
- ▶ In order to create increased separation from residents along Mill Road, the entire project area was moved north (closer to the existing apartments) and west. The southernmost cul-de-sac was bent westward to create even more separation.
- ▶ Previous homes planned to be located nearer to the Mill Road entrance were pushed westward to allow a much larger area of landscaped greenspace at the entrance area.
- ▶ Access road locations were realigned so that the entrance was further from an existing curve on Mill Road, and so that the entrance would not be directly across from any existing driveways.
- ▶ The homes at Aurora Mills will be all patio-styled homes, and the roads within the project are all private. The Town will not be required to perform any repair or maintenance, as all roads will be maintained by the homeowners.

- ▶ The revision to all patio-styled homes and the reduced lot sizes increased the preservation and greenspace area to approximately 70%.
- ▶ Proposed disturbance of the wetland area remains unchanged at .02 acres.

I'm looking forward to meeting with hopes that the revised plan can be approved and sent back to the Town Board for final consideration.

Regards,

ECKIS REALTY, INC.



Gary R. Eckis, President
gary@eckisrealty.com

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Attachment