



CASE NO. 1513
DATE OF HEARING 8/21/25

Town of Aurora Zoning Board of Appeals
575 Oakwood Avenue, East Aurora, New York 14052

Zoning Board of Appeals Application Form

I. TYPE OF REQUEST

☐ AREA VARIANCE ☐ SPECIAL USE PERMIT ☒ USE VARIANCE ☐ INTERPRETATION

II. APPLICANT/PETITIONER

Applicant's Name Carner Development Group Inc.

Address 16 Church Street

City East Aurora State NY ZIP 14052

Phone 716.725.7669 Fax 716.427.6501 Email Rkrajewski@cdgInc.org

Interest in the property (ex: owner/purchaser/developer) Property Owner and Developer

III. PROPERTY OWNER INFORMATION (If different from applicant information.)

Property Owner(s) Name(s) Same as Applicant

Address _____

City _____ State _____ ZIP _____

Phone _____ Fax _____ Email _____

III. PROPERTY INFORMATION

Property Address 1196 Big Tree Road, Town of Aurora, NY

SBL# 165.00-1-28.21

Property size in acres 83.0513

Property Frontage in feet 634.13 feet

Zoning District RR (front) and A (rear)

Surrounding Zoning RR (front) and A (rear)

Current Use of Property Medical Office / Spa / Residence (Cardea Health) -- Last Use

IV. REQUEST DETAIL

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-8.4 & 116-8.2 -- uses not allowed in RR and A Zoning Districts

☐ Special Use Permit for: _____

☒ Use Variance for: Botique Hotel / Spa / Wedding & Event Venue

☐ Interpretation of _____

V. SIGNATURES (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted -- see pg. 5)

P S.

Peter J. Sorgi, Esq., Project Attorney -- see attached authorization

Signature of Applicant/Petitioner

Carner Development Group Inc.

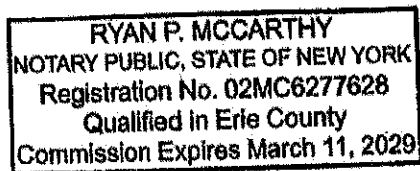
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 14th day of July in the year 2025 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

Ryan McCarthy
Notary Public

(Notary stamp)



Office Use Only: Date received: _____ Receipt #: _____

Application reviewed by: _____

ECDP ZR-1 form sent to EC: _____ Hearing publication date: _____

PREVIOUS APPEAL(S):

A previous appeal to the Zoning Board of Appeals () has () has not been made with respect to this property.

Previous appeals:

Date: <u>#288 5/19/81</u>	Type of Appeal: <u>variance</u>	Granted <u>X</u>	Denied _____
Date: <u>#1278 5/19/2016</u>	Type of Appeal: <u>interpretation</u>	Granted <u>X</u>	Denied _____
Date: <u>#1271</u>	Type of Appeal: <u>variance</u>	<u>X</u>	
Date: <u>#1332 2/21/19</u>	Type of Appeal: <u>sign size variance</u>	<u>X</u>	
Date: <u>#1293 4/20/17</u>	Type of Appeal: <u>use/area var</u>		

PETITIONER'S LETTER OF INTENT

Please describe in detail the proposed project, reason the variance and/or special use permit is being requested and any additional information that may be helpful to the Zoning Board of Appeals in deciding this appeal: (attach additional pages if needed)

See Attached Project Narrative / Justification for Use Variance prepared by Peter J. Sorgi, Esq., Project Attorney

TO BE COMPLETED ONLY WHEN A USE VARIANCE IS BEING REQUESTED:

A Use Variance is requested because the applicable regulations and restrictions in the Zoning Code of the Town of Aurora have caused unnecessary hardship as demonstrated by the following:

- 1) I cannot realize a reasonable return on my property for each and every permitted use allowed in the current zoning classification as demonstrated by the accompanying financial evidence (provide financial evidence to support your argument).

Financial Evidence Provided Yes X No _____ (financial evidence is required per NYS Town Law)

- 2) Describe why your alleged hardship relating to the subject property is unique and does not apply to other properties in the zoning district or neighborhood: _____

See Attached Project Narrative / Justification for Use Variance prepared by Peter J. Sorgi, Esq., Project Attorney

- 3) Describe why you believe that the essential character of the neighborhood/community will not change if the Zoning Board of Appeals grants you a use variance: _____

See Attached Project Narrative / Justification for Use Variance prepared by Peter J. Sorgi, Esq., Project Attorney

- 4) Is your need for a use variance a result of your own actions (is your difficulty self-created)? Please explain: See Attached Project Narrative / Justification for Use Variance prepared by Peter J. Sorgi, Esq., Project Attorney

(Attach additional pages if needed)

Town of Aurora
575 Oakwood Avenue
East Aurora, NY 14052
www.townofaurora.com

**Zoning Board of Appeals
Application
Owner Authorization**

The undersigned, who is the owner of the premises know as:

1196 Big Tree Road, Town of Aurora, NY....., Identified as Tax Map (SBL)# 165.00-1-28.21..
(address)

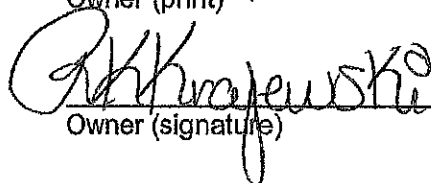
hereby authorizes Peter J. Sorgi, Esq., Project Attorney... to bring an application for () area variance
() special use permit (X) use variance () interpretation before the Town of Aurora Zoning Board of
Appeals for review and potential approval. The undersigned further permits the Town or its authorized
representative(s) access to the property to review existing site conditions during the review process.

Carner Development Group Inc.

Owner (print)

7.14.2025

Date


Owner (signature)

STATE OF NEW YORK)
 SS
COUNTY OF ERIE)

On this 14th day of July, 2025, before me, the undersigned, a notary public in and for said state,
personally appeared Rachel Krajewski, personally known to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their
signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,
executed the instrument.

Christina Sorgi
Notary Public

CHRISTINA SORGI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SO0020508
Qualified in Erie County
My Commission Expires 02-01-2028

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y.
AND REPLY TO MUNICIPALITY**

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at www.Erie.gov/IRonline, OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: _____

Postmark/Delivery Date: _____

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 1 - nn

A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

Description of Proposed Action

1. Name of Municipality: Town of Aurora

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.

If the county fails to reply within such period, the referring body may take final action.

However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)

The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

2. Hearing Schedule: Date 8/21/2025 Time 7:00pm Location 575 Oakwood Ave., E. Aurora

3. Action is before: ☐ Legislative Body ☒ Board of Appeals ☐ Planning Board

4. Action consists of: ☐ New Ordinance ☐ Rezone/Map Change ☐ Ordinance Amendment

☐ Site Plan ☒ Variance ☐ Special Use Permit ☐ Other: _____

5. Location of Property: ☐ Entire Municipality ☒ Address: 1196 Big Tree Rd (aka: E. Main St aka: Route 20A), East Aurora

5a. S.B.L. of Property: 165.00-1-28.21

6. Referral required as site is within 500' of: ☐ State or County Property/Institution ☐ Municipal Boundary ☐ Farm Operation located in an Agricultural District

☒ Expressway ☐ County Road ☒ State Highway ☐ Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use: Proposed use of this residential and agriculture zoned property as a hotel and event venue are not allowed by Town Code
(specify the action, such as the scope of variances or site plans)

8. Other remarks: The use of the property begin requested requires a use variance.

9. Submitted by: Martha Librock, Town Clerk Email: townclerk@townofaurora.com

10. Return Address: 575 Oakwood Ave., East Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on _____. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. ☐ The proposed action is not subject to review under the law.
2. ☐ Comment on proposed action is attached hereto.
3. ☐ The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4. ☐ No Recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning: _____ Date: _____

**Letter of Intent / Project Narrative /
Justification for Granting Use Variance**



July 14, 2025

Town of Aurora Zoning Board of Appeals
575 Oakwood Avenue
East Aurora, New York 14052

**Re: Application for Use Variance
Letter of Intent / Project Narrative / Justification for Granting Use Variance
Applicant / Property Owner: Carner Development Group Inc.
Project: Boutique Hotel / Spa / Wedding & Event Center
Property: 1196 Big Tree Road, Town of Aurora, NY; SBL No. 165.00-1-28.21**

Dear Town of Aurora Zoning Board of Appeals:

Our firm represents Carner Development Group Inc. ("Applicant"), the Applicant and Property Owner regarding the above referenced Application for a Use Variance for the a proposed Boutique Hotel / Spa / Wedding & Event Center / Related Amenities Project at 1196 Big Tree Road in the Town of Aurora ("Project Site").

This letter and its attachments shall constitute the Applicant's Letter of Intent, Project Narrative and Justification Approval for its Application for a Use Variance pursuant to the criteria set forth in Section 116.91(B) of the Town of Aurora Zoning Code and in Section 267-b(2)(b)(1-5) of New York Town Law.

Project Overview

The Applicant proposes to use the Property as follows:

- An 8-room boutique hotel to be located in the Main House with an additional 2 rooms to be located in the existing farmhouse;
- A Wellness Spa to be located in the existing Carriage House (no change in use as the Wellness Spa is currently located in the existing Carriage House);
- A Wedding / Event Center to be constructed on the west side of the Project Site;

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law

574 Main Street, Suite 204 • East Aurora, New York 14052

Office: 716-805-7191 Ext 2 • Mobile: 716-908-3289 • E-Mail: psorgi@hsmlegal.com
hsmlegal.com

Application for Use Variance

Letter of Intent / Project Narrative / Justification for Granting Use Variance

Applicant / Property Owner: Carner Development Group Inc.

Project: Boutique Hotel / Spa / Wedding & Event Center

Property: 1196 Big Tree Road, Town of Aurora, NY; SBL No. 165.00-1-28.21

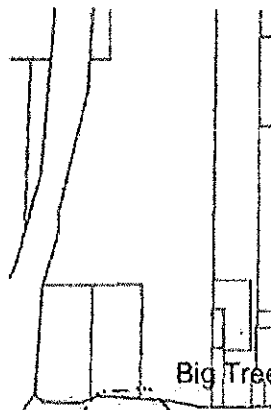
July 14, 2025

- Trails for hiking, cross-country skiing and horse riding to be located in the northern part of the Project Site; and
- Two parking areas (one existing and one new) with related site infrastructure.

A conceptual plan of the Project is attached as Exhibit 1.

The Project Site is known as the "Twin Elms" and the primary structure, the Twin Elms Mansion was built in 1876 and redesigned in 1936 by Architect Philip Phillips. The mansion will need approximately \$500,000.00 of repairs, renovations and improvements and the Applicant will be doing this work pursuant to New York State Office of Historic Preservation Requirements. An additional approximately \$500,000.00 will be invested by the Applicant for the new Wedding / Event Structure, new parking area on the western side of the Project Site, trails and related site infrastructure.

The Project Site consists of approximately 83 acres with 68 acres of which being part of a Conservation Easement where development is prohibited. Per the Town of Aurora Zoning Map, the Project Site is zoned both RR Rural Residential in the front and A Agricultural in the rear, as shown below with the brown being RR Zoning and the white being A Zoning:



Application for Use Variance

Letter of Intent / Project Narrative / Justification for Granting Use Variance

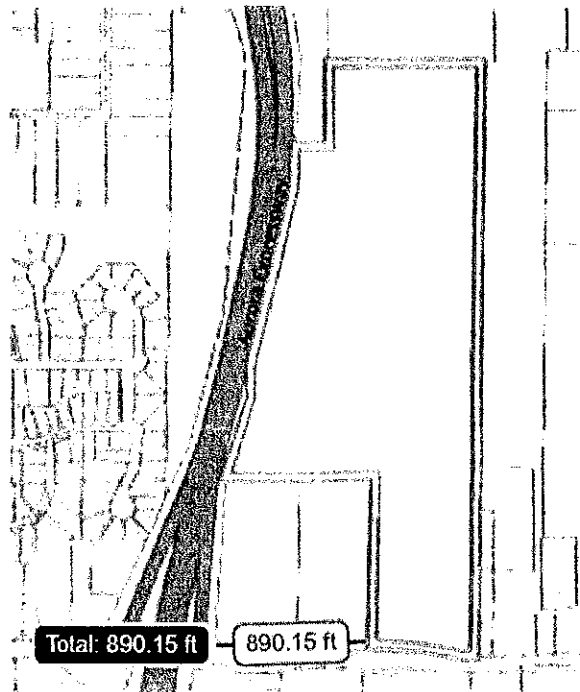
Applicant / Property Owner: Carner Development Group Inc.

Project: Boutique Hotel / Spa / Wedding & Event Center

Property: 1196 Big Tree Road, Town of Aurora, NY; SBL No. 165.00-1-28.21

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The Project Site adjoins NYS Route 400 and is located approximately 900 feet from the NYS 400 Rt. 20a on-ramp as shown below:



There are four adjoining properties which also front on Big Tree Road:

1. To the west, closest to the proposed Wedding Venue / Event Center are:
 - a. a largely vacant 10 acres parcel (with a paddle ball court);
 - b. an 11 acres parcel with four residences (included a garage apartment) which are rented;
 - c. NYS Route 400 including exit and entrance.

These three adjoining properties to the west of the Project Site are shown below:

Application for Use Variance

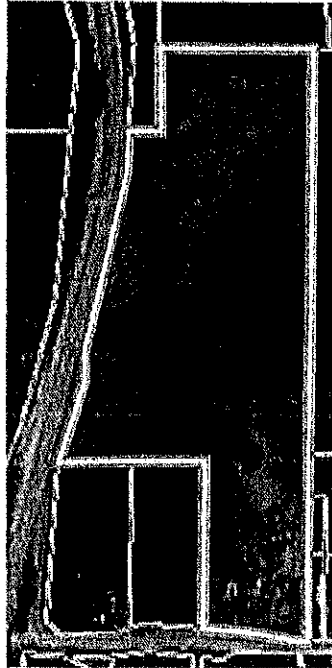
Letter of Intent / Project Narrative / Justification for Granting Use Variance

Applicant / Property Owner: Carner Development Group Inc.

Project: Boutique Hotel / Spa / Wedding & Event Center

Property: 1196 Big Tree Road, Town of Aurora, NY; SBL No. 165.00-1-28.21

July 14, 2025



2. To the east of the Project Site there is a residence with at least two accessory structures with what appears to be ongoing site work, debris, a large amount of paved surfaces and what may appear to be some sort of commercial business operating in the rear building, as shown on the aerials below:

Application for Use Variance

Letter of Intent / Project Narrative / Justification for Granting Use Variance

Applicant / Property Owner: Carner Development Group Inc.

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July 14, 2025



Application for Use Variance

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July 14, 2025



Application for Use Variance

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Applicant / Property Owner: Carner Development Group Inc.

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July 14, 2025

Justification for the Granting of the Use Variance

Section 116.91(B) of the Town of Aurora Zoning Code and in Section 267-b(2)(b)(1-5) of New York Town Law are identical and require “a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship” under the following four statutory criteria which quoted below in **bold** with the Applicant’s showing immediately following:

Use Variance Criteria 1: “the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence.”

As set forth in the Letter from Krissy Hoffman, New York State Licensed Associate Real Estate Broker in East Aurora, a copy of which is attached as Exhibit 2, Ms. Hoffman explains the difficulty in selling the Property as a Single Family Residence due to the Property adjoining NYS Route 400 which Ms. Hoffman states in her professional opinion that “[t]he volume of traffic can be an advantage for a business but not for an expensive home. The decision to route the 400 through this property was made 40+ years ago and has always negatively affected its desirability as a luxury home.” Ms. Hoffman further concluded that:

Most recently it was on the market for 201 days and shown to over 20 eligible buyers. Some of those potential buyers were also interested in a similar use - bed and breakfast/ event venue. But each of the buyers considering it for a personal residence did not appreciate the noise of trucks downshifting to get on the 400 nor the maintenance and run rate for such property.

The extensive renovating and maintenance costs has ruled it out for most buyers looking to use it as such. With my business partner Sue Depriest we have represented this property for sale three times over the past 35 years and have met these exact same challenges each time with, in some cases, it taking years to find a buyer willing to take it on. The most recent owner, prior to Carner’s purchase, also had to create a commercial application - a functional medicine practice - to make the property make sense.

Application for Use Variance

Letter of Intent / Project Narrative / Justification for Granting Use Variance

Applicant / Property Owner: Carner Development Group Inc.

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July 14, 2025

Accordingly, the Applicant cannot realize a reasonable return on investment and the Property is impracticable to be a single family home or any other use allowed in the RR and A Zoning Districts.

Use Variance Criteria 2: "the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood."

The hardship is clearly unique and does not apply to a substantial portion of the neighborhood or district.

Below is a list of all nearby properties in the Town of Aurora between the Village of East Aurora border and the Town of Wales border:

<u>Property Address</u>	<u>Acreage</u>	<u>Sq ft living Area</u>
40 Cook Rd	4.9	3143
1153 Big Tree Rd	3.3	4778
1227 Big Tree Rd	2.2	1737
28 Cook Rd	3.6	946
1249 Big Tree Rd	9.1	4476
1005 Big Tree Rd	8.7	7804
1289 Big Tree Rd	1.7	1288
1383 Big Tree Rd	2	1232
1353 Big Tree Rd	0.7	1188
1256 Big Tree Rd	0.6	3026
1376 E Main St	0.8	2261
1280 Big Tree Rd	0.8	2671
1342 Big Tree Rd	0.8	1280
1330 Big Tree Rd	1.8	2676
1224 Big Tree Rd	1.2	3025
1028 Big Tree Rd	1.8	2646
1028 Big Tree Rd	2.3	4839
1266 Big Tree Rd	2	2138

Application for Use Variance

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July 14, 2025

1270 Big Tree Rd	5.7	1984
1118 Big Tree Rd	10.9	4059
1320 Big Tree Rd	0.7	2502
1362 Big Tree Rd	0.8	1310
1354 Big Tree Rd	1.1	2872
1350 Big Tree Rd	1.3	2028
7 Reiter Rd	0.8	1107
1389 Big Tree Rd	0.9	1260
1392 Big Tree Rd	0.7	2420
4408 Reiter Rd	0.8	1308
4396 Reiter Rd	0.6	1648
4384 Reiter Rd	2.9	1711

AVERAGE	2.5	2512
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The Project Site is 83 acres, substantially larger than any other nearby property and substantially larger than the average of the above properties which is 2.5 acres. Additionally, the Mansion at the Project Site is over 5,000 square feet making it the largest dwelling in the area and more than double the average of the above properties which is 2,512 square feet.

Additionally, only a few other properties in the area have the hardship of adjoining NYS Route 400 and the resulting noise and traffic.

Accordingly, the hardship is clearly unique and does not apply to a substantial portion of the neighborhood or district.

Use Variance Criteria 3: "the requested use variance, if granted, will not alter the essential character of the neighborhood."

The Property last was last used by Cardea Health as a medical facility and wellness spa, so the character of the neighborhood already includes a commercial use at the Project Site. Furthermore, as discussed above, the three adjoining properties on Big Tree Road with road frontage to the west are a Paddle Ball Court, a multiple residence and NYS Route 400. The one property on Big Tree Road with road frontage to the east is a residence with at least two accessory structures with what appears to be ongoing site work, debris, a large amount of

Application for Use Variance

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July 14, 2025

paved surfaces and what may appear to be some sort of commercial business operating in the rear building.

The requested use will have less consistent traffic than Cardea Health, and most of the traffic from the Wedding Venue / Event Center will likely go to NYS Route 400 or the Village of East Aurora to the west. Moreover, Big Tree Road is NYS Route 20A which is four lanes and constructed to handle higher volume traffic.

Accordingly, the essential character of the neighborhood will not be altered.

Use Variance Criteria 4: "the alleged hardship has not been self-created."

The hardship has not been self-created, but was created by the construction of NYS Route 400 adjoining the Project Site as well as the uniqueness of the historic Mansion that is not well suited for a single family residence as it was initially built for, as detailed in Ms. Hoffman's letter.

Accordingly, we request that the Use Variance be granted. Thank you for your consideration of our Application. Please contact me with any questions or if anything further is required.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC

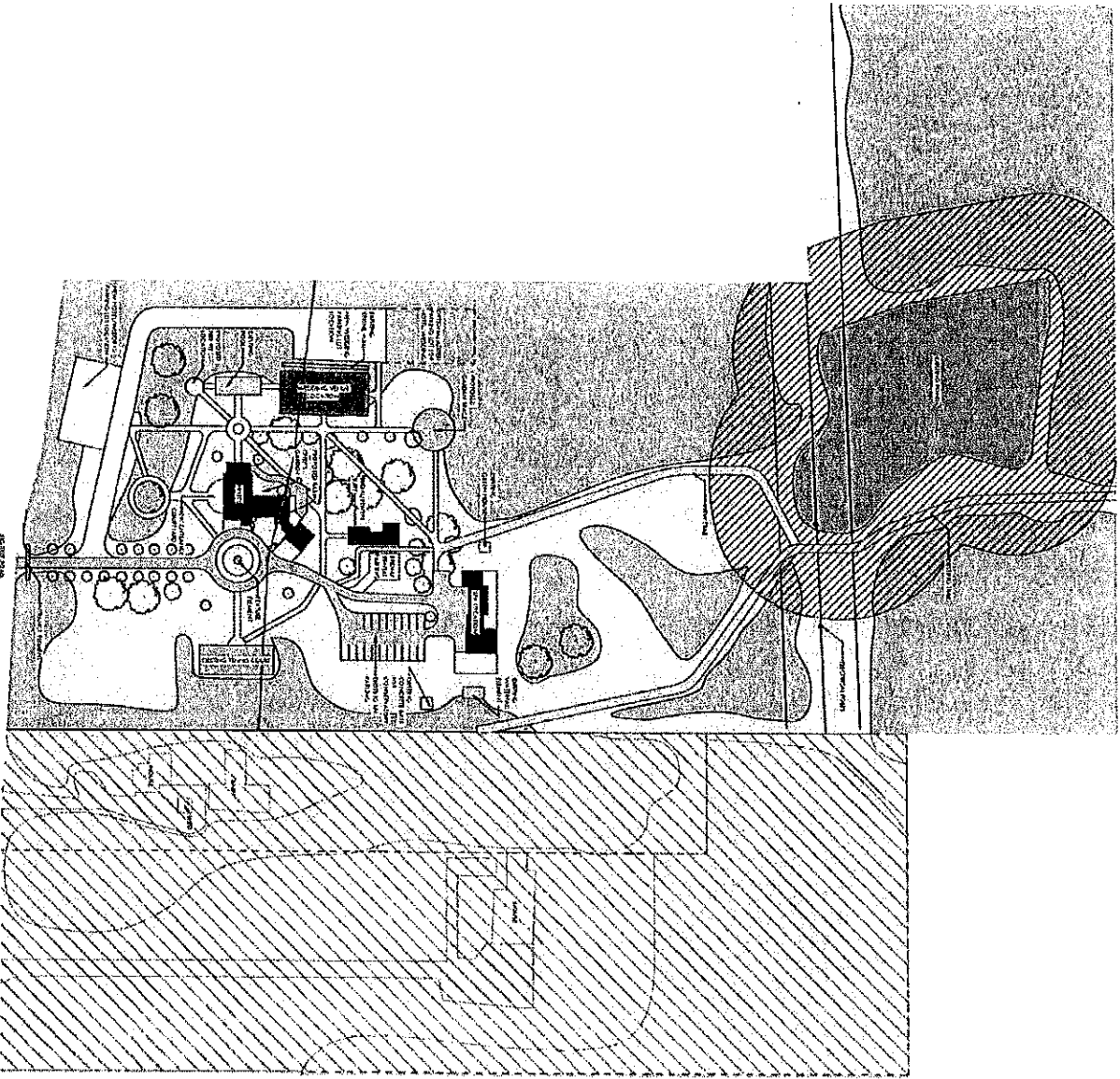


Peter J. Sorgi, Esq.

Enc.

EXHIBIT 1

100' 0" 1" = 100' 0"



G101.1
TWIN ELMS ESTATE
LANDSCAPE ARCHITECTURE

TWIN ELMS ESTATE

100' 0" 1" = 100' 0"

0' 10' 20'

CRAFTED CONCEPTS
ARCHITECTS & LANDSCAPE ARCHITECTS
123 MAIN STREET, EAST GORHAM, NEW YORK 12052
TEL: 800-808-1-ENTERCRAFTEDCONCEPTS.COM



EXHIBIT 2



July 14, 2025

Town of Aurora Zoning Board of Appeals
575 Oakwood Avenue
East Aurora, New York 14052

RE: 1196 Big Tree Road, Town of Aurora, NY

Dear Town of Aurora Zoning Board of Appeals:

I was the realtor for the sale of 1196 Big Tree Road in the Town of Aurora.

I am very experienced with the East Aurora Area Property Sales Market and I have a unique personal experience with the Property as it was my husband's family's home. **In addition my husband and his brothers own the adjacent property at 1118 Big Tree.**

We are in support of this plan of the Carner Development Group for a number of reasons.

This is a lovely estate property located on Route 20A, east of the village, on the far side of Route 400. The volume of traffic can be an advantage for a business but not for an expensive home. The decision to route the 400 through this property was made 40+ years ago and has always negatively affected its desirability as a luxury home. Most recently it was on the market for 201 days and shown to over 20 eligible buyers. Some of those potential buyers were also interested in a similar use - bed and breakfast/ event venue. But each of the buyers considering it for a personal residence did not appreciate the noise of trucks downshifting to get on the 400 nor the maintenance and run rate for such property.

The extensive renovating and maintenance costs has ruled it out for most buyers looking to use it as such. With my business partner Sue Depriest we have represented this property for sale three times over the past 35 years and have met these exact same challenges each time with, in some cases, it taking years to find a buyer willing to take it on. The most recent owner, prior to Carner's purchase, also had to create a commercial application - a functional medicine practice - to make the property make sense.

Dozens of large events have been seamlessly hosted at the property including my own wedding of 475 guests. The history of this property has always hosted large weddings over the years.

In our opinion Carner Developments' plans to address the deferred maintenance of this spectacular mansion and grounds seems be the least intrusive use for this property as it stands today. And, once their sizable investment has been made into this property it cements its use for many years, preventing more intrusive commercial uses.

I would ask that this be taken into consideration when deciding on the granting of the use variance for the Property. As this was my family's home, I am hopeful that the use variance will be granted so the existing buildings can be preserved and repurposed.

Sincerely,



Chrissy Hoffman

Licensed Associate Real Estate Broker

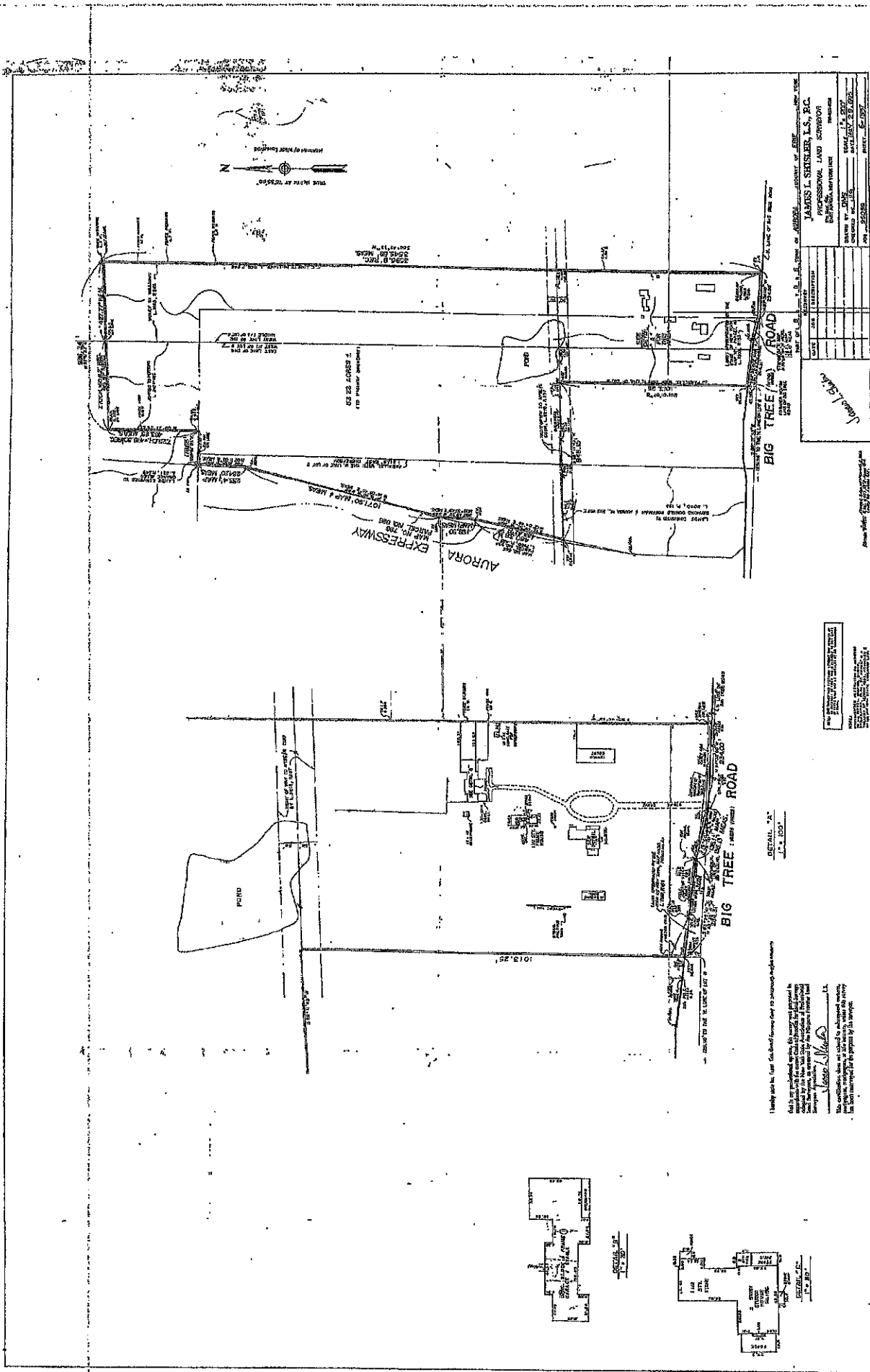
Howard Hanna Real Estate



659 OAKWOOD AVENUE
EAST AURORA, NEW YORK 14052



EXHIBIT 3



PROJECT: 2000-0000
DATE: 10/1/00
DRAWN BY: JLS
CHECKED BY: JLS
APPROVED BY: JLS
JAMES L. SHISLER, L.S., P.C.
PROFESSIONAL LAND SURVEYOR
STATE OF MISSISSIPPI
EXPIRATION DATE: 12/31/02

Local 10/1/00

Big Tree Road / Road

DETAIL: "A"
1" = 100'

This is not a final plan. It is subject to change without notice. It is not to be used for construction purposes without the approval of the Engineer. It is not to be used for any other purpose without the approval of the Engineer. It is not to be used for any other purpose without the approval of the Engineer.

EXHIBIT 4

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

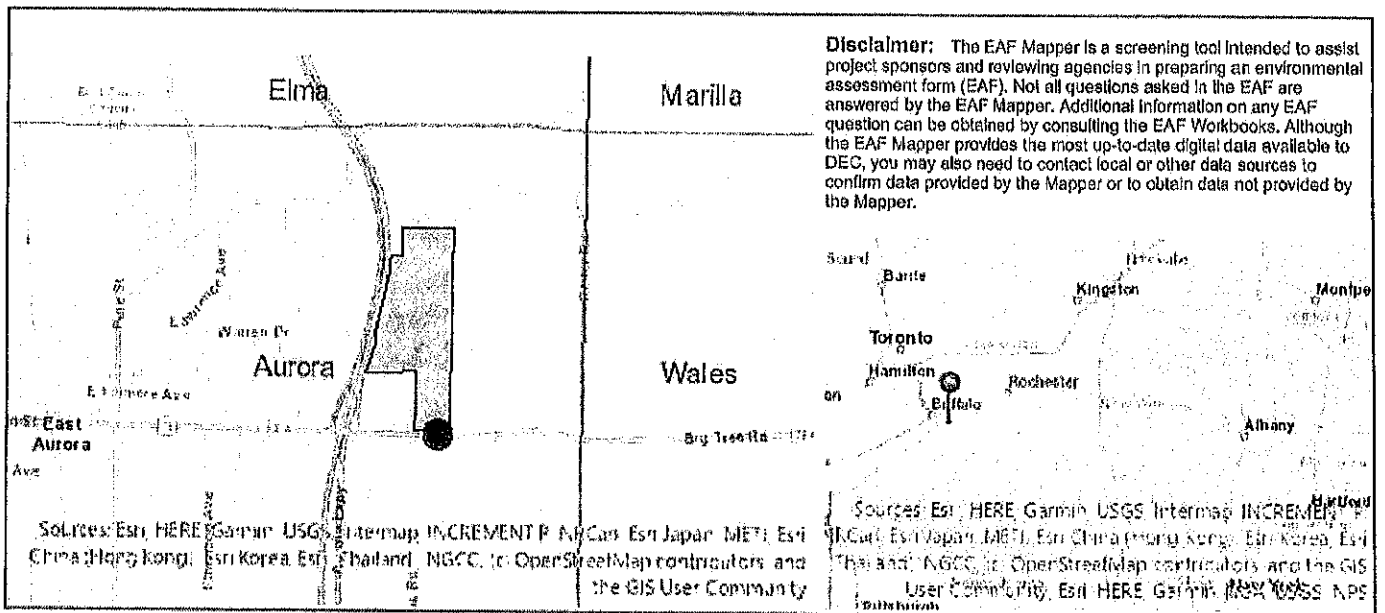
Part 1 -- Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Twin Elms Estate			
Project Location (describe, and attach a location map): 1196 Big Tree Road, Aurora, New York 14052			
Brief Description of Proposed Action: The Applicant proposes to use the Property as follows: • An 8-room boutique hotel to be located in the Main House with an additional 2 rooms to be located in the existing farmhouse; • A Wellness Spa to be located in the existing Carriage House (no change in use as the Wellness Spa is currently located in the existing Carriage House); • A Wedding / Event Center to be constructed on the west side; • Trails for hiking, cross country skiing and horse riding to be located in the northern part of the Project Site; and • Two parking areas (one existing and one new) with related site infrastructure.			
Name of Applicant or Sponsor: Carner Development Group Inc.		Telephone: 716-725-7889 E-Mail: rkrajewski@cdginc.org	
Address: 16 Church Street			
City/PO: East Aurora		State: New York	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 ☒ 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: Building Permit, Use Variance and Site Plan -- Town of Aurora; Historic Tax Credits -- NYSOPRHP			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			83.05 acres less than 1 acres 83.05 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☒ Agriculture ☐ Aquatic ☒ Other(Specify): NYS Route 400 ☐ 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: <u>EAF Mapper Response</u>	☒	☐	
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: <u>Existing Septic System</u>	☒	☐	
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	
<u>EAF Mapper Response</u>	☐	☒	
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	
<u>EAF Mapper Response</u>	☐	☒	
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? EAF Mapper Response	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan? EAF Mapper Response	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: Existing Drainage to remain, no water to flow to adjacent properties		
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>Carner Development Group Inc</u> Date: <u>7/14/2025</u>		
Signature: <u>P. S.</u> Title: <u>Project Attorney</u>		



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] Yes

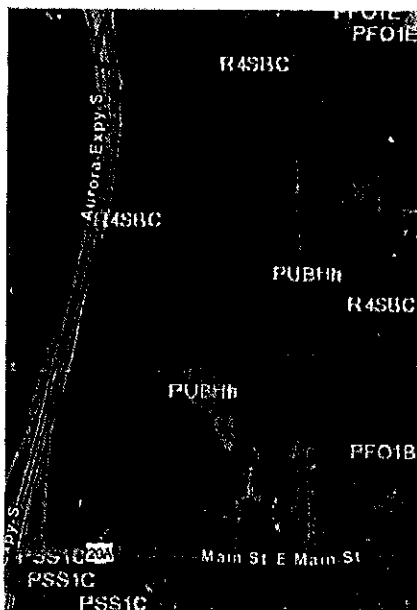
Part 1 / Question 12b [Archeological Sites] Yes

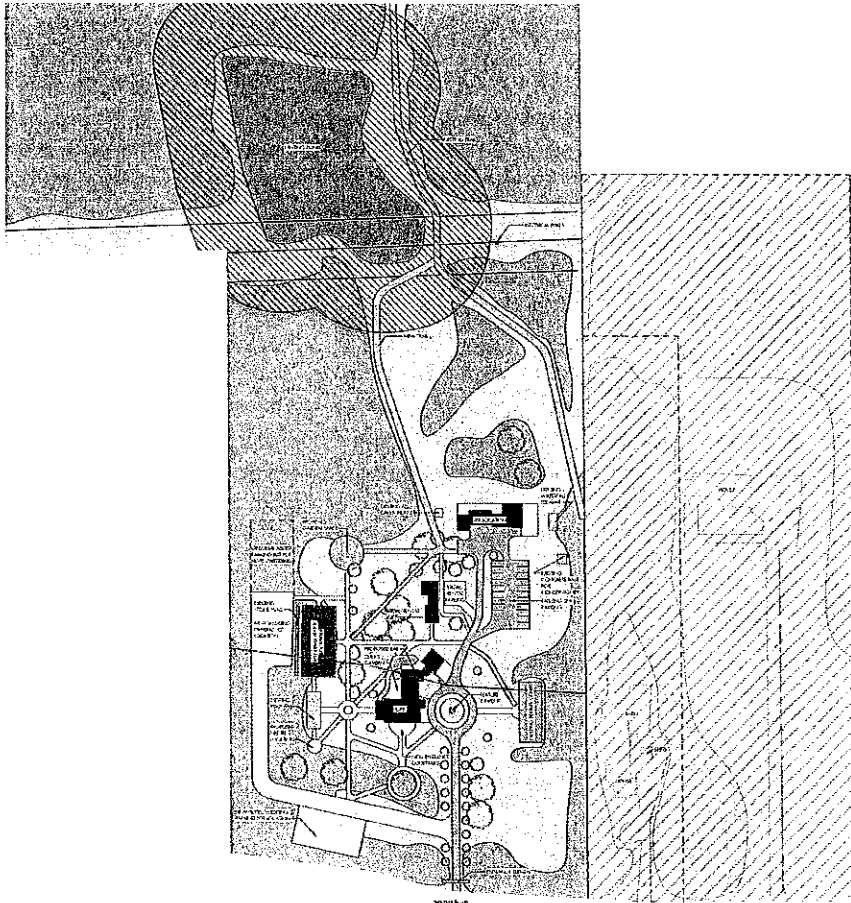
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal] No

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] No





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G101.1
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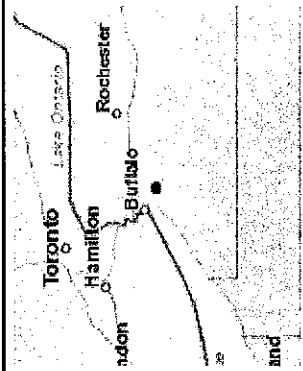


Erie County On-Line Mapping Application



Legend

□ Parcels



0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



1: 18,056