

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

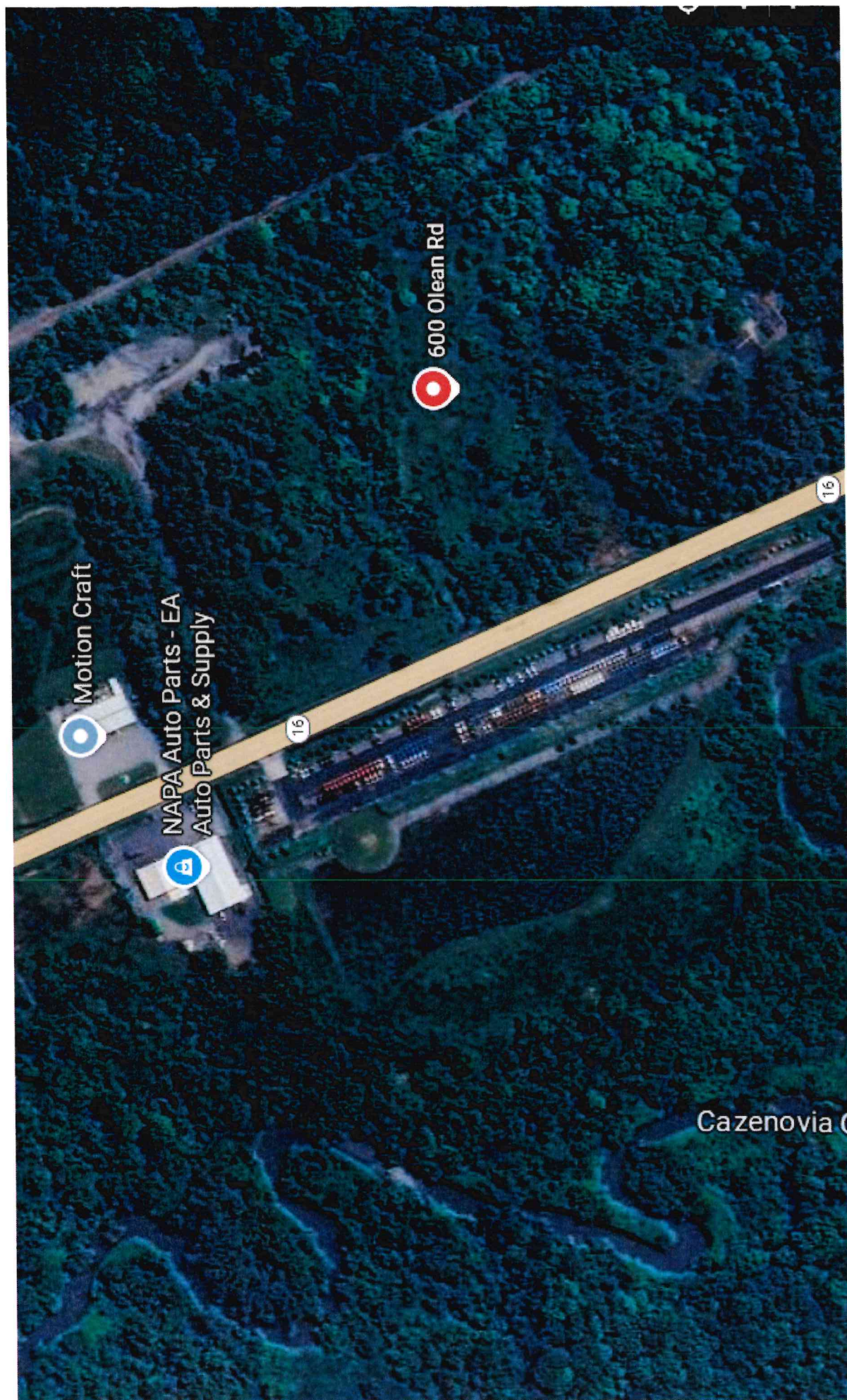
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: The "Golf Barn"			
Project Location (describe, and attach a location map): 600 Olean Road, Aurora, NY			
Brief Description of Proposed Action: Proposed development consists of Golf Barn (5,925 sf structure) with associated parking, on a 14.4 +/- acre parcel located at 600 Olean Road. The parcel includes areas of federally and state regulated wetland. Development includes an on-site wastewater septic system and two areas for stormwater management. Stormwater management includes two bio-retention areas, with each area located upstream of a shallow grass lined detention basin. The proposed project will not disturb any designated wetland area but does include disturbance with the wetland buffer area.			
Name of Applicant or Sponsor: Olean LLC - Harrison Kelly, Owner		Telephone: 716-655-3110 E-Mail: hkellyiii@gmail.com	
Address: 174 Main Street, Suite #101			
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 ☒
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: ACOE/NYSDEC Joint Application for Permit, NYSDEC Stormwater SPDES Permit			YES ☒
3. a. Total acreage of the site of the proposed action?		14.4+/- acres	
b. Total acreage to be physically disturbed?		1.5+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.4+/- 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? See attached Map If Yes, identify: _____	NO	YES	
	☒	☐	
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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Site development will include a private on-site wastewater treatment system. _____	NO	YES	
	☒	☐	
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? See Attached letter from the NYS Parks, Recreation and Historic Preservation Office	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: _____ Proposed project includes both Federally and State Regulated wetlands. There is no proposed disturbance to the wetland area, but disturbance is proposed within the 100-ft buffer area. An application for permit is in process for the proposed buffer disturbance. _____			

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
	☐	☒
	☒	☐
	☐	☒
The proposed development includes two bio-retention areas. Each area is located upstream of a shallow grass lined detention basin. The basins will have controlled discharges to the existing wetland area. The wetland area drains to the south into a culvert under Olean Road		
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>Harrison Kelly, Owner</u> Date: <u>November 21, 2025</u> Signature: _____ Title: _____		





**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

June 16, 2025

Pat Bittar
William Schutt & Associates, P.C.
37 Central Avenue
Lancaster, NY 14086

Re: DEC
Golf Barn at 600 Olean Road
600 Olean Rd, East Aurora, NY 14052
25PR05197

Dear Pat Bittar:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

The OPRHP has reviewed the Phase IA/IB Archaeological Survey Report prepared for this project (June 2025; 25SR00281). No archaeological sites were identified by the survey. Therefore, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If you have any questions, I can be reached at Sydney.Snyder@parks.ny.gov.

Sincerely,

Sydney Snyder
Scientist - Archaeology



Environmental Resource Mapper

Base Map: Topographical Using this map

Search

Tools

Layers and Legend

☐ Mussel Screening Streams

☒ Significant Natural Communities

☐ Natural Communities Near This Location

☒ Rare Plants or Animals

☐ Ten Year Travel Time

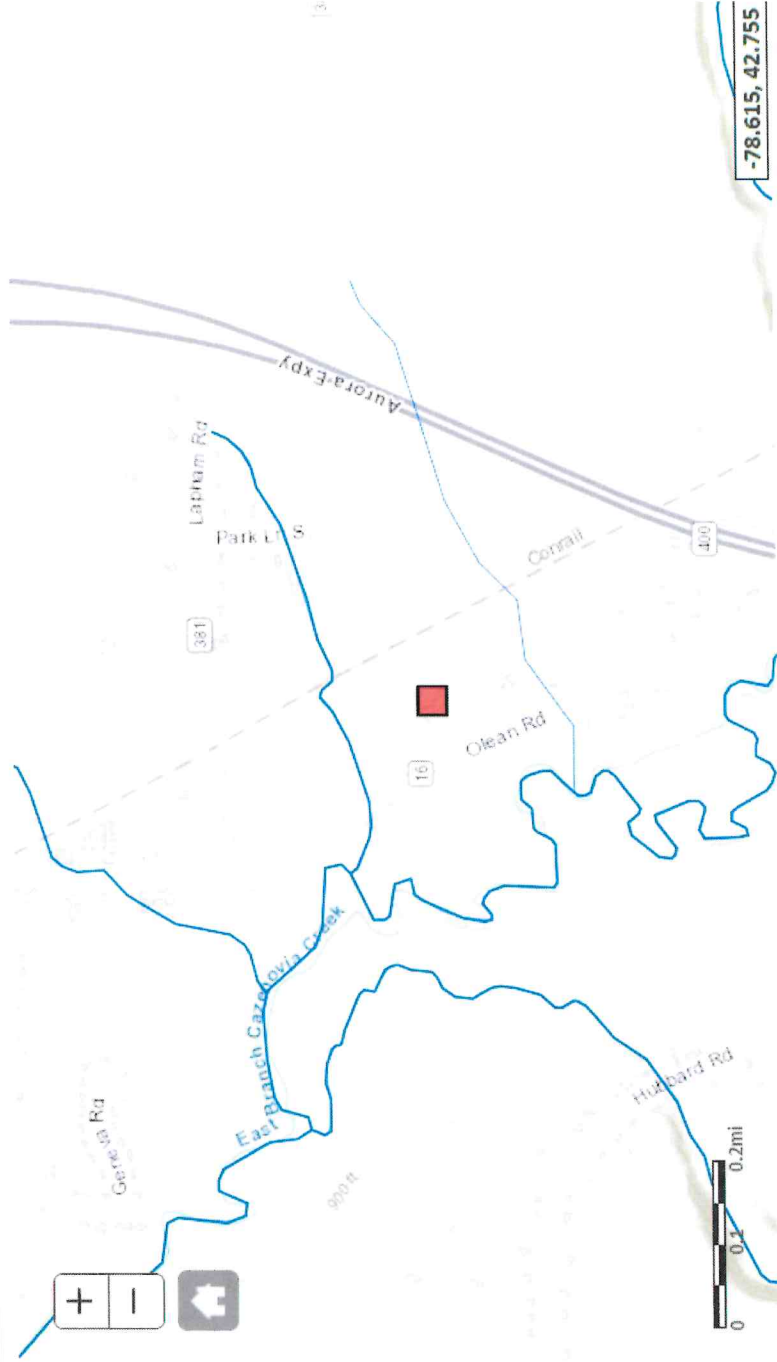
Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts



DECinfo Locator

Base Map: Topographical

Search

Tools

DEC Information Layers

Environmental Quality Outdoor Activity

Permits and Registrations

Environmental Cleanup

Environmental Monitoring

Public Involvement

Environmentally Sensitive Areas

Check / Uncheck all Layer Information

Critical Environmental Areas

Regulatory Tidal Wetlands Areas

Coastal Erosion Hazard Areas

Legal Information

Reference Layers

