

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

Gregory Schneider of 686 Quaker Rd has submitted a Site Plan application for a BnB in his 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: 1.17.24
Applicant name: Gregory Schneider R.A.
Applicant Phone/Email: greg@aurorarch.com
Applicant address: 686 Quaker Road E.A.N.Y.
Property owner: Gregory Schneider
Owner's address: 686 Quaker Road E.A. N.Y.
Property address: 686 Quaker Road E.A. N.Y.
SBL # (s) 175.05-1-1.21
Prior owner 2010 Kermit Mundt

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

Proposed Project: Short term Rental
Commercial Multi family Number of dwelling units 1
Zone: R.R. 2-3 Total property Acreage: 6.3 Acreage covered by bldg 0.02
Square footage of building: 1950 Cubic footage of building: 15,600
Aggregate square footage of other buildings on property: 2,000 S.F.

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: \$250.00 1.01-5 Acres: \$500 5.01-10 Acres: \$1,000 >10 Acres: \$1,500
1-12.24 Pd.

Fee: \$ _____
Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

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

January 12, 2024

Town of Aurora Planning Board
575 Oakwood Avenue
East Aurora, New York 14052

RE: Site Plan Application
686 Quaker Road
East Aurora, New York 14052
Short Term Rental

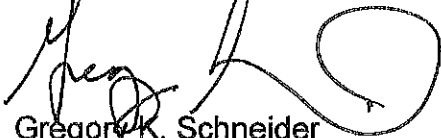
Board Members,

I have been renting a portion of the First Floor of my home on AirBNB and have recently been made aware that a Town of Aurora Site Plan Application is required to continue that.

I live in the home and also run my Architectural Office from this location.

Attached is a copy of the survey and a Partial Site Plan showing the house location and parking areas. Also attached please find my Site Plan Application and fee paid of \$250.00

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Gregory K. Schneider', with a large, stylized circular flourish at the end.

Gregory K. Schneider
686 Quaker Road
East Aurora, New York 14052

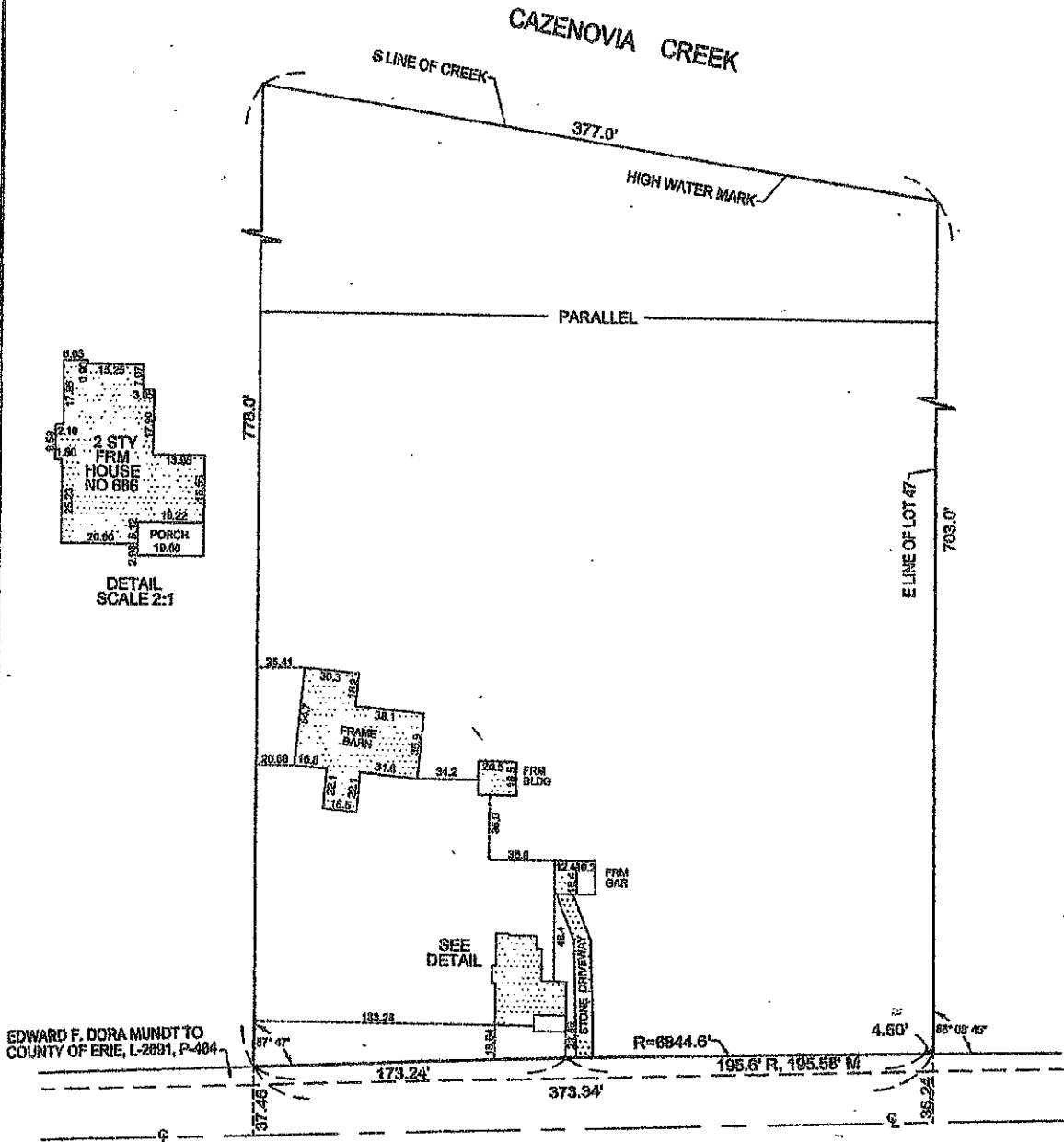
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
 NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

LEGEND

—	SUBDIVISION LINE	—○—	FENCE
—	PROPERTY LINE		

TABLE OF EQUIVALENTS

0.00 = 1 INCH	0.25 = 3 INCHES	0.42 = 5 INCHES	0.68 = 7 INCHES	0.76 = 8 INCHES	0.92 = 11 INCHES
0.17 = 2 INCHES	0.33 = 4 INCHES	0.60 = 6 INCHES	0.87 = 8 INCHES	0.93 = 10 INCHES	1.00 = 12 INCHES



EDWARD F. DORAMUND TO
 COUNTY OF ERIE, L-2891, P-484

(QUAKER ROAD)
 ROUTE 20A
 ORCHARD PARK - EAST AURORA, S.H. 1068

SURVEY REQUESTED BY
 REBECCA E. MONTE
 CHELUS, HERDZIK, SPEYER & MONTE, PC
 ATTORNEYS AT LAW
 439 MAIN STREET, TENTH FLOOR
 BUFFALO, NY 14202-3208
 PHONE (716) 852-3600
 FAX (716) 852-0038

A SERVICE OF EXCELLENCE
 STEPHEN S. SIUTA, P.L.S.
 A VISION FOR TOMORROW



SURVEYOR & ENGINEER
 ENGINEERING EXEMPTION 7206 N

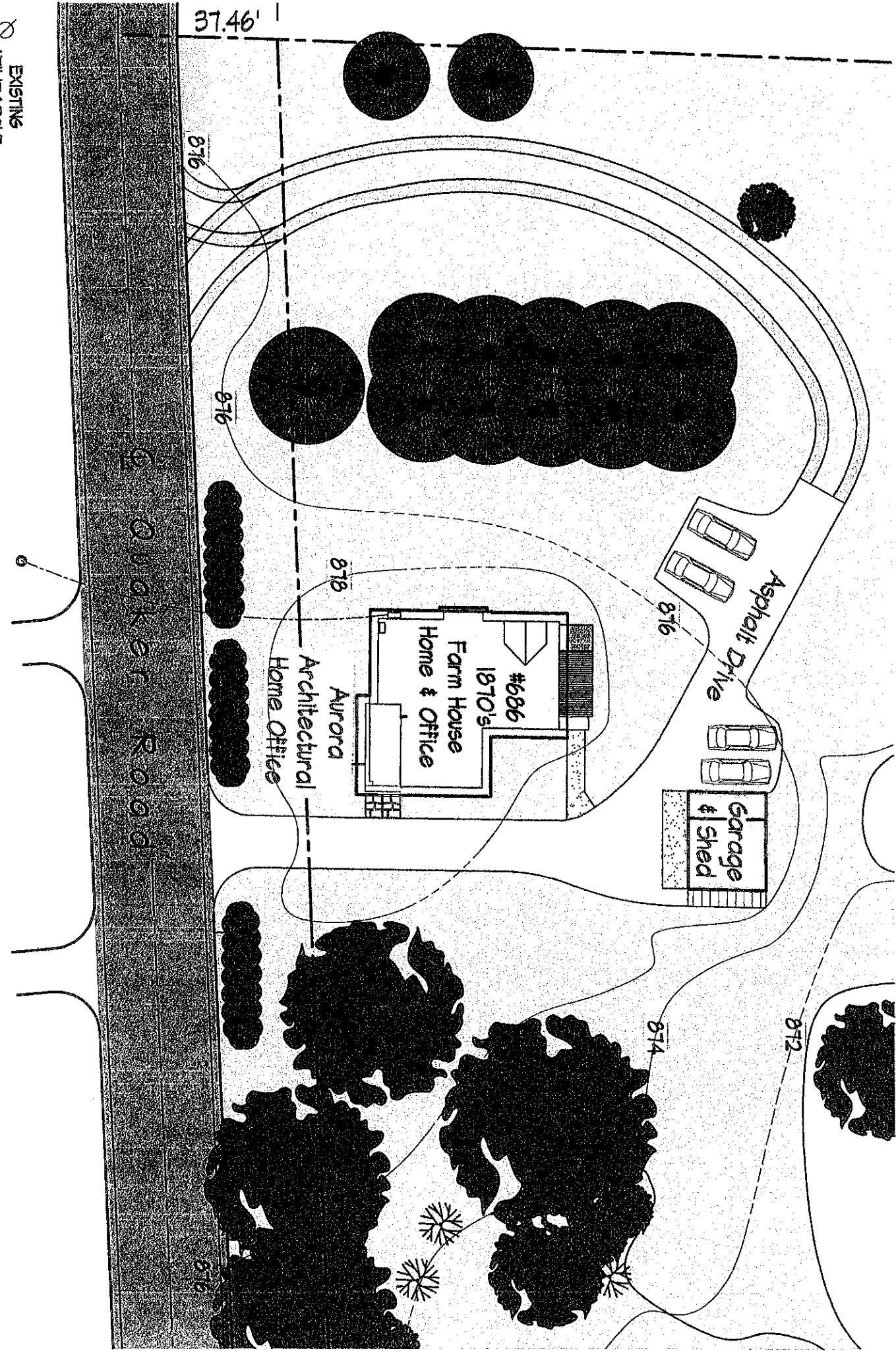
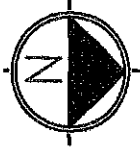
SURVEY VALID WHEN
 EMBOSSED OR STAMPED WITH
 LIC. 44223

P.O. BOX 202, NIAGARA FALLS, NEW YORK 14304 PHONE: (716) 894-8103 FAX: (716) 894-3893

SUCCESSION IN INTEREST TO & RECORDS OF			
WHITFORD & KOELMEL - CHARLES E. HARTKE & ASSOC. - P.A. WILSON & SON P.E. & L.S. - EDWARD E. CREAM - H.W. CLARK			
RESURVEYED	SURVEY OF BL- PART OF LOT 47 H.L.C. TOWN OF AURORA COUNTY OF ERIE	SEC. TWP. 9 RING. 6 NEW YORK	M.C. M.F.M. BK. PG.
DATE 11-17-2009			SCALE 1" = 80'
JOB 175.05-1-1.2			

EXISTING
UTILITY POLE

PARTIAL SITE PLAN



Short Environmental Assessment Form

Part 1 - Project Information

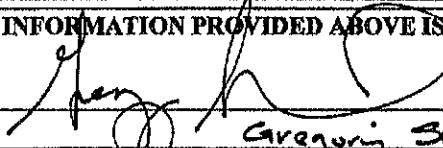
Instructions for Completing

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			
Airbnb Short term rental (bed & breakfast category in Code)			
Name of Action or Project: 686 Quaker Road			
Project Location (describe, and attach a location map): East Aurora N.Y.			
Brief Description of Proposed Action: Rent the first floor of my home as a short term rental. Area includes a private entrance, kitchen, bathroom, bedrooms & living room			
Name of Applicant or Sponsor: Gregory Schneider		Telephone: 716-432-7815	
		E-Mail: greg@auroraarch.com	
Address: 686 Quaker Road			
City/PO: East Aurora N.Y.		State: N.Y.	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 <input checked="" type="checkbox"/>	YES <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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		6.7 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?		6.7 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
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
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	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
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	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Existing Septic System</u>	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or <u>lands adjoining the proposed action</u> , contain wetlands or other waterbodies regulated by a federal, state or local agency? <u>Craznow's Creek</u>	NO	YES	
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: _____			
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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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	
16. Is the project site located in the 100 year flood plain?	NO	YES	
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	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <u>No New Run off - Existing to Receiver & out flow to drylite hardy North Post Garage</u>			

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<table border="1"> <tr> <th data-bbox="1266 172 1347 210">NO</th> <th data-bbox="1347 172 1443 210">YES</th> </tr> <tr> <td data-bbox="1266 210 1347 336"><input checked="" type="checkbox"/></td> <td data-bbox="1347 210 1443 336"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<table border="1"> <tr> <th data-bbox="1266 336 1347 367">NO</th> <th data-bbox="1347 336 1443 367">YES</th> </tr> <tr> <td data-bbox="1266 367 1347 493"><input checked="" type="checkbox"/></td> <td data-bbox="1347 367 1443 493"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<table border="1"> <tr> <th data-bbox="1266 493 1347 525">NO</th> <th data-bbox="1347 493 1443 525">YES</th> </tr> <tr> <td data-bbox="1266 525 1347 651"><input checked="" type="checkbox"/></td> <td data-bbox="1347 525 1443 651"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: <u>January 17 24</u></p> <p>Signature: <u> Gregory Schneider R.A.</u></p>					