

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

TB: 10/27/25
PB: 11/5/25
TB:
PH:

Date submitted: 07/14/2025

Applicant name: World Mission Society Church of God, attn: Fred Perez

Applicant Phone/Email: 732-513-7343 / building.planning@zionusa.org

Applicant address: 880 Jackson Avenue, New Windsor New York 12553

Property owner: World Mission Society Church of God

Owner's address 880 Jackson Avenue, New Windsor New York 12553

Property address: 711 Knox Road

SBL # (s) 163.00-3-23

Prior owner Christ the King Seminary

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

=====

Proposed Project: Add Security Booth & operate seminary school in place of religious str
Commercial Multi family Number of dwelling units
Zone: RR/A Total property Acreage: 117.9 Acreage covered by bldg 3.6
Square footage of building: 144 Cubic footage of building: 1008

Aggregate square footage of other buildings on property: 2159853

Fees, based on number of improved acres*

**Additional professional services, including but not limited to traffic study and SEQRA review, utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: \$250

1.01-5 Acres: \$500

5.01-10 Acres: \$1,000

>10 Acres: \$1,500

Fee: \$

Receipt: #

Received by
Town Clerk/Deputy Clerk

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

TOWN OF AURORA

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

MEMO

TO: Supervisor Snyder and Town Board Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: October 7, 2025

The Building Department has received a site plan application for 711 Knox Rd as submitted by Fred Perez, as agent for World Mission Society Church of God. This application includes both the addition of an entry security booth and the continued use of the property as a seminary school and place of religious study. A site plan is required for a place of religious instruction as perm 116-8.4A(2) and 116-8.5A(1).

General Municipal Law Section 239-m requires the application to be sent to the Erie County Department of Environment and Planning due to proximity to a County highway (Knox Rd).

The application will be on the November Planning Board agenda as per Town Code section 95-3C. Once the Town Board has the Planning Board's recommendation, the Town Board has historically scheduled a public hearing on site plan applications. A SEQRA determination must be made prior to any decision by the Town Board.

This is a Type II action for purposes of SEQRA.

Please contact me with any questions.

liz

711 Knox

Submission Requirements for Town of Aurora Site Plan Review

The Applicant shall submit to the Superintendent of Building a completed Site Plan Review application as well as 15 copies of the following documents where deemed necessary.

- ✓ 1. A boundary survey with site plan showing proposed lots, building locations (Proposed and existing), land use areas, utility easements, right-of-way boundaries, North arrow, date, scale, existing wetlands were applicable.
- ✓ 2. Topographical Survey based on United States Geological Survey data to extend a reasonable distance beyond proposed site. **Also list any changes to current topography.**
- ✓ 3. Location of existing and proposed easements.
- ✓ 4. Existing natural features such as watercourses, waterbodies, wetlands, wooded areas, flood hazard areas, 15% or more slope areas. Any changes to these features are to be noted.

NA 5. Stormwater pollution prevention plan (SWPPP), if affecting an acre or more

✓ 6. ^{NA} Soil Test, regarding characteristics, capabilities and/or limitations for development according to TOA soil district

✓ 7. Location and design of all existing on-site as well as neighboring improvements including drainage, culvert pipes, waterlines, sanitary and storm sewer systems, retaining walls and fences.

✓ 8. Location and design of all utilities, proposed and existing, including, but not limited to electric, gas, water, cable, etc.

9. Location and design of all proposed and existing streets, parking lots, service areas, access drives, bicycle and pedestrian ways within and neighboring proposed site.

✓ 10. Location, height of buildings and front, side, and rear lot dimensions of all proposed buildings.

✓ 11. Location of all open space designated for "Green space", parks, playgrounds, landscape screening and general landscape proposals.

NA 12. Location, size and design of all proposed signage and outdoor lighting.

*Future surge
existing lighting*

✓ 13. Building elevation drawings, when required.

✓ 14. Grading and drainage plan showing existing and proposed contours at intervals not exceeding 2 feet. Include measures, devices and or structures for erosion and runoff control during and after construction.

✓ 15. Location of nearest fire hydrants and access for firefighters and their equipment.

*private system
marked on survey*

✓ 16. Landscaping plan identifying plant materials, location of refuse areas, dumpsters and outdoor storage. Provisions for visual and noise screening.

✓ 17. Short EAF form – see attached

18. If not in 'B' district, notify abutting properties of proposed plans (Building Department will help).

NA 19. Is approval needed by any other agency such as NYS Freshwater Wetland permit, US Army Corp of Engineer and Federal Wetland impact permit for this project? If so, list the approval type and time frame of approval.



From:
World Mission Society Church of God

LETTER OF PROPOSED USE, July 14th, 2025,

To:
Town of East Aurora
The Aurora Municipal Center
575 Oakwood Avenue
East Aurora, New York 14052

Subject: Statement of Existing and Proposed Use – 711 Knox Road, East Aurora, NY

To Whom It May Concern,

On behalf of the **World Mission Society Church of God**, we are submitting this letter to clarify the existing and proposed use of the property located at **711 Knox Road, East Aurora, NY**.

The property was formerly operated by the Catholic Church as a **seminary school** under the name **Christ the King Seminary**, serving as an educational and religious training facility. The World Mission Society Church of God has acquired this property for the purpose of continuing its use in a similar manner—as a **seminary school and place of religious study and training**.

We confirm that:

- There will be **no change in the use** of the property.
- The property will continue to function as a seminary school and a religious facility.
- All operations will be consistent with its historical use, serving as an educational and spiritual center for our members.

Should you require additional information or documentation regarding the intended use, we are happy to provide it and to cooperate fully to ensure compliance with all local requirements.

Thank you for your time and consideration.

Sincerely,
Daniel Lee

A handwritten signature in blue ink, appearing to read "Daniel Lee", is written over a horizontal line.

Pastor
World Mission Society Church of God
building.planning@zionusa.org

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: Entrance Security Building			
Project Location (describe, and attach a location map): 711 Knox Road, Town of Aurora			
Brief Description of Proposed Action: Modify the existing two lane entrance to 2 ingress lanes and one egress lane, including the addition of a 343 SF security building (144 SF floor area); security gates; landscaping and minor grading. Total site disturbance 13,200+/- SF.			
Name of Applicant or Sponsor: World Mission Society Church of God, attn: Jorge N. Robles Flores		Telephone: 845.728.4724	
		E-Mail: jorge.robles@zionusa.org	
Address: 880 Jackson Avenue			
City/PO: New Windsor		State: New York	Zip Code: 12553
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 ☐
			YES ☐
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: town building department			NO ☐
			YES ☒
3. a. Total acreage of the site of the proposed action?		117.9+/- acres	
b. Total acreage to be physically disturbed?		0.303 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		117.9+/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
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: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
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: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
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	
	☒	☐	
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?	☒	☐	
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	
	☐	☒	
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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe:		
on-site storm pipe system		
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
	☒	☐
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Dominick Arico, PE, Sponsor for Applicant</u> Date: <u>07.10.25</u> Signature: <u></u> Title: <u>Project Engineer</u>		

Soil Map—Erie County, New York (711 Knox)



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

1:15,800.

Warning: Soil Map may not be valid at this scale.

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Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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contrasting soils that could have been shown at a more detailed scale.

scale.

Please rely on the bar scale on each map sheet for map measurements.

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Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Coordinate System: Web Mercator (EPSG:3857)

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projection which preserves direction and shape but distorts maps from the web. All the web maps are based on the web Mercator projection which preserves direction and shape but distorts

distance and area. A projection that preserves area, such as a

Albers equal-area conic projection, should be used if more

accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data.

of the version date(s) listed below.

Soil Survey Area: Erie County, New York

Survey Area Data: Version 24, Aug 25, 2024

Soil map units are labeled (as space allows) for map scale

1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2023

27, 2023

The orthophoto or other base map on which the soil lines v

compiled and digitized probably differs from the background

imagery displayed on these maps. As a result, some minor

eliminating or that are bound to be eliminated.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LmB	Lima loam, 3 to 8 percent slopes	1.4	47.7%
MfB	Marilla channery silt loam, 3 to 8 percent slopes	1.3	43.2%
MfC	Marilla channery silt loam, 8 to 15 percent slopes	0.3	9.1%
Totals for Area of Interest		3.0	100.0%

Erie County, New York

MfC—Marilla channery silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9rnl

Elevation: 720 to 1,750 feet

Mean annual precipitation: 36 to 48 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 115 to 195 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Marilla and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marilla

Setting

Landform: Till plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Concave

Across-slope shape: Convex

Parent material: Channery loamy till derived predominantly from acid shale

Typical profile

H1 - 0 to 8 inches: channery silt loam

H2 - 8 to 18 inches: channery silt loam

H3 - 18 to 60 inches: channery silt loam

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 15 to 30 inches to fragipan

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 18 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: D

Ecological site: F101XY013NY - Moist Till, F140XY024NY - Moist Dense Till

Hydric soil rating: No

Minor Components

Volusia

Percent of map unit: 5 percent

Hydric soil rating: No

Derb

Percent of map unit: 5 percent

Hydric soil rating: No

Manlius

Percent of map unit: 5 percent

Hydric soil rating: No

Mardin

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Erie County, New York

Survey Area Data: Version 24, Aug 25, 2024

Erie County, New York

LmB—Lima loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w3kf

Elevation: 410 to 1,360 feet

Mean annual precipitation: 31 to 57 inches

Mean annual air temperature: 41 to 50 degrees F

Frost-free period: 100 to 190 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Lima and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lima

Setting

Landform: Drumlins, ridges, till plains

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Crest

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Calcareous loamy lodgment till derived from limestone, sandstone, and shale

Typical profile

Ap - 0 to 9 inches: loam

Bt/E - 9 to 12 inches: loam

Bt1 - 12 to 16 inches: loam

Bt2 - 16 to 25 inches: gravelly loam

C - 25 to 79 inches: gravelly loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 1.42 in/hr)

Depth to water table: About 18 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B/D

Ecological site: F101XY013NY - Moist Till

Hydric soil rating: No

Minor Components

Honeoye

Percent of map unit: 6 percent

Landform: Drumlins, till plains, ridges

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Side slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Convex

Hydric soil rating: No

Appleton

Percent of map unit: 3 percent

Landform: Drumlins, ridges, till plains

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Kendaia

Percent of map unit: 3 percent

Landform: Drumlins, ridges, till plains

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Cazenovia

Percent of map unit: 2 percent

Landform: Reworked lake plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Concave

Across-slope shape: Convex

Hydric soil rating: No

Lyons

Percent of map unit: 1 percent

Landform: Depressions, drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Erie County, New York

Survey Area Data: Version 24, Aug 25, 2024

Erie County, New York

MfB—Marilla channery silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9rnk

Elevation: 670 to 1,790 feet

Mean annual precipitation: 36 to 48 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 115 to 195 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Marilla and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marilla

Setting

Landform: Till plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Concave

Across-slope shape: Convex

Parent material: Channery loamy till derived predominantly from acid shale

Typical profile

H1 - 0 to 8 inches: channery silt loam

H2 - 8 to 18 inches: channery silt loam

H3 - 18 to 60 inches: channery silt loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 15 to 30 inches to fragipan

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 18 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: D

Ecological site: F101XY013NY - Moist Till, F140XY024NY - Moist Dense Till

Hydric soil rating: No

Minor Components

Mardin

Percent of map unit: 5 percent

Hydric soil rating: No

Farnham

Percent of map unit: 5 percent

Hydric soil rating: No

Derb

Percent of map unit: 5 percent

Hydric soil rating: No

Manlius

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

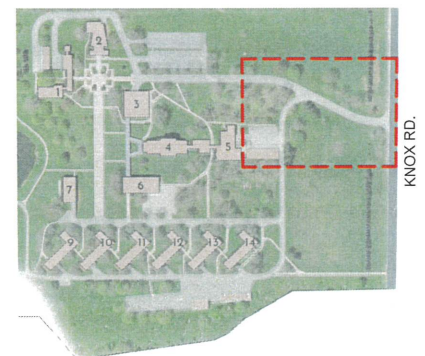
Soil Survey Area: Erie County, New York

Survey Area Data: Version 24, Aug 25, 2024

[illegible]

711 Knox Road, East Aurora, NY,
USA 14052

Scale	As indicated
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① Survey - Security Booth Location
1" = 20'-0"



GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODE REQUIREMENTS REGARDLESS OF WHETHER OR NOT THEY ARE SPECIFICALLY CALLED FOR IN THESE NOTES OR ON THESE DRAWINGS. IN THE CASE OF DISCREPANCIES BETWEEN THE CODE AND THE DRAWINGS, THE CODE REQUIREMENTS SHALL GOVERN.
2. ALL ELECTRICAL WORK SHALL BE UL APPROVED AND SHALL FOLLOW THE NEC AND/ OR ANY OTHER APPLICABLE CODE REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS AND APPROVALS, MAKING REQUIRED TESTS, AND SECURING REQUIRED INSPECTIONS. A CERTIFICATE OF OCCUPANCY OR THE MUNICIPALITIES EQUIVALENT IS TO BE OBTAINED FOR COMPLETION OF THE WORK.
4. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER, USING ONLY SKILLED CRAFTSMEN FOR THEIR RESPECTIVE TRADES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURE DURING CONSTRUCTION. MATERIAL SHALL BE SPREAD OUT WHEN STORED IN ORDER TO NOT OVERLOAD THE STRUCTURE. CONTRACTOR SHALL PROVIDE TEMPORARY POWER, HEAT AND LIGHT, TELEPHONE AND CLEANUP DURING CONSTRUCTION. THE CONTRACTOR TO PROVIDE BATHROOM FACILITIES. CONTRACTOR RESPONSIBLE FOR TENTING BUILDING AS REQUIRED TO MAINTAIN INTERIOR TEMPERATURE REQUIRED FOR WORK.
6. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL NECESSARY PROTECTION TO KEEP WEATHER-TIGHTNESS OF BUILDING AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL TRADES EMPLOYED IN THE ENTIRE PROJECT AND SHALL COORDINATE HIS SCHEDULE WITH THAT OF THE OWNER.
8. ALL PLUMBING, MECHANICAL, AND ELECTRICAL LINES SHALL BE CONCEALED UNLESS OTHERWISE NOTED. WHERE CONCEALEMENT UNDER FLOORS, ABOVE CEILINGS OR WITHIN WALLS OR PARTITIONS IS NOT POSSIBLE, LINES ARE TO BE FURRED IN WITH DRYWALL.
9. ALL ROOFS/FLOORS AND WALLS SHALL BE INSULATED AS PER DRAWINGS.
10. ALL GLASS WHICH IN ITS INSTALLED LOCATION EXISTS WITHIN 18" OF THE FLOOR, IS AN INTEGRAL PART OF A DOOR (IE. GLAZED DOOR OR SIDELIGHT) OR WHEREVER ELSE REQUIRED BY CODE SHALL BE TEMPERED.
11. PROVIDE SEALANT FOR ALL JOINTS EXPOSED TO THE WEATHER AND WHERE INDICATED ON THE DRAWINGS.
12. ALL MATERIALS TO BE NEW. RECYCLED OR SALVAGED MATERIALS WILL NOT BE ALLOWED U.O.N.
13. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. DIMENSIONS ARE FROM FACE OF STUD WALLS AND FACE OF MASONRY.
14. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. REPETITIVE FEATURES NOT COMPLETELY DESCRIBED AND/ OR DETAILED SHALL BE CONSTRUCTED IN ACCORDANCE WITH CORRESPONDING FEATURES THAT ARE FULLY DESCRIBED AND/ OR DETAILED.
15. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DRAWINGS UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.
16. THE CONTRACTOR SHALL BRING NON-TYPICAL FIELD CONDITIONS NOT COVERED BY THE DRAWINGS AND SPECIFICATIONS TO THE ATTENTION OF THE ARCHITECT BEFORE COMMENCING ANY WORK AFFECTED BY THESE CONDITIONS.
17. CONCRETE WORK
17.1. CONCRETE SHALL BE OF SUCH CONSISTENCY AND COMPOSITION THAT IT CAN BE WORKED READILY INTO ALL CORNERS WITHOUT VOIDS.
17.2. WIRE MESH SHALL BE LAPPED A MINIMUM OF ONE BOX AT JOINTS.
17.3. CONCRETE SLABS SHALL BE GIVEN A SMOOTH TROWEL FINISH.
18. FLOOR FINISH
21. FLOOR FINISH SHALL BE LEVEL AND PLUMB AND AS INDICATED ON THESE DRAWINGS.
22. RESILIENT FLOORING SHALL BE VINYL, OF DESIGN AND TYPE AS SELECTED BY OWNER AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
23. CERAMIC FLOORING SHALL BE OF THE DESIGN AND TYPE AS SELECTED BY THE OWNER AND SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
24. CARPET SHALL BE AS SELECTED BY THE OWNER AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
19. SAMPLES OF ALL FINISHED MATERIALS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION.
20. WALL FINISH
25. WALLS SHALL BE FINISHED AS PER THESE DRAWINGS AND SHALL BE TAPED AND SPACKLED AND SANDED SMOOTH. CORNER BEAD SHALL BE PROVIDED AT ALL EXPOSED CORNERS AND J OR L BEAD AT TERMINATIONS TO OTHER MATERIALS. ALL JOINTS TO RECEIVE 3 COATS OF WALL COMPOUND UNLESS OTHERWISE NOTED IN ALL ROOMS/AREAS, CORNER BEAD AND OTHER ACCESSORIES TO BE NAILED TO WALL.
27. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL BATHROOM AND TOILET AREAS.
21. PAINTING
28. GYPSUM WALLBOARD, UNLESS OTHERWISE NOTED, SHALL RECEIVE ONE (1) COAT PRIMER AND TWO (2) COATS FINISH AS SELECTED BY THE ARCHITECT.
29. ALL COLORS TO BE SELECTED BY THE ARCHITECT.
30. ROUGH AND FINISHED HARDWARE
31. PROVIDE ALL ROUGH HARDWARE REQUIRED FOR CONSTRUCTION.
32. PROVIDE STOPS, HINGES, LOCKSETS, LEVERS, CLOSERS, ETC.
33. HEATING AND VENTILATING
32. ALL HEATING AND VENTILATING WORK TO CONFORM TO NY BUILDING CODE.
34. ELECTRICAL
33. MATERIAL AND EQUIPMENT SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE LOCAL ELECTRICAL CODE AND WITH THE CURRENT STANDARDS OF THE UNDERWRITER'S LABORATORIES INC.
34. PROVIDE ELECTRICAL SERVICE INCLUDING SWITCHES, RECEPTACLES, FIXTURES, METERS, FITTINGS, ETC.
35. PROVIDE SAMPLES OF ALL ELECTRICAL FIXTURES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
36. NOTES
36. ALL HANDRAILS AND GUARDRAIL TO COMPLY WITH NY BUILDING CODE.
37. METAL ROOFS, VENEERS AND SIDINGS ON BUILDING TO BE GROUNDED IN A LEAST TWO LOCATIONS AND AS REQUIRED BY CODE.
38. VERIFY ALL DIMENSIONS IN FIELD, NOTIFY ARCHITECTS IF ANY VARIANCES FOUND IN THE FIELD.
39. CONTRACTOR TO COORDINATE AND OBTAIN PERMITS AND APPROVALS FOR ALL UTILITY CONNECTIONS INCLUDING TELEPHONE, CABLE TV, ELECTRIC, GAS, WATER (DOMESTIC AND FIRE SERVICE), SEWER AND STORMWATER. IN ADDITION, CONTRACTOR IS REQUIRED TO COORDINATE AND OBTAIN PERMITS AND APPROVALS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
40. IF AN ITEM OF MATERIAL IS CALLED OUT IN ONE DRAWING, IT IS REQUIRED EVERYWHERE THE CONDITION EXISTS.

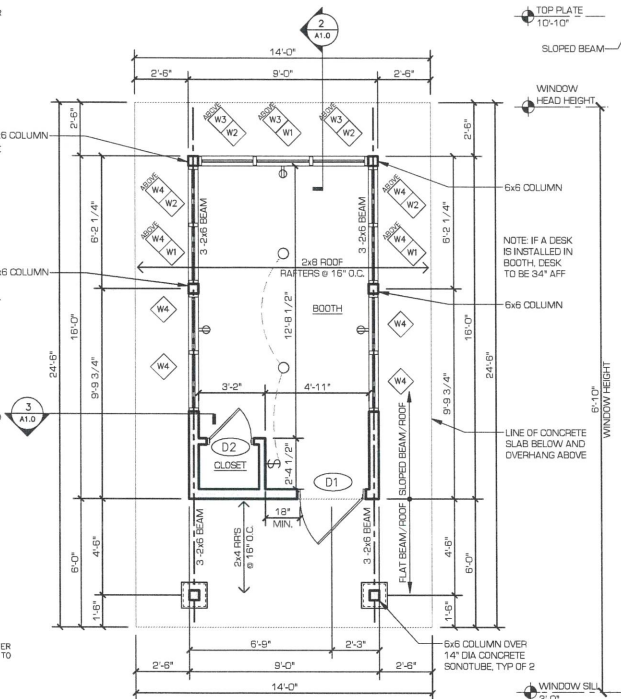
GENERAL STRUCTURAL NOTES:

- * ALL STRUCTURAL LUMBER TO BE SPF #2 OR BETTER
- * ALL LVL BEAMS/GIRDERS ARE DESIGNED WITH LVL'S W/ MIN. I_b OF 2000 AND 2.0x BY MEYER-HAEUSER

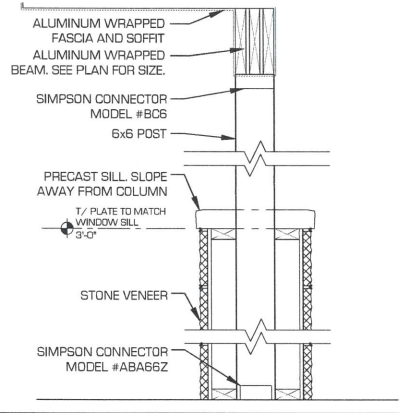
INDEX

ARCHITECTURAL

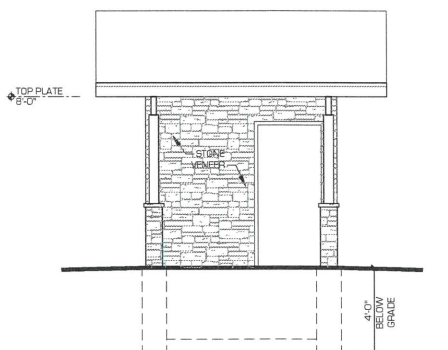
A1.0 GENERAL NOTES, FLOOR PLAN, SECTION AND ELEVATIONS



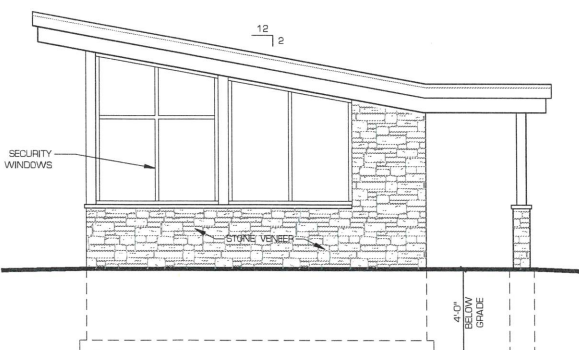
1 FLOOR PLAN
A1.0 SCALE: 1/4" = 1'-0"



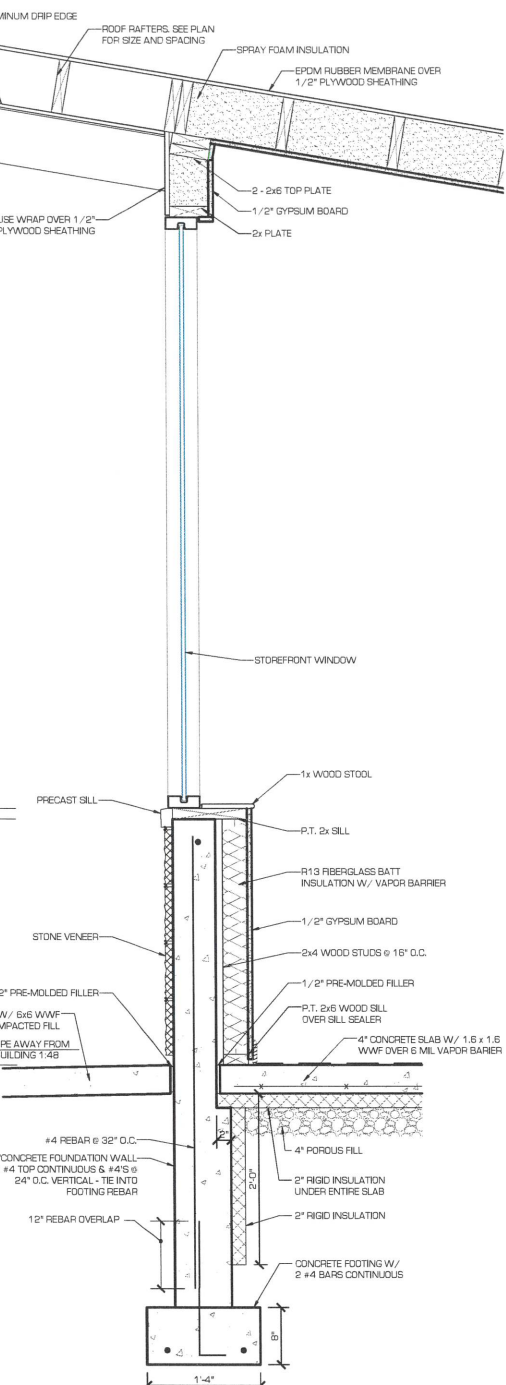
2 WALL SECTION
A1.0 SCALE: 1" = 1'-0"



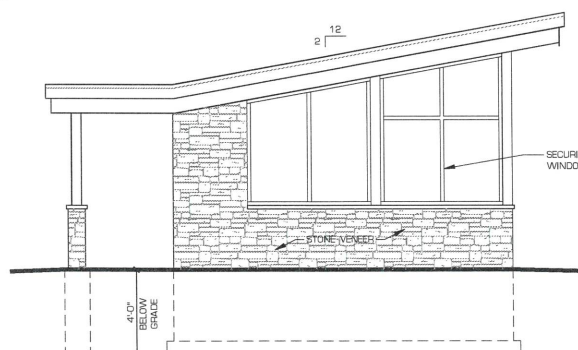
7 REAR ELEVATION
A1.0 SCALE: 1/4" = 1'-0"



6 SIDE ELEVATION
A1.0 SCALE: 1/4" = 1'-0"



2 WALL SECTION
A1.0 SCALE: 1" = 1'-0"



5 SIDE ELEVATION
A1.0 SCALE: 1/4" = 1'-0"

BUILDING CODE OF NEW YORK STATE INFORMATION

CODE: 2020 INTERNATIONAL BUILDING CODE OF NEW YORK STATE

OCCUPANCY CLASSIFICATION: B-BUSINESS (SECURITY BOOTH)

CONSTRUCTION TYPE IBC CHAPTER 6: 5B (NON-SPRINKLERED)

HEIGHT AND AREA: R-2/2b	REQUIRED/ALLOWED	PROVIDED
HEIGHT & AREA CHAPTER 5	HEIGHT (504.3)	40 FEET
	STORIES (504.4)	2 STORIES
	AREA (506.2)	9,000 SF / FLOOR
		144 SF

MEANS OF EGRESS		
OCCUPANCY LOAD SECTION 1004	B: 150 GROSS	144 SF/150 = .96 -> 1

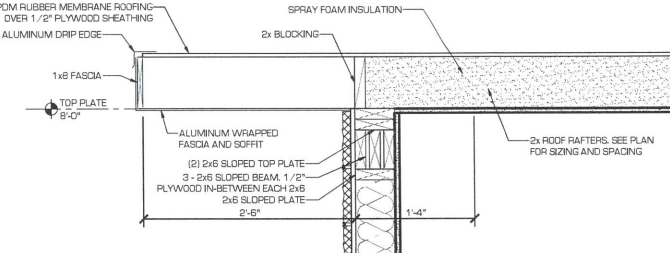
FINISHES		
ROOMS & ENCLOSED SPACES: TABLE B03	CLASS C	CLASS C MIN
FLOORS IN EXITS, EXIT ACCESS CORRIDORS, & SPACES SECTION B04.4.2	CLASS II	CLASS II MIN
ROOF COVERING TABLE 1505.1	CLASS C	CLASS C

DOOR SCHEDULE					
DOOR #	SIZE	WxH	RATING	DOOR	REMARKS
D1	3'-0"	8'-8"	-	MTL	INSULATE AND WEATHERSTRIP
D2	2'-0"	8'-8"	-	WD	WD

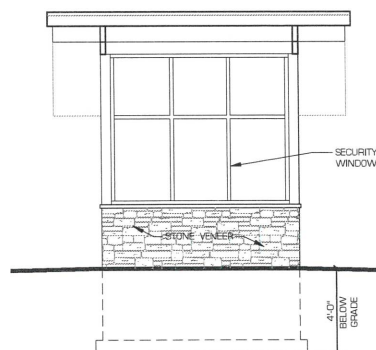
1. VERIFY ALL ROUGH OPENINGS IN FIELD PRIOR TO ORDERING DOORS
2. DOOR HARDWARE TO BE LEVERS AND COMPLY WITH ADA REQUIREMENTS.

WINDOW SCHEDULE				
ID	SIZE - V.L.F.	DESCRIPTION	MFR.	REMARKS
W1	2'-10" x 4'-0"	OPERABLE	ALUMINUM STOREFRONT	
W2	2'-10" x 4'-0"	FIXED	ALUMINUM STOREFRONT	
W3	2'-10" x 2'-8"	FIXED	ALUMINUM STOREFRONT	
W4	2'-10" x VARIES	FIXED	ALUMINUM STOREFRONT	

1. VERIFY ALL WINDOWS SIZES IN FIELD PRIOR TO ORDERING



3 SECTION
A1.0 SCALE: 1" = 1'-0"



4 FRONT ELEVATION
A1.0 SCALE: 1/4" = 1'-0"



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•ENGINEERING •DEVELOPMENT
1200 STONY BROOK COURT - SUITE 3
NEWBURGH, NEW YORK 12550
PHONE: 845-561-7500 FAX: 845-561-7534
WWW.HENNESSYARCHITECTS.COM

CLIENT:
**WORLD MISSION
SOCIETY CHURCH
OF GOD**
**880 JACKSON AVENUE
NEW WINDSOR, NY**

PROJECT:
SECURITY BOOTH
**711 KNOX ROAD
EAST AURORA, NY 14052**

ARCHITECT'S SEAL:

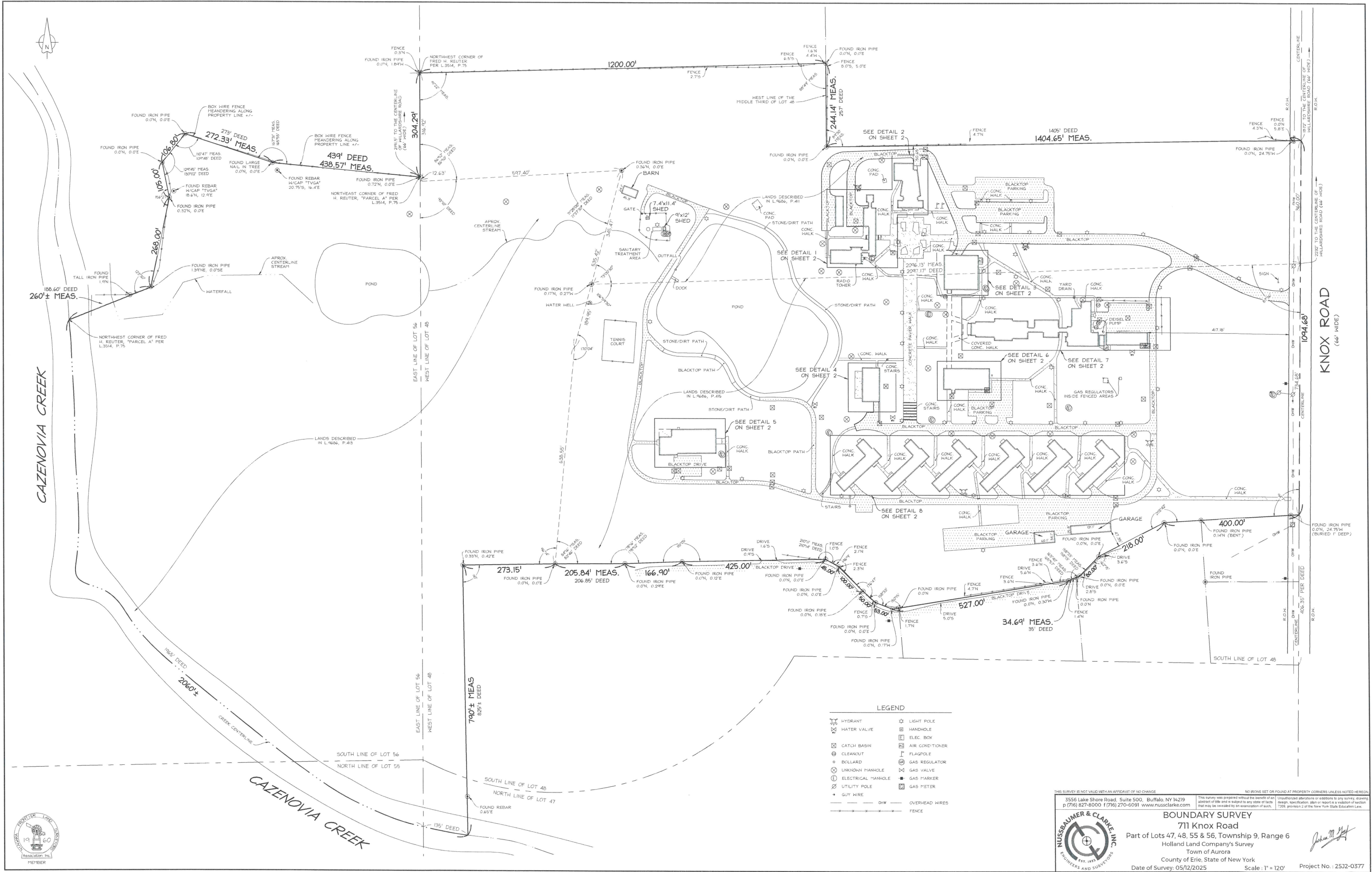
GENERAL NOTES,
FLOOR PAN, SECTION,
AND ELEVATIONS

REVISIONS:

NO.	DESCRIPTION

PROJECT NO.: 25017
SCALE: AS NOTED
DATE: 7.11.25
DESIGNER: MH
CHECKED: AJH
DRAWN BY: MH

SHEET NO.
A1.0



THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE.

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

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
P (716) 827-8000 F (716) 270-5091 www.nussbaumerandclarke.com

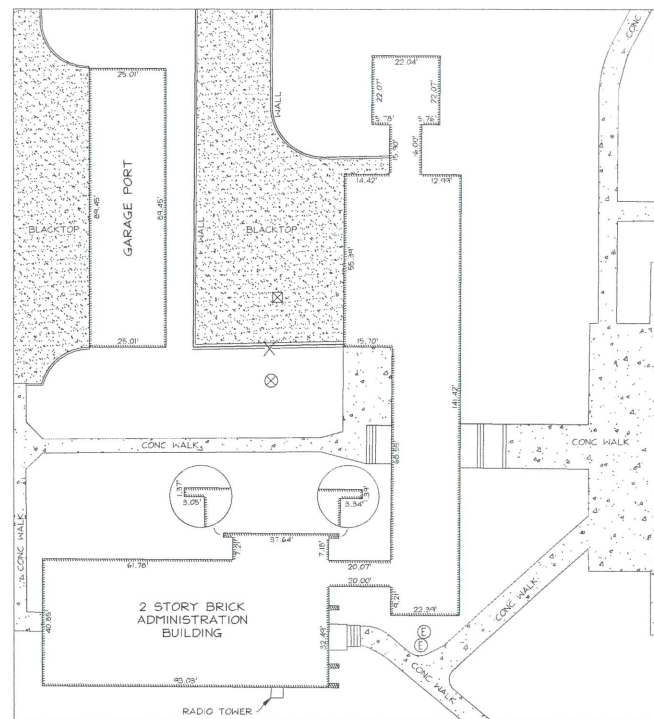
This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 1709, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.

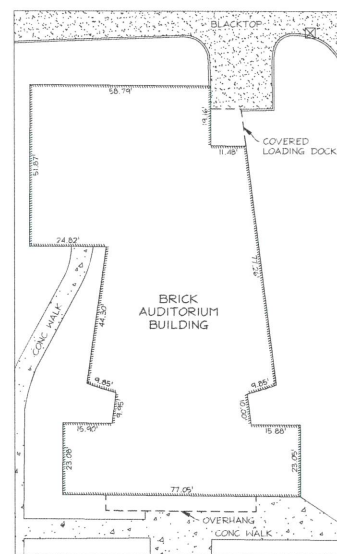
BOUNDARY SURVEY
711 Knox Road
Part of Lots 47, 48, 55 & 56, Township 9, Range 6
Holland Land Company's Survey
Town of Aurora
County of Erie, State of New York

Date of Survey: 05/12/2025 Scale: 1" = 120' Project No.: 2532-0377

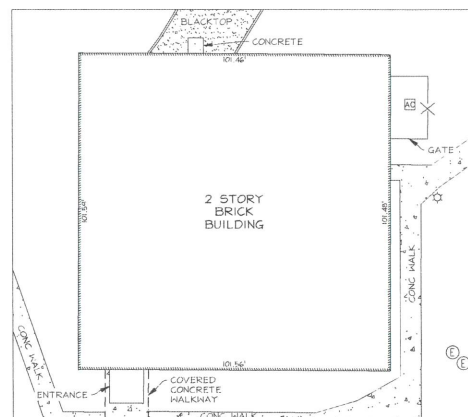
John M. Clarke



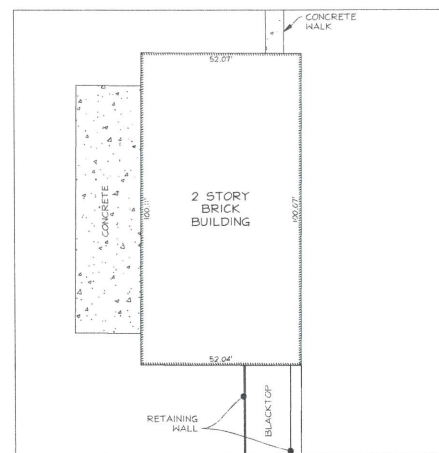
DETAIL 1



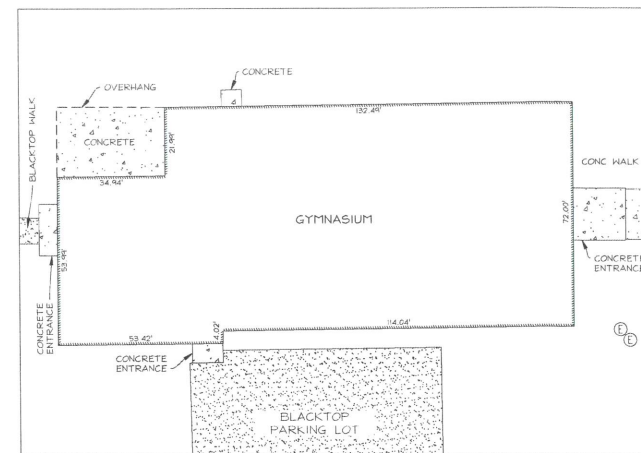
DETAIL 2



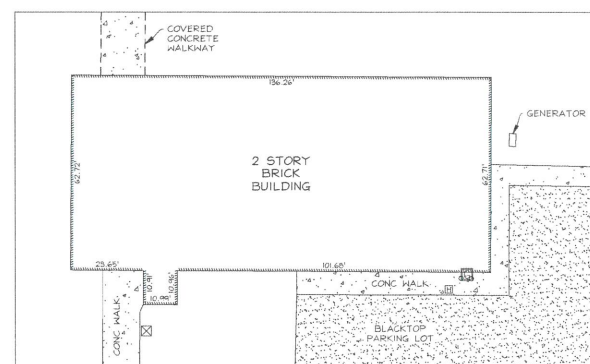
DETAIL 3



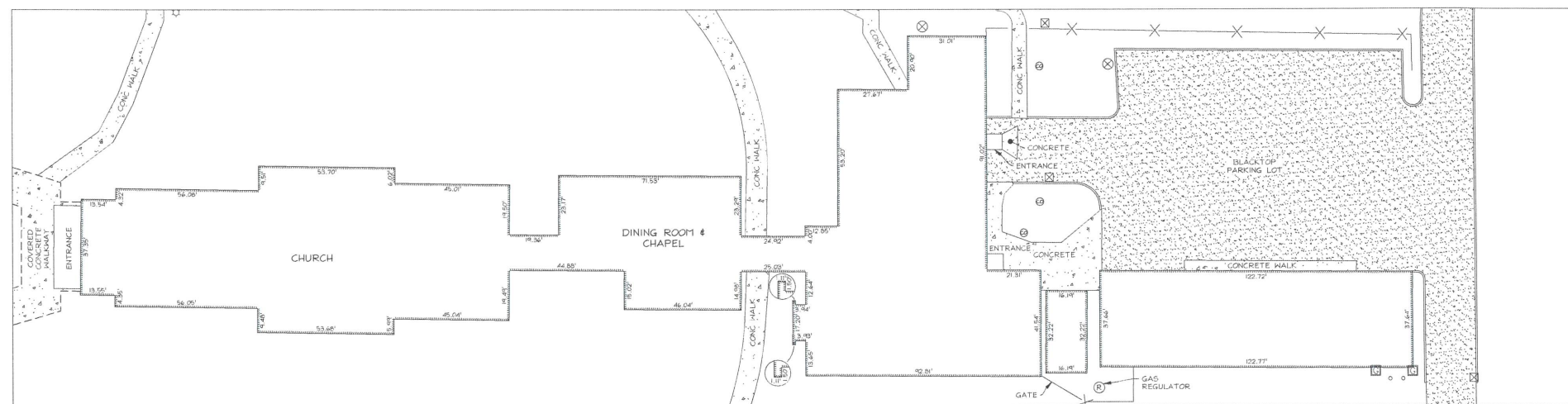
DETAIL 4



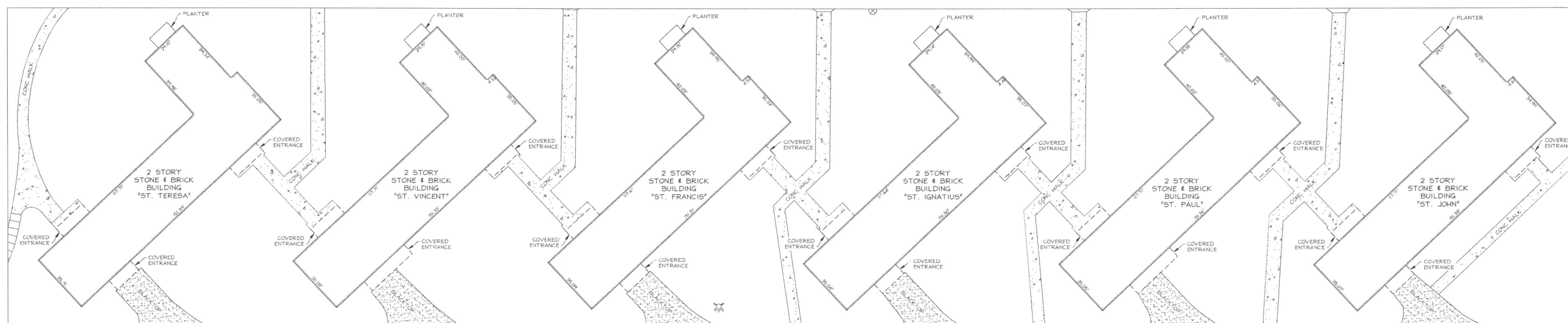
DETAIL 5



DETAIL 6



DETAIL 7



DETAIL 8

