### PETITION

### Fee: \$35.00

# TO AMEND THE ZONING MAP OF THE TOWN OF AURORA, NEW YORK, OR FOR USE PERMIT BY THE TOWN BOARD

TO: THE TOWN BOARD OF THE TOWN OF AURORA, NEW YORK

	arsuant to Article IX of the Zoning Ordinance of the Town of Aurora, the undersigned owner(s) and petitioner(s) weby request that the Zoning Map of the Town of Aurora, be amended as follows:
*******	THE RURAL OUT REACH CENTER, INC. Name (First) (Articidite Initial) (East).
	Location of property to be rezoned: 736 OLEAN ROAD TOWN OF AURORA
	Area, in square feet, of the property to be rezoned: 326,700 sq. Ft.; (7.5 ACRES)  Dimension of the property to be rezoned: APPROX. 446' x 856'
₫.	If the petitioner is not the owner of the property:  PATHWAYS CHRISTIAN FELLOWSHIP  Owner's Name and Address  300 GLEED AVE., EAST AURERA, WY 1425 2  Owner's Name and Address
	What is the interest of the petitioner in the proposed rezoning?  PLEASE SEE ATTACHED STATEMENT.
eg en en en en en en en en en en en en en	Petitioner understands and agrees to furnish any of the following if requested by the Town Board or its encies: An accurate survey map prepared by a licensed surveyor showing all dimensions, including interior gles or bearing of lines, and the location, proposed use and height of all buildings; location of all parking and ok loading areas, with access and egress drives thereto; location of outdoor storage, if any; location of all sting or proposed site improvements, including drains, culverts, retaining walls and fences; description of sthod of sewage disposal and location of such facilities; location and size of all signs; location and proposed refail sales, if any.
).	Attach the legal description of the property to be rezoned. PLBASE SEE A TRUED DEED.
Ť.	Present zoning classification of the property: RR LA
	Proposed zoning classification of the property: BZ
Ž.	Present use of the property:
10	Present use of the property:  Proposed use of the property:  Proposed use of the property:

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Qualified in Eria County
My Commission Expires Jan 31, 1094

4/13/23

# Question #4

Petitioner currently leases the Property from the Owner. Owner and Petitioner are parties to a contract pursuant to which Owner will transfer title to Petitioner.

#### ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:

**BOX 88** 

Party 1:

WESTERN NEW YORK DISTRICT INC OF THE WESLEYAN CHURCH

Party 2:

PATHWAYS CHRISTIAN FELLOWSHIP CHURCH

Recording Fees:

\$35.00
\$1.00
\$14.25
\$4.75
\$9.00
\$241.00
\$10.00

Book Type: D Book: 11204 Page: 8727

Page Count:

Doc Type:

DEED

Rec Date:

06/21/2011 02:57:50 PM

Rec Tim: Control #:

2011130009

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Receipt#:

11090607

Document Sequence Number TT2010017482

Consideration Amount:	73000.00
BASIC	0.
SONYMA	0
ADDL	0
NFTA MT	\$0.00
TRANSFER	\$292.00
NFTA TT	\$365.00

Total: \$972.00

STATE OF NEW YORK ERIE COUNTY CLERK'S OFFICE

WARNING – THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

John J. Crangle, Jr.
Interim COUNTY CLERK



Warranty Deed with Lien Covenant

## This Indenture,

Made the 28th day of April, Two Thousand Eleven

Between WESTERN NEW YORK DISTRICT, INC., OF THE WESLEYAN CHURCH, f/k/a Lockport Conference of the Wesleyan Methodist Church of America, 4669 Pinecrest Terrace, Eden, New York 14057, Grantor, and

PATHWAYS CHRISTIAN FELLOWSHIP CHURCH, P.O. Box 447, East Aurora, New York 14052, Grantee, 7/ Main Sty Hambury 19/14015

Witnesseth, that the said Grantor, in consideration of One and More Dollars (\$1.00 & more) lawful money of the United States, paid by the Grantee, does hereby grant and release to the Grantee, its heirs 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 pat of Lots Nos. 13 and 14, Township 9, Range 6 of the Holland Land Company's Survey, described as follows:

BEGINNING at a point in the centerline of Olean Road at the southwest corner of lands conveyed to Daniel C. Clark and wife by deed recorded in the Erie County Clerk's Office in Liber 8349 of Deeds at page 149; thence easterly along the south line of said lands, 266.8 feet; thence northerly along an easterly line of said lands, 241.8 feet; thence easterly along a southerly line of said lands, 453.5 feet to the west line of lands of the Pennsylvania Railroad Company; thence southeasterly at an interior angle of 104° 18' 00" along the west line of said Railroad, a distance of 313.70 feet; thence southwesterly at an interior angle of 98° 24' 00" a distance of 853.11 feet to the center line of Olean Road; thence northwesterly along the centerline of Olean Road, 446 feet to the point or place of beginning.

This Deed is given pursuant to an Order granted by the New York State Supreme Court in the County of Erie.

**TOGETHER** with the appurtenances and all the estate rights of the Grantor in and to the said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee.

AUR 130009 DVO-2 **AND** the said Grantor does covenant with said Grantee as follows:

FIRST -- That the Grantee shall quietly enjoy the said premises.

**SECOND** - That the Grantor will forever WARRANT the title to said premises.

**THIRD** -- Subject to the trust fund provisions of section thirteen of the lien law.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year first above written.

### IN PRESENCE OF

THE WESTERN NEW YORK DISTRICT, INC. OF THE WESLEYAN CHURCH

By: Dr. Joseph W. Jennings, District Superintendent

STATE OF NEW YORK)

COUNTY OF ERIE ) ss:

On the 28<sup>th</sup> day of April, 2011, before me, the undersigned, a notary public in and for said state, personally appeared DR. JOSEPH W. JENNINGS, 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.

Notary Public

STEPHANIE M. DOE
Notary Public, State of New York
No. 01D06211887
Qualified in Niagera County
Commission Expires September 21, 2012

# PLEASE TYPE OR PRESS FIRMLY WHEN WRITING ON FORM. INSTRUCTIONS: http://www.orps.state.ny.us or PHONE (518) 474-6450

C1. SWIS	ITY USE ONLY Code Deed Recorded	1.4.2	<u>-4.8.9</u> 1 21.11			REAL PROPERTY TRANSFER RE STATE OF NEW YORK STATE BOARD OF REAL PROPERTY SER		
C3. Book	11.2	0.4 C4.P	age 87	راتحا		RP - 5217		
PROPERTY	Y INFORMATION	J			***************************************		ndharikannagana 70700	
1. Property   Location	V L	0	ean Road	<u> </u>				
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2. Buyer	DUTHING	III Ahvis	tian Fellow	Chalin I	Nour h	ZIP C	ope i	
Name	LAST NAME / COMP	My CIDIO	THE PLANT	wante.	FIRST NAME			
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	e number of Asse is transferred on ti		# of Parc	els OR	Part of a Parcel	(Only if Part of a Parcel) Check as they apply:	П	
5. Desd				B <sub>ress</sub> .		<ul><li>4A. Planning Board with Subdivision Authority Exists</li><li>4B. Subdivision Approval was Required for Transfer</li></ul>	ᆸ	
Property Size	FRONT FEET	J X L DEPT	H OR L.	ACRE	1.3.01	4C. Parcel Approved for Subdivision with Map Provide	₫ 🔲	
6, Seller	WAV DIS	trict. Inc	. OF THE W	(A) tua	in Chilirch	1	ı	
Name	LAST NAME / COMP.	ANY		1	FIRST NAM			
L	LAST NAME / COMP.	ANY			FIRST NAME	E		
7. Check the	box below which	most accurately	describes the use of t	the property	at the time of sale:	Check the boxes below as they apply: 8. Ownership Type is Condominium		
A One	e Family Residential	E∏ ∕	Agricultural	ıП	Community Service	9. New Construction on Vacant Land	Image: Control of the	
	r 3 Family Residenti idential Vacant Land	- Instant	Commercial Coartment	J K	Industrial Public Service	16A. Property Located within an Agricultural District 16B. Buyer received a disclosure notice indicating		
-	n-Residential Vacant	~	mentainment / Amuser	-	Forest	that the property is in an Agriculturel District	Ш	
SALE INFOR	RMATION		N 1 / 1			one or more of these conditions as applicable to tran	isfer:	
11. Sale Cont	tract Date	니	)   /   4 /   forth Day	Year		ale Between Relatives or Former Relatives ale Between Related Companies or Partners in Busin	ess	
		. (	No.21 .	н.	c 🔲 ∘	one of the Buyere is also a Seller	it dian	
12. Date of S	ale / Transfer	L	fonth Day	Year	menn.	uyer or Seller is Government Agency or Lending Inst leed Type not Warranty or Bargain and Sale (Specify		
			<b></b>	^	-	ale of Fractional or Less than Fee Interest (Specify Be Ignificant Change in Property Between Taxable Status		
13. Full Sale	Price		1.3 <sub>,</sub> 0.0.0	0,0,0	н s	ale of Business is Included in Sale Price		
This payme	nt may be in the for	m of cash, other p	roperty including perso property or goods, or th	he assumption		ther Unusual Factors Affecting Sale Price (Specify Bel one	lows	
	or other obligations. he value of person:		o the nearest whole do	_				
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or contract .		······································	a. Octobi Diatric Nan					
20. Tax Map I	identifier(s) / Roll i	dentifier(s) (If mo	re then four, attach s	heet with ad	ditional identifier(s))			
174,00-4-17.2								
<u> </u>					*			
CERTIFICAT	National Property of the Park Street	f information ent	ered on this form are	true and co	rrect (to the best of a	my knowledge and belief) and I understand that the	making	
of any willful	l false statement of		erein will subject me t	to the <u>provisi</u>	ions of the penal law	relative to the making and filing of false instrumen BUYER'S ATTORNEY	ds.	
ſ	_	BUYER				BUTER & ATTORNET		
	人		10/21	1.	100000	A SECTION AND A SECTION ASSECTATION AND A SECTION ASSECTATION ASSE		
BUYER SIG	INATURE		DATE	11)	LASTALAME	FIRST NAME		
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		SELLER				NEW YORK STATE		
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### Questions #9 and #10

Petitioner currently uses the property to carry out its charitable purposes.

Petitioner generally seeks to identify and provide living assistance to the rural impoverished in Erie County and surrounding counties by means of food and clothing distribution, household goods redistribution and minor housing repairs, while also providing personal support, therapy and social services, education and other services to help such individuals overcome poverty and become self-sufficient. As an ancillary service, Petitioner also contracts with the County to provide "Code Blue" shelter to those in its service area.

At present, Petitioner operates out of an on site repurposed FEMA trailer. Title to the property will be transferred to Petitioner pursuant to contract in the next several months. Following transfer of title, and depending upon the success of a currently ongoing capital campaign, Petitioner intends to construct an approximately 9,000 square foot, single story building on the site to be used in place of the trailer. The intended building will include offices, a chapel, and a multipurpose room. The trailer will be removed from the property.

The current owner will lease back a portion of the building to be used primarily for worship and religious education on Sundays.

It is also the intention of Petitioner to construct in the future a second

building on the property. Current plans, which are uncertain at present, would be for a 4,500 square foot, single story building, which would be used chiefly for the storage of furniture, appliances and the like for distribution as needed. This function is currently accomplished through the use of storage sheds located on the property. The construction of the second building is dependent upon completion of the first building and financial considerations. At present, no date to begin the second project has been established.

### LIST OF ABUTTING LANDWONERS 730 OLEAN ROAD REZONING

Ronald D Dedrick Kristel J Dedrick 750 Olean Rd East Aurora, NY 14052

Frank Sirianni 692 Olean Rd East Aurora, NY 14052

Michael T Masterson 725 Olean Rd East Aurora, NY 14052

Michael T Masterson 765 Olean Rd East Aurora, NY 14052

Engasser Construction Corp. 691 Olean Rd East Aurora, NY 14052

### Question #13

The property is directly across Olean Road from a parcel that is zoned I-Industrial. The rear of the property abuts a railroad line. The property size is sufficiently large so that Petitioner's proposed building will not be situated near the dwellings to the north and south of the property. Further, current plans call for the proposed building to be set back more than 200 feet from Olean Road. The building will be appropriately landscaped and ample parking behind the building will be provided.

### TO: THE TOWN BOARD OF THE TOWN OF AURORA, NEW YORK

Re: 730 Olean Road, Town of Aurora (the "Property")

By this letter, Pathways Christian Fellowship, the current owner of the Property, hereby authorizes The Rural Outreach Center, Inc to file a petition with the Town Board to amend the Zoning Map of the Town of Aurora with respect to the Property.

September 30, 2020

Peter Grogan

Chairman of the Board of Trustees Pathways Christian Fellowship

### 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.

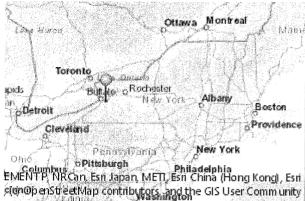
Part 1 – Project and Sponsor Information								
Name of Action or Project: Rural Outreach Center - New Headquarters Building Rezoning of existing property from RR/A (Rural Residential/Agricultural) to B-2 (Business) / site plan review of new 9,000 square foot building.								
Project Location (describe,	•		J					
730 Olean Road East Aurora, NY 14052								
Brief Description of Proposed Action:	1,0,000							
Rezoning of existing property from RR/A (Rural Residential/Agricultural) to B-2 (Business) to allow The Rural Outreach Center to construct an approximately 9,000 square foot, single story building on the site to be used in place of an existing trailer. The intended building will include offices, a chapel, and a multipurpose room. The trailer will be removed from the property.								fices, a
				7000				
Name of Applicant or Sponsor:				Telephone:	716-240-2220	)		
Frank Cerny, Executive Director, The Rural Outreach Center				E-Mail: frankcerny@theroc.co				
Address:								
730 Olean Road				,				
City/PO:				State:		Zip C	ode:	
East Aurora				NY		14052		
1. Does the proposed action only involve the legisla administrative rule, or regulation?	anve adopno	on or a	pian, iocai	i iaw, oruma	ince,	-	NO	YES
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.								
2. Does the proposed action require a permit, appro	val or fundi	ng froi	n any othe	r governme	nt Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: To	own of Aurora: Special Use Pe	: Planni ermit), E	ing Board (S Building Dep	ite Plan Appr artment (Build	oval), Town Boading Permit)	ard		<b>✓</b>
3. a. Total acreage of the site of the proposed action	n?			7.5 acre				
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous	nronerties)	owned		3.5 acre	es			
or controlled by the applicant or project spor		OWNEG		7.5 acr	es			
4. Check all land uses that occur on, are adjoining or	r near the pr	oposed	d action:		-			
	Industrial			l 🔽 Resi	dential (subur	rban)		
☐ Forest ☑ Agriculture ☐	Aquatic		Other(Spec	ify):				
☐ Parkland								
_								

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<b>✓</b>		
b. Consistent with the adopted comprehensive plan?		<b>√</b>	
6. Is the proposed action consistent with the predominant character of the existing built or natural lan	dscape?	NO	YES
o. Is the proposed detical consistent with the predeminant characters of the standard characters of the standard characters.	<b>F</b>		V
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental	Area?	NO	YES
If Yes, identify:		<b>V</b>	
			VEC
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO V	YES
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 propaction?	osed		✓
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
The new construction utilizes continuous and cavity insulation. Energy efficient windows and doors will be specified. Furnace models will be installed.	ligh efficiency		<b>V</b>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			<b>✓</b>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
New septic tank and leach field will be provided.		<b>✓</b>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or	or district	NO	YES
which is listed on the National or State Register of Historic Places, or that has been determined by the		<b>V</b>	
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listin State Register of Historic Places?	g on the		
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	or ?		<b>✓</b>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, conwetlands or other waterbodies regulated by a federal, state or local agency?	ntain	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbod	y?		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

Shoreline   Forest   Agricultural/grasslands   Early mid-successional   Wetland   Urban   Suburban     15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or   NO   YES   Federal government as threatened or endangered?	14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:					
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?    16. Is the project site located in the 100-year flood plan?   17. Will the proposed action create storm water discharge, either from point or non-point sources?   18. Will storm water discharges flow to adjacent properties?   19. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?   19. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?   19. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?   19. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?   19. Will storm water deading to Cazenovia Creek.   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)?   19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?   19. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or monogeneous property should be provided)   10. Will storm water detention will be provided   No YES     10. Will storm water detention will be provided   No YES     11. Will the proposed action or an adjoining property been the subject of remediation (ongoing or No YES     12. Will storm water detention will be provided   No YES     13. Will storm water detention will be provided   No YES     14. Will storm water discharges flow to adjacent property been the subject of remediation (ongoing or No YES     19. Will storm water detention will be provided   No YES     19. Will storm water detention will be provided   No YES     19. Will storm water discharges flow to adjacent properties?   No YES     19. Will storm water discharges flow t	Shoreline Forest Agricultural/grasslands Early mid-successional					
Federal government as threatened or endangered?	□Wetland □ Urban ☑ Suburban					
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	Applicant/sponsor/name: Doulald Elaubrecht (FFAE Archifects of Mehalf of The ROC)  Date: 10/01/2020					
Signature: Title: Architect						
	Signature: Title: Architect					



**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.



Part 1 / Question 7 [Critical Environmental Area]

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Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]

Part 1 / Question 12b [Archeological Sites] Ye

Part 1 / Question 13a [Wetlands or Other

Regulated Waterbodies]

Part 1 / Question 15 [Threatened or

Endangered Animal]

Part 1 / Question 16 [100 Year Flood Plain]

Part 1 / Question 20 [Remediation Site]

No

No

:

Yes

Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

No

No

No