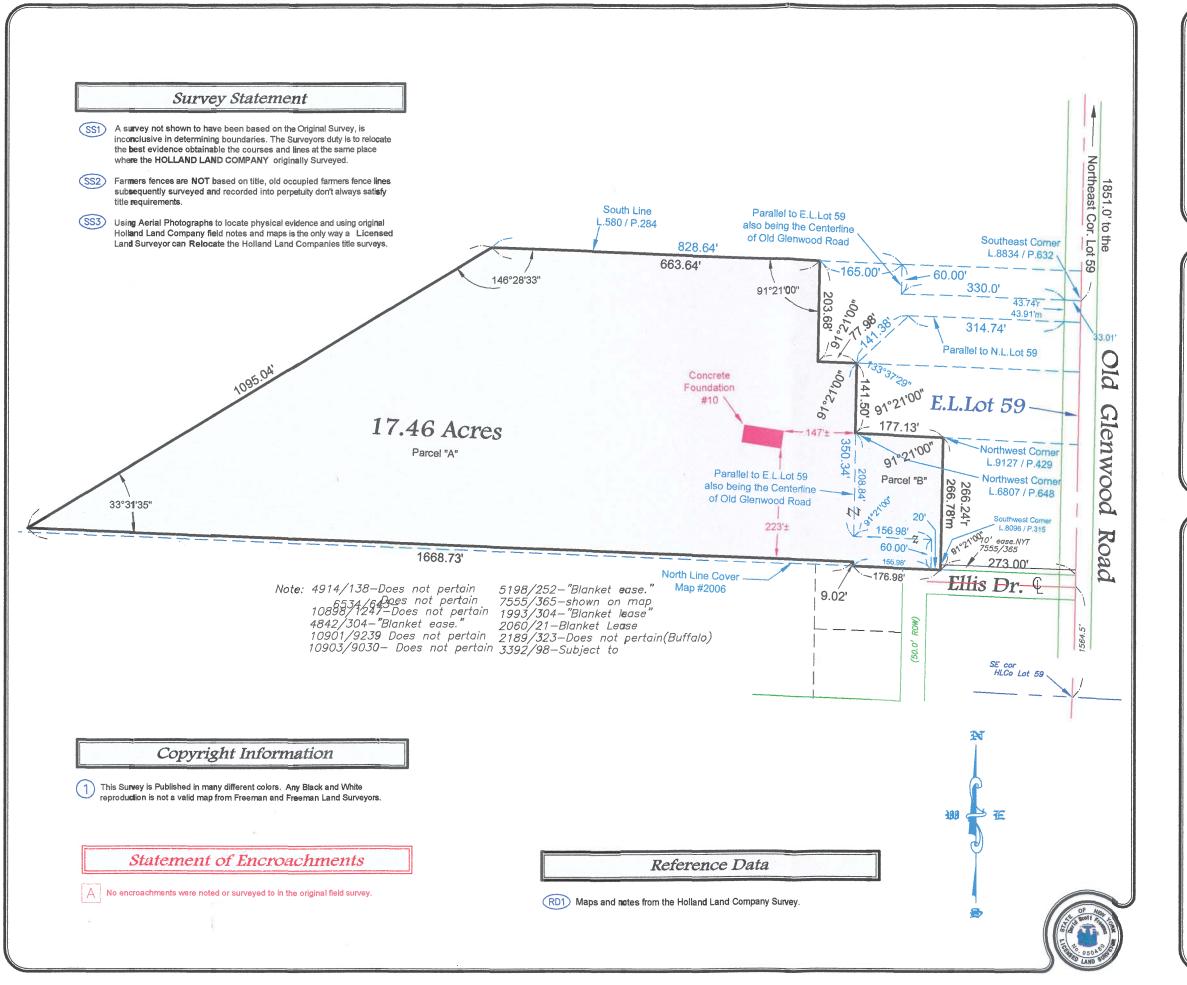
### **Open Development Area Submission**:

- 1. Current Survey (10) copies
- 2. Copy of the Recorded Deed describing the Subject Premises
- 3. Development Plan (10) copies to include:
  - a. Owner's name and Address:
    - William Heidt
    - 10 Ellis Drive, West Falls, NY 14170
  - b. Pertinent features: Existing Structures, streets, USGA topography and other information that may influence the design of the plan See attached SP-1 and SP-2.
  - c. Location, width and approx. grade of all proposed access roadways See attached SP-1 and SP-2.
  - d. Location, dimensions and area of all proposed or existing lots, drainage plans, public utilities and sewage disposal See attached SP-1 and SP-2.
  - e. Names of all property owners of record within a 500'-0" radius of all property lines

0 Ellis Drive – David Fatta	168 Ellis Drive – Ralph R Turansky
0 Ellis Drive – Loretta V Ellis Estate	175 Ellis Drive – Bonnie L Klocke
24 Ellis Drive – James B Thomson	198 Ellis Drive – Joseph Ball JR
36 Ellis Drive – Sean B Peck	
51 Ellis Drive – Michael J. Potla	5 Old Glenwood Road – Carl N Peters
62 Ellis Drive – Gerard E Nowak (L/E)	12 Old Glenwood Road – Natalka Prytula
65 Ellis Drive – Joseph E. Hanrahan	13 Old Glenwood Road – Shawn M Ronan
83 Ellis Drive – David Janish	16 Old Glenwood Road – Quinn I Hennessy- Snow
88 Ellis Drive – Jeffrey J Dominiak	17 Old Glenwood Road – Daniel C Patti
97 Ellis Drive – William E. Brown	25 Old Glenwood Road – Jason T Zagst
98 Ellis Drive – Barbara Scarcello	32 Old Glenwood Road – John R Stubley
114 Ellis Drive – Beverly J Sharp	33 Old Glenwood Road – Nicholas S Peters
115 Ellis Drive – Thomas P. Fitzpatrick (L/E)	34 Old Glenwood Road – Michael A Campanella
127 Ellis Drive – James Brooks III	45 Old Glenwood Road – John L Farrell
128 Ellis Drive – Mary C Ptak	48 Old Glenwood Road – Russell A Schroeder
134 Ellis Drive – Eileen S Braniecki Living Trust	51 Old Glenwood Road – Richard E Swartzmeyer (J/T)
135 Ellis Drive – Jordan C Schneider	57 Old Glenwood Road – Ramona Cook
143 Ellis Drive – Doris M Ellis	58 Old Glenwood Road – Kevin M Kelly
146 Ellis Drive – Frank C Dolce	64 Old Glenwood Road – Rosemarie A Wagner

151 Ellis Drive – Renee Krolczyk (L/E)	79 Old Glenwood Road – Cheryl Tubinis
152 Ellis Drive – Cory M Kanderfer	93 Old Glenwood Road - Nicholas J. Passucci
157 Ellis Drive – Dolores M Lewandowski (L/E)	103 Old Glenwood Road - Ray E. Matthewson (L/E)
160 Ellis Drive – Ronald P Angrignon	Old Glenwood Road – St. George R.C. Church
165 Ellis Drive – Robert C Hanlon	298 Ellicott Road – RNH 298 LLC (Robert Neil Hopkins)

- f. The acreage of the tract to be developed to the nearest 1/10 of an acre.
  - 0.9 acres
- g. The 500 year and 100 year floodplains, as appropriate
  - Not even remotely close See attached Floodplain Map
- h. National wetland Inventory and New York State Department of Environmental Conservation mapped wetlands See attached Wetlands Map
- i. The location and approximate watershed size of all drainage ways See SP-01 and SP-02.
- j. Any other information deemed appropriate or requested by the Planning Board and/or Town Board.
- 4. Narrative description of the planned private right-of-way including:
  - a. Specification for the private right-of-way
    - There will be a 50'-0" wide right-of-way provided at Ellis Drive through the properties 75' frontage. The right-of-way will consist of a 20'-0" wide gravel driveway and 30'-0" wide area to run underground utilities (Gas, Electic, Water and Phone/Data/Cable)
  - b. Ownership of the right-of-way
    - Right-of-way will be Owned by the owner of the property that it is provide access to: William A. Heidt
  - c. A maintenance plan for the right-of-way
    - The right-of-way will be maintained by the Owner of the Property that it is providing access to: William A. Heidt
- 5. A statement as to the proposed water supply and similar utilities service capabilities.
  - a. The property has access to Public Water, Gas and Electric at Ellis Drive and each will be run along the right-of-way to the future residence. There is no public sewer, so a county approved septic system will be installed.
- 6. Fee Payable to the Town of Aurora, as determined by a fee schedule established by the Town Board. \$100.00?
- 7. Part I of the Short Form SEQR See attached.



### Miscellaneous Notes

MN1) Some features shown on this plat may be shown out of scale for clarity.

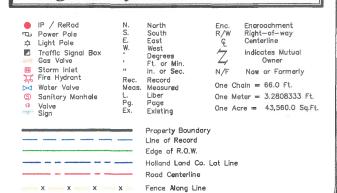
MN2) Certain easements and /or utility lines, may or may not be shown hereon, however this shall not imply that all easements or utilities affecting premises

MN3 Unauthorized Alteration or Addition to this Survey Map is a Violation of Section 7209 Provision 2 of the New York State Education Law.

MN4) This Survey was prepared without the benefit of an up-to-date abstract of title and is subject to any state of facts that may be revealed by an examination

(MN5) THIS MAP IS NOT VALID WITH AFFIDAVIT OF NO CHANGE

### Legend of Symbols & Abbreviations



### Survey

Being Part of Lot 59 Township 9 Range 6 Holland Land Company Survey Town of Aurora Erie County, New York

#### Surveyor's Certification

I hereby certify

that this survey was prepared in accordance with the current Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors and as amended by the Niagara Frontier Land Surveyors

This certification does not extend to subsequent owners, mortgages, or insurers unless this survey has been re-surveyed for this purpose by the surveyors. This certification is void unless signed by the surveyor listed below. This certification is null and void if the fee for said certification is not paid

Survey Prepared By:

Licensed Surveyor: David Scott Freeman Licensed Land Surveyor No.: 050480 In the State of: New York Date of Survey: May 24, 2014 Date of Last Revision: August 28,2014 Date of Building Location: October 23, 2015 Drawing Scale: 1" = 200'

Freeman&Freeman Job No. 8145

Freeman and Freeman Copyright 2013

and Freeman Land Surveyors the Holland Land Company for the 21st Cent oad - Glenwood, N.Y. 14069 7740, Fax. (716) 592-4007

MAIL to: Henry GARTNER, EDG 135 Delaware Ave, Suite 5th floor Buffalo n.Y. 14202

### **DEED WITH FULL COVENANTS**

THIS INDENTURE, made the day of Softalen Two

Thousand and Fourteen, between Michael D. Farrell, Jr. and Regina A. Farrell, residing at 1032 Sweet Road, East Aurora, New York14052, parties of the first part, and William Heidt, residing at 316 Behm Road, West Falls, New York 14170, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One and More (\$1.00 & More) Dollars, lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the part of the second part, his heirs and assigns forever,

See Schedule "A"

The premises are not in an agricultural district and the parcel is entirely owned by the transferors.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO have and to hold the premises herein granted unto the party of the second part, their heirs and assigns forever. And said parties of the first part covenant as follows:

FIRST: That said parties of the first part is seized of said premises in fee simple, and has good right to convey the same;

SECOND: That the party of the second part shall quietly enjoy the said premises;

THIRD: That the said premises are free from encumbrances;

FOURTH: That the parties of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH: That said parties of the first part will forever warrant the title to said premises;

SIXTH: That, in compliance with Section 13 of the Lien Law, the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand and seal the day and year first above written.

In presence of:

Michael D. Farrell, Jr.

Regina A. Farrell

STATE OF NEW YORK

COUNTY OF ERIE ) SS:

)

**NOTARY PUBLIC** 

Gary Anthony Gerace Notary Public, State of New York Qualified in Erie County My Commission Expires November 30, 2014

2. Sanell

### Parcel I

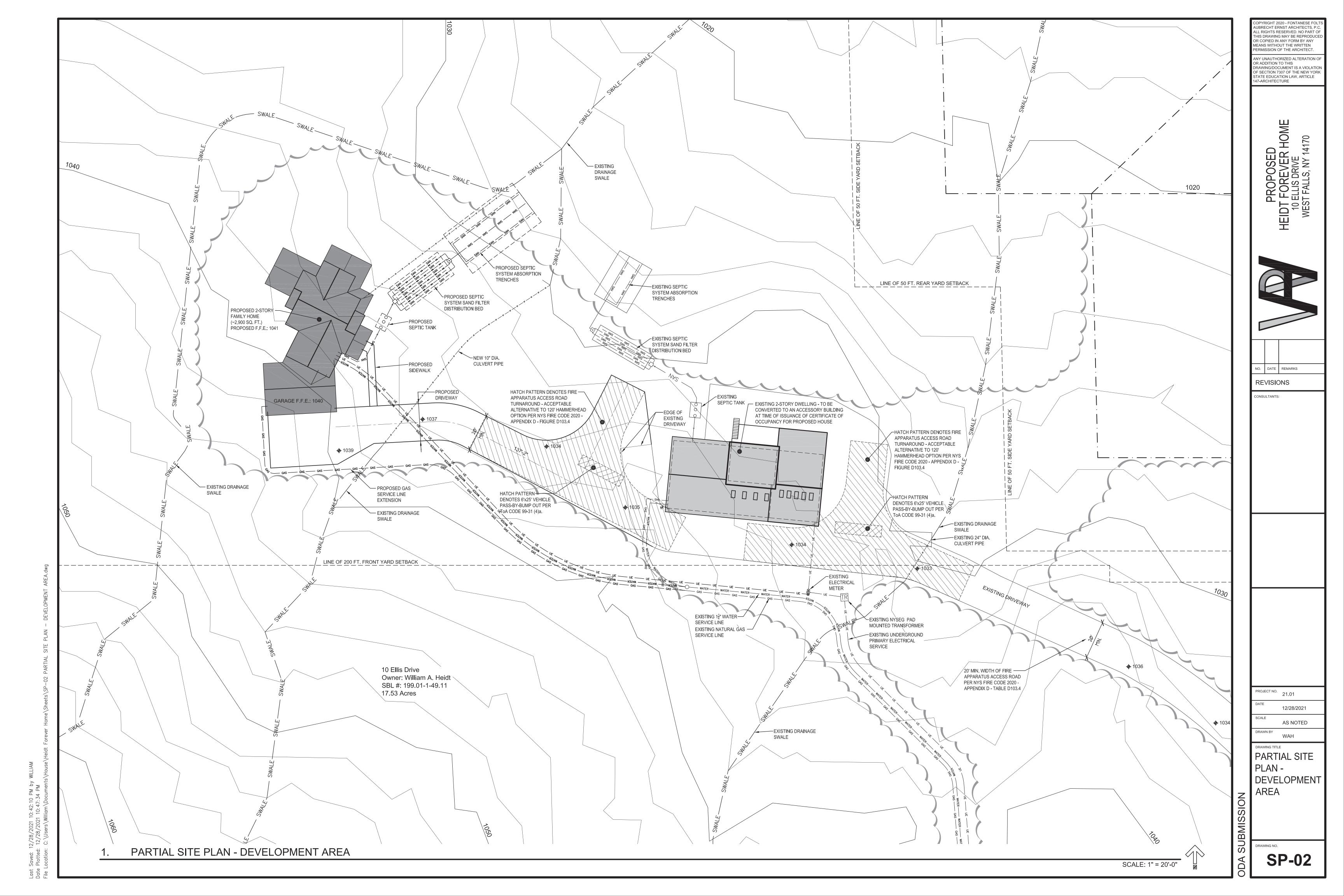
ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 59, Township 9 and Range 6 of the Holland Land Company's Survey, described as follows:

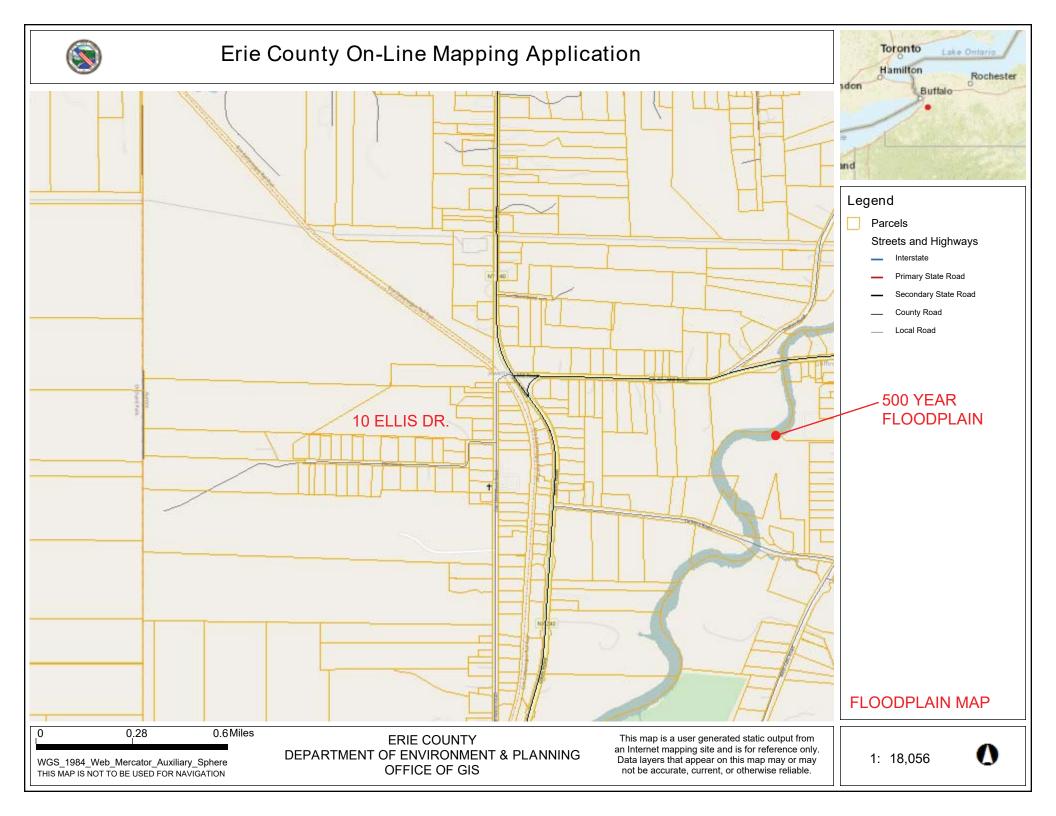
COMMENCING at a point in the center line of Old Glenwood: Avenue, said center line also being the east line of Lot No. 59, distant 1,851 feet south of the northeast corner of said Lot No. 59, said point also being the southeast comer of lands conveyed to Hans J. Wilkens, Klaus E. Wilkens and Penny L. Wilkens, his wife by deed recorded in the Erie County Clerk's Office in Liber 8834 of Deeds at page 632 on September 26, 1979; thence westerly along Wilkens' south line, a distance of 33.01 feet to the west line of Old Glenwood Road; thence continuing westerly along the south line of lands of said Wilkens, a distance of 330 feet to a point; thence northerly and parallel with the center line of Old Glenwood Road, 60 feet to a point in the south line of lands conveyed to Warren H. Haynes by deed recorded in the Erie County Clerk's Office in Liber 580 of Deeds at page 284 on April 3. 1890; thence westerly along the south line of Haynes lands, a distance of 165.0 feet to the principal point or place of beginning; continuing thence westerly along the south line of said Haynes lands a distance of 663.64 feet to a point; thence southwesterly at an interior angle of 146° 28' 33" a distance of 1,095.04 feet to a point; thence easterly at an interior angle of 33° 31' 35" a distance of 1,668.73 feet to a point; thence southerly parallel with the center line of Old Glenwood Road, a distance of 9.02 feet to a point; thence easterly a distance of 156,98 feet to a point in the north line of Ellis Drive; thence northerly parallel with the center line of Old Glenwood Road, a distance of 60 feet to a point; thence westerly at an interior angle of 91° 21' a distance of 156.98 feet to a point; thence northerly parallel with the center line of Old Glenwood Road, a distance of 350.34 feet to a point; thence westerly parallel with the north line of Lot No. 59 a distance of 77.98 feet to a point; thence northerly parallel with the east line of Lot No. 59 a distance of 203.68 feet to the point or place of beginning.

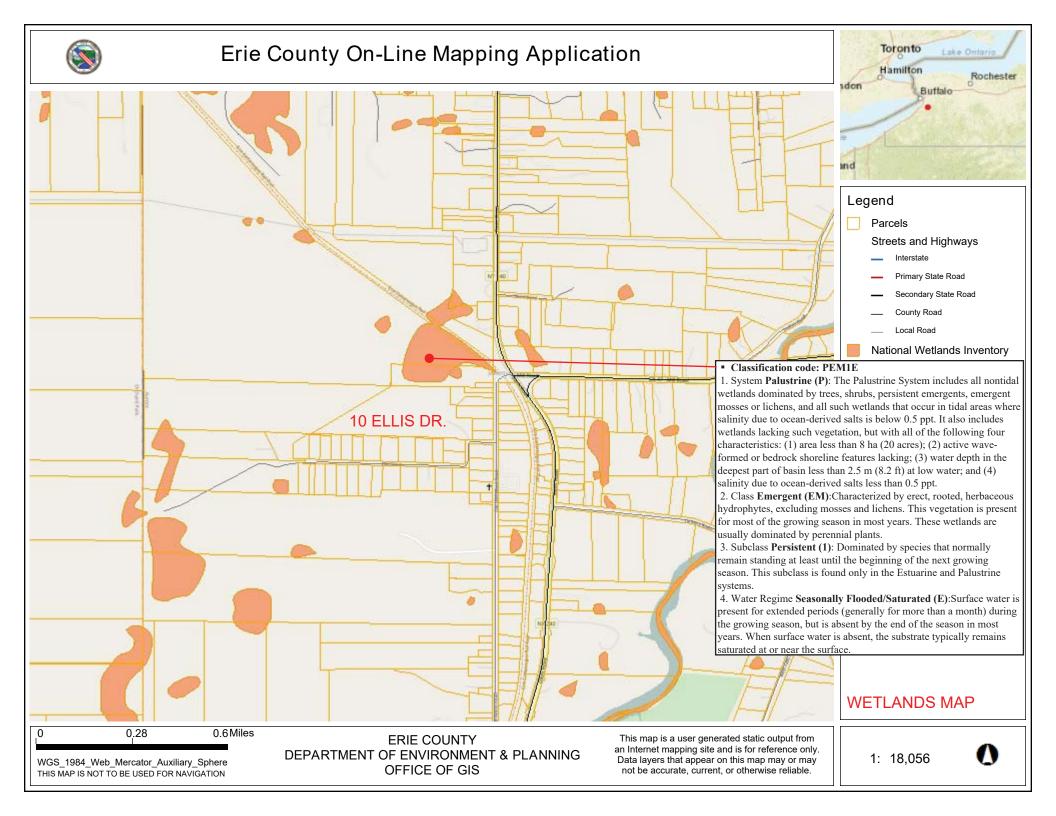
### Parcel II

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. 59, Township 9 and Range 6 of the Holland Land Company's Survey, described as follows:

BEGINNING at a point in the north line of Ellis Drive, distant 273 feet west of the intersection of the north line of Ellis Drive with the center line of Old Glenwood Road, said center line of Old Glenwood Road also being the east line of Lot No. 59, said point of beginning also being the southwest corner of lands conveyed to Frank T. Patti and Suzanne M., his wife by deed recorded in the Erie County Clerk's Office in Liber 8096 of Deeds at page 315; running thence westerly along the north line of Ellis Drive a distance of 20 feet to a point; thence northerly parallel with the center line of Old Glenwood Road, a distance of 60 feet to a point; thence westerly parallel with the north line of Map filed in the Erie County Clerk's Office under Cover No. 2006 a distance of 156.98 feet to a point; thence northerly parallel with the center line of Old Glenwood Road, a distance of 208.84 feet to the northwest corner of lands conveyed to Frank M. Nigro and Shirley G. Nigro, his wife by deed recorded in the Erie County Clerk's Office in Liber 6807 of Deeds at page 648; thence easterly along the north line of said Nigro's lands a distance of 177.13 feet to the northwest corner of lands conveyed to Kenneth C. Caccamise and Donna M. his wife by deed recorded in the Erie County Clerk's Office in Liber 9127 of Deeds at page 429; thence southerly parallel with the center line of Old Glenwood Road and along the west line of said Caccamise and Patti lands a distance of 266.24 feet to the 08/27/2014 10:17:23 AM P-Battaglia







# **Technical Assistance Map** Caption: Soils Map Ortho photo: 2011 1:4,800 Absolute Scale Landowner: Bill Heidt

Legend SBL: 186.00-5-28.121 eriecounty\_parcels\_032013 Date: 5/16/2014

760 \_\_\_ Feet

Erie County Soil and Water Conservation District
USDA Natural Resources Conservation Service
East Aurora, New York



Erie County Soil and Water Conservation District & USDA Natural Resources Conservation Service

# **Brief Soil Descriptions**

For further information refer to the Soil Survey of Erie County, New York.

**Symbol** 

Name / Description

### DdB Derb Silt Loam, 3 to 8 Percent Slopes

Deep, sloping, somewhat poorly drained, low lime; silt loam soil formed in loamy glacial till. The available water capacity is moderate. Permeability is moderate or moderately slow in the subsoil and slow beneath. HIGHLY ERODIBLE LAND, CAPABILITY CLASS-IIIW, NYS SOIL GROUP-5b, K=.43, T=3

### ErB Erie Channery Silt Loam, 3 to 8 Percent Slopes

Deep, gently sloping, somewhat poorly drained, medium lime, channery silt loam formed in coarse loamy glacial till. It has a very firm fragipan at depth of 14 to 40 inches. The available water capacity is moderate. Permeability is moderate above the fragipan and very slow in the fragipan. POTENTIALLY HIGHLY ERODIBLE LAND, CAPABILITY CLASS-IIIw, NYS SOIL GROUP-6b, K=.24, T=3

### MaC Manlius Channery Silt Loam, 8 to 15 Percent Slopes

Moderately deep, sloping, excessively well drained to moderately well drained, low lime, shaley silt loam soil formed in very shaly glacial till 20 to 40 inches thick over shale bedrock. The available water capacity is low to moderate. Permeability is generally moderately rapid above the bedrock. HIGHLY ERODIBLE LAND, CAPABILITY CLASS-IIIe, NYS SOIL GROUP-6b, K=.28, T=2



## 1. OVERALL SITE PLAN - AERIAL IMAGE



### 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:					
Heidt Forever Home					
Project Location (describe, and attach a location map):					
10 Ellis Drive, SBL: 199.01-1-49.11					
Brief Description of Proposed Action:					
The proposed action seeks approval for revisions to the Open Development Area plan.					
Name of Applicant or Sponsor:	Telepl	101			
William A. Heidt	E-Mai	1:			
Address: 10 Ellis Drive	<u> </u>	_			
City/PO:		State:	Zip	Code:	
West Falls		New York 1		14170	
Does the proposed action only involve the legislative adoption of a plan, leadministrative rule, or regulation?  If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to	the env	ironmental resources	that	NO V	YES
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:				<b>√</b>	
3.a. Total acreage of the site of the proposed action?	17	.5 acres		ı	ı
b. Total acreage to be physically disturbed?		00 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	17	. <u>5</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action  ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Comm ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (☐ Parkland ☐ Description ☐ Descriptio	ercial	☑Residential (subur ):	ban)		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		$\checkmark$	
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		NO	YES
landscape?			$\checkmark$
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	rea?	NO	YES
If Yes, identify:		$\checkmark$	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
h. A		$\checkmark$	
b. Are public transportation service(s) available at or near the site of the proposed action?		$\checkmark$	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?	V	
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
——————————————————————————————————————			$\checkmark$
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
		110	TES
If No, describe method for providing potable water:			$\checkmark$
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:		<b>√</b>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?		<b>✓</b>	
b. Is the proposed action located in an archeological sensitive area?		<b></b>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	in	NO	YES
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:		<b>✓</b>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☑ Early mid-success		apply:	
☐ Wetland ☐ Urban ☑ Suburban		110	******
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
		V	Ш
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?		NO	YES
If Yes,			
a. Will storm water discharges flow to adjacent properties?			V
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain If Yes, briefly describe:	ıs)?		

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)?	NO	YES
If Yes, explain purpose and size:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?		
If Yes, describe:	$\checkmark$	
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:		
	-   🗸	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE KNOWLEDGE	BEST O	F MY
Applicant/sponsor name: William A. Heidt Date: 12/28/2021		
Signature:		