

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, NY
AND REPLY TO MUNICIPALITY**

Note: Please complete in triplicate. Send original and one copy (with attachments) to Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202.
Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: _____

Received: _____

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal Action, such reply must be considered.

Description of Proposed Action

1. Name of Municipality: Town of Aurora

2. Hearing Schedule: **Date** 8/20/2020 **Time** 7:00pm **Location** 300 Glead Ave., E. Aurora, NY

3. Action is before: Legislative Body Board of Appeals Planning Board

4. Action consists of: New Ordinance Rezone/Map Change Ordinance Amendment

Site Plan Variance Special Use Permit Other

5. Location of Property: Entire Municipality Specific as follows 431 Willardshire Road & VL
SBL#163.00-3-20.2 Willardshire

6. Referral required as Site is within 500' of: State or County Property/Institution Municipal Boundary Farm Operation located in an Agricultural District

Expressway County Road State Highway Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use: (be specific) Accessory building, in front yard of residence and higher than allowed by code, proposed to be built across lot line, leaving 0' setback

8. Other remarks: (ID#, SBL#, etc.) SBL#163.00-3-21.1 and SBL#163.00-3-20.2

9. Submitted by: Martha L. Librock, Town Clerk July 15, 2020

300 Glead Ave., East Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on _____. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. The proposed action is not subject to review under the law.
2. Form ZR-3, Comment on Proposed Action is attached hereto.
3. The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which is attached hereto.
4. No recommendation; proposed action has been reviewed and determined to be of local concern

By the Division of Planning: _____ Date: _____



CASE NO. 1364

DATE OF HEARING 8/20/2020

Town of Aurora Zoning Board of Appeals
300 Glead Avenue, East Aurora, New York 14052

Zoning Board of Appeals Application Form

I. TYPE OF REQUEST

AREA VARIANCE SPECIAL USE PERMIT USE VARIANCE INTERPRETATION

II. APPLICANT/PETITIONER

Applicant's Name Bryan A. Young
Address 1120 Bullis Rd.
City Elma State NY ZIP 14059
Phone 716-982-2126 Fax 716-675-1942 Email BYoung@youngdevelopmentinc.com
Interest in the property (ex: owner/purchaser/developer) owner

III. PROPERTY OWNER INFORMATION (if different from applicant information.)

Property Owner(s) Name(s) Orchard House Estates of East Aurora, LLC
Address 1120 Bullis Rd.
City Elma State NY ZIP 14059
Phone 716-675-8000 Fax 716-675-1942 Email BYoung@youngdevelopmentinc.com

III. PROPERTY INFORMATION

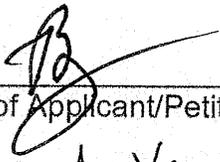
Property Address 431 Willardshire
SBL# 163.00-3-21.1
Property size in acres 10 Property Frontage in feet _____
Zoning District Aurora Surrounding Zoning _____
Current Use of Property Residential

IV. REQUEST DETAIL

(check all that apply)

Variance from Ordinance Section(s) # 116-8.5(C) 2 and 116-8.5(F)(2)
 Special Use Permit for: _____
 Use Variance for: _____
 Interpretation of _____

V. SIGNATURES (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 5)



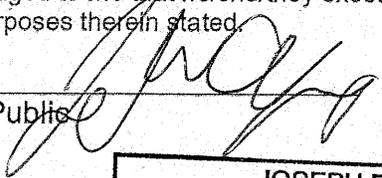
Signature of Applicant/Petitioner

Bryan A. Young

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 3rd day of July in the year 2020 before me, the above individual appeared, personally known 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/she/they executed the same for the purposes therein stated.



Notary Public

(Notary stamp)

JOSEPH P YOUNG
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01YO6378745
Qualified in Erie County
Commission Expires July 30, 2022

Office Use Only: Date received: 7/9/20 Receipt #: 122155

Application reviewed by: _____

ECDP ZR-1 form sent to EC: _____ Hearing publication date: _____

PREVIOUS APPEAL(S):

A previous appeal to the Zoning Board of Appeals () has () has not been made with respect to this property.

Previous appeals:

Date: _____ Type of Appeal: _____ Granted _____ Denied _____

Date: _____ Type of Appeal: _____ Granted _____ Denied _____

PETITIONER'S LETTER OF INTENT

Please describe in detail the proposed project, reason the variance and/or special use permit is being requested and any additional information that may be helpful to the Zoning Board of Appeals in deciding this appeal: (attach additional pages if needed)

Construct repair shop, Variance is to
change 116-8.5C(2) and 116-8.5F(2) to
allow building to be built

TO BE COMPLETED ONLY WHEN A USE VARIANCE IS BEING REQUESTED:

A Use Variance is requested because the applicable regulations and restrictions in the Zoning Code of the Town of Aurora have caused unnecessary hardship as demonstrated by the following:

1) I cannot realize a reasonable return on my property for each and every permitted use allowed in the current zoning classification as demonstrated by the accompanying financial evidence (provide financial evidence to support your argument).

Financial Evidence Provided Yes _____ No _____ (financial evidence is required per NYS Town Law)

2) Describe why your alleged hardship relating to the subject property is unique and does not apply to other properties in the zoning district or neighborhood: _____

3) Describe why you believe that the essential character of the neighborhood/community will not change if the Zoning Board of Appeals grants you a use variance: _____

4) Is your need for a use variance a result of you own actions (is your difficulty self-created)? Please explain: _____

(Attach additional pages if needed)

SUPERVISOR
James J. Bach
(716) 652-7590
jbach@townofaurora.com



TOWN CLERK
Martha L. Librock
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA
Southside Municipal Center
300 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

TOWN COUNCIL MEMBERS

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sfriess@townofaurora.com

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(716) 652-7591
building@townofaurora.com

ASSESSOR
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(716) 652-0011

DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
chris@townofaurora.com

TOWN ATTORNEY
Ronald P. Bennett

TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507
NYS Relay Number:
1(800) 662-1220

*This institution is
an equal opportunity
provider and
employer*

Orchard House Estates
431 Willardshire Rd.
East Aurora, NY 14052

6/26/2020

Re: Maintenance building for 431 Willardshire Rd.

Mr. Young,

The Building Dept. has reviewed your plans for the maintenance building for 431 Willardshire Rd. Your proposed building does not meet the zoning regulations for accessory buildings as specified in the Agricultural Zoning District. We therefore request that you apply to the Town Zoning Board of Appeals for an area variance if you wish to continue with this project.

116-8.5C(2) 431 Willardshire
Required: Accessory buildings not to exceed 20' mean height
Requested: 20'3" mean height
Variance required: 3" height variance.

116-8.5F(2) 431 Willardshire
Required: No Accessory building shall be erected in the front yard.
Request: An accessory building in the front yard.
Variance: An accessory building in the front yard.

116-8.5G(1) SBL 163.00-3-20.2
Required: Principal building side yard a minimum of 40'
Request: 0' side yard
Variance: 40'

116-8.5G(2) 431 Willardshire
Required: Accessory building side yard a distance equal to the mean hgt. of the building.
Request: 0' side yard
Variance: 20'3"

Because this building is actually being built on two separate parcels of land the Zoning Board of appeals would also be required to grant a zero lot line variance

for the building on both parcels. To simplify this situation you may want to consider combining the two parcels and thus eliminate the need for the side yard setback variance.

If you wish to pursue this matter further you must apply to the Town of Aurora Zoning Board of Appeals for an Area Variance. You must include your application, application fee, and any information you need to support your need for a variance from the Town Code. If you have any questions contact us at 652-7591.

William R. Kramer


Code Enforcement Officer

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

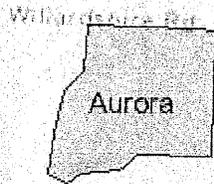
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

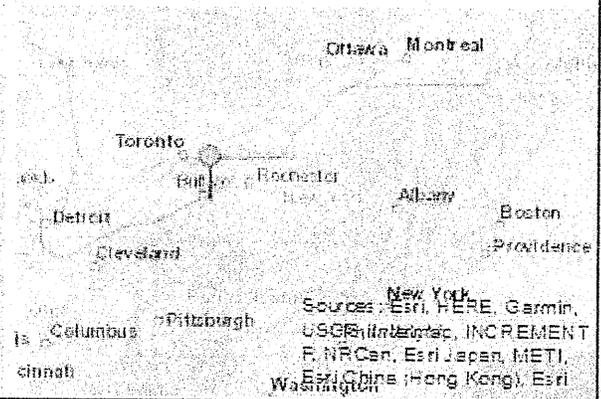
Part 1 – Project and Sponsor Information			
Name of Action or Project: Construction of Shop			
Project Location (describe, and attach a location map): 431 Willardshore Road Town of Aurora Erie County			
Brief Description of Proposed Action: Construction of Shop			
Name of Applicant or Sponsor: Bryan Young		Telephone:	
Address: 555 Willardshire Road		E-Mail: byoung@youngdevelopment.com	
City/PO: Eat Aurora		State: NY	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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ < 0.1 acres			
b. Total acreage to be physically disturbed? _____ < 0.1 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 50 +/- acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	NO YES <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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	NO YES <input 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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES <input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Demolition _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Demolition _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES <input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	NO YES <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: _____ _____ _____	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	NO YES <input type="checkbox"/>

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

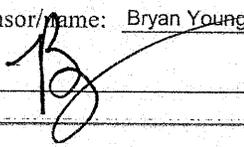


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



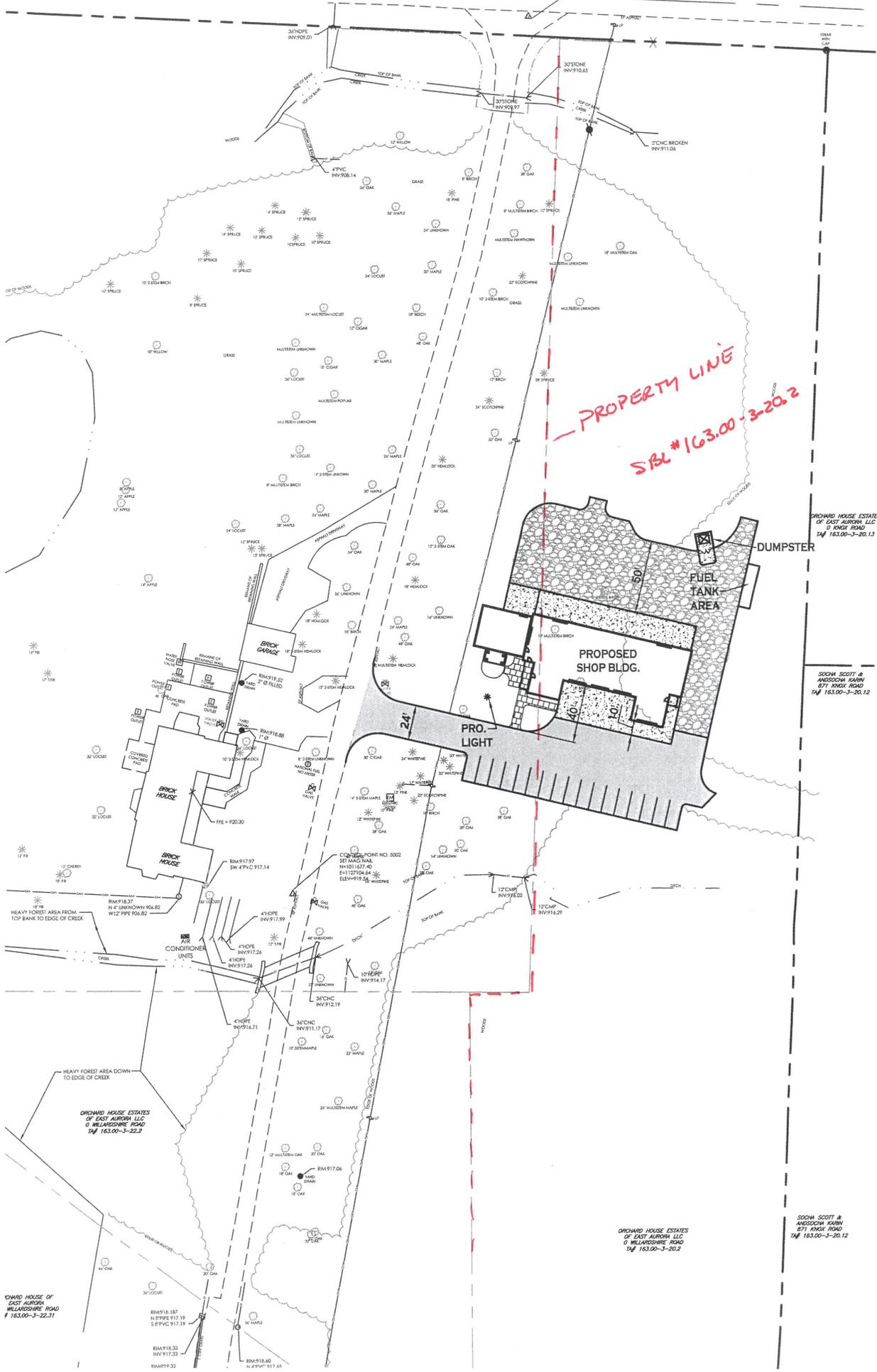
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri

- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No
- Part 1 / Question 12b [Archeological Sites] No
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] Yes

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 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 plan?	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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input 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?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input 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?	NO	YES
If Yes, describe: _____ unknown	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Bryan Young</u> Date: <u>7/2/20</u>		
Signature: <u></u> Title: <u>Owner</u>		

WILLARDSHIRE ROAD

CONTROL POINT NO. 5002
SET MAG NAIL
N=1032275.29
E=1127271.31
ELEV=915.89



PROPERTY LINE
SBL #163.00-3-20.2

ORCHARD HOUSE ESTATE
OF EAST AURORA, LLC
0 WILLARDSHIRE ROAD
TA# 163.00-3-20.13

SCOTT SCOTT &
ANDERSON PARTNERSHIP
871 KNOX ROAD
TA# 163.00-3-20.12

SCOTT SCOTT &
ANDERSON PARTNERSHIP
871 KNOX ROAD
TA# 163.00-3-20.12

ORCHARD HOUSE OF
EAST AURORA
WILLARDSHIRE ROAD
F 163.00-3-22.31

ORCHARD HOUSE ESTATES
OF EAST AURORA, LLC
0 WILLARDSHIRE ROAD
TA# 163.00-3-20.2

ORCHARD HOUSE ESTATES
OF EAST AURORA, LLC
0 WILLARDSHIRE ROAD
TA# 163.00-3-22.2

HEAVY FOREST AREA FROM
TOP BANK TO EDGE OF CREEK

HEAVY FOREST AREA DOWN
TO EDGE OF CREEK

DUMPSTER

FUEL TANK AREA

PROPOSED SHOP BLDG.

PRO. LIGHT

BRICK GARAGE

BRICK HOUSE

CONDITIONER UNITS

BRK918.187
N 878PVC 917.19
S 878PVC 917.18

BRK918.33
INV 917.33

BRK918.187
N 878PVC 917.19
S 878PVC 917.18

BRK918.33
INV 917.33

BRK918.187
N 878PVC 917.19
S 878PVC 917.18

BRK918.33
INV 917.33

BRK918.187
N 878PVC 917.19
S 878PVC 917.18

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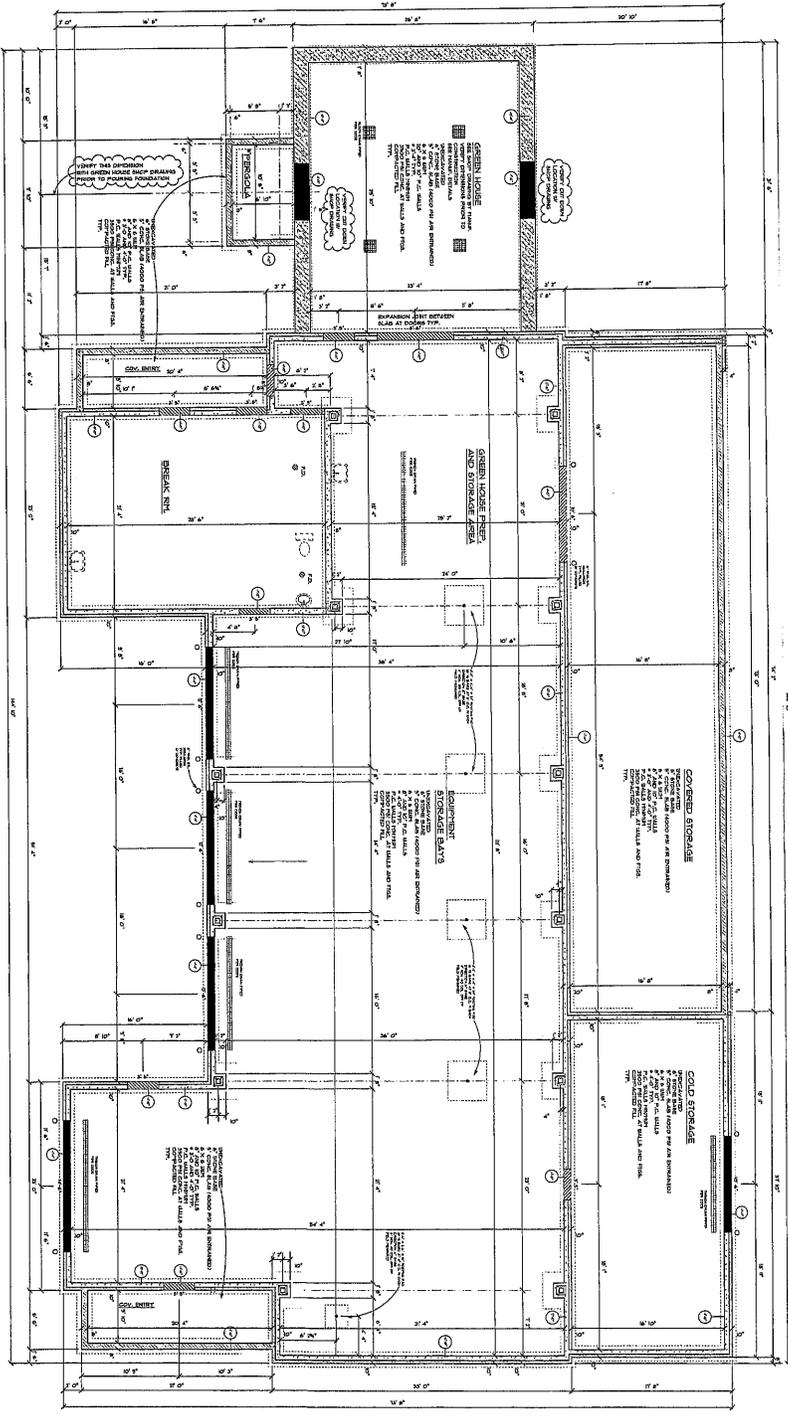
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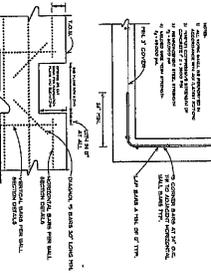
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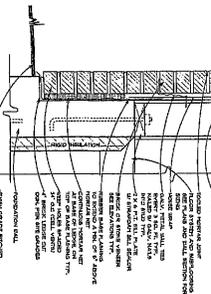
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FOUNDATION PLAN



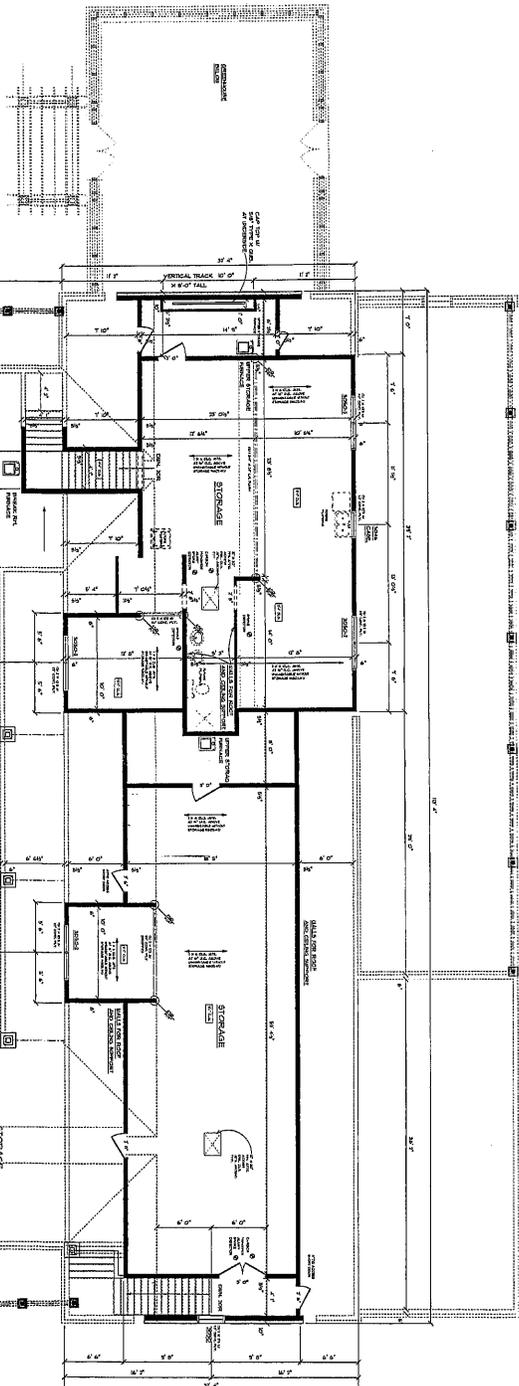
FOUNDATION CUT-DOWN OR OPENING DETAIL WITH BAR PLACEMENT CODE
 ALL WALLS
 THE FOUNDATION SHALL BE CONCRETE
 1. FOUNDATION SHALL BE CONCRETE
 2. WALLS SHALL BE 12" THICK
 3. FLOOR SHALL BE 4" THICK
 4. ROOF SHALL BE 2" THICK
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE



PROPOSED ACCESSORY STRUCTURE FOR:
"THE ORCHARD HOUSE"
 431 WILLIARDSHIRE RD.
 EAST AURORA, NEW YORK

FOUNDATION PLAN
 1. FOUNDATION SHALL BE CONCRETE
 2. WALLS SHALL BE 12" THICK
 3. FLOOR SHALL BE 4" THICK
 4. ROOF SHALL BE 2" THICK
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

JRZ
 022222
 2 - 6



PROPOSED UPPER LEVEL SHOP PLAN

SCALE
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 6" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
 5. ALL FLOORS ARE TO BE FINISHED WITH 1/2" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 6. ALL ROOFS ARE TO BE 12" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 7. ALL CEILING ARE TO BE 8" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 8. ALL EXTERIOR WALLS ARE TO BE 12" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 9. ALL EXTERIOR ROOFS ARE TO BE 12" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 10. ALL EXTERIOR FLOORS ARE TO BE 12" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	6-22-2023
2	REVISED PER COMMENTS	7-10-2023
3	REVISED PER COMMENTS	7-15-2023
4	REVISED PER COMMENTS	7-20-2023
5	REVISED PER COMMENTS	7-25-2023
6	REVISED PER COMMENTS	7-30-2023
7	REVISED PER COMMENTS	8-5-2023
8	REVISED PER COMMENTS	8-10-2023
9	REVISED PER COMMENTS	8-15-2023
10	REVISED PER COMMENTS	8-20-2023

GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 6" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
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 9. ALL EXTERIOR ROOFS ARE TO BE 12" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 10. ALL EXTERIOR FLOORS ARE TO BE 12" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.

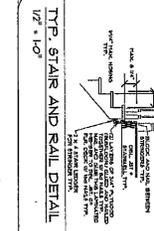
ELECTRICAL NOTES
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 3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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NO.	REVISION	DATE
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2	REVISED PER COMMENTS	7-10-2023
3	REVISED PER COMMENTS	7-15-2023
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5	REVISED PER COMMENTS	7-25-2023
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PROPOSED ACCESSORY STRUCTURE FOR:
"THE ORCHARD HOUSE"
 431 WILLIARDSHIRE RD.
 EAST AURORA, NEW YORK



TYP. STAIR AND RAIL DETAIL
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 6" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
 5. ALL FLOORS ARE TO BE FINISHED WITH 1/2" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 6. ALL ROOFS ARE TO BE 12" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 7. ALL CEILING ARE TO BE 8" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 8. ALL EXTERIOR WALLS ARE TO BE 12" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 9. ALL EXTERIOR ROOFS ARE TO BE 12" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
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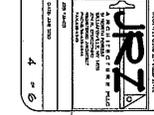
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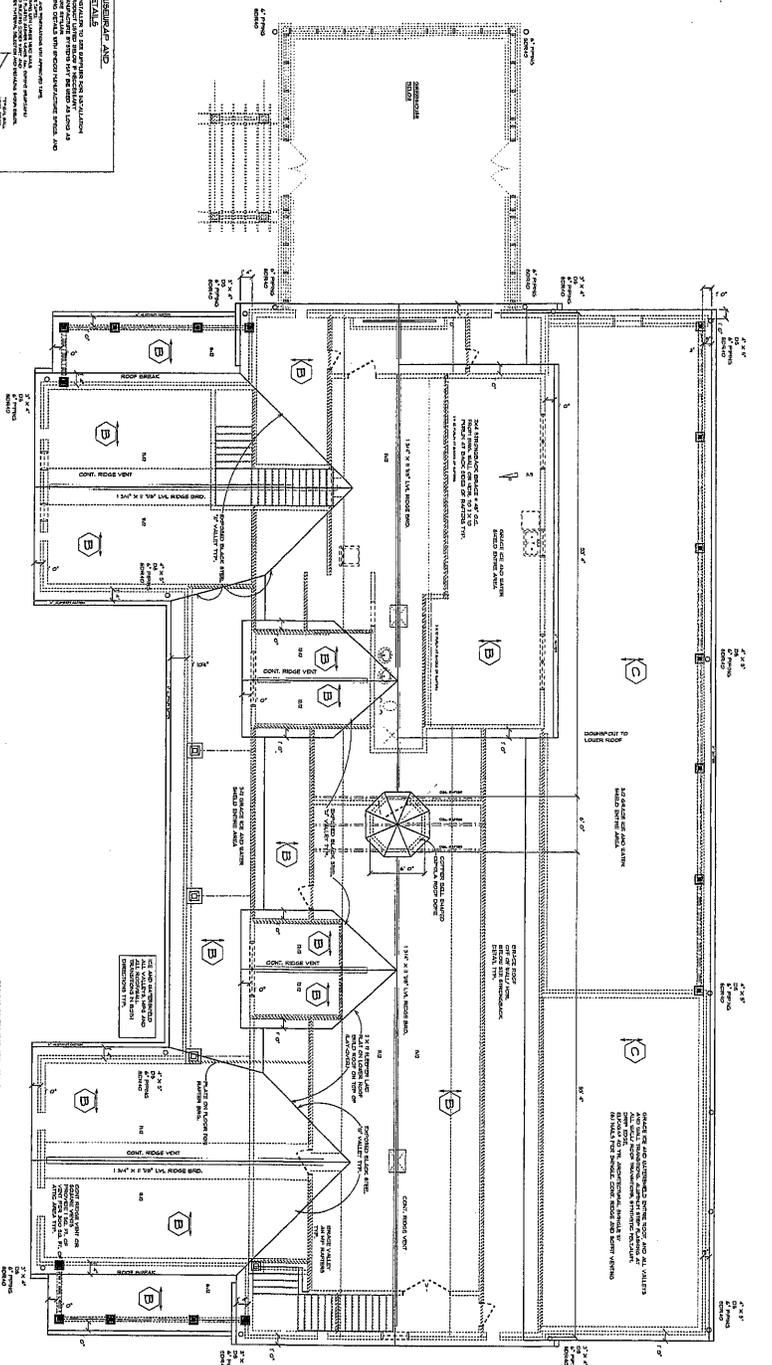
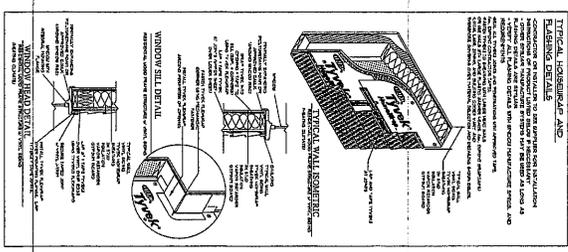
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PROPOSED ACCESSORY STRUCTURE FOR:
"THE ORCHARD HOUSE"
 431 WILLIARDSHIRE RD.
 EAST AURORA, NEW YORK



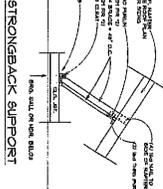
DATE: 6-22-2023
 DRAWN BY: J.R.Z.
 CHECKED BY: J.R.Z.
 PROJECT: PROPOSED ACCESSORY STRUCTURE FOR "THE ORCHARD HOUSE"
 431 WILLIARDSHIRE RD., EAST AURORA, NEW YORK



ROOF PLAN

SCALE: 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

- A** 1 1/2" X 12" LVL ROOF BEAM
- B** 1 1/2" X 12" LVL ROOF BEAM
- C** 1 1/2" X 12" LVL ROOF BEAM



PROPOSED ACCESSORY STRUCTURE FOR:
"THE ORCHARD HOUSE"
 431 WILLARDSHIRE RD.
 EAST AURORA, NEW YORK

PROFESSIONAL SEAL AND SIGNATURE

SCALE: 1/8" = 1'-0"

DATE: 12-20-20

PROJECT: PROPOSED ACCESSORY STRUCTURE FOR "THE ORCHARD HOUSE"

CLIENT: [Name]

ENGINEER: [Name]

REGISTERED PROFESSIONAL ENGINEER

NO. [Number]

EXPIRES: [Date]

STATE OF NEW YORK

122-020

JRZ

REGISTERED PROFESSIONAL ENGINEER

NO. [Number]

EXPIRES: [Date]

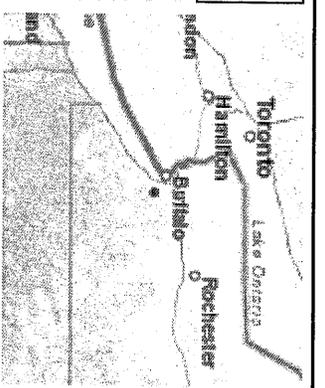
STATE OF NEW YORK

122-020

B 6



Erie County On-Line Mapping Application



- Legend**
- Parcels
 - Streets and Highways**
 - Interstate
 - Primary State Road
 - Secondary State Road
 - County Road
 - Local Road

0 0.07 0.1 Miles
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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