



TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION

To Be Completed By Applicant

PETITIONER: Name: ANDREW ROMANOWSKI - ARR HOLDINGS, LLC
Address: 4737 CAMP ROAD
HAMBURG NY 14075
Phone: 716 998 1801 Fax: 716 646 0249
E-Mail: ANDREW@ALLIANCEHOMES.COM

PROPERTY OWNER (if different from petitioner):

Name:
Address: Ph. No.

PROJECT ADDRESS: EMERY ROAD 187.00-04-52.0
No. Street SBL No.

PROJECT DESCRIPTION: PROPOSED 2 LOT ODA ON 11.23 ACRES OF LAND
LOCATED ON EMERY ROAD NORTH SIDE, WEST
OF CENTER STREET FOR 2 FUTURE SINGLE
FAMILY DWELLINGS

Signature of Applicant: [Handwritten Signature]

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

On the 11th day of June, in the year 2014, before me, the undersigned, a
notary public in and for said state, personally appeared Andrew Romanowski
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]
Notary Public

JENNIFER L. SEYMOUR
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 8/5/2014

OFFICE USE ONLY:
File #: Number of Lots Total Acreage Zoning
Open Development Area Review Application Fee \$
Materials Received by
Town Clerk & Fee Paid
Accepted by Date

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

617.20
Appendix B
Short Environmental Assessment Form

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			
Name of Action or Project: Emery Road Open Development Area (ODA), Aurora, NY			
Project Location (describe, and attach a location map): Emery Road, west of Center Street. Tax Parcel 187.00-04-52.12			
Brief Description of Proposed Action: Proposed 2 Lot subdivision on 11.23 acres of land with only 134' of road frontage along Emery Road for future 2 Single Family dwellings. General topography is gentle sloping. Dwellings will be served by Public water supply as well as electric, gas, telephone and cable services available at Emery Road. Each dwelling will be required to have approval from Erie County Health Department for private waste disposal systems.			
Name of Applicant or Sponsor: ARR Holdings, LLC		Telephone: 716-646-6555 E-Mail: andrew@alliancehomes.com	
Address: 4727 Camp Road			
City/PO: Hamburg		State: NY	Zip Code: 14075
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 <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 11.23 acres			
b. Total acreage to be physically disturbed? _____ 3.0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 11.23 acres			
4. Check all land uses that occur on, adjoining and 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Private Waste Disposal System _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Existing Pond on site shows on NWI mapping _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" 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"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<input type="checkbox"/>	<input type="checkbox"/>	1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?
<input type="checkbox"/>	<input type="checkbox"/>	2. Will the proposed action result in a change in the use or intensity of use of land?
<input type="checkbox"/>	<input type="checkbox"/>	3. Will the proposed action impair the character or quality of the existing community?
<input type="checkbox"/>	<input type="checkbox"/>	4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?
<input type="checkbox"/>	<input type="checkbox"/>	5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?
<input type="checkbox"/>	<input type="checkbox"/>	6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?
<input type="checkbox"/>	<input type="checkbox"/>	7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?
<input type="checkbox"/>	<input type="checkbox"/>	8. Will the proposed action impact the character or quality of important historic, archaeological, architectural or aesthetic resources?
<input type="checkbox"/>	<input type="checkbox"/>	9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

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

Applicant/sponsor name: Mr. Howard's, LLC Andrew Komarowski Date: 6/11/19 Signature: _____

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

YES NO

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

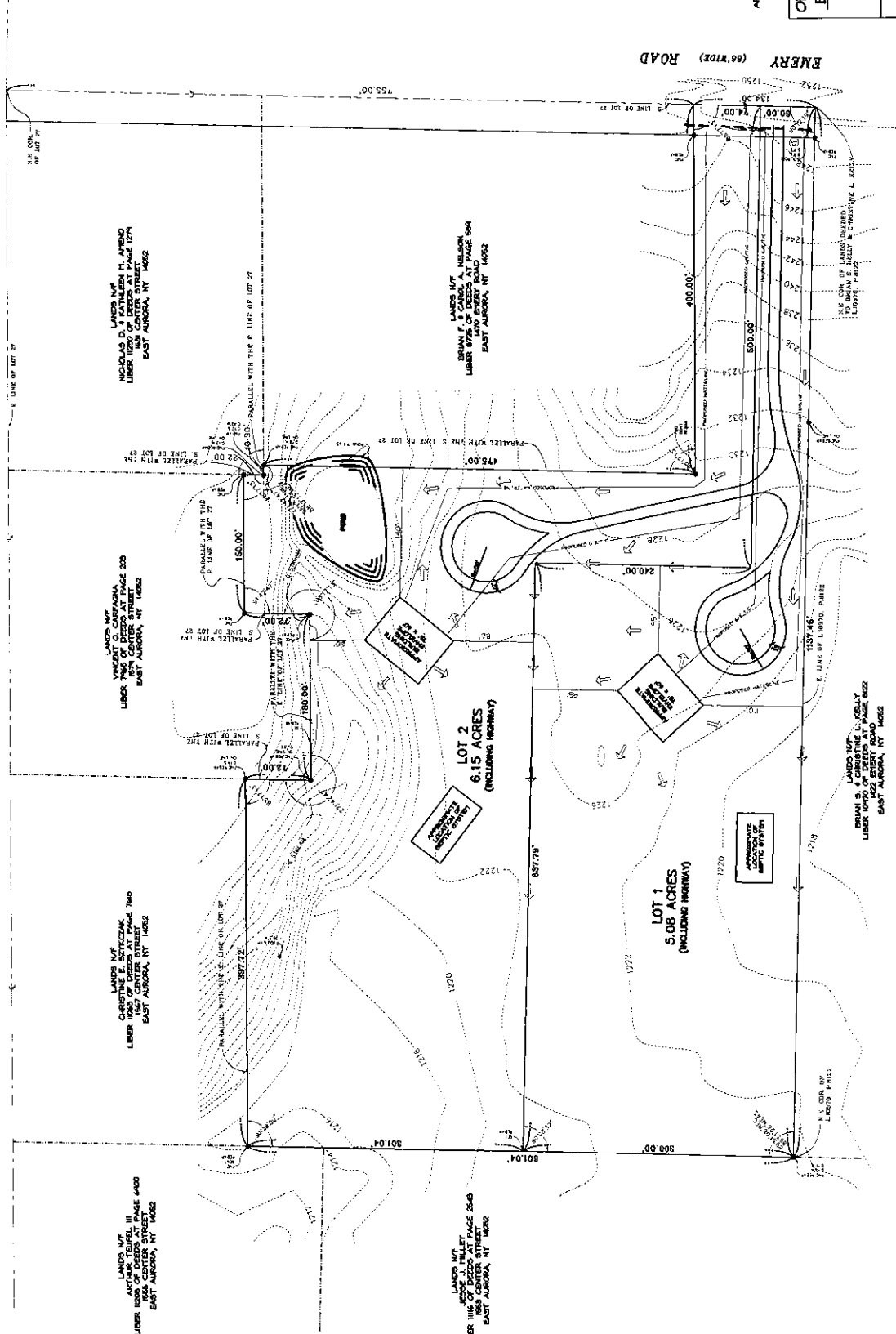
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

CENTER STREET (66' WIDE)

EMERY ROAD (66' WIDE)



APPLICANT: ABB MOLINER, LLC
ARCHITECT: BORTOLUZZI
MAYWOOD, NY

OPEN DEVELOPMENT PLAN EMERY ROAD - 11.23 AC.

PART OF LOT 27
TOWN OF AURORA
COUNTY OF ESSEX
STATE OF NEW YORK

DATE: JUNE 10, 2014
SCALE: 1/4" = 1'-0"

REVISIONS:
1. INITIAL DESIGN
2. REVISED DESIGN
3. REVISED DESIGN
4. REVISED DESIGN

REVISIONS TO THE PLAN OF ABB MOLINER, LLC
FOR THE OPEN DEVELOPMENT PLAN OF LOT 27
TOWN OF AURORA
COUNTY OF ESSEX
STATE OF NEW YORK



Narrative description for the 2 Lot Open Development Area (ODA) proposed on 11.23 acres at tax parcel 187.00-04-52.12 Emery Road in the Town of Aurora New York for access and utilities.

VEHICULAR INGRESS / EGRESS

As part of the proposed development, the intent will be to service the both lots with ingress and egress along a shared 12 foot wide common driveway that will be constructed to support both owners and emergency vehicle (if necessary) use. That part of the drive which branches off to serve Lot 2 will be owned and maintained in whole by Lot 2. That part of the drive up to the point that separates to Lot 2 will be owned by Lot 1 but maintained by both Lot 1 and Lot 2. Title of the main part of the driveway that has the access point to Emery Road will be with Lot 1. A suggested maintenance agreement between both lots will be submitted to the Town for review and acceptance.

UTILITIES

Each lot will have separate public and private utilities. Public utilities available at Emery Road include, but not limited to potable water, gas, electric, cable and telephone. Each lot will have separate private waste disposal systems that will require approval from Erie County Health Department.

Book 112 (leg)

DEED-Warranty with lien covenant

WARRANTY DEED

This Indenture, Made the 15th day of September 2010.

Between

Tina Marie Terwilliger d/b/a TMT Enterprises
residing at 2432 Eastwood Road, East Aurora, New York 14052, party of the first part
and

ARR Holdings, LLC
with offices at 4727 Camp Road, Hamburg, New York 14075, parties of the second part

Witnesseth, that the party of the first part, in consideration of One and More Dollars (\$1.00 & More) lawful money of the United States, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs, successors and assigns forever

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 27, Township 9, Range 6 of the Holland Land Company's Survey, described as follows:

BEGINNING at a point in the centerline of Emery Road, located 755.0 feet westerly along the centerline of Emery Road from the intersection of the said centerline with the centerline of Center Street; thence continuing westerly along the centerline of Emery Road a distance of 134.0 feet to a point; thence northerly at an interior angle of 90° 12' 19" with the last described line a distance of 1137.45 feet to a point marked by a set roerod; thence easterly at an interior angle of 89° 51' 08" a distance of 601.04 feet to a point marked by a set roerod; thence southerly at interior angle of 91° 39' 00" a distance of 397.72 feet to a point marked by a set roerod; thence westerly at an interior angle of 88° 17' 13" a distance of 72.0 feet to a point marked by a set roerod; thence southerly at an interior angle of 271° 42' 47" a distance of 180.0 feet to a point marked by a set roerod; thence easterly at an interior angle of 268° 17' 13" a distance of 72.0 feet to a point marked by a set roerod; thence southerly at an interior angle of 91° 42' 47" a distance of 150.0 feet to a point marked by a set roerod; thence southerly at an interior angle of 271° 42' 47" a distance of 10.90 feet to a point marked by a set roerod; thence westerly at an interior angle of 88° 17' 33" a distance of 475.0 feet to a point marked by a set roerod; thence southerly at an interior angle of 271° 42' 47" a distance of 400.0 feet to a point in the centerline of Emery Road, being the point and place of beginning.

Together with the appurtenances and all the estate and rights of the party of the first part

To have and to hold, the above premises unto the said parties of the second part, their heirs, successors and assigns forever.

And said party of the first part does covenant with the said parties of the second part as follows:

First, that the parties of the second part shall quietly enjoy the said premises;

Second, that said party of the first part will forever Warrant the title to said premises.

Third, that this conveyance is subject to the trust fund provisions of section thirteen of the lien law.

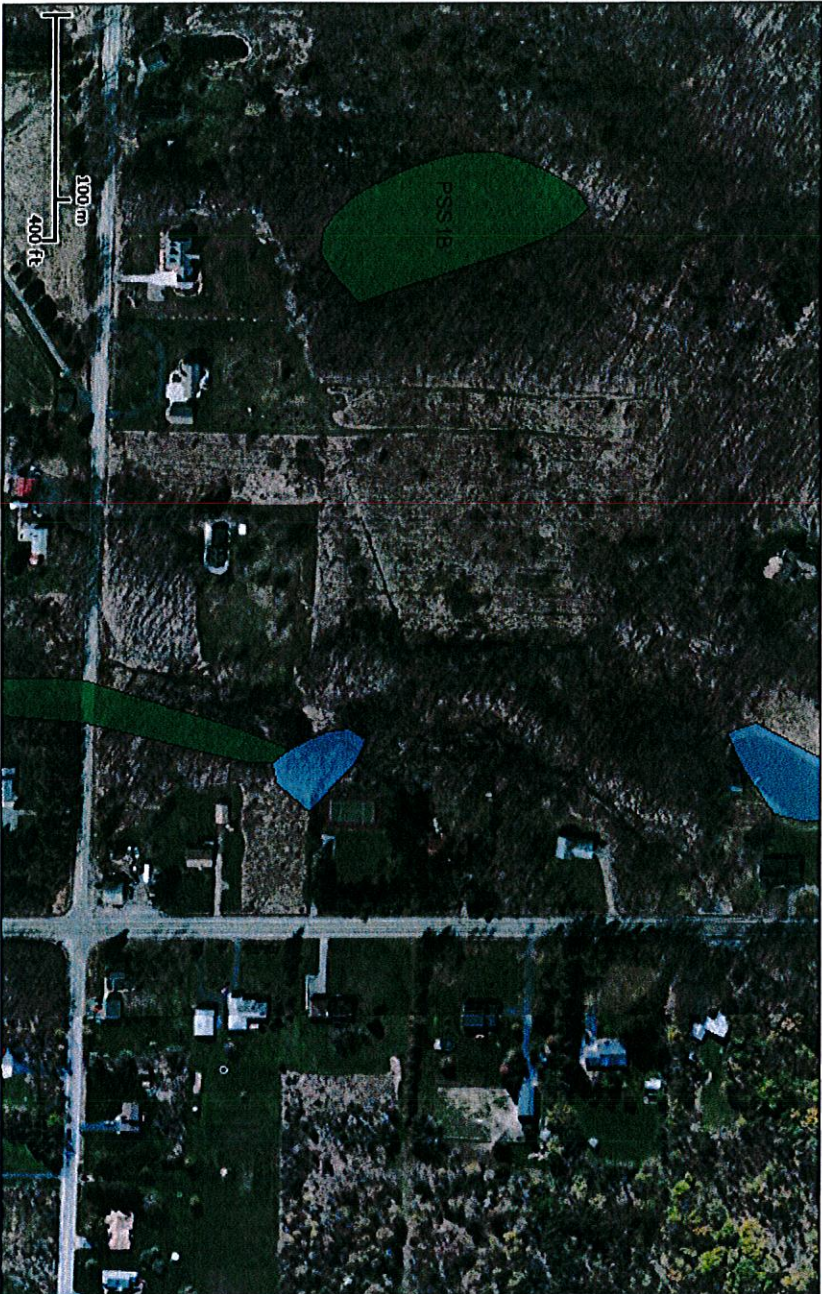
VD - 2
\$55,000
\$45,000
23/001



U.S. Fish and Wildlife Service National Wetlands Inventory

Emery Rd and
Center St Aurora
NY

Jun 11, 2014



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

User Remarks:

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.