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



TOWN CLERK
Martha L. Librock
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TOWN OF AURORA

Aurora Municipal Center 575 Oakwood Avenue, East Aurora, NY 14052 www.townofaurora.com

To: Aurora Planning Board

From: Martha Librock, Town Clerk

Date: April 20, 2021

Re: Open Development Area Referral – Split from 535 Jewett Holmwood Road

The Town Board referred the attached Open Development Area application for a property split from 535 Jewett Holmwood Road to the Planning Board for review and recommendation. Please note that the applicant is requesting to construct the residence closer to the dividing lot line than the code allows.



TOWN OF AURORA OPEN DEVELOPMENT AREA APPLICATION

PETITIONER:	Name:	Robert & Joan Erick	501
	Address:	535 Jewett Holmwood	Ra.
Phone:		City State Fax: E-Ma	14052 Zip
PHONE.	•	Fax: E-Ma	
PROPERTY OW	<u>NER</u> (if diffe	rent from petitioner):	
Name:	5ame_		
Address:		Ph. No	
PROJECT ADDR	RESS: <u>535</u> No.	Jewett Holmwood Fal. Pa Street	sbl No. Rangelo
PROJECT DESC Signature of A		Build a single family time flagged lot: (* 1,800,2-ste My wife and I will occupy will accupy the existing ho	6.55 acre lot into 2 paralisher frame home on the say with attached garage. The new home, our son 6 forme at 535 Jewett Holmwood 4.1-21
	*********	James M. Walt	~ <u>~~!~~~ </u>
State of New Yor County of Erie	·k) :SS:)		
said state, persoi satisfactory evide acknowledged to	nally appeared ence to be the me that he/s he instrument		, personally known to me on the basis of cribed to the within instrument and capacity(ies), and they by his/her/their
-		Notary Public	
OFFICE USE ON	ily:		
File #:	Number	r of Lots Total Acreage	Zoning
Open Developme	ent Area Revie	ew Application Fee \$	
Materials Receive Fown Clerk & Fee	e Paid		
	for the first of t	Accepted by Date	2

April 6, 2021

Re: 535 Jewett Holmwood Road - ODA Setback variance request

Aurora Town Board Members,

Regarding my Open Development Area Application for property at 535 Jewett Holmwood Road, East Aurora, NY, I am hereby requesting a variance from the requirement of a 200' setback from the dividing property line.

This request is based on the advice of Andy Kenyon, P.L.S., from Nussbaumer & Clarke, Inc. who completed the Open Development Area Survey. Per his assessment, the area approximately 100' from the dividing line is significantly drier and will present less problems with drainage than further back on the property.

Given the layout of the property and orientation of the current residence, I believe that the location of the second home at 100' from the dividing line will not have a negative impact on the value/privacy of either home.

Thank you for your consideration of this request.

Daham Frielman

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

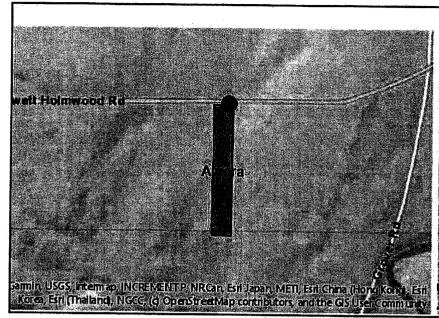
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

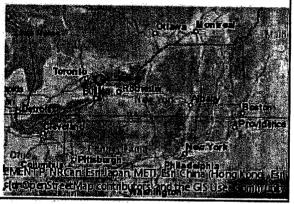
Name of Action or Project:				
2-Lot Minor Subdivision				
Project Location (describe, and attach a location map):				
535 Jewett Holmwood Road, East Aurora, N.Y. 14052				
Brief Description of Proposed Action:				
The Project Sponsor is selling a 4.737 acre parcel from Robert M. Erickson fron (SBL NO. 174.00-3-27.2), thus creating the need for a minor subdivision	n a 6.55 acre parcel of land he c	owns at 535 Jewett Holmwood Road		
Name of Applicant or Sponsor:	Telepho			
obert M. Erickson	E-Mail:			
Address:	D'Mail.			
35 Jewett Holmwood Road				
City/PO:	State:	Zip Code:		
ast Aurora	N.Y.	14.0-0		
loss the proposed action				
Does the proposed action only involve the legislative adoption of administrative rule, or regulation?	-			
f Yes, attach a narrative description of the intent of the proposed actionally be affected in the municipality and proceed to Part 2. If no. continuous	n and the environmental res	sources that		
f Yes, attach a narrative description of the intent of the proposed actional be affected in the municipality and proceed to Part 2. If no, continuous the proposed action require a permit consequence of the line of the proposed action requires a permit consequence of the line of the proposed action requires a permit consequence of the line o	on and the environmental res	sources that		
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f Yes, attach a narrative description of the intent of the proposed action may be affected in the municipality and proceed to Part 2. If no, continuous the proposed action require a permit, approval or funding from f Yes, list agency(s) name and permit or approval: Subdivision Approval Erie Co. Dept. of Heal a. Total acreage of the site of the proposed action?	on and the environmental res nue to question 2. om any other government Ap	sources that		
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f Yes, attach a narrative description of the intent of the proposed action may be affected in the municipality and proceed to Part 2. If no, continuous be affected in the municipality and proceed to Part 2. If no, continuous bearing of Yes, list agency(s) name and permit or approval: Subdivision Approval Erie Co. Dept. of Heal a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? Check all land uses that occur on, are adjoining or near the propose. Urban Rural (non-agriculture) Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Industrial Indust	on and the environmental restruct to question 2. om any other government Approximately approximatel	sources that V C		

F					
5.	18	s the proposed action,	NO	YES	N/A
	а.	. A permitted use under the zoning regulations?		7	ПП
	Ъ	. Consistent with the adopted comprehensive plan?		7	
6.	Is	the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
					V
l		the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
11 3	ces.	, identify:		V	
8.	a.	Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
	ь.			V	
		Passes transfer services transacte at or near the site of the proposed action?		V	
	c.	action?		V	
9.		oes the proposed action meet or exceed the state energy code requirements?		NO	YES
Ift	ie p	proposed action will exceed requirements, describe design features and technologies:			
-					
10.	W	ill the proposed action connect to an existing public/private water supply?	-t	NO	YES
		If No, describe method for providing potable water:			
-1				Ш	V
11.	Wi	ill the proposed action connect to existing wastewater utilities?		NO	YES
		If No, describe method for providing wastewater treatment:	f		
Sep	ic S	System will be required for new home		V	
12	a T	Does the project site contain on in it			
WILL) I	Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district is listed on the National or State Register of Historic Places, or that has been determined by the	-	NO	YES
Con	mı	ssioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the egister of Historic Places?	_	V	
			ŀ		
arch	b. aeo	Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for logical sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		V	
13.	a. wei	Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain tlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
		Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			V
		identify the wetland or waterbody and extent of alterations in square feet or acres:		✓	
	-, -				
			-		

14 Identify the typical habitat types that company or an U. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
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	TNO	1 3750
Federal government as threatened or endangered?	NO	YES
		$ \Box$
16. Is the project site located in the 100-year flood plan?	NO	YES
·		
	V	$ \sqcup $
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		V
a. Will storm water discharges flow to adjacent properties?	景	H
·	V	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		1
Storm water will be directed by roof drains to on-site yard swales		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other righted (e.g., retention pond, waste lagoon, dam)?	NO	IES
If Yes, explain the purpose and size of the impoundment:		
	V	
19 Has the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the proposed action or an alicinian to the site of the s		
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:		
	✓	
	-	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
		<u> </u>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	TO 000	
MY KNOWLEDGE	SI OF	
Applicant/sponsor/name: Valerie Sarcione Date: 3-15	_ ~	, 1
Signature: Vally Sarcus Title: Palect Desi	ane.	r 1
	J'-'	-



Discialmer: 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]	No		
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No		
Part 1 / Question 12b [Archeological Sites]	The discontinuous and the state of the first three states are the state of the first three states are the state		
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]	No		

