

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 4/11/2022

Applicant name: Sammie Trent, 716 - Sprouting Minds Montessori School

Applicant address: 1276 Mill Road

Property owner: Current: Tyler Geberl Under Contract: Sprouting Minds
Owner's address Montessori School

Property address: 976 Davis Road

SBL # (s) 186.00-1-60.121

Prior owner Tyler Geberl

Is site adjacent to or within 500 feet of an 'R' District? in RR

=====

Proposed Project: SMMS Move

Commercial Multi family Number of dwelling units

Zone: RR Total property Acreage: 19.5 Acreage covered by bldg 1

Square footage of building: 8,000 Cubic footage of building: 80,000

Aggregate square footage of other buildings on property: N/A

FEE SCHEDULE

Up to 5000 cu ft (20 x 25 x 10) - \$50 plus (+) \$100 per acre or fraction of acre.

Up to 10,000 cu ft - \$75 plus (+) \$100 per acre or fraction of acre.

Over 10,000 cu ft - \$75 plus (+) \$5 per 1,000 cu ft over 10,000 cu ft plus (+) \$100 |
per acre or fraction of acre. 70 x 5 = 350

75
+ 100

175
+ 350

525

Fee: \$ 525⁰⁰
Receipt: # 385712

Received by [Signature]
Town Clerk/Deputy Clerk

Base fee for cu ft \$ 75
Each 1,000 cu ft over 10,000 \$ 350 ~~400~~
Acres \$ 100

SEQR action: Type I (Long EAF) Type II (Long EAF) Unlisted (Short EAF)



976 DAVIS ROAD SITE PLAN

Table of Contents

Statement of Intent 2

Survey 4

Site Plan 6

..... 6

Exterior Changes to the building and property..... 8

Elevation Drawings 9

Proposed Light to be added10

Proposed Signage.....11

Interior Changes to the building12

Floor Plans13

Short Environmental Assessment Form.....16

Federal Wetlands and Protected Waterway20

Statement of Intent

Sprouting Minds Montessori School (SMMS) is a school established within the East Aurora community for over 5 years. As interest and need spreads for our school we are finding that our current building at 1276 Mill Road is not sufficiently big enough. SMMS is currently under contact to purchase the property at 976 Davis Road and we have a pending closing within the next 45 days. Attached you will find the current owners approval for this submission.

We are a year round school and operate from July 1st to June 30th, and offer various programs for ages 15 months to grade 6 in both part day and full day capacities depending on age. SMMS is an approved non-public school as identified by NYS Department of Education. We are hoping to relocate our nature centric school to this new location and gorgeous 19.5 acres during our summer session. This will allow us to settle prior to the full school year commencing.

This property on Davis houses a roughly 8,000 square foot barn. We hope to convert this barn to the standards and codes needed to use the building in a Group E (educational) occupancy capacity. 976 Davis road is located in an RR residential district. In town code 116-8.4.A.3, it indicates that a school is an appropriate and approved use of the land.

Utilities such as water, gas and electric are all currently at the building and need not be run at this time. We have discussed with the town building inspector about the ability for conversion, along with state fire safety regulators and structural engineers in regard to an E occupancy and find it will need minimal changes structurally to comply. There will need to be insulation, electrical, plumbing, septic, windows and finishes to consider in conjunction with working with the building department.

This property has 19.5 acres with about 4 acres a wooded area and the rest mostly open field space. The driveway spans from Davis to Snyder road creating a one lane space with a known culvert at each entrance of the driveway. There is currently no known septic system on site and will need to be placed in conjunction with the Erie county department of health. The nearest fire hydrant to the building is on the south-east corner of the property as well as at the corner of Ellicott and Davis roads.

Garbage will be kept in an enclosed area of the barn to avoid animals getting into it. We are an eco-conscious school and create little waste for our school.

We do not feel this building will need any noise or visual screening from abutting properties due to the nature of the previous use of the building along with the use of many buildings in the local area. Please see the last page for potential neighbor apprehension and mitigation strategies.

Aurora Town Board,

I, Tyler Geberl, the property owner of 976 Davis Road, give Sprouting Minds Montessori School permission to submit a site plan application while under contract for purchase of said property.

No physical work shall commence until ownership of said property has been fully transferred to Sprouting Minds Montessori School.

Property Owner Signature *Tyler Geberl* Tyler Geberl

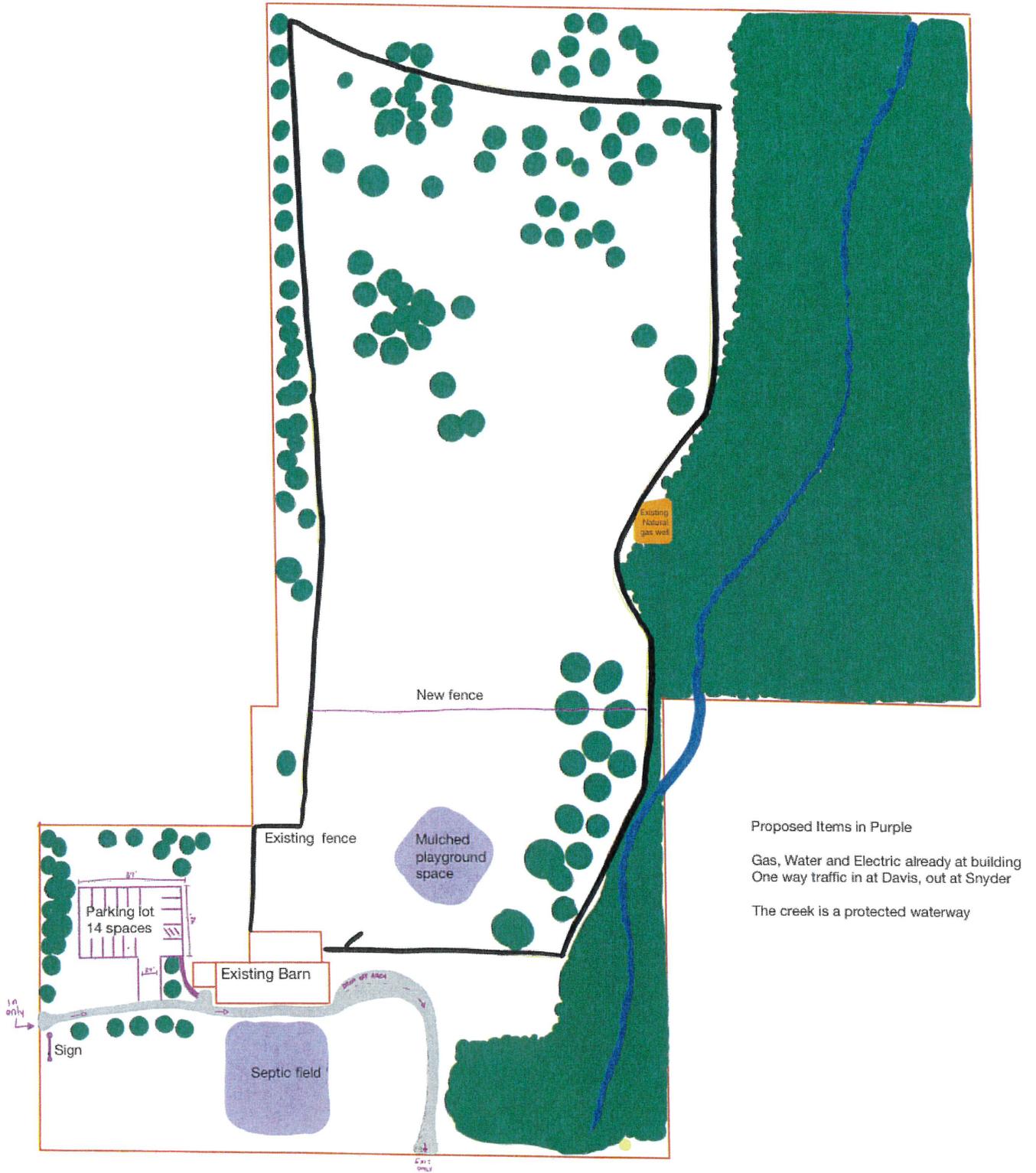
04/18/22

Survey

Please note the first survey was obtained through Erie Counties GIS survey system to represent the parcel of land in question as part of a larger survey on the next page.



Site Plan



Exterior Changes to the building and property

Building Changes:

For the exterior of the building we intend to place one motion activated flood light (ring camera light system in file) towards the main entrance for staff and students to have a safe and lit arrival in the winter months. We also intend to power wash and stain the barn in a neutral tone.

Windows and doors will be replaced or added with energy efficient materials generally where indicated on the plans attached. We will also be removing the upward facing exterior lights to be dark sky compliant.

Property Changes:

The driveway will be topped with regrind to keep it up without holes and part of the driveway will be expanded to allow for student drop-off and passage to exit the property. We will also add one parking lot as indicated on the exterior site plan attached. This parking lot will be mostly hidden from the road by foliage to keep the beautiful images of the property itself.

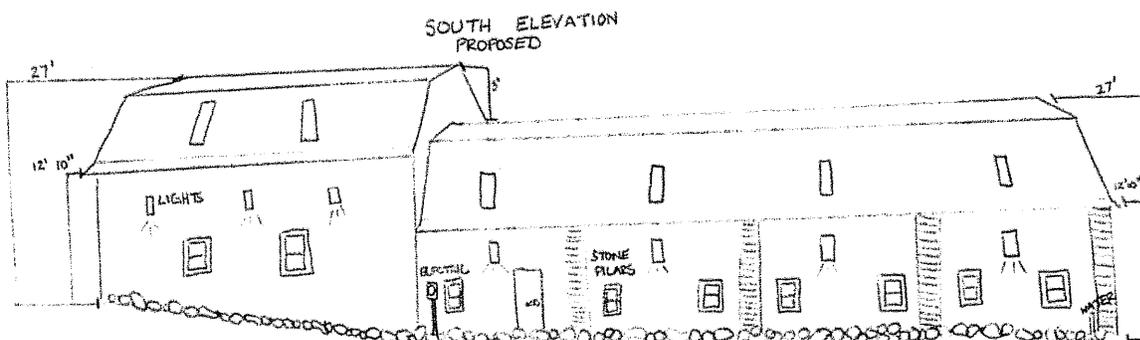
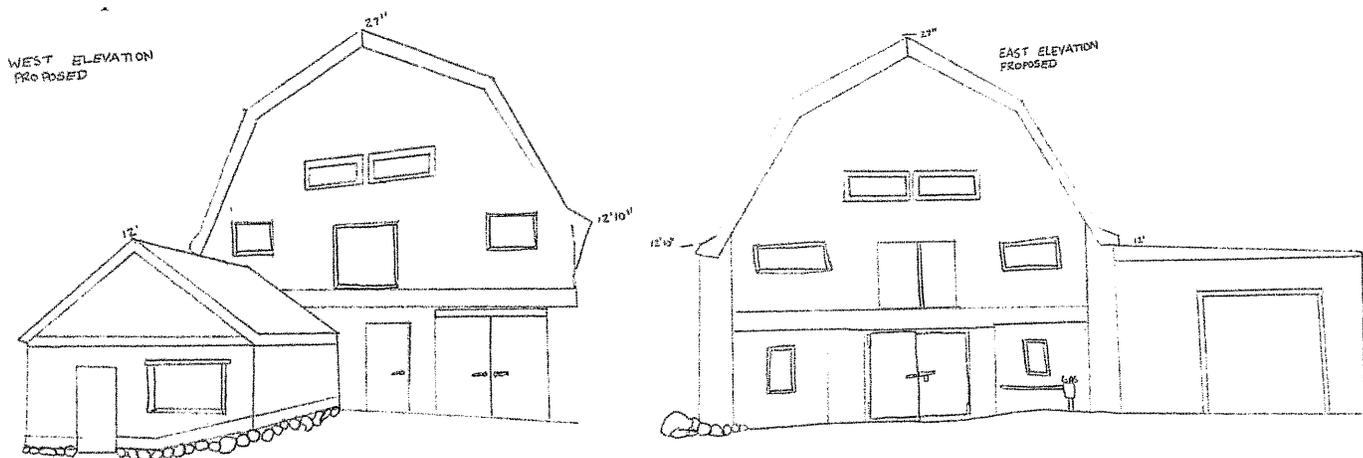
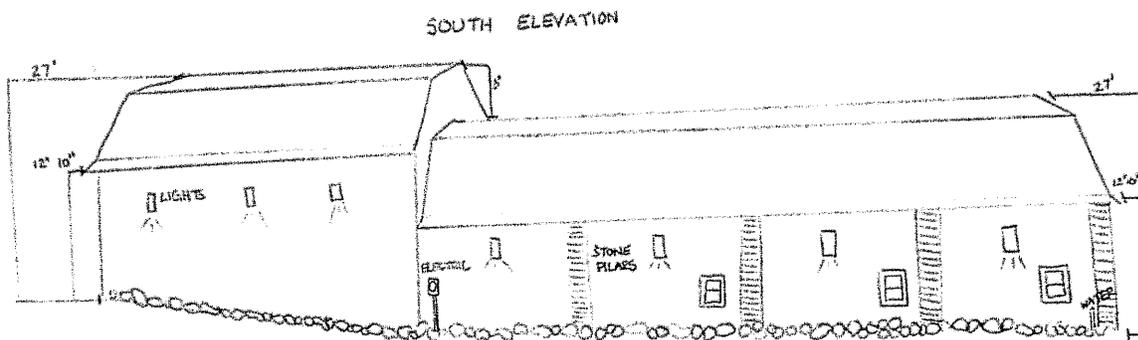
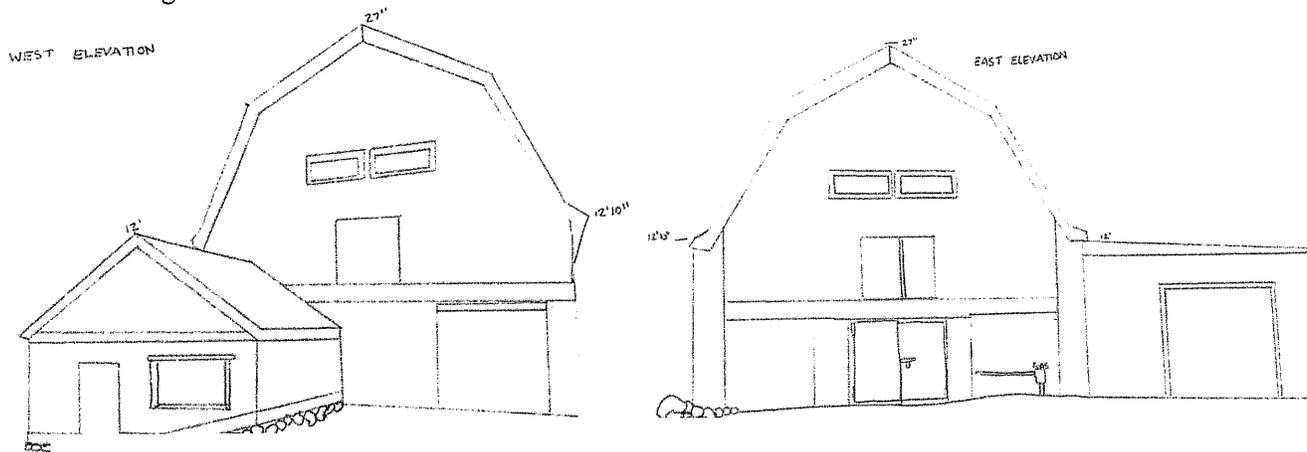
A septic system and field will need to be put in place in an area as determined by the Department of Health. This area is yet to be fully determined but a best estimate has been placed on the site plans. The size of the septic system will be determined through the department of health and septic engineering company at a later date.

A sign for the school is intended to be placed on the main entrance (Davis Road). The opposing end of the one way driveway will contain a 'exit only' sign. We will proceed through all required permitting for signage.

Playground space will be found within the current fenced in area set back from the majority of neighbors to reduce any disruption. Smaller areas will be divided with temporary fence while the long term plans for the play areas will be determined at a later date.

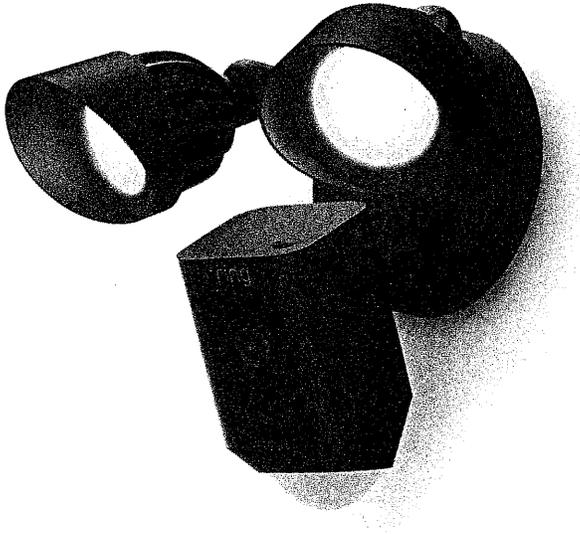
Attached you will find all supporting documentation.

Elevation Drawings Existing



Proposed Light to be added

Light will be both security camera and motion activated LED floodlight for early morning entrances. Lights will be pointed downward towards the walkway in such a way to avoid shining towards or near the neighbors.



Proposed Signage

All proposed signage will go through the permit and if necessary the ZBA for sign placement, size and type.

A stained round wood sign is to be placed at the driveway entrance on Davis Road, and will be a 3 foot diameter circle on two 4x4 posts with a garden beneath.



This sign will be placed on the Snyder entrance of the driveway it is roughly 15 inches by 18 inches

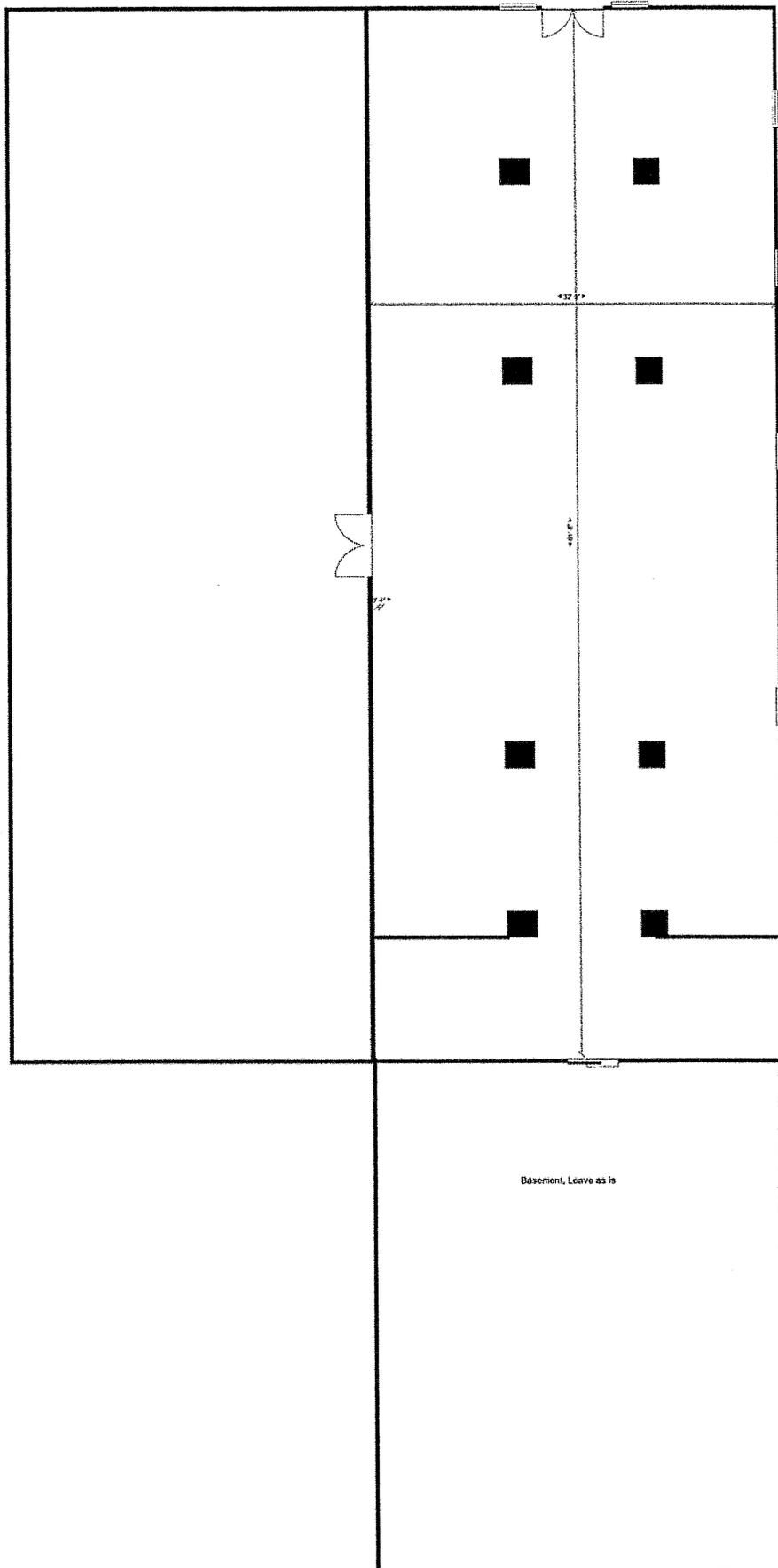


Interior Changes to the building

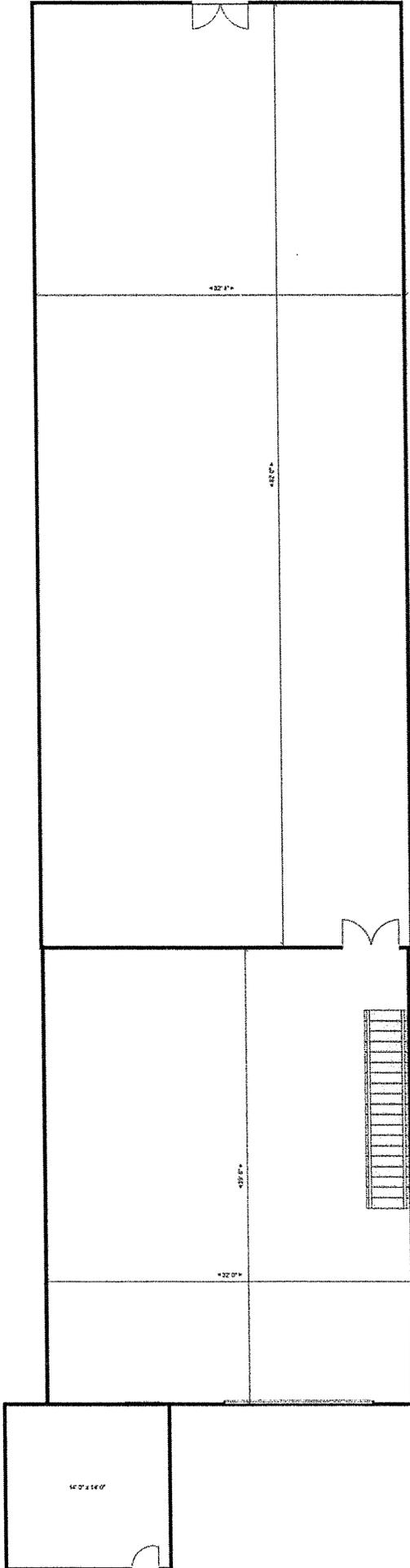
Building Changes:

Our intentions are to install radiant floor heating system, fully insulate and finish all used area of the building leaving some beams exposed to a rustic look. We also intend to add bathrooms to each classroom, as indicated in the interior drawings. There will be some walls for divisions of the classroom space. Electric will be added to the areas where there is none found. These items will follow the Aurora permit process through the building department.

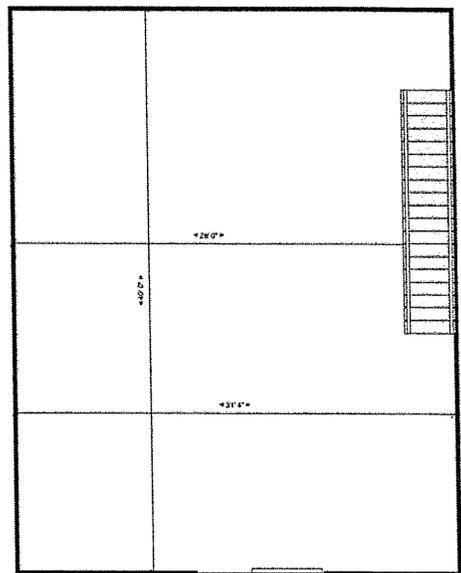
Floor Plans
Existing



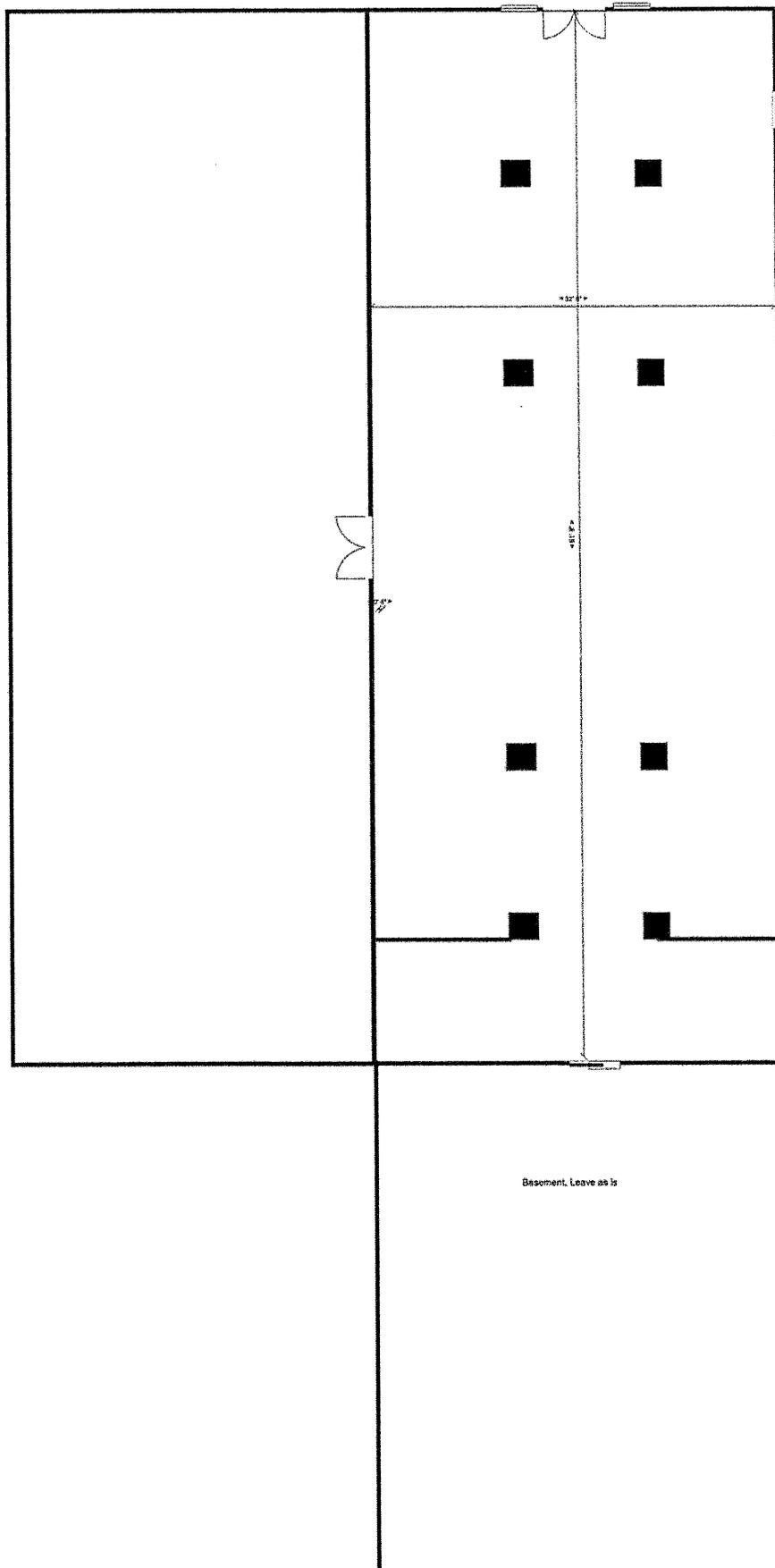
Second Floor

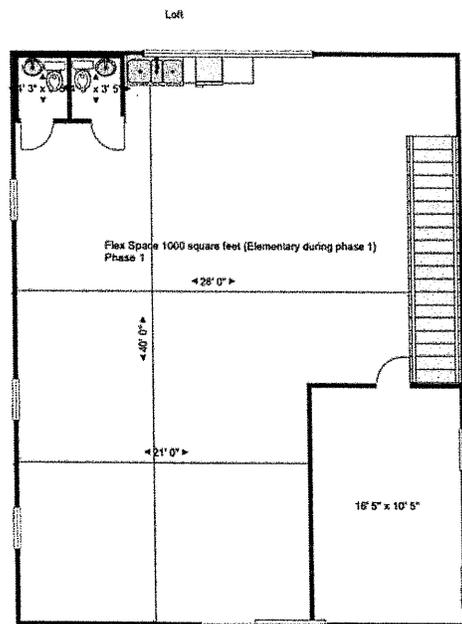
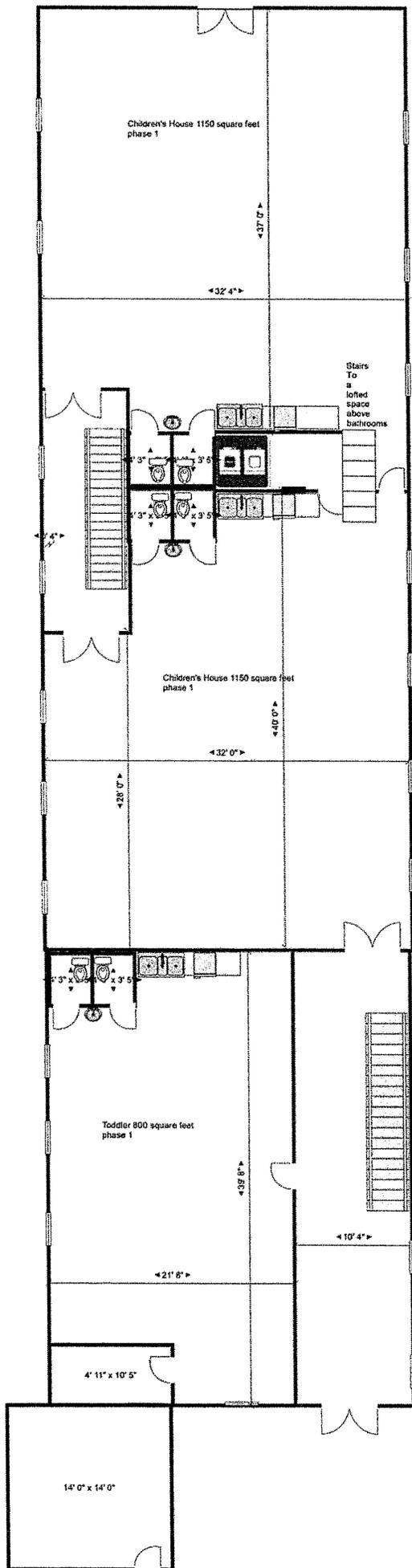


Loft



Proposed





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			
Sprouting Minds Montessori School			
Name of Action or Project: SMMS Relocation			
Project Location (describe, and attach a location map): 976 Davis Road East Aurora, NY 14052			
Brief Description of Proposed Action: Adding a parking lot, and septic system to a barn conversion. Changing the occupancy code to group E in an existing structure.			
Name of Applicant or Sponsor: Sammie Trent on behalf of Sprouting Minds Montessori School		Telephone: 716-714-9526 E-Mail: school@sproutingmidnsny.com	
Address: 1276 Mill Road			
City/PO: East Aurora		State: NY	Zip Code: 14052
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> 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 checked="" type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval: Erie County Department of Health for septic system Town of Aurora for building permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u> _____ 19.5 acres b. <u>Total acreage to be physically disturbed?</u> _____ .25 acres c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ 19.5 acres			
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

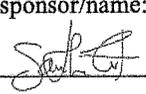
5. Is the proposed action,		NO	YES	N/A
a.	<u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	<u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>		NO	YES	
If No, describe method for providing potable water: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input checked="" type="checkbox"/>	<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?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	
13. a. <u>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?</u>		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ no alterations will be made to the wetlands located on the eastern portion of the property, see attached document. _____ _____				

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 checked="" type="checkbox"/> Agricultural/grasslands
<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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" 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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Sammie Trent	Date: 04/09/2022	
Signature: 	Title: Head of School	

Federal Wetlands and Protected Waterway

Please note that the stream/creek running through the property is part of a protected waterway and considered federal wetlands. Attached is an image of the property from the NY DEC Environmental Resource Mapper.



Site Plan Purpose

We would like to touch base on each point of intent of a site plan as indicated in the Town of Aurora code to be sure we have addressed all items.

These items are taken from town code: 95-1 Intent

“

- A. To evaluate the intended building design in its arrangement to and its suitability to natural site conditions and the compatibility with surrounding land uses.
- B. To permit the Town of Aurora to analyze development proposals in terms of their impacts on local growth and the need for facilities and services.
- C. To protect and provide for the public health, safety and general welfare of the Town.
- D. To conform with current zoning restrictions, the Table of District Regulations^[1] and the Official Map and Master Plan, if any, now or in the future.
- E. To protect the value of land throughout the Municipality, to encourage orderly and beneficial development upon the land, and to minimize misunderstandings in the interpretation of intended land uses set forth in current zoning restrictions.^[2]
- F. To prevent the pollution of air and water, to assure the adequacy of proper drainage methods, and to safeguard the natural water table through responsible sewage removal/treatment.
- G. To provide for the preservation of open spaces through the most-efficient design and layout of buildings, including but not limited to the use of cluster development of buildings on a parcel of land.”

SMMS response to each item:

- A. As the building is pre-existing it is already part of the natural landscape of the area. Our use as a school is in direct relation to residential, agricultural and business land uses in the surrounding areas.
- B. As there is a natural gas well, and private septic there is only the need for public water and electricity, both of which are readily available at the building already. Other public services such as police force and firefighting are already rendered to SMMS at a different location, adding no additional burden for a move.
- C. Private schools, especially those with a desire to be eco-friendly, agriculturally driven and nature conscious generally increase the health and safety of the surrounding properties by contributing to positive care of the land, and other local resources. Schools have not been shown to decrease health or wellness of those around them and overall increase general welfare and safety as a highly monitored building.
- D. Zoning does permit its use as indicated in code 116-8.4.A.3
- E. Statistics from the National Association of Realtors study in 2017 actually show that a school appreciates surrounding property values.
- F. **Disturbances of land will occur with the parking lot and septic system. The septic system will be done through the erie county department of health to ensure proper placement for the safety of the use and care of the land. SMMS's activity gives off less carbon per square foot than a residential home, and substantially less than a fully functionable farm of this lands size. Creating low pollution to the local area.**
- G. As buildings are not going up, it is a pre-existing building this is not an applicable item.

Potential Concerns and Response

As with our previous move, change can bring apprehension and doubt. We have brought back concerns we may have heard of potential neighbors at that time in anticipation that new neighbors may have similar concerns. We have a friendly relationship with our current neighbors and they have assured us their initial concerns they had were unwarranted.

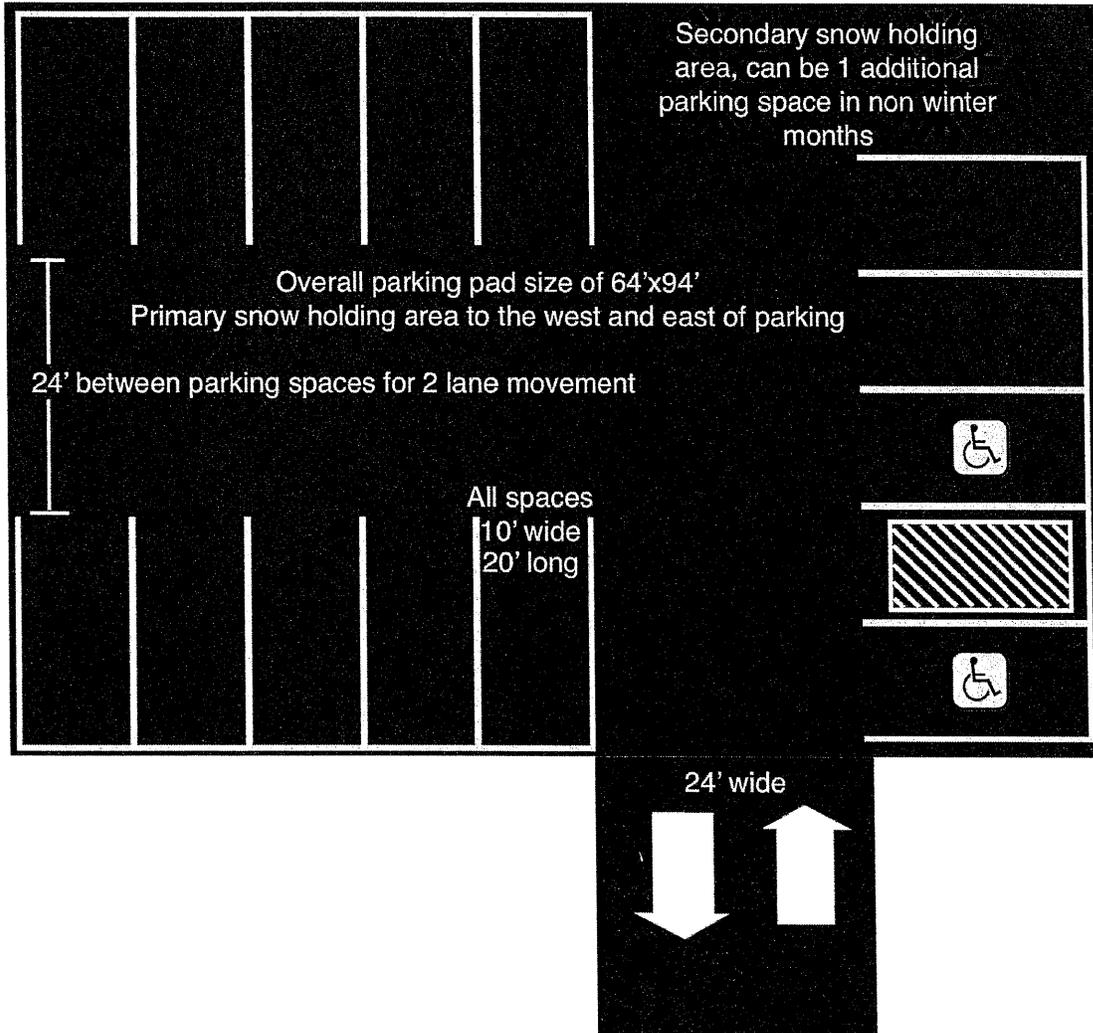
Potential Concern	Response
Traffic	<p>Davis is a heavily trafficked area with the diagonal corner from this property having a post office, Moog building and a gas station just down the way. Additional cars or bus for dropping off or picking up students would more than likely go unnoticed.</p> <p>Traffic will flow in one direction from Davis to Snyder. This will allow families to turn in either direction onto a street with less traffic before going their respective ways, leaving the exit of the property safer for everyone. The drive can also fit 41-48 cars depending on size, meaning that our families would not be backing into the road during dropoff to create a road block.</p> <p>Our classrooms have staggered drop off and pickup times, meaning that not all of our students are dropped off at once, allowing for a slow movement of traffic to and from the property and not a barrage of vehicles all at once. We currently have a much smaller driveway and do not cause any traffic issues. The noise of cars or car doors is also not noticed by neighbors, who are in closer proximity than neighbors would be on Davis road.</p>
Security	<p>We have a security system ready to install, including video surveillance of the property (not to include any neighboring property), and monitored security and fire alarm systems will be in place. Also important to note that the property will be used the majority of the year, and will have monitoring during times of inactivity.</p>
Noise Levels	<p>As Per the CDC: The noise levels generated from a group of 20-30 children running and playing outside is roughly 70-80 dB at 1 meter. This would obviously decrease while moving through a distance of 200+ ft to the abutting properties.</p> <p>For perspective these other common sounds that can be at this area at one meter are: Shotgun 160 dB Lawn Mower 80-85 dB Road Noise 75-100 dB 3 dogs barking - 95-105 dB Loud Music from Speakers for Party- 90dB Chainsaw- 109 dB</p> <p>In general our students are quite serene and respectful. We enjoy both inside and outside play and education, and can be found outside in all weather. Occasionally a game of tag may get loud, but nothing unseemly. We do not have organized sports that would create loud noises or bright lights to disturb the neighbors.</p>
Decreasing property value	<p>Statistics from the National Association of Realtors study in 2017 actually show that a school appreciates surrounding property values. Determining this concern to be invalid.</p>

976 Parking Plan Addition to Site Plan

Parking pad and lanes will be constructed of permeable or “pervious” crushed stone and topped with regrind. There will be a slight slope towards the south, to aid in the melting process of the snow and sun for the spring.

This leaves the parking as able to absorb stormwater and reduce the impact of environmentally erosive runoff. During storms rainwater will penetrate the surface and be reabsorbed gradually through the groundwater table.

In the event of especially heavy rainfall, or snow melt the lot will empty onto the containing property following the flow of the land (see topographical map). Due to the existing topography of the land there should be no additional need for drainage systems to avoid runoff from entering neighboring properties.



Here you can see the parking lot overlaid on a satellite image to scale. There is 108 feet to the north property line, and 50 feet to the road on the west. All 4 directions offer trees for visual shielding of the parking. The trees also aid in quick reabsorption of ground water.



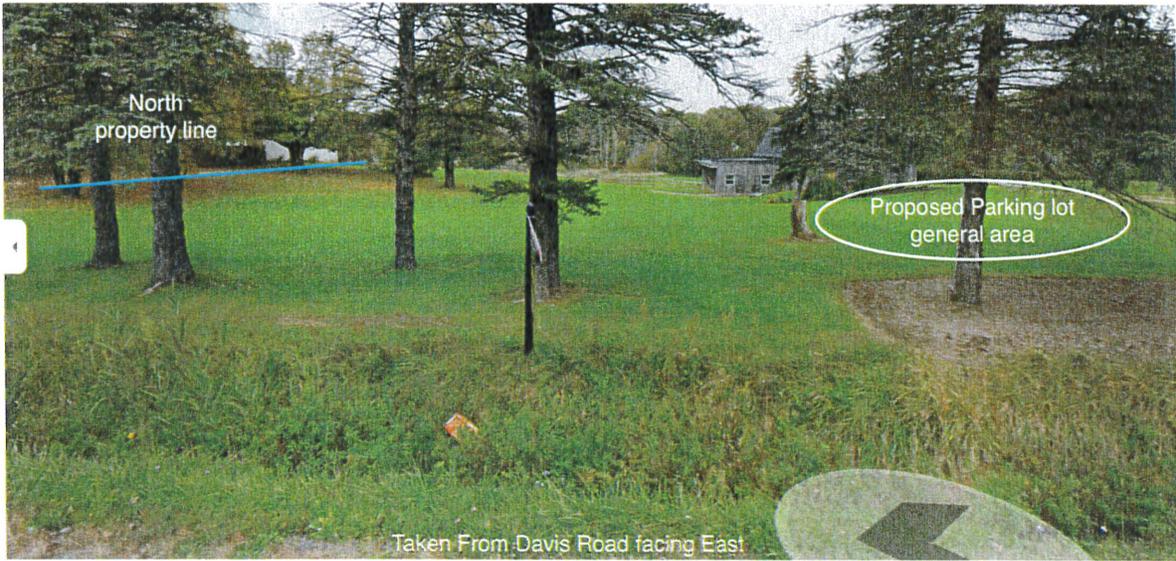


Photo of the site visually show the topographical features of the land in a better visual than the maps.

Sprouting Minds Montessori School

976 Davis Rd, East Aurora





As you can see the position of the parking pad does place it 10-30 feet below the elevation of the neighboring north property as well as the road and will guide the ground water to the north of our building giving it opportunity to reabsorb in the greater green space on our property, without additional aid of swales or berms.