

Hello Planning Board

Thank you for taking the time to review this concept of planning, I appreciate any feedback you are able to provide.

I am the Head of School at Sprouting Minds Montessori School on Main Street in the Village. We have been at that location for almost 4 years now. Due to COVID and increased distancing needs in our classrooms we are looking for a larger building with more outdoor space. This has lead us to a property on 1276 Mill Road. My husband is in contract to purchase the house and should be taking possession sometime in the end of November. Due to the immediate need of the school for more space we hope to have the ability to move my small school- currently serving 26 students many of whom are siblings or teacher's children - to this new location as soon as possible, before the new calendar year.

Our school consists of 3 classrooms, a toddler classroom, a preschool/kindergarten classroom and a mixed grade elementary classroom (Grades 1-6). We have small student class sizes, and offer half day programs for our younger students, and full day programs for our older students along with extended day afterschool programming. We are an approved private elementary school by NYSED within the East Aurora School District and can supply our BEDS code number and other approval if necessary.

This property on Mill Road currently has a 2,600 sq ft single family house on it. We are currently located in a building that was once a former house at only 1,600 sq ft. We enjoy being in a former home as our school invites a home like atmosphere and a quality education. It is great to be able to provide both. We are seeking to move the current occupancy code for this site to a Group E status (Educational), by changing the use of the building according to the town code. We do not wish to go beyond an occupancy of 49 at this time, as that changes the entire nature of our program and the site itself.

The property is located in a R-1 Zoned district. In town code **116-8.1.A.3**. R1 Single Family Residential District Permitted uses include a "public or private school accredited by the New York State Education Department, all subject to site plan review regulations of Chapter 85, regardless of the building square footage." This indicates the intended purpose of the building is an approved use of the building, and therefor will only need a site plan review to be compliant with the use for the town. We have already spoken with the town building inspectors about the fire compliance of the building in regards to an E occupancy and find it will need minimal changes to comply.

The property does not have any known easements. It is 2.5 acres with about 1.5-2 of the acres a wooded area. The end of the driveway contains the only known culvert pipe. There is a 600gpd waste water treatment tile field and fill system (septic). This is located in the front lawn area by the building. This size is appropriate for a school without a cafeteria or gym lockers (ours has neither) up to 75 students, and is therefor appropriately sized for our school. The building is a one story in the front and two stories in the back (indicated on site drawing). The nearest fire hydrant is in front of the property adjacent towards the south. Garbage will be kept

in garbage totes within the enclosed garage to avoid animals getting into it. A rotating bin composter is located to the south of the garage as well. We do not feel this building will need any noise or visual screening from abutting properties due to the large wooded area that surrounds the property.

We do not intend to alter the property inside or outside beyond a few minor things listed below.

**Interior changes to existing building:** Our intentions are to remove two 10 ft length walls that are separating bedrooms to create larger rooms. I spoke with Liz from the building department about those items and one seems to be structural in nature and I am aware of the permit process to complete such items.

**Exterior Changes to existing building:**

For the exterior of the building we intend to place one flood light towards the driveway and entrance for staff that arrive early in the day in winter months to be able to navigate the driveway and entrance without issue.

We also intend to put more safety railings on the porch to ensure the safety of the students.

**Exterior Property Changes:**

The driveway will be expanded in the spring to include a double wide drive. This will ensure that there will not be any congestion with cars coming and/or going. As stated previously we do have a staggered schedule of our classes, and small class sizes and overall student population make for what we feel an easy use of the drive and parking on property as-is for the time being until the weather is nice for updating the driveway. There will be no to minimal impact on the surrounding areas in regards to our driving situation currently.

A sign for the school is intended to be temporarily placed on the bus stop waiting hut which is already on property behind the mailboxes. This will allow the current school sign to be placed in December without having to dig. The spring should allow the sign to be placed in better view a bit closer to the road once brush can be cleared, in a multidirectional way and smaller next to the road.

Playground space will be minimal at this time to a 5 ft climbing dome and nature exploration, and temporary fencing will be used to block the green space yard from the driveway for student safety until spring allows for digging a permanent fencing option.

Attached you will find supporting documentation drafted onto a satellite image of the property, as well as a view from the road of the discussed bus stop hut/sign location. There are a few supporting photographs for what was described.

Thank you for your time,  
Sammie Trent  
Head of School- Sprouting Minds Montessori School



Satellite imagery with lot lines, as you can see the majority of the property is wooded. A formal survey will be available prior to submittal to town board. View of greenspace, building and driveway/parking



Arial view of building



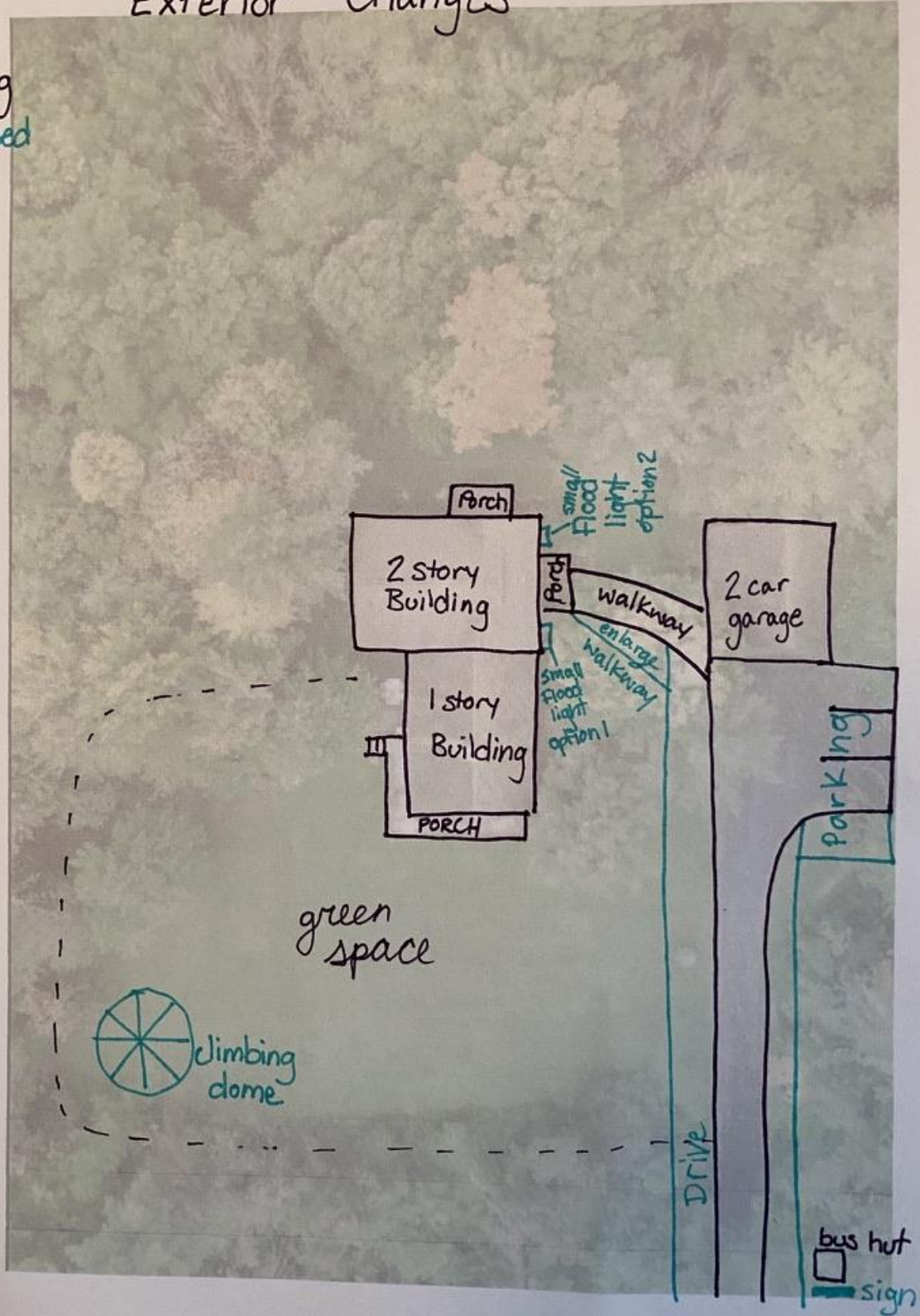
drone view of location



View of bus stop hut

# Exterior Changes

existing  
proposed



Overlay of satellite image for location of proposed site changes