

Village of East Aurora Planning Commission

Agenda

Tuesday, May 3, 2022, at 7 p.m.

Call to Order	Chair
Introduction of Planning Commission Members	Chair
Approval of Meeting Minutes	Chair

April 5, 2022

New Business

- **59 Center Street**-Abstract Architect- Special Use Permit-Auxiliary Dwelling Unit
- **402 South Street**- Brian Ellis- Special Use Permit-Auxiliary Dwelling Unit
- **144 Sycamore Street**- Yvette Jaworski-Special Use Permit-Auxiliary Dwelling Unit
- **472 Girard Avenue**-Jonathan Morris- Special Use Permit-Auxiliary Dwelling Unit

Adjournment

Randy West – Chair
Daniel Castle – Member
Allen A. Ott. Jr. – Member
Geoff Hintz – Member
Arron Fisher – Member
Dale Morris – Member
Stacy Oar - Member
Cornell “Bud” Babcock – Alternate Member

Elizabeth Cassidy – Code Enforcement Officer
Chris Trapp – Village Attorney
Jessica Taneff – Planning Commission Secretary

TOWN OF AURORA
575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: March 24, 2022

Michael Anderson, RA from Abstract Architectural PC, has submitted a Special Use Permit application for an Accessory Dwelling Unit (ADU) at his client's property at 59 Center St. The proposed structure would be a one-bedroom ADU with artist/living space. The proposed structure meets all zoning requirements for an accessory building.

Village Code section 285-52.1 requires the Village Board to refer the Special Use Permit application to the Planning Commission for their review and recommendation. The Village Board shall then schedule a public hearing prior to the SEQR determination and decision.

Village Code section 285-50.4C requires the Village to submit the application to Erie County Department of Environment and Planning for their review and comment due to proximity to a County highway (Center St).

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.
Liz Cassidy

VILLAGE OF EAST AURORA
571 Main Street, East Aurora, New York 14052
716-652-6000
In conjunction with
Town of Aurora Building Department
300 Gleed Ave, East Aurora, NY 14052
716-652-7591

Building Dept:
Date Received _____
Complete App _____
Village Clerk:
Date Filed _____
Amount \$ _____
Receipt # _____

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT Residential Auxiliary Dwelling Unit (ADU) SBL#: 164.20-13-13
LOCATION 59 Center Street, East Aurora NY 14052 ZONING DISTRICT LDR

The applicant agrees to reimburse the Village for any additional fees required for consultant's review.

APPLICANT NAME Michael Anderson - Abstract Architectural PC
ADDRESS 313 Broadway, Buffalo NY 14204
TELEPHONE (716) 812-2596 FAX _____ E-MAIL MikeA@AbstractArch.com
SIGNATURE _____

OWNER NAME Kathleen & James Ray Flynn
ADDRESS 59 Center Street, East Aurora NY 14052
TELEPHONE (818) 601-7760 FAX _____ E-MAIL Jimmyluckysseven@gmail.com
SIGNATURE _____

DEVELOPER NAME N/A
ADDRESS _____
TELEPHONE _____ FAX _____ E-MAIL _____
SIGNATURE _____

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- One (1) – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-52.2
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD or by Dropbox.
- Application fee \$25.00, Permit fee \$25.00, and Public Hearing fee \$100.00 – Total \$150 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQR ACTION:

☐ Type 1 ☐ Type 2 ☐ Unlisted

VILLAGE BOARD ACTION:

	Mtg/Mail Date
Public Hearing	_____
Notices Mailed	_____
Posted Notice-VEA Hall	_____
Posted Notice-Prop	_____
Approval/Denial Date	_____

Attach Village Board resolution with noted conditions.



Letter: Proposed ADU

Tuesday, March 08, 2022

Mayor Peter Mercurio
Village Board, Village of East Aurora
575 Oakwood Avenue
East Aurora NY 14052

Re: 59 Center Street – Auxiliary Dwelling Unit

Peter,

My clients, Jimmy & Kathleen, wish to construction a small Auxiliary Dwelling Unit (ADU) on their existing single-family, residential property location at 59 Center Street. The proposed 812sf single-story structure will resolve two limitations to the existing home for them. The existing house is small, which was absolutely part of the charm that attracted them to the property. The size results in several functional spatial issues for them.

Jimmy is an Artist, and the garage is no longer cutting it as a studio space. Once the cost of developing the garage as an Artists working space, we weren't all that far from the cost of a new structure. We had also eliminated the only tangible location for storage on the property. The primary desire for the ADU is to create a studio space from which he can work. He requires lots of natural light and the ability to clean up after working sessions. This program opened the door to a conversation about other elements that the proposed studio space could also resolve with the primary residence for them. Jimmy & Kathleen's extended family live on the west coast, when they come to visit it is typically for extended periods. The existing residence second bedroom barely functions as an office space. The ADU is intended to serve as the "second" bedroom for visiting family. For convenience, the utility space was upgraded to a simple, efficiency kitchenette.

Obviously as an extension to an existing private dwelling, there will be no hours of operation, employees or customers associated with this project. No additional parking beyond the existing driveway and garage will be added.

Please feel free to contact me with any questions you may have, but we look forward to presenting this project before the Village Board.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael C. Anderson', with a long horizontal line extending to the right.

Michael C. Anderson, AIA LEED AP+

Abstract Architecture PC
313 Broadway
Buffalo NY 14204

(716) 812-2596



Letter: Special Use Permit

Tuesday, March 08, 2022

Elizabeth Cassidy
Village of East Aurora
Town of Aurora Building Dept
575 Oakwood Avenue
East Aurora NY 14052

Re: 59 Center Street – Auxiliary Dwelling Unit

Elizabeth,

Per the guidelines of the Village of East Aurora Special Use Permit application we have the following information for your consideration related to my client's desire to construction a small Auxiliary Dwelling Unit (ADU) on their property. The intended use of the proposed ADU is personal, it will be an Artist studio and as auxiliary space for the primary residence and meets all the criteria of Chapter 285-54.3 & 285.54.4. The proposed structure also meets the following criteria:

1. Is consistent with the goals of the Village Comprehensive Plan.
2. Is compatible with existing uses of adjacent properties.
3. Will not create a hazard to health, safety or general welfare of the public.
4. Will not alter the essential character of the neighborhood or be detriment to neighboring residents.
5. Will not be a nuisance to adjacent land uses, producing no obnoxious or objectionable elements as listed in the criteria outlined by the village.
6. Will cause no harm to existing sensitive natural features on the site or in the surrounding area. The ADU has been placed to preserve as many of the existing old growth trees as possible. No erosion, sedimentation, flooding, or ponding will occur as a result.
7. Will not have any adverse impact on significant historic and/or cultural resources.
8. Preservation of the existing trees and proposed landscaping will maintain, if not improve privacy of adjacent residential properties.
9. Will not otherwise be detrimental to the public convenience and welfare.

Please feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Michael C. Anderson', followed by a long, horizontal, slightly wavy line that ends in a small arrowhead pointing to the right.

Michael C. Anderson, AIA LEED AP+

Abstract Architecture PC
313 Broadway
Buffalo NY 14204

(716) 812-2596

Erie County On-Line Mapping System

Parcel Detail Report

Report generated:
3/8/2022 8:21:12 AM



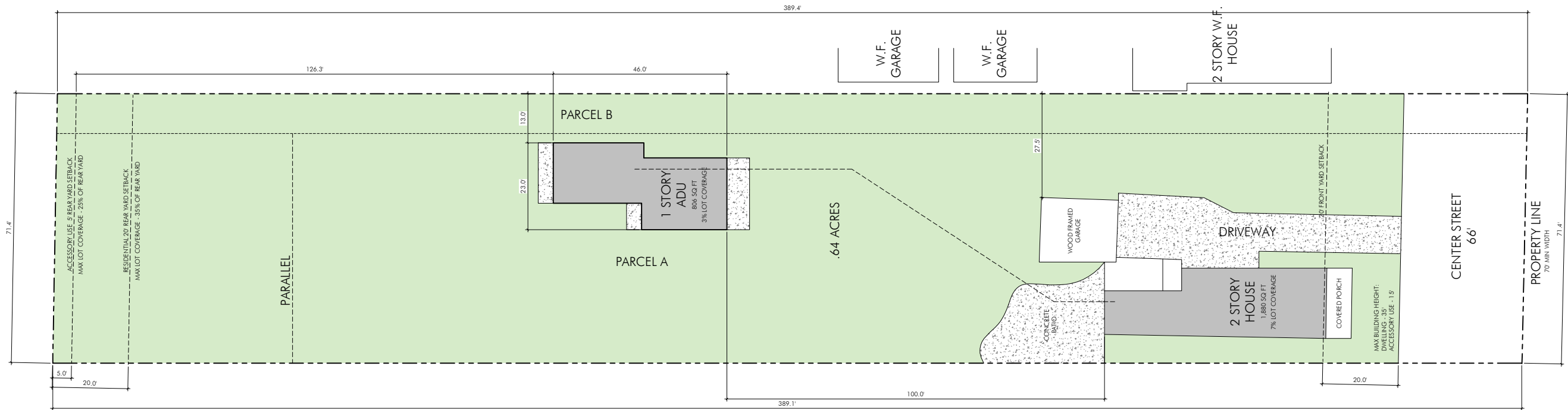
Parcel Overview Map



Parcel Detail Map

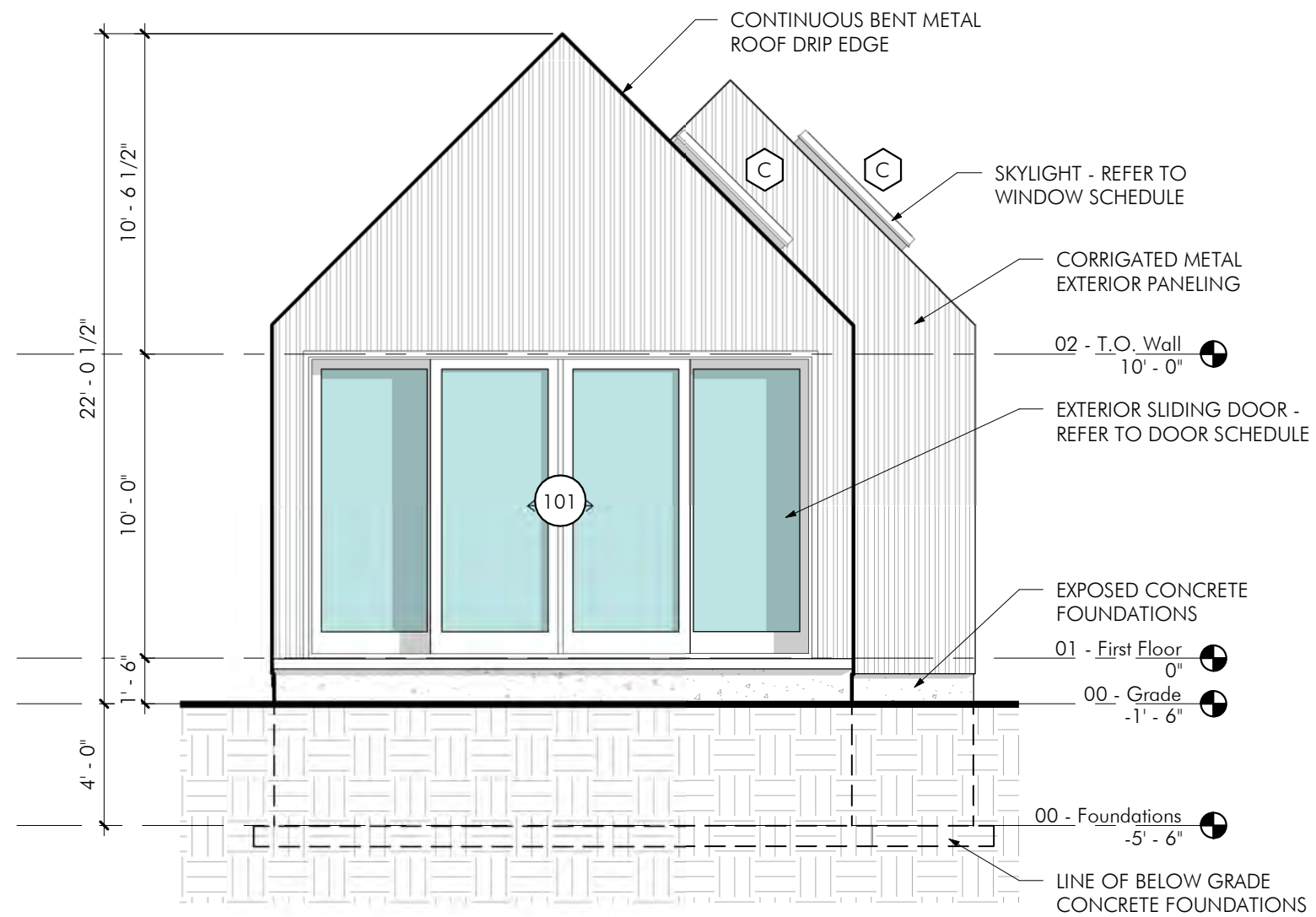
PIN: 1424011642000013013000
SBL: 164.20-13-13
Address: 59 CENTER ST
Owner 1: FLYNN KATHLEEN M
Owner 2: ARONE JAMES P
Mailing Address: 59 CENTER ST
City/Zip: EAST AURORA NY 14052
Municipality: Vill of East Aurora
Property Class: 210
Class Description: R - 1 Family Res
Front: 71.38
Depth: 389.4
Deed Roll: 1
Deed Book: 11366
Deed Page: 4275
Deed Date:

Acreage: 0.60195673
Total Assessment: \$58,000
Land Assessment: \$7,500
County Taxes: \$58,000
Town Taxes: \$0
School Taxes: \$0
Village Taxes: \$0
School District: EAST AURORA UNION FREE DISTRICT #1
Year Built: 1880
Sqft Living Area: 1488
Condition: 0
Heating: 0
Basement: 0
Fireplace: 0
Beds: 2
Baths: 1.5

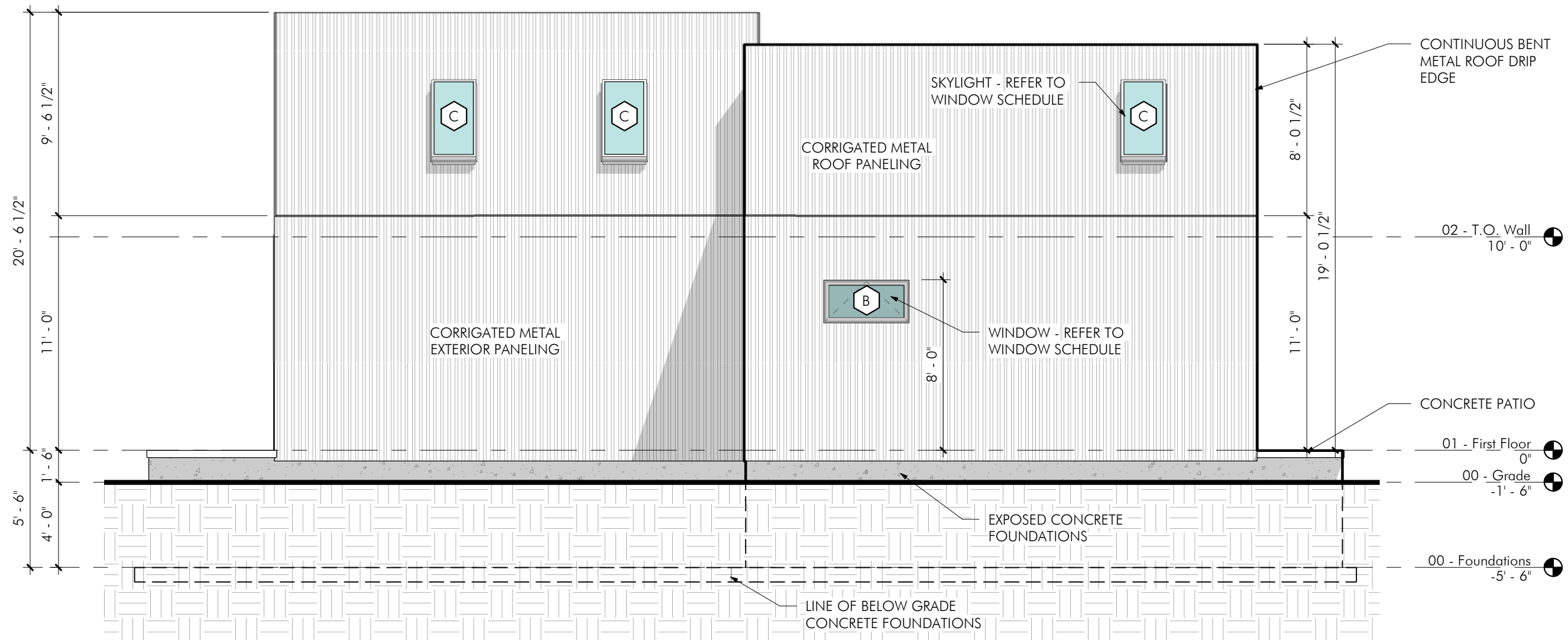




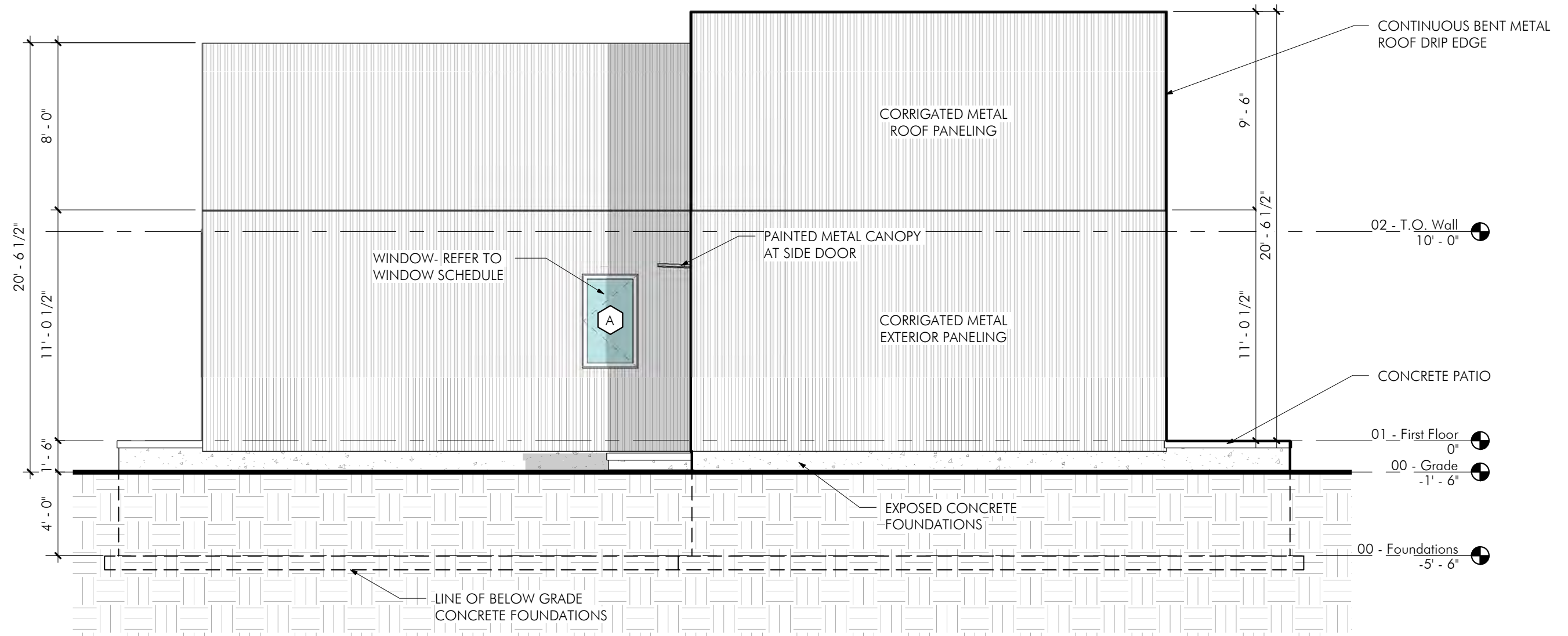
Proposed Floor Plan
SCALE: 1/4" = 1'-0"



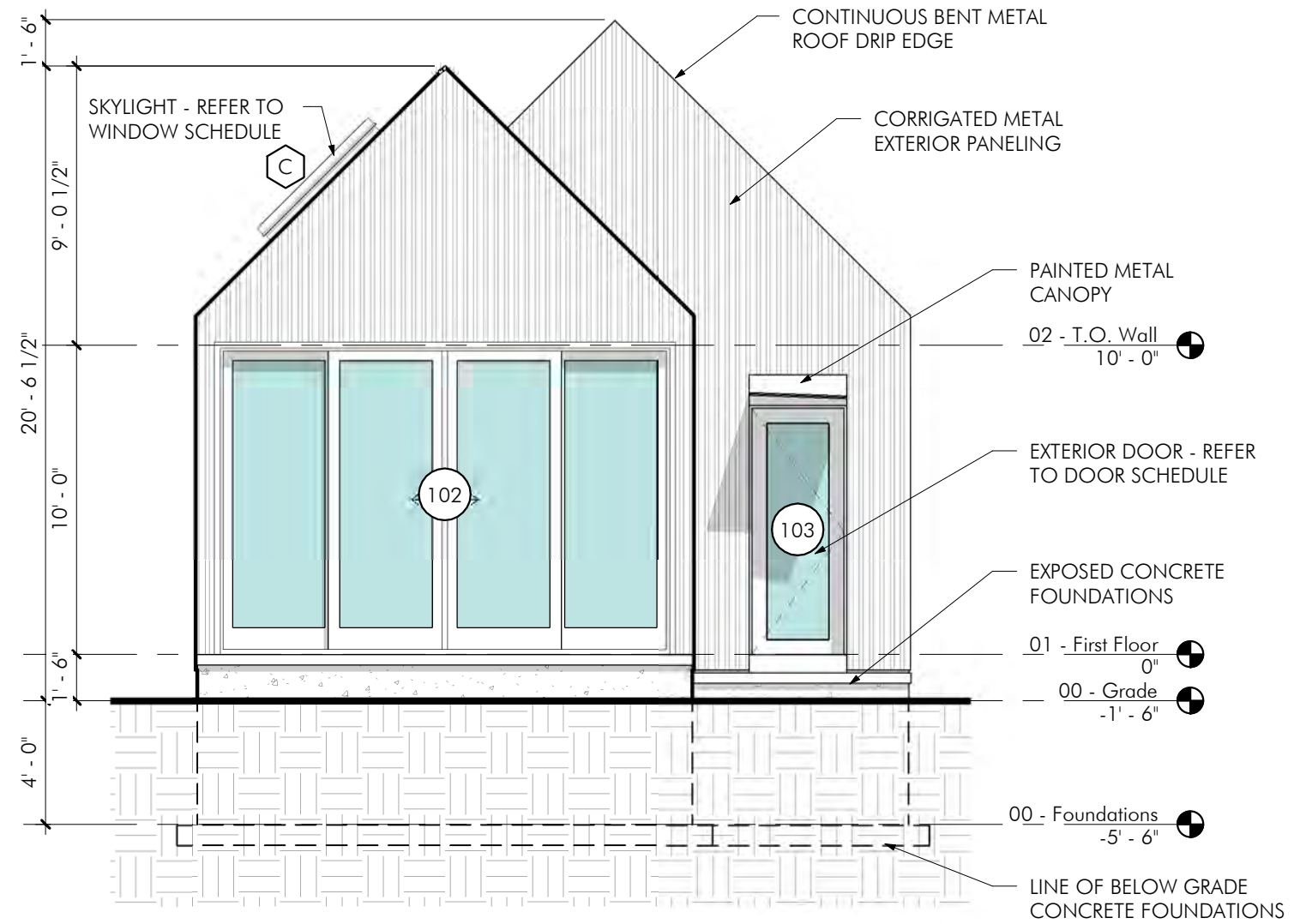
Proposed East Elevation
SCALE: 3/16" = 1'-0"



Proposed North Elevation
SCALE: 3/16" = 1'-0"



Proposed South Elevation
SCALE: 3/16" = 1'-0"



Proposed West Elevation
SCALE: 3/16" = 1'-0"

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: Center Street ADU			
Project Location (describe, and attach a location map): 59 Center Street, East Aurora NY 14052			
Brief Description of Proposed Action: Construction of a new Auxiliary Dwelling Unit on and existing residential lot.			
Name of Applicant or Sponsor: Michael Anderson - Abstract Architecture PC		Telephone: (716) 812-2569	
		E-Mail: MikeA@AbstractArch.com	
Address: 313 Broadway			
City/PO: Buffalo		State: NY	Zip Code: 14204
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 checked="" 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: Building Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.60 acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.60 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input 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. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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:			
All electrical and plumbing fixtures meet or exceed NYS energy code requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" 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. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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: _____			

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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input type="checkbox"/>	<input checked="" 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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> all on-site storm-water discharge will be handled on site <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>		
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)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<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? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<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? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Michael Anderson - Abstract Architecture PC</u> Date: <u>3/8/2022</u></p> <p>Signature: _____ Title: <u>Architect</u></p>		

Original

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees
FROM: Elizabeth Cassidy, Code Enforcement Officer
DATE: April 4, 2022

Yvette Jaworski has submitted an application to convert the second floor of an existing garage in to an Accessory Dwelling Unit (ADU) at her property at 144 Sycamore St. The proposed structure would be a one-bedroom ADU for her daughter. The proposed structure is an existing non-conforming structure with regard to setbacks.

Village Code section 285-52.1 requires the Village Board to refer the Special Use Permit application to the Planning Commission for their review and recommendation. The Village Board shall then schedule a public hearing prior to the SEQR determination and decision.

A County referral is not required for this application.

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.
Liz Cassidy

VILLAGE OF EAST AURORA
571 Main Street, East Aurora, New York 14052
716-652-6000
In conjunction with
Town of Aurora Building Department
300 Gleed Ave, East Aurora, NY 14052
716-652-7591

Building Dept:
Date Received 4/4/22
Complete App 4/4/2022
Village Clerk:
Date Filed 4/5/22
Amount \$ 150
Receipt # 1

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT Accessory Dwelling Unit SBL#: 175.08-4-22
LOCATION 144 Sycamore St ZONING DISTRICT SPR

The applicant agrees to reimburse the Village for any additional fees required for consultant's review.

APPLICANT NAME YVETTE JAWORSKI
ADDRESS 144 Sycamore St
TELEPHONE 652-1248 FAX _____ E-MAIL YJAWORSKI5@aol.com
SIGNATURE Yvette Jaworski

OWNER NAME Buyer YVETTE JAWORSKI
ADDRESS 144 Sycamore St
TELEPHONE 652-1248 FAX _____ E-MAIL YJAWORSKI5@aol.com
SIGNATURE Yvette Jaworski Yvette Jaworski Yvette Jaworski
Yvette Jaworski 982-7751

DEVELOPER NAME NA
ADDRESS _____
TELEPHONE _____ FAX _____ E-MAIL _____
SIGNATURE _____

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- One (1) – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-52.2
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD or by Dropbox.
- Application fee \$25.00, Permit fee \$25.00, and Public Hearing fee \$100.00 – Total \$150 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQR ACTION:

___ Type 1 ___ Type 2 ☒ Unlisted

VILLAGE BOARD ACTION:

	Mtg/Mail Date
Public Hearing	_____
Notices Mailed	_____
Posted Notice-VEA Hall	_____
Posted Notice-Prop	_____
Approval/Denial Date	_____

Attach Village Board resolution with noted conditions.

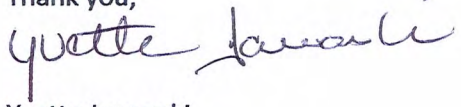
March 24,2022

To Whom it may concern,

My name is Yvette Jaworski. My husband, Guy and I are the owners of the property located at 144 Sycamore St. in East Aurora, NY. We have a 2-story detached garage behind the house. We would like to put an apartment in the second floor of the garage for our daughter, Rachel to live in. I have COPD and at times, I need Rachel's help. My husband has rheumatoid arthritis and although he is ok right now, in the future, he may also need Rachel's help. So, it would be a great relief to have Rachel close by to help us.

If you have any questions, you can reach me at 652-1248.

Thank you,

A handwritten signature in dark ink, appearing to read "Yvette Jaworski". The signature is fluid and cursive, with the first name "Yvette" being more prominent and the last name "Jaworski" following in a similar style.

Yvette Jaworski

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: APARTMENT FOR Daughter ABOVE Garage

Project Location (describe, and attach a location map): 144 SYCAMORE ST.

Brief Description of Proposed Action: ADD AN APARTMENT FOR Daughter to existing 2-STORY DETACHED GARAGE.

Name of Applicant or Sponsor: YVETTE JAWORSKI Telephone: 652-1248 E-Mail: YJAWORSKI5@AOL.COM

Address: 144 SYCAMORE ST

City/PO: EAST 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? NO YES [X] [] 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, approval or funding from any other governmental Agency? NO YES [] [X] Building permit

3.a. Total acreage of the site of the proposed action? 8024 acres \$ b. Total acreage to be physically disturbed? 0 acres \$ c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8024 acres \$

4. Check all land uses that occur on, adjoining and near the proposed action. [] Urban [] Rural (non-agriculture) [] Industrial [] Commercial [X] Residential (suburban) [] Forest [] Agriculture [] Aquatic [] Other (specify): [] Parkland

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)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <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? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <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? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>YUETTE JAWORSKI</u>		Date: <u>April 4, 2022</u>
Signature: <u>Yvette Jaworski</u>		

March 21, 2022

To whom it may concern:

My name is Julia Eager, and I am the owner of 148 Sycamore Street, where I reside with my partner.

I am writing regarding the new structure on the Jaworski's property at 144 Sycamore Street. The Jaworskis have expressed to me that there will be a living space in the structure, and that their daughter, Rachel, intends to live there.

Rachel and the Jaworski family are all quiet, pleasant, and respectful neighbors. Neither I nor my partner have any concerns about this matter, and we would be happy to see the space used as a residence for Rachel.

If you have any questions or need further information from me, I would be more than happy to assist. I can be reached by phone at 716-525-6100, or by email at eager.julia@gmail.com.

Sincerely,



Julia Eager

March 23, 2022

To Whom It May Concern

I am the owner of the property located at 142 Sycamore Street in East Aurora. The owners of the property located next door at 144 Sycamore Street, Guy and Yvette Jaworski, have indicated they wish to add an apartment to their existing garage/barn to house their daughter Rachel. I have no issues with them expanding the use of the their property in order to house a family member. Please let me know if you need any additional input or information.

Sincerely,

Mark Carrow
142 Sycamore Street
East Aurora, NY. 14052

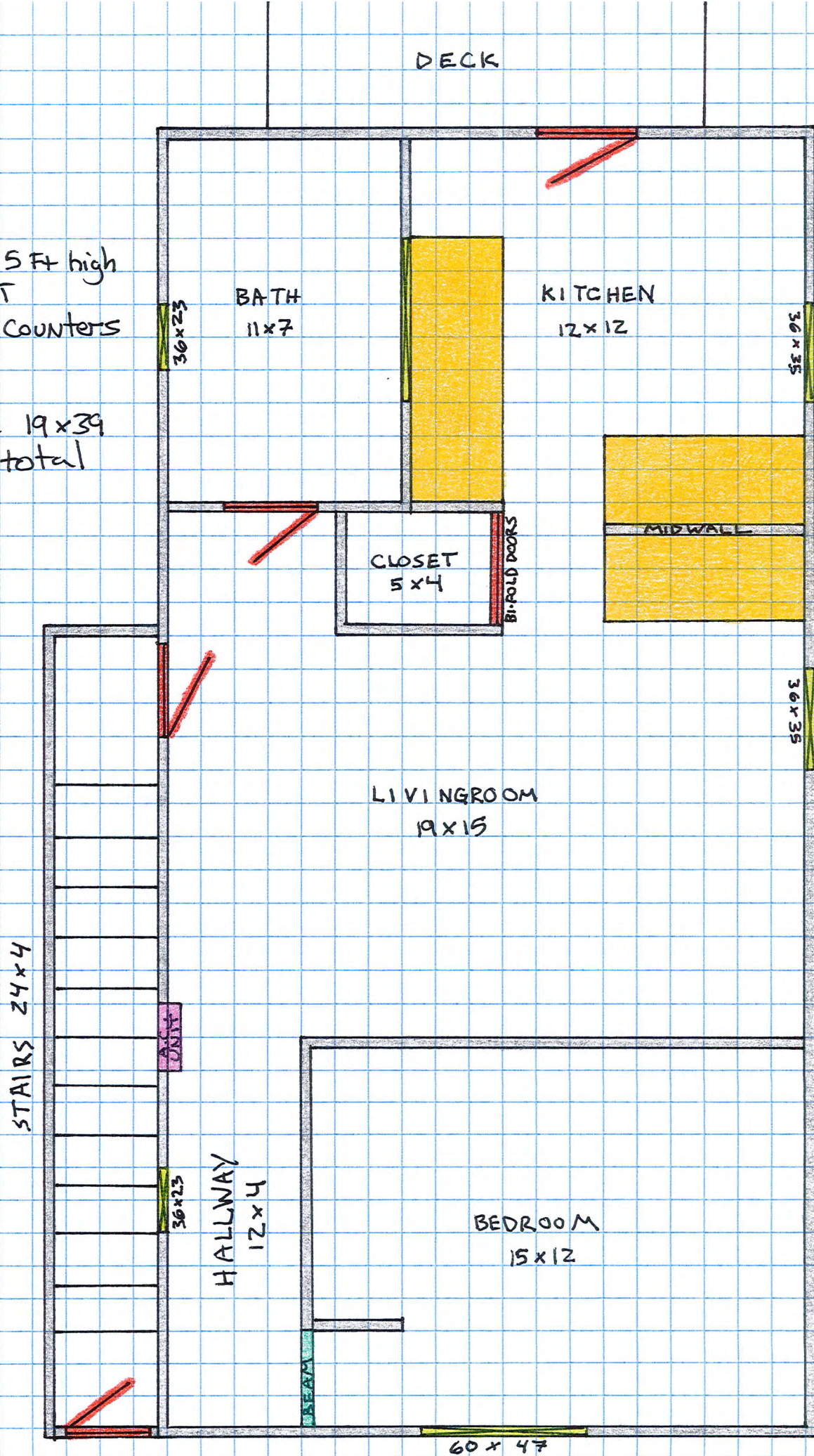
716-425-8566

1 Ft. sq.

- walls
- doors
- windows
- Beam 7.5 Ft high
- A.C. UNIT
- kitchen counters

Entire space 19x39
741 sq. Ft total

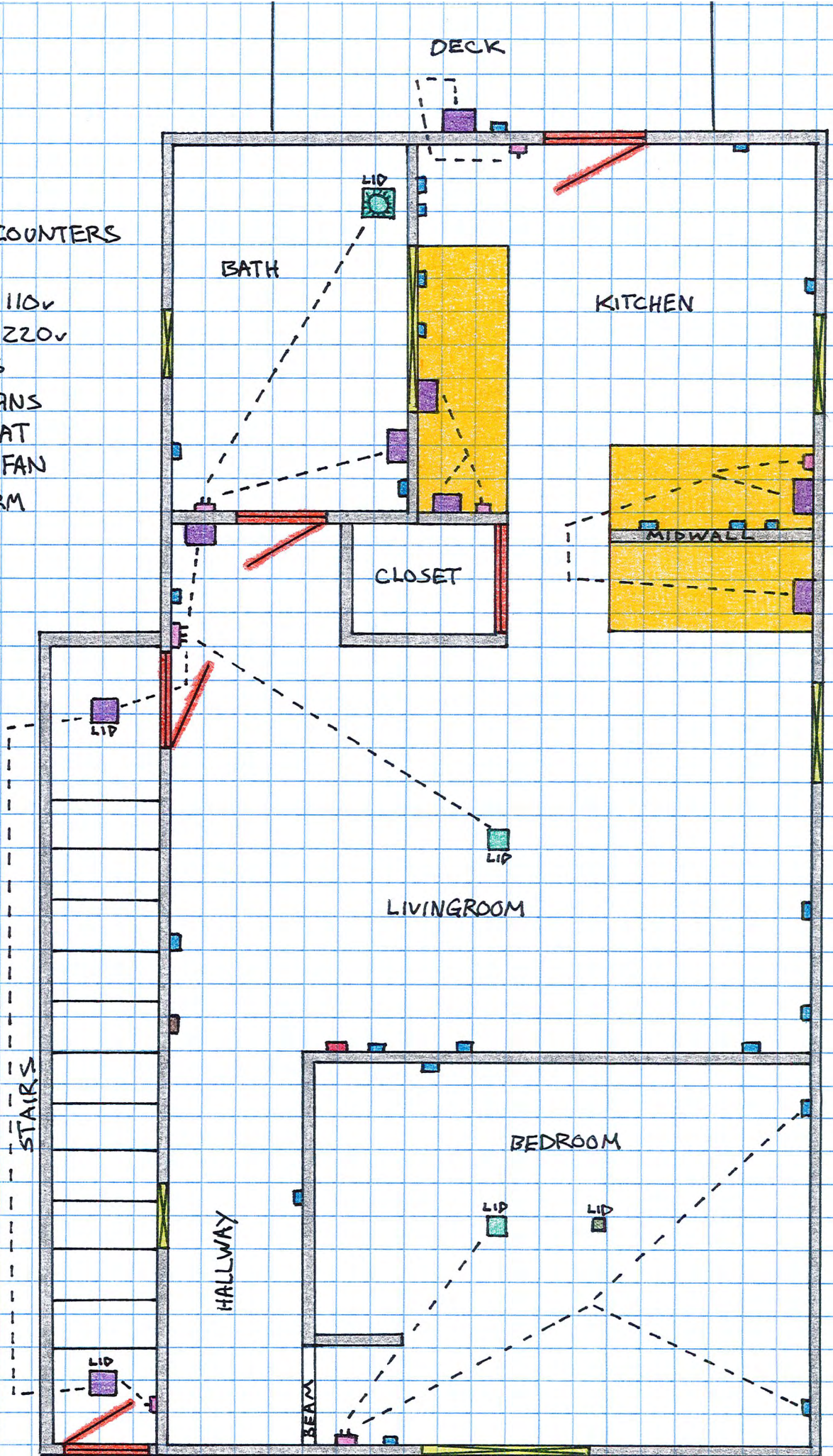
Layout



□ - 1Ft. sq.

- WALLS
- DOORS
- WINDOWS
- KITCHEN COUNTERS
- LIGHTS
- OUTLETS 110v
- OUTLET 220v
- switches
- CEILING FANS
- THERMOSTAT
- BATHROOM FAN
- SMOKE ALARM
- circuit

ELECTRICAL



□ - 1 Ft. sq.

▬ - WALLS

▬ - DOORS

✕ - WINDOWS

■ - KITCHEN COUNTERS

✕ - SINKS

Ⓣ - TOILET

✕ - shower DRAIN

☀ - showerhead

■ - WASHER HOOKUP

DECK

KITCHEN

SHOWER CURT

BATH

CLOSET

MIDWALL

PLUMBING

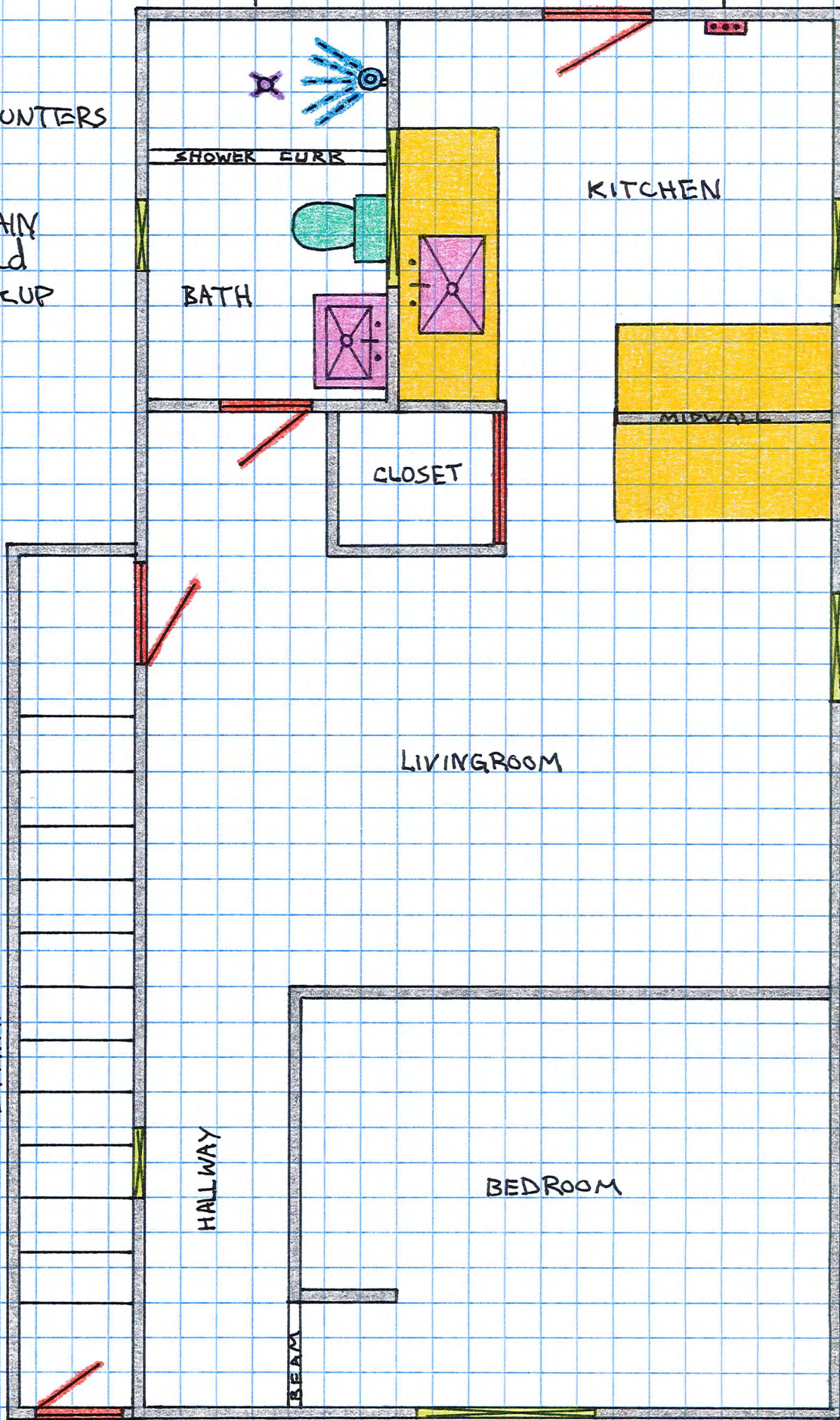
LIVINGROOM

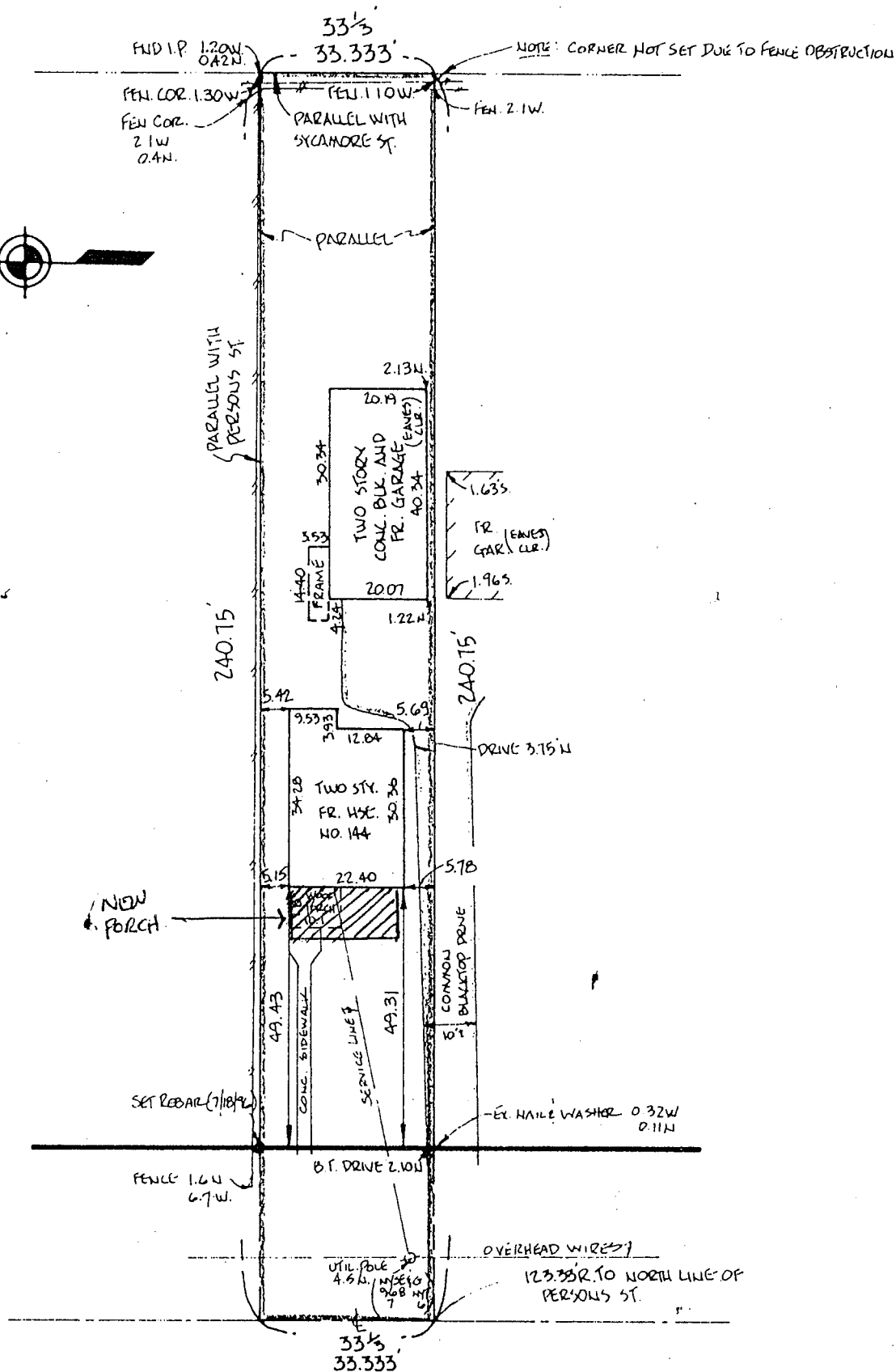
STAIRS

HALLWAY

BEDROOM

BEAM





SYCAMORE (66' wide) ST.

James L. Shuler

PART OF L 23 S 1 9 R 6 VILLAGE OF EAST AURORA
TOWN OF AURORA COUNTY OF ERIE NEW YORK

RESURVEY			JAMES L. SHISLER, L.S., P.C. PROFESSIONAL LAND SURVEYOR P.O. BOX 518 EAST AURORA, NEW YORK 14052-0518 716-655-1050	
DATE	JOB	DESCRIPTION		
7/18/96	96370		DRAWN BY JLS CHECKED BY SKF	SCALE 1" = 30' DATE NOVEMBER 25, 1985
			JOB 85087	SHEET 8-1071

Original

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees
FROM: Elizabeth Cassidy, Code Enforcement Officer
DATE: March 29, 2022

Brian Ellis of 402 South St has submitted a Special Use Permit application for an Accessory Dwelling Unit (ADU) at his property. The proposed two-car, two story structure with the living space on the second floor. The proposed structure received a mean height variance at the March 10, 2022 ZBA meeting. The existing one car garage will be removed.

Village Code section 285-52.1 requires the Village Board to refer the Special Use Permit application to the Planning Commission for their review and recommendation. The Village Board shall then schedule a public hearing prior to the SEQR determination and decision.

Village Code section 285-50.4C requires the Village to submit the application to Erie County Department of Environment and Planning for their review and comment due to proximity to a municipal boundary (Town of Aurora).

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.
Liz Cassidy

VILLAGE OF EAST AURORA
585 Oakwood Ave. East Aurora, New York 14052
716-652-6000
In conjunction with
Town of Aurora Building Department
575 Oakwood Ave. East Aurora, NY 14052
716-652-7591

Building Dept:
Date Received 3/29/22
Complete App _____
Village Clerk:
Date Filed 3/29/22
Amount \$ 150
Receipt # 223 CMH

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT 402 South Street Accessory Dwelling Unit
LOCATION 402 South Street SBL# 175.12-2-30
ZONING DISTRICT SR2

The applicant agrees to reimburse the Village for any additional fees required for consultant's review.

APPLICANT NAME Brian Ellis
ADDRESS 402 South Street, East Aurora NY
TELEPHONE 704-315-7734 FAX _____ E-MAIL BSEllis789@gmail.com
SIGNATURE [Signature]

OWNER NAME Brian Ellis
ADDRESS 402 South Street, East Aurora NY
TELEPHONE 704-315-7734 FAX _____ E-MAIL BSEllis789@gmail.com
SIGNATURE _____

DEVELOPER NAME Tom J. Stynes - TJS Construction Inc
ADDRESS _____
TELEPHONE 716-870-1812 FAX _____ E-MAIL tjstynes@gmail.com
SIGNATURE _____

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- One (1) – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-52.2
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD or by Dropbox.
- Application fee \$25.00, Permit fee \$25.00, and Public Hearing fee \$100.00 – Total \$150 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____
SEQR ACTION:	<u>3/10/22</u>	<u>Mean height variance granted</u>
___ Type 1 ___ Type 2 <input checked="" type="checkbox"/> Unlisted		

VILLAGE BOARD ACTION:

	Mtg/Mail Date
Public Hearing	_____
Notices Mailed	_____
Posted Notice-VEA Hall	_____
Posted Notice-Prop	_____
Approval/Denial Date	_____

Attach Village Board resolution with noted conditions.

February 14, 2022

Town of Aurora Zoning Board of Appeals
575 Oakwood Ave.
East Aurora, NY 14052

RE: Height Variance for proposed replacement structure at 402 South Street, East Aurora NY 14052

Dear Zoning Board Members,

Our family has been a resident of East Aurora since 2016. We moved back to WNY from North Carolina because family was most important to us. My wife grew up on Emery Road in South Wales and when I asked where she wanted to buy a home, it was East Aurora. So, we moved in with my in-laws for 6 months while in pursuit of a village home. Even seven of us in a 1200 sq ft house didn't stop our search to find a great house in East Aurora! The exhausting search ended with the purchase of our home on South Street.

With the death of my father-in-law, we began a search for a smaller property in East Aurora for my mother-in-law where she be close to us and her grandchildren when she retired. We realized after another long search the answer might be right in our own back yard. With help of my wife's uncle, Mathew Meier, Partner at the architectural firm of HHL whose Firm renovated the Roycroft Inn, we pursued this option. Matt drew up plans to replace our existing 1.5 car garage with a 2-car garage including an in-law apartment above in the architectural style to match our 1920's Dutch Colonial.

After review of the drawings, it was determined a variance would be needed due to the height of the new structure. This brings us to where we are today. We ask the Zoning Board to **approve a height variance** so we can move on to the next step for a Special Use Permit so our project to build a new 2-car garage with an in-law apartment that matches the architectural style of our home can come to fruition.

We appreciate your time and consideration. We believe our project can help support continuous improvement to properties in our Village, while bringing our family together.

Thank you,

The Ellis Family – Brian, Stephanie, Reagan, Pierce and Grant Ellis
402 South Street
East Aurora NY 14052

Short Environmental Assessment Form

Part 1 - Project Information

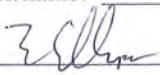
Instructions for Completing

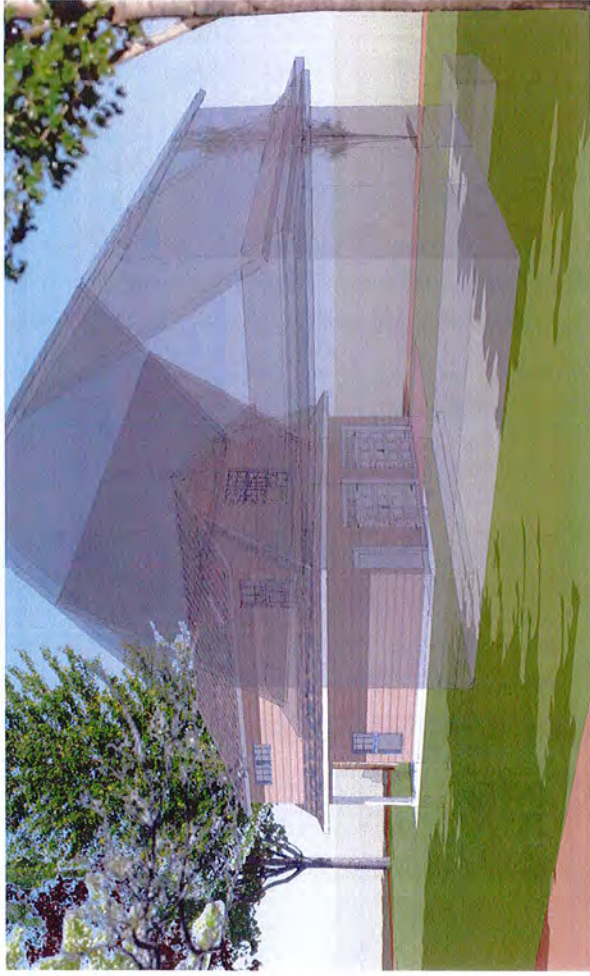
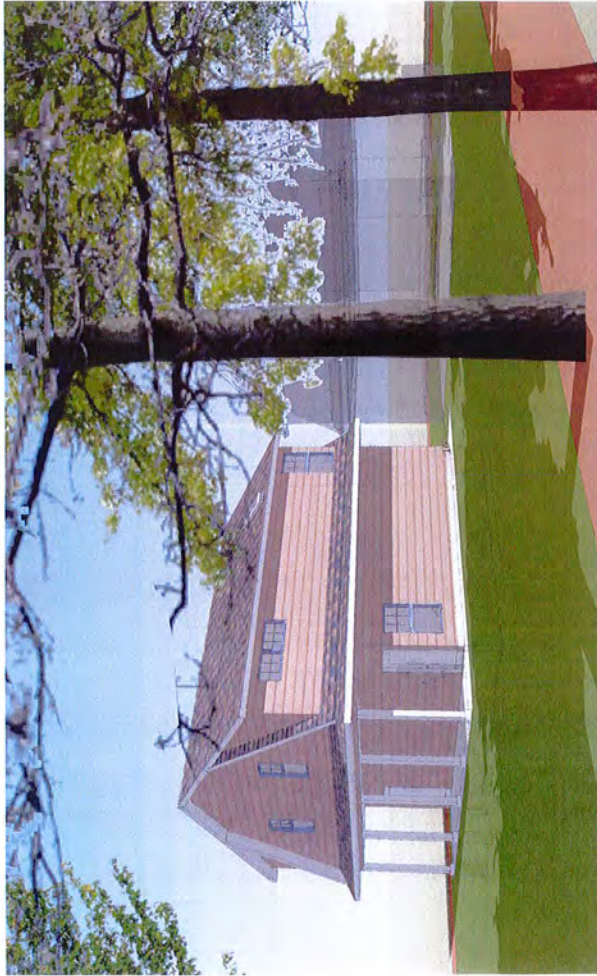
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

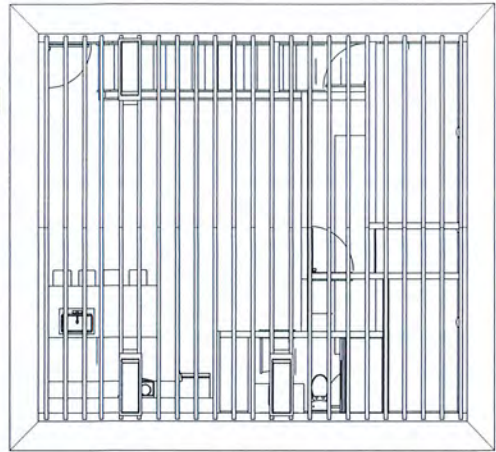
Part 1 – Project and Sponsor Information Ellis - 402 South Street EA				
Name of Action or Project: TWO STORY GARAGE WITH LIVING SPACE ON 2ND FLOOR				
Project Location (describe, and attach a location map): 402 South Street EA				
Brief Description of Proposed Action: DEMOLISH EXISTING 1 1/2 CAR GARAGE AND ERECT A 2 CAR GARAGE WITH 10-LAW APARTMENT ABOVE.				
Name of Applicant or Sponsor: Brian Ellis		Telephone: 704-315-7734 E-Mail: bseellis789@gmail.com		
Address: 402 South Street				
City/PO: East 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 checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		15 acres		
b. Total acreage to be physically disturbed?		15 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		15 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input checked="" type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>				

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<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. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: <u>New Garage Build</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" 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?		<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. 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?		<input checked="" type="checkbox"/>	<input 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: _____				

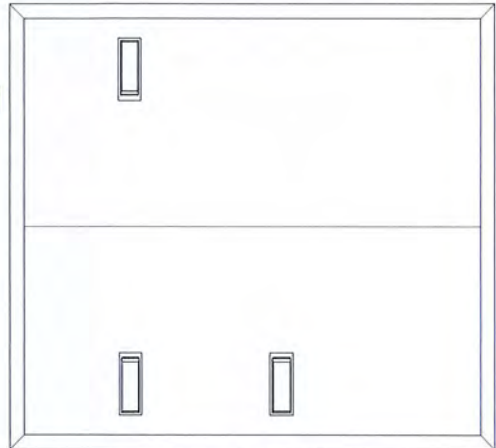
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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? If Yes,	NO	YES
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)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>GUTTERS WILL BE INSTALLED ON BUILDING. GUTTER</u> <u>CONDUCTORS</u> <u>AND DIRECTED TO</u>		
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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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: <u>Brian Ellis</u> Date: <u>2-14-22</u> Signature: <u></u> Title: <u>Owner</u>		



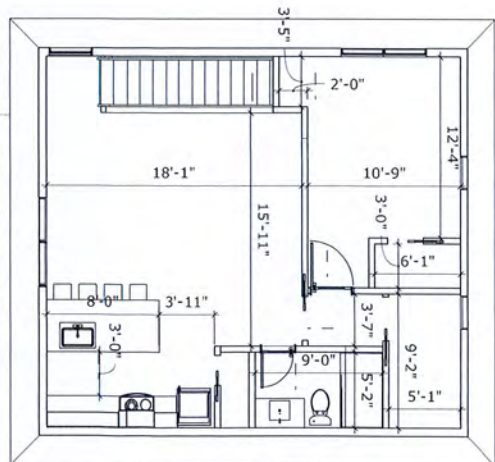
 H+L Architects Architects & Planners 1000 East 17th Avenue, Suite 100 Aurora, CO 80012		CLIENT Ellen Family 402 South Street East Aurora, NY	PROJECT 402 South Street Garage Apartment	PROJECT NO.	ISSUE 3-22-22 NOT FOR CONSTRUCTION	DRAWN BY m2	DESCRIPTION Concept Images	NOT FOR CONSTRUCTION
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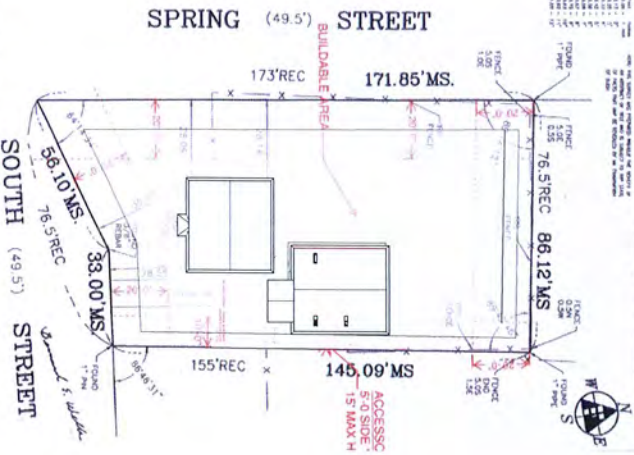
ROOF FRAMING PLAN



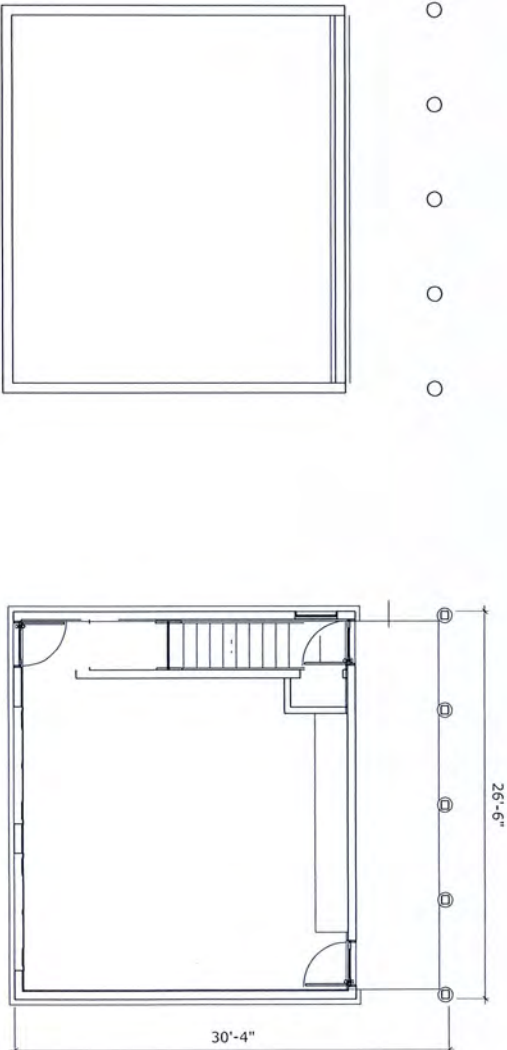
ROOF PLAN



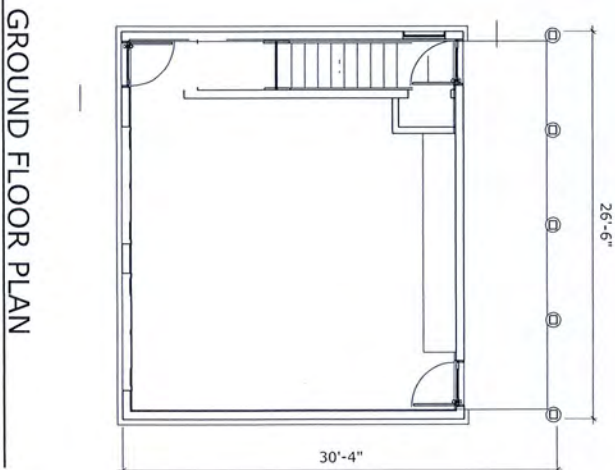
SECOND FLOOR PLAN



SITE PLAN



FOUNDATION PLAN



GROUND FLOOR PLAN

NOT FOR CONSTRUCTION

01

a

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m2
DESCRIPTION
Proposed Plans

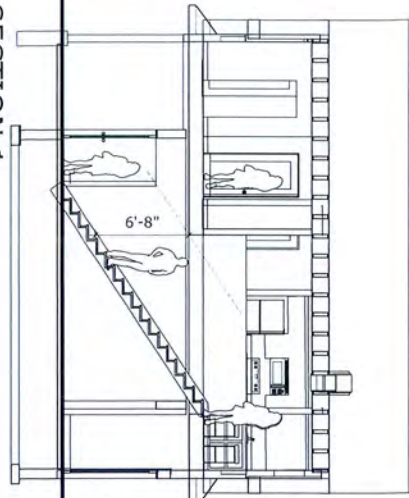
PROJECT NO.
PROJECT
402 South Street
Garage Apartment

ISSUE
3-22-22
RE-ISSUE

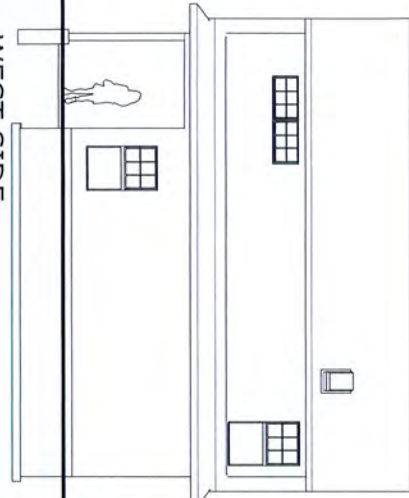
CLIENT
Ellis Family
402 South Street
East Aurora, NY

HHL Architects
122 Allen Street, 8/F, New York 1001
718.881.5111 • F 718.881.4814
HHLArchitects.com

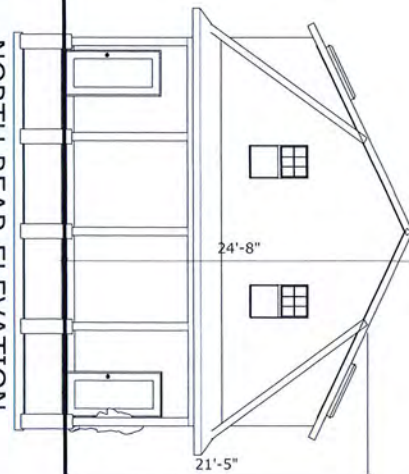
SECTION 1



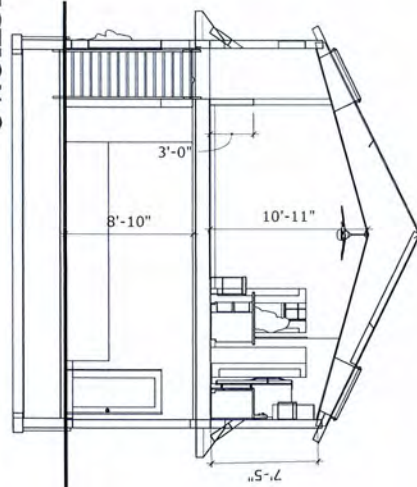
WEST SIDE



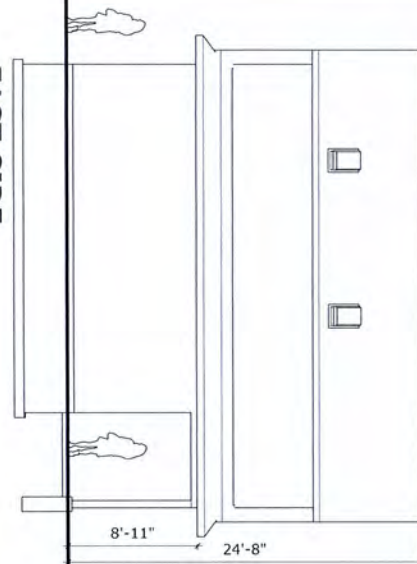
NORTH REAR ELEVATION



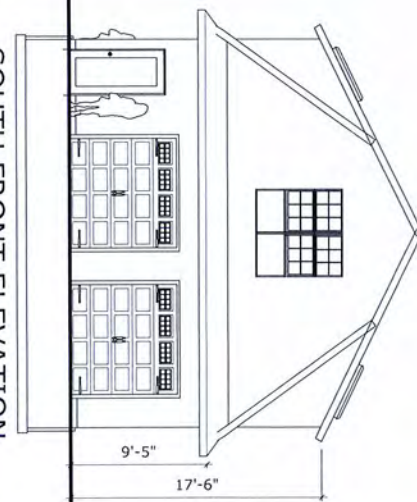
SECTION 2



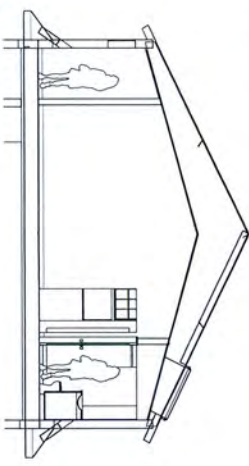
EAST SIDE



SOUTH FRONT ELEVATION



SECTION 3



NOT FOR CONSTRUCTION

02

a

DRAWN BY
m2
DESCRIPTION
Proposed Elevations

PROJECT NO.

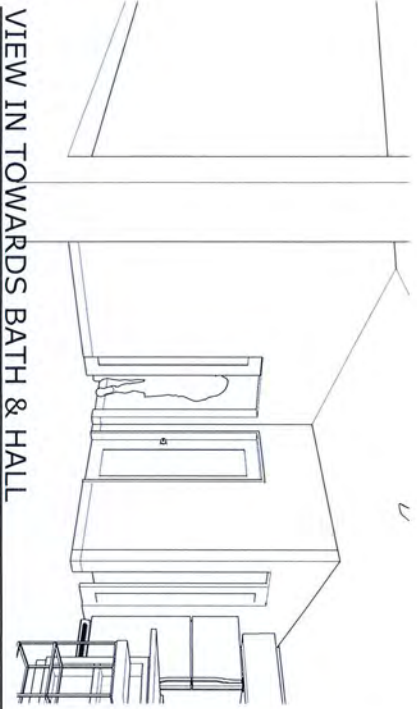
PROJECT
402 South Street
Garage Apartment

ISSUE
3-22-22
RE-ISSUE

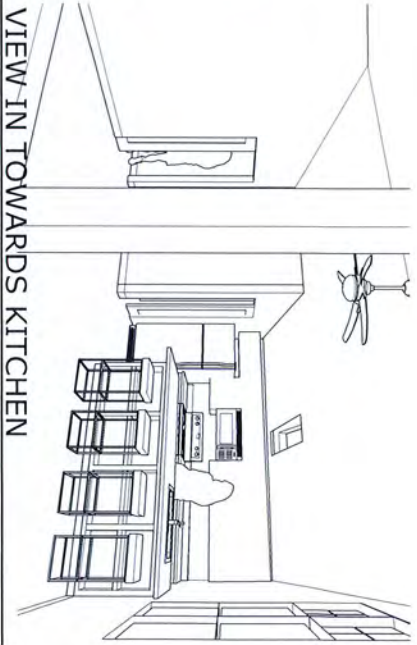
CLIENT
Ellis Family
402 South Street
East Aurora, NY

HHL Architects
172 Allen Street, 8th Floor, New York, NY 10013
718.885.0000 • F 718.885.4414
HHLArchitects.com

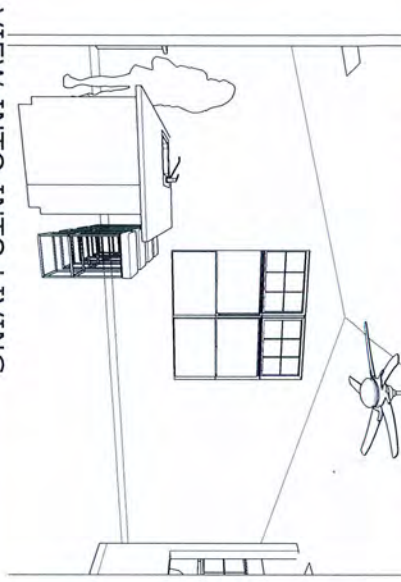
VIEW IN TOWARDS BATH & HALL



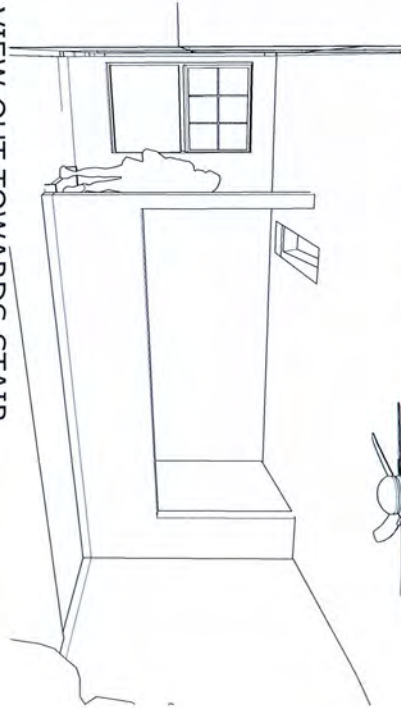
VIEW IN TOWARDS KITCHEN



VIEW INTO LIVING



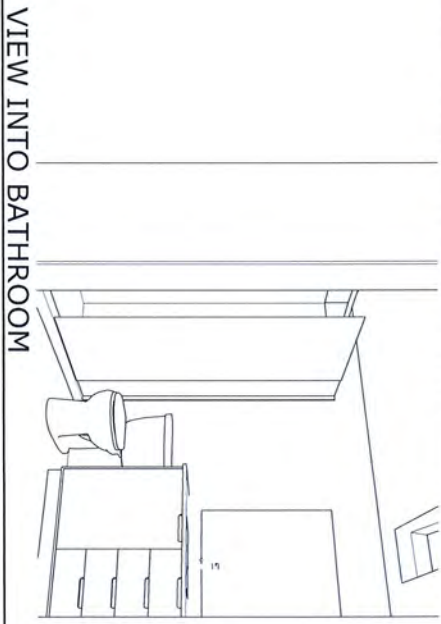
VIEW OUT TOWARDS STAIR



VIEW INTO BEDROOM



VIEW INTO BATHROOM



NOT FOR CONSTRUCTION

03

a

DRAWN BY
m2

DESCRIPTION
Interior Views

PROJECT NO.

PROJECT
402 South Street
Garage Apartment

ISSUE
3-22-22

RE-ISSUE

CLIENT
Ellis Family
402 South Street
East Aurora, NY

HHL Architects
122 Allen Street, Buffalo, New York 14201
PH: 716.887.0242 • FX: 716.887.0244
HHLARCHITECTS.COM

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees
FROM: Elizabeth Cassidy, Code Enforcement Officer
DATE: April 14, 2022

Jonathan Morris, AIA of Carmina Wood Morris DPC has submitted a Special Use Permit application for an Accessory Dwelling Unit (ADU) at his client's property at 472 Girard Ave. The proposed structure would be a detached two-car garage with a one bedroom ADU on the second floor. The proposed structure meets all zoning requirements for an accessory building.

Village Code section 285-52.1 requires the Village Board to refer the Special Use Permit application to the Planning Commission for their review and recommendation. The Village Board shall then schedule a public hearing prior to the SEQR determination and decision.

Village Code section 285-50.4C requires the Village to submit the application to Erie County Department of Environment and Planning for their review and comment due to proximity of a municipal boundary (Town of Aurora).

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.
Liz Cassidy

VILLAGE OF EAST AURORA
571 Main Street, East Aurora, New York 14052
716-652-6000
In conjunction with
Town of Aurora Building Department
300 Glead Ave, East Aurora, NY 14052
716-652-7591

Building Dept:	
Date Received	4/12/22
Complete App	4/13/22
Village Clerk:	
Date Filed	4/14/22
Amount \$	180
Receipt #	CASH

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT Cananagh Residence SBL#: 164.16-2-49
LOCATION 472 Girard Avenue ZONING DISTRICT 210-R SFR

The applicant agrees to reimburse the Village for any additional fees required for consultant's review.

APPLICANT NAME Jonathan H. Morris, AIA
ADDRESS 183 Crosby Avenue, Kenmore, NY 14217
TELEPHONE (716) 587-1324 E-MAIL jmorris@cwm-ae.com
SIGNATURE [Signature]

OWNER NAME Kevin and Danni Cavanagh
ADDRESS 11284 Pyrites Way, Gold River, CA 95670 / 472 Girard Avenue, East Aurora, NY 14052
TELEPHONE (916) 997-1200 FAX _____ E-MAIL kcavanagh@jadegroupinc.com
SIGNATURE _____

DEVELOPER NAME N/A
ADDRESS _____
TELEPHONE _____ FAX _____ E-MAIL _____
SIGNATURE _____

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- One (1) – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-52.2
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD or by Dropbox.
- Application fee \$25.00, Permit fee \$25.00, and Public Hearing fee \$100.00 – Total \$150 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQR ACTION:

___ Type 1 ___ Type 2 ___ Unlisted

VILLAGE BOARD ACTION:

	Mtg/Mail Date
Public Hearing	_____
Notices Mailed	_____
Posted Notice-VEA Hall	_____
Posted Notice-Prop	_____
Approval/Denial Date	_____

Attach Village Board resolution with noted conditions.

CHECK LIST FOR SPECIAL USE PERMIT APPLICATION

- ☒ A cover letter to the Village board with a narrative of all proposed uses and structures, including but not limited to: hours of operation, number of employees, maximum seat capacity, and required number of parking spaces.
- ☒ A narrative report describing how the proposed use will satisfy the criteria set forth in the special use permit review criteria of Chapter §285-52.4 (also listed below), as well as any other applicable requirements relating to the specific use proposed.
 - ☒ Will be generally consistent with the goals of the Village Comprehensive Plan.
 - ☒ Will meet all relevant criteria set forth in Chapter §285-52.3 and §285-52.4.
 - ☒ Will be compatible with existing uses adjacent to and near the property.
 - ☒ Will not create a hazard to health, safety or the general welfare of the public.
 - ☒ Will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents.
 - ☒ Will not be a nuisance to neighboring land uses in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.
 - ☒ Will not cause undue harm to or destroy existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water, or degradation of water quality.
 - ☒ Will not destroy or adversely impact significant historic and/or cultural resource sites.
 - ☒ Will provide adequate landscaping, screening or buffering between adjacent uses which are incompatible with the proposed project.
 - ☒ Will not otherwise be detrimental to the public convenience and welfare.
- ☒ All SEQR Documentation as required by New York State Law.

Jennifer Calkins

From: Jon Morris <jmorris@CWM-AE.COM>
Sent: Tuesday, April 12, 2022 12:27 PM
To: maureen.jerackas@east-aurora.ny.us
Cc: Kevin Cavanagh; Jennifer Calkins
Subject: Application for Special Use Permit, 472 Girard Avenue
Attachments: A-1 Survey, Site and Roof Plan.pdf; A-7 Exterior Elevations.pdf; A-8 Exterior Elevations.pdf; A-9 Exterior Elevations.pdf; Cover Letter_2022-04-12.pdf; SEAF_2022-04-12.pdf; Special Use Permit Application_2022-04-12.pdf

Maureen and Elizabeth –

Please find the required application materials for the Village Board's consideration of a Special Use Permit for an accessory dwelling unit at 472 Girard Avenue. The unit is a one-bedroom apartment proposed for the second floor above a new, detached 2-car garage (the current home does not have a garage). The property owners, Kevin and Dannin Cavanagh, are sending the required \$150 application fee to your office under separate cover.

Thank you for your assistance; please do not hesitate to contact me if you need any further information.

Jonathan H. Morris, AIA | VP Architecture



487 Main Street Ste 500 Buffalo, NY 14203

P: 716.842.3165 x102 F: 716.842.0263

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April 12, 2022

Ms. Elizabeth Cassidy, Code Enforcement Officer
Village of East Aurora Building Department
575 Oakwood Avenue
East Aurora, New York 14052
building@townofaurora.com

Ref.: Cavanagh Residence – Addition and Alterations
472 Girard Avenue, East Aurora, NY 14052

Dear Ms. Cassidy:

My wife Dannin Cavanagh and myself Kevin Cavanagh (home owners) purchased our second home in East Aurora with several considerations for future plans.

My business has used a long-term lease corporate apartment in Kenmore, New York for several years while our company continues to grow in the Buffalo area. With the first of many considerations, I have terminated our lease in Kenmore and will now be staying in our Girard Avenue home during our frequent business trips to Western New York. In addition, my wife and I have several friends who call East Aurora home and while visiting often, we have decided to spend more time in the Village of East Aurora Village in the years to come.

Our first intent is to embark on an extensive renovation of the home to further tailor the house to our needs. Included in those plans is a much-needed garage on the property and we've designed a preliminary plan for a small, one-bedroom "accessory use" dwelling above the garage space for our soon to be college-age son. The new structure is planned on the site to align with the west wall of the existing house. The +/- 8'-0" side yard setback (the property line is not exactly parallel to the house) complies with the ordinance for fully detached structures; separate overlapping roof structures will provide covered access from the back door of the house to the garage.

Given the scope of the intended work, these renovations will be best performed while we are not residing full-time in the property. We intend to phase the work to allow us to live in the house while the garage/apartment is completed, then use the apartment as a place to stay while the balance of the home renovation is finished. When both phases are complete, we can enjoy the entire home and apartment space with our family.

Moving into the next 18 months, we plan on residing in the home 8 months of the year with interim stays all throughout the year attending to our local growing business.

We hope this fully explains our desires for residency in East Aurora and we are growing in our excitement for becoming a longer-term resident of the East Aurora community in the years to come.

Please accept this letter of explanation and note our permission to have our architect, Jonathan Morris, AIA to act on our behalf as Agent for Owner with regards to any and all applications, submittals, plans, specifications, building department, planning department and permit approvals for all needs concerning our home renovation and addition project located 472 Girard Ave., East Aurora, NY.

Thank you for your consideration and help in extending our permission for Jon Morris to act as our agent in the process.

Best regards,

Kevin Cavanagh

President

Jade Group Inc. / Jade-Ex LLC

Headquarters: 1870 Buford Hwy
Duluth GA 30097

California Office: 11284 Pyrites Way
Gold River California, 95670
Office: (916) 671-5848
Fax: (916) 671-1717
Direct Line: (916) 997-1200

kcavanagh@jadegroupinc.com

Short Environmental Assessment Form

Part 1 - Project Information

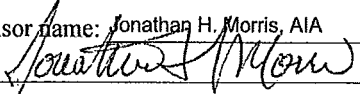
Instructions for Completing

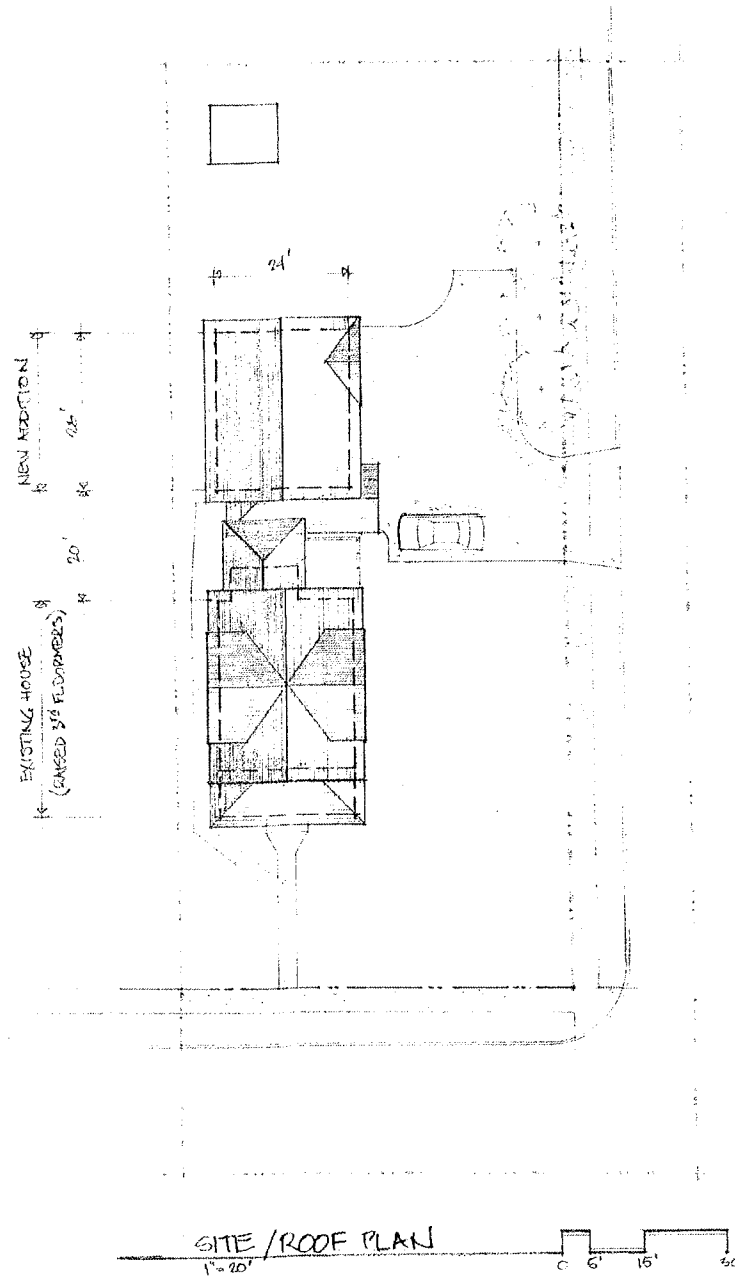
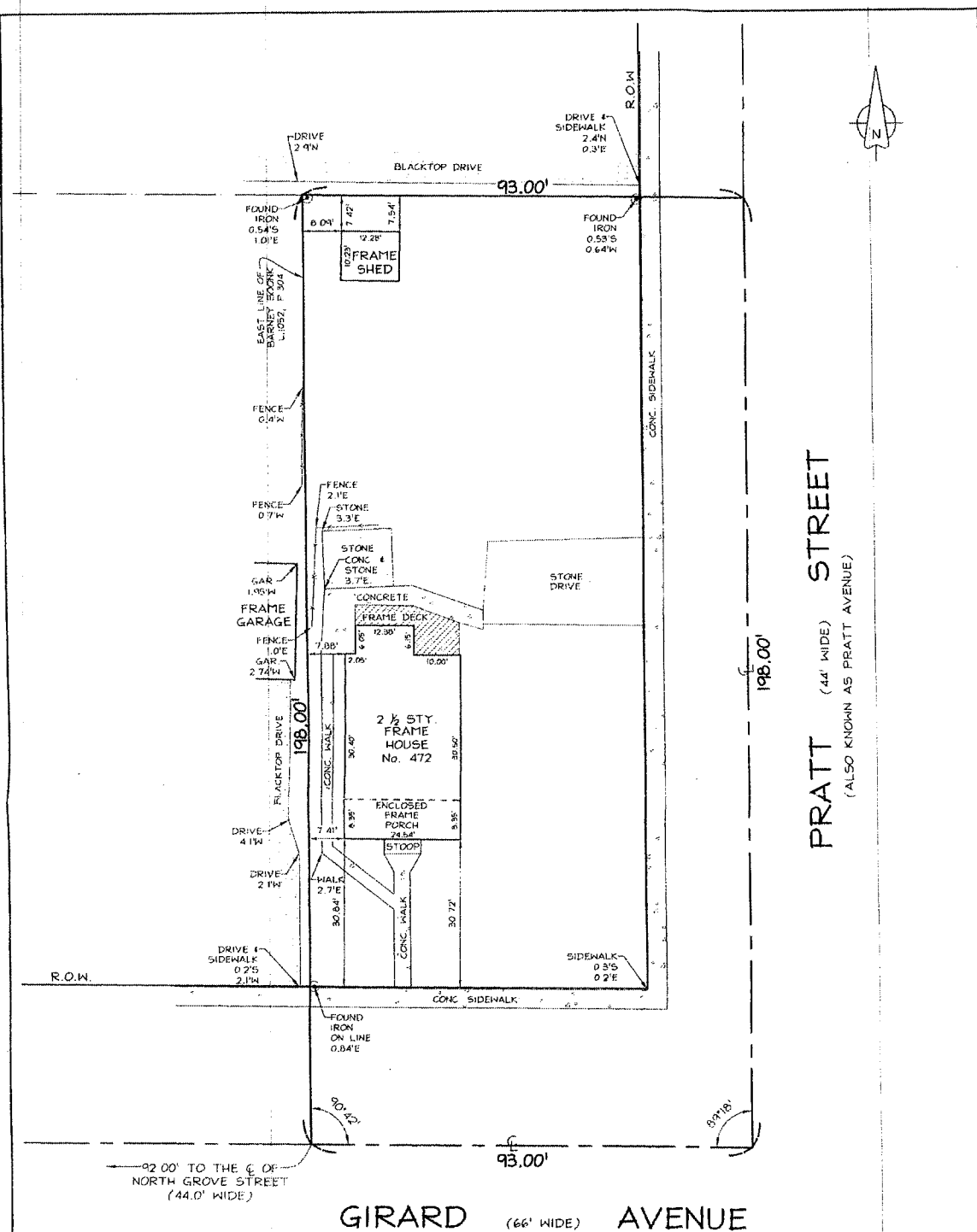
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Cavanagh Residence - Addition & Alterations							
Project Location (describe, and attach a location map): 472 Girard Avenue, East Aurora, NY 14052							
Brief Description of Proposed Action: Interior renovations to an existing single-family residence and construction of a new, detached accessory structure containing a ground floor 2-car garage and second-floor one-bedroom apartment above.							
Name of Applicant or Sponsor: Jonathan H. Morris, AIA		Telephone: (716) 587-1324					
		E-Mail: jmorris@cwm-ae.com					
Address: 183 Crosby Avenue							
City/PO: Kenmore		State: NY	Zip Code: 14217				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: East Aurora Building Department permit			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.422 acres					
b. Total acreage to be physically disturbed?		0.015 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.422 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) 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 site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 type="checkbox"/>	
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 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

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)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <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? If Yes, describe: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <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? If Yes, describe: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Jonathan H. Morris, AIA</u> Date: <u>April 12, 2022</u></p> <p>Signature: <u></u></p>		



Architect:
Jonathan H. Morris, AIA
Carmina Wood Morris, LPC
487 Main Street, Suite 500
Buffalo, New York 14203
(716) 587-1324

Cavanagh Residence - Addition & Alterations

472 Girard Avenue, East Aurora, NY 14052

Title:
General Notes
Site and Roof Plans

Date:

Sheet No.:

A-1

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

509 Main Street, P.O. Box 516, East Aurora, NY 14052
p (716) 655-1058 f (716) 655-1964 www.nussclarke.com

BOUNDARY SURVEY
472 Girard Avenue
Part of Lot 24, Township 9, Range 6
Holland Land Company's Survey
Village of East Aurora, Town of Aurora
County of Erie, State of New York

Thornton A. Keayon

Date of Survey: 9/17/2021 Scale: 1" = 20' Project No.: 21J3-0642

NUSSBAUMER & CLARKE, INC.
ENGINEERS AND SURVEYORS
EST. 1993

Architect:
Jonathan H. Morris, AIA
Carmina Wood Morris, DPC
487 Main Street, Suite 600
Buffalo, New York 14203
(716) 587-1324

Cavanagh Residence - Addition & Alterations

472 Girard Avenue, East Aurora, NY 14052

Title:
Exterior Elevations

Date:

Sheet No.:

A-7





Architect:
Jonathan H. Morris, AIA
Carmina Wood Morris, DPC
487 Main Street, Suite 600
Buffalo, New York 14203
(716) 587-1324

Cavanagh Residence - Addition & Alterations

472 Girard Avenue, East Aurora, NY 14052

Title:
Exterior Elevations

Date:

Sheet No.:

A-8

Architect:
Jonathan H. Morris, AIA
Carmina Wood Morris, DPC
487 Main Street, Suite 600
Buffalo, New York 14203
(716) 587-1324

Cavanagh Residence - Addition & Alterations

472 Girard Avenue, East Aurora, NY 14052

Title:
Exterior Elevations

Date:
December 2021

Sheet No.:

A-9

