

**MICHAEL P. GISH  
156 STONRIDGE COURT  
EAST AURORA, NY 14052  
PHONE: (716)432-8455**

Town Board of the Town of Aurora, NY  
Attention: Town Clerk  
Town of Aurora  
Southside Municipal Center  
300 Glead Avenue  
East Aurora, NY 14052

November <sup>29, 11/</sup>~~12,~~ 2016

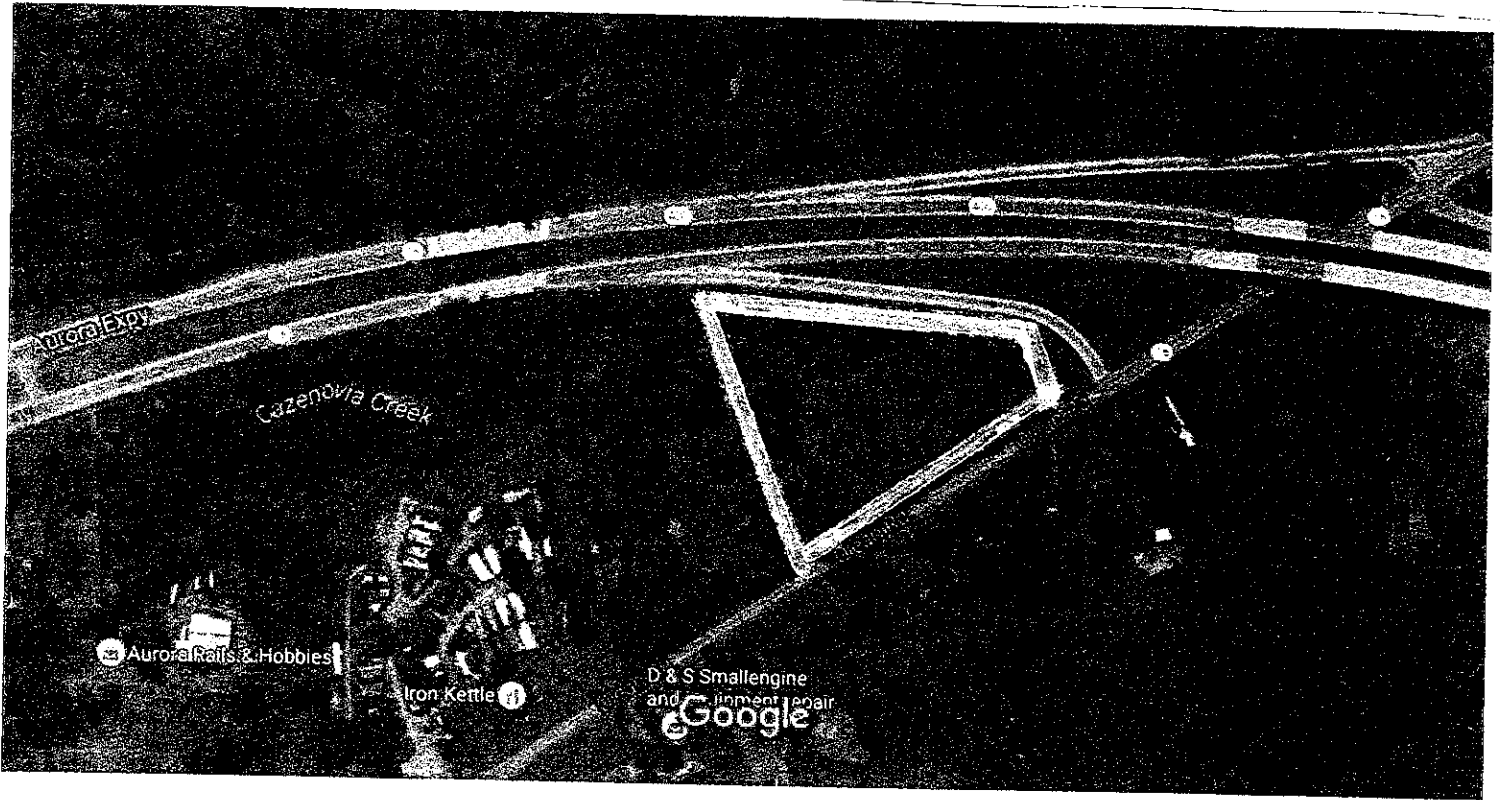
RE: PETITION AND APPLICATION FOR REZONING PROPERTY IN THE TOWN OF AURORA.

Attached are (3) copies of my petition and application, with supporting documents covering amending the zoning map of the Town of Aurora, from agricultural to Business for vacant lot (4.69 acres) on Olean Road. The right side is bordered by Sweet Road (now abandoned) and the left side is bordered by property at 975 Olean Road.

Enclosed is a check for \$ 35.00 made payable to the Town of Aurora.

The benefit to the Town would be:

- .....Increased income
- .....Esthetic improvement to appearance for area.
- .....Create Jobs for residents
- .....Add new modern structures to enhance business environment.



**GOOGLE VIEW OF OLEAN ROAD PROPERTY INCLUDING AREA SURROUNDING**



**GOOGLE VIEW FROM ROAD OF OLEAN ROAD PROPERTY**



# **PRESENTATION INDEX**

## **SECTION A**

**...PETITION TO AMEND ZONING MAP  
OF TOWN OF AURORA.**

**PAGE 1 THRU 10**

**PAGE 10 IS SIGNATURE PAGE**

## **SECTION B**

**...COPY OF SURVEY OF THE PROPERTY**

# **SECTION A**

**PETITION TO AMEND THE ZONING MAP OF THE  
TOWN OF AURORA.**

**VACANT LOT 4.69 ACRES ON OLEAN ROAD. RIGHT  
SIDE BORDERED BY SWEET ROAD (NOW ABANDED)  
WITH LEFT SIDE BORDERED BY PROPERTY AT 975  
OLEAN ROAD.**

**PAGES 1 THRU 10**

**PAGE 10 IS SIGNATURE PAGE AND NOTARIZED**

Dimension of the property to be rezoned:

**590.29' ON OLEAN ROAD--RIGHT SIDE FRONT TO BACK  
184.88'—LEFT SIDE FRONT TO BACK 533.97'—BACK  
SIDE ALONG ROUTE 400 594.29'**

**4.** If the petitioner is not the owner of the property:

**THE PETITIONER IS THE OWNER OF THE PROPERTY**

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EAST AURORA, NY 14052**

What is the interest of the petitioner in the proposed rezoning?

**THE PETITIONER IS THE OWNER OF THIS PROPERTY. THE  
PETITIONER IS ALSO THE OWNER OF THE FOLLOWING**

**ENTERPRISE: MPG PROPERTIES, LLC.**

**490 CENTER ROAD**

**WEST SENECA, NY. 14224**

**MPG PROPERTIES, LLC IS ENGAGED IN THE FOLLOWING:**

**--PROPERTY MANAGEMENT FOR RESIDENTIAL AND  
COMMERCIAL PROPERTIES IN WNY AREA.**

**--HEATING AND AIR CONDITIONING SERVICES**

**--RENOVATION SERVICES FOR BOTH RESIDENTIAL AND  
COMMERCIAL CLIENTS.**

**-- MPG HAS 6 EMPLOYEES AT PRESENT TIME.**

**MICHAEL GISH IS ALSO A LICENSED REAL ESTATE BROKER.**

**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. 13, TOWNSHIP 9, RANGE 6 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE CENTER LINE OF ROUTE NO. 16 ALSO KNOWN AS OLEAN ROAD AND AS CREEK ROAD. SAID POINT BEING 1120.9 FEET NORTHERLY OF THE SOUTH LINE OF LOT NO. 13 AS MEASURED ALONG THE CENTER LINE OF SAID ROUTE NO. 16; RUNNING THENCE WESTERLY FORMING AN INTERIOR ANGLE OF  $65^{\circ} 12' 06''$ , ALONG THE NORTHERLY LINE OF LANDS CONVEYED BY LYLE A GIESLER AND JEAN A. GIESLER, TO DANA G. HOLMES AND KATHLEEN A. CARDARAELLI IN LIBER 8989 OF DEEDS AT PAGE 72, THROUGH AN IRON PIPE A MEASURED DISTANCE OF 533.95 FEET AND A RECORDED DISTANCE OF 535.1 FEET TO A POINT IN THE EASTERLY LINE OF LANDS CONVEYED TO THE STATE OF NEW YORK FOR THE AURORA EXPRESSWAY, RECORDED IN LIBER 7600 OF DEEDS AT PAGE 156; RUNNING THENCE NORTHERLY FORMING AN INTERIOR ANGLE OF  $84^{\circ} 34' 53''$  MEASURED AND  $84^{\circ} 28'$  RECORDED, ALONG THE EASTERLY LINE OF LANDS OF SAID AURORA EXPRESSWAY RECORDED IN LIBER 7600 OF DEEDS AT PAGE 156, A DISTANCE OF 304.04 FEET TO A POINT; RUNNING THENCE NORTHERLY FORMING AN INTERIOR ANGLE OF  $169^{\circ} 32' 26''$  ALONG THE EASTERLY LINE OF LANDS OF SAID AURORA EXPRESSWAY RECORDED IN LIBER 7600 OF DEEDS AT PAGE 156, A DISTANCE OF 280.86 FEET TO**

7. Present zoning classification of the property:

**AGRICULTURAL**

8. Proposed zoning classification of the property:

**BUSINESS B1/B2**

9. Present use of the property:

**VACANT LAND**

10. Proposed use of the property:

**OFFICE/WAREHOUSE**

11. Description of uses on all adjacent properties and a general description of type of neighborhood in which the subject property is located:

**PROPERTY IS LOCATED ADJACENT TO THE NORTH EXIT OFF OF THE AURORA 400 WHICH EXITS ON TO ROUTE 16 (OLEAN ROAD) AND LIES SOUTH OF EXIT. THE REAR OF PROPERTY IS BORDERED BY THE AURORA 400. THE LEFT SIDE IS ADJACENT TO 975 OLEAN ROAD (A SINGLE FAMILY HOME). THE FRONT OF THE PROPERTY IS ON OLEAN ROAD. CLOSE BY AND TO THE SOUTH IS A MOBILE HOME PARK AND THE IRON KETTLE RESTAURANT. ACROSS OLEAN ROAD AND TO THE SOUTH AT 992 OLEAN ROAD IS D&S SMALL ENGINE REPAIR. ACROSS OLEAN ROAD ARE SINGLE FAMILY HOMES.**

12. Names and Addresses of owners of abutting Properties:

**RIGHT SIDE: EXIT FROM AURORA 400 ON TO OLEAN ROAD**



**ELVIRA R. KERLING  
JEAN KERLING  
952 OLEAN ROAD**

**GWEN M. COE  
RAYMOND A. BALL JR.  
958 OLEAN ROAD**

13. Additional information which the petitioner believes will assist the Town Board in its consideration of this request for rezoning:

**WE PLAN ON DEVELOPING THIS PROPERTY WITH THE IDEA OF A PLEASANT SURROUNDINGS AND AN ESTHETICALLY PLEASING BUILDING WITH A MINIMAL IMPACT ON THE ENVIROMENT. OUR BUSINESS IS NOT RETAIL INTENSIVE. WE WILL NOT HAVE A MAJOR INCREASE IN TRAFFIC. OUR WORK IS AT THE SITE OF THE PROPERTIES WE MANAGE. WE SHOULD FIT IN WITH THE PRESENT MIX OF BUSINESS AND HOMES ON OLEAN ROAD.**

# **SECTION B**

**COPY OF SURVEY OF THE PROPERTY**

**SECTION C**

**COPY OF FILED DEED**

**PAGES 1 THRU 3**

THAT the said party of the first part will forever warrant the title to said premises.

THAT THIS CONVEYANCE is not of all or substantially all of the property of the party of the first part and is made in the regular course of business actually conducted by the party of the first part.

IN PRESENCE OF

*In Witness Whereof,* The party of the first part presents to be signed by its duly authorized manager this 18<sup>th</sup> day of October in the year 2013

T & T RENTAL, LLC

By: Kelleen Kensity  
Kelleen Kensity, as Manager

STATE OF NEW YORK )  
: ss.  
COUNTY OF ERIE )

On this 18<sup>th</sup> day of October in the year 2013 before me, the undersigned, a notary public in and for said state, personally appeared **KELLEEN KENSY** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Raymond M. Pfeiffer  
Notary Public

RAYMOND M. PFEIFFER  
Notary Public, State of New York  
Qualified in the County of Erie  
My Commission Expires 11/15/2015

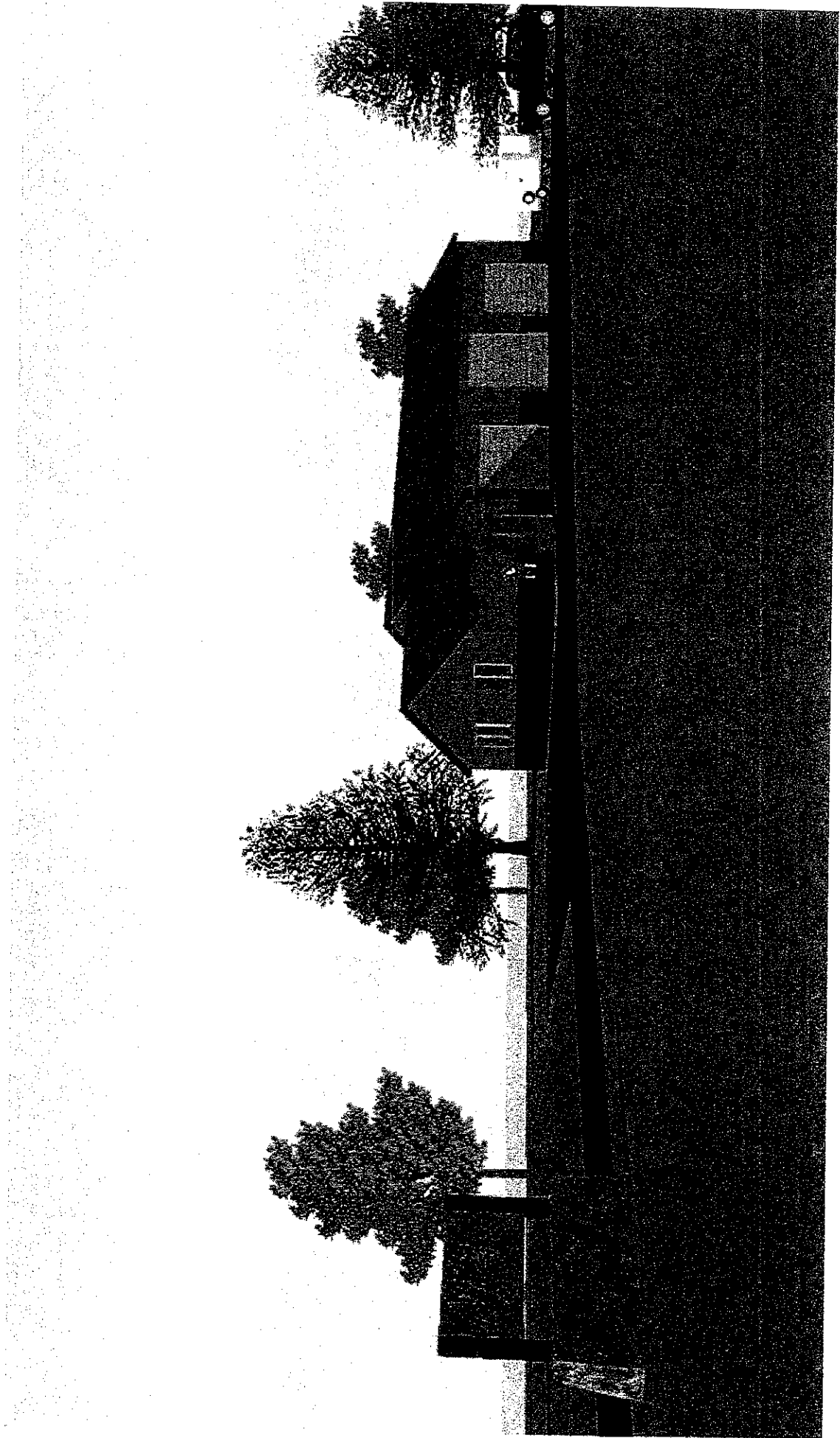
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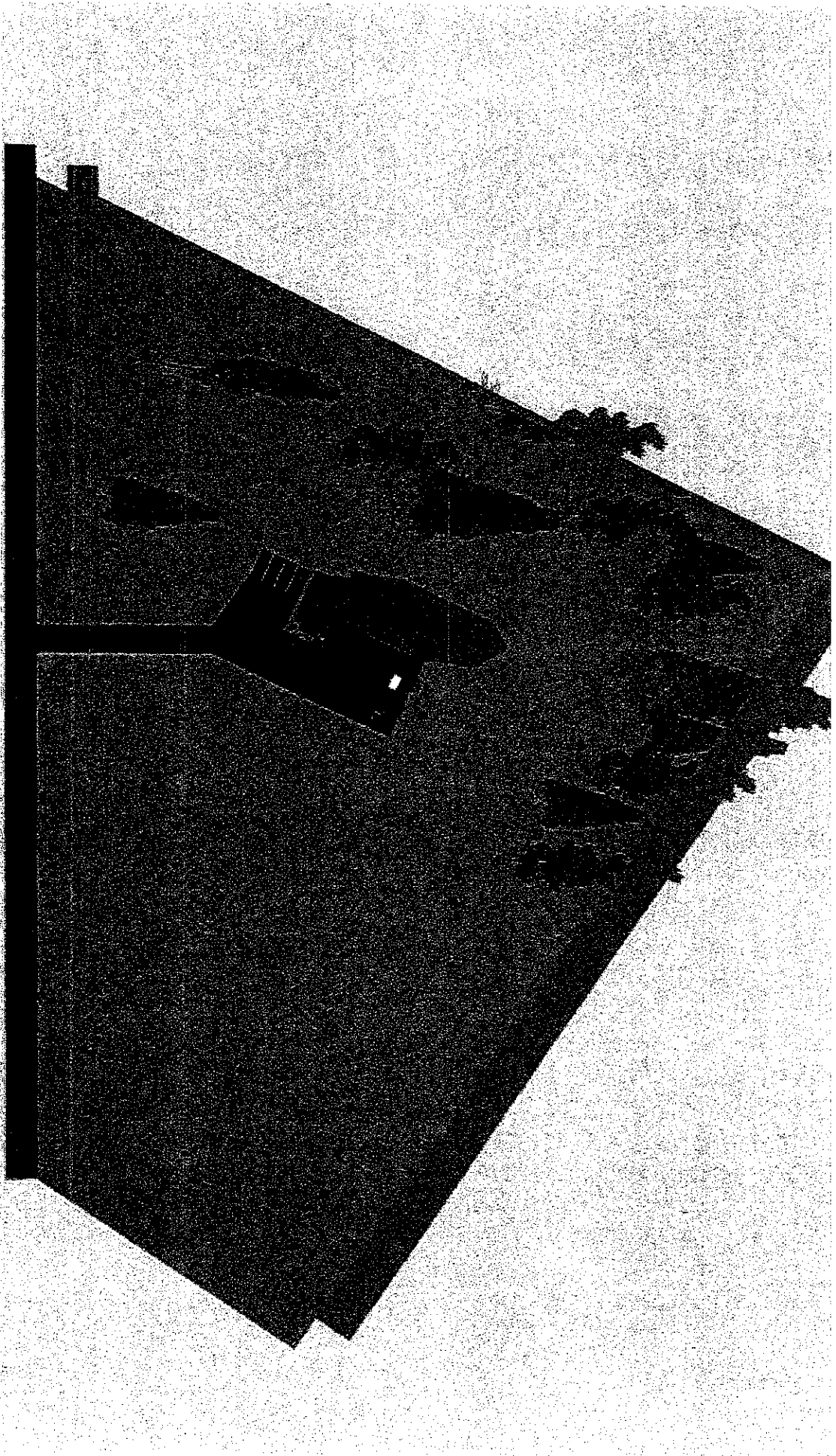
**COMPLETED COPY OF SHORT ENVIROMENTAL  
ASSESSMENT FORM.**

**PAGE 1 THRU 3**

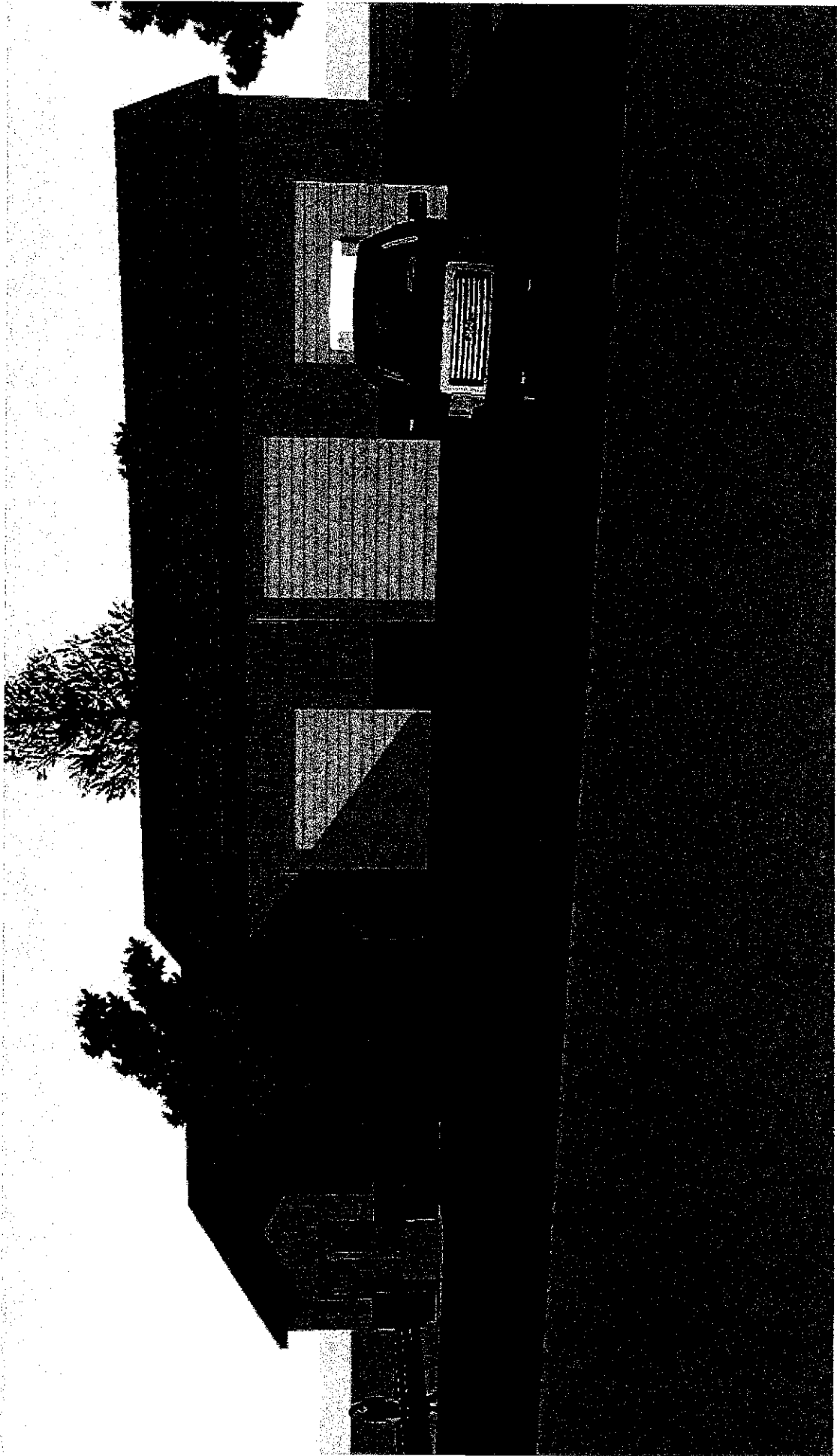
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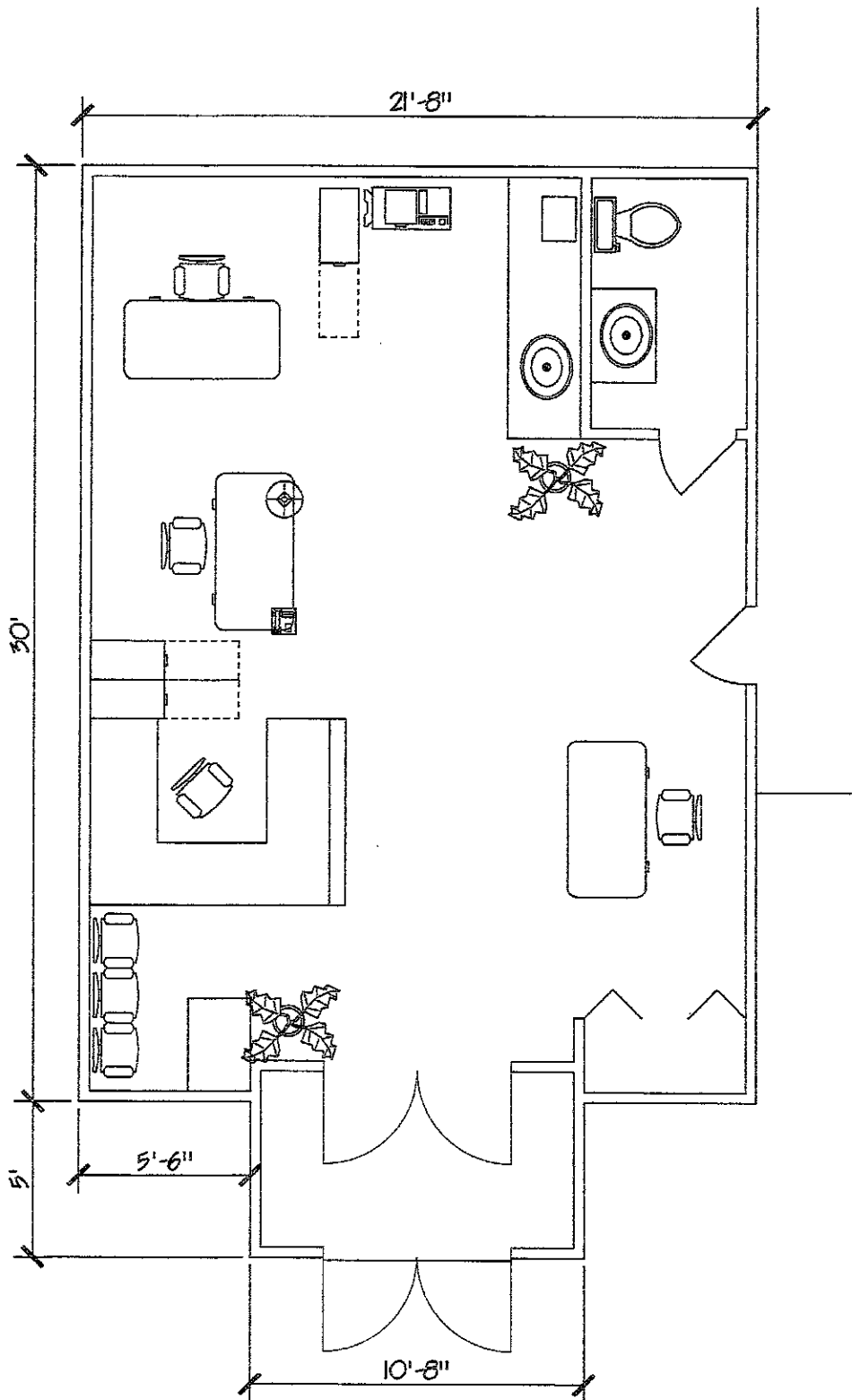
**CONCEPT RENDERINGS**











OLEAN ROAD, EAST AURORA OFFICE BUILDING, STORAGE BUILDING	
RAM BUILDERS & ARCHITECTURAL CONSULTING	
DATE: 1/4/11	PROJECT NO: 11
SHEET NO: B BLOCK	FRAMING NO: OFFICE FLOOR PLAN
SCALE: 1/4"=1'	FRAMING BY: M. RAMSEY

