

298 Ellicott Campground

5/13/2024
Town Board meeting
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ACKNOWLEDGEMENT: the undersigned as applicant for this Special Use Permit for an event center at 298 Ellicott Road, PO West Falls, NY, does hereby acknowledge receipt of a copy of this Special Use Permit, agrees, and accepts the provisions herein. The applicant further acknowledges that a violation or breach of any covenants, provisions or conditions of this Special Use Permit will result in suspension or revocation of this Special Use Permit. The undersigned agrees to all terms and provisions of this Special Use Permit as herein stated or as hereafter may be amended.

SPECIAL USE PERMIT - SPECIAL CONDITIONS 298 Ellicott Road, PO West Falls, NY

1. USE: Event Center
2. SIGN(S): Shall be in accordance with Section 116.34 of the Town Code of the Town of Aurora.
3. PARKING: Sufficient parking will be provided for event attendees and employees of the establishment.
4. EVENTS:
 - a. Events will be held on the 25-acre maintained portion of the property.
 - b. No more than 200 people per event.
 - c. Events will end no later than 11:00 p.m.
5. OTHER CONDITIONS:
 - a. The existing four (4) entrances to the property will remain open during events.
 - b. Year-round access for emergency vehicles is required when events are being held.
 - c. Complaints brought to the Town regarding the use of this property for the activities associated with the business will be brought to the Code Enforcement Officer and, if necessary, be brought to the Town Board for further action. The Town of Aurora may terminate this Special Use permit at any time for failure of the Applicant to abide by the conditions of the Special Use Permit, terms of the Aurora Town Code and/or NYS Building and Fire Code.
 - d. The property must remain under the Applicant's ownership. Transfer of the property to another owner or use of this permit by another individual or entity will terminate this special use permit.

Action #173
SUP for
event center
at 298
Ellicott aprvd

Upon a vote being taken: ayes – four noes – none Motion carried.

Councilman Wrazen moved that the Special Use Permit for a campground at 298 Ellicott Road will not result in an adverse environmental impacts as it does not involve construction or physical alteration of land and therefore for purposes of SEQRA a negative declaration is issued. Councilman McCann seconded the motion. Upon a vote being taken: ayes – four
noes – none Motion carried.

Action #174
Neg Dec
issued for
298 Ellicott
SUP for
campground

Councilman Wrazen moved to adopt the following resolution; seconded by Councilman McCann:

RESOLUTION APPROVING SPECIAL USE PERMIT 298 Ellicott Road (SBL# 186.00-5-1)

WHEREAS, Robert N. Hopkins/RNH 298 LLC has applied for a Special Use Permit for a campground at 298 Ellicott Road, PO West Falls, NY; and

WHEREAS, Chapter 116 Section 116-8.9 D(1) states that this type of development in a C-3 (commercial) zoned district requires a Special Use Permit from the Town Board; and

WHEREAS, the Town Board of the Town of Aurora referred the Special Use Permit application to the Town of Aurora Planning Board for their review and recommendation; and

WHEREAS, the Planning Board voted unanimously to recommend that the Town Board approve the Special Use Permit; and

WHEREAS, as an unlisted action under SEQRA the Town Board found that the project will not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT

RESOLVED, that pursuant to Chapter 116 – Zoning, Article III of the Code of the Town of Aurora, the Town Board of the Town of Aurora does hereby grant the attached Special Use Permit, including conditions, to Robert N. Hopkins/RNH 298 LLC for a campground at 298 Ellicott Road, PO West Falls, NY.

SPECIAL USE PERMIT

Pursuant to Chapter 116 Article III of the Zoning Code of the Town of Aurora, a Special Use Permit is hereby granted by the Town Board of the Town of Aurora in accordance with the following:

APPLICANT: Robert N. Hopkins/RNH 298 LLC

PROPERTY

ADDRESS: 298 Ellicott Road (aka Rte. 240), PO West Falls, NY 14170
SBL# 186.00-5-1

PROPERTY

OWNER: RNH 298 LLC - mailing address: PO Box 8, W. Falls, NY 14170

CODE: Chapter 116 – Zoning §116-8.9D(1)

SPECIAL PERMIT

USE: Campground

The Town of Aurora Town Board received an application for a Special Use Permit for an event center from the applicant at their March 11, 2024 meeting. At that time the application was referred to the Planning Board. On April 3, 2024, the Planning Board recommended that the Town Board approve the Special Use Permit for a campground. A public hearing was held by the Town Board, at which hearing there were no comments from the public.

Background. The 196±-acre parcel at 298 Ellicott Road was once an eight-eight± site campground and recreation location known as Alpine Recreation Area (or Alpine Resort and Campground) was used as a campground and recreation area until the mid-1980's. The applicant wishes to use a portion of the property as a campground. The property at 298 Ellicott Road is zoned Commercial (C3). This permit is contingent and subject to the following:

1. CODE REQUIREMENTS: Full compliance with all sections of the Aurora Code as presently codified or as may be amended from time to time.
2. APPLICATION AND PLANNING BOARD: Subject to all plans and specifications Submitted with the application, recommendations of the Planning Board and additional conditions and terms as adopted by the Town Board.
3. VIOLATION: Any violation of the provisions of the Permit or any other applicable law, code, rule or regulation of any government or department shall subject this Permit to suspension or revocation in the discretion of the Town Board.
4. ATTACHMENT: This permit is subject to any and all special conditions attached hereto.

ACKNOWLEDGEMENT: the undersigned as applicant for this Special Use Permit for a campground at 298 Ellicott Road, PO West Falls, NY, does hereby acknowledge receipt of a copy of this Special Use Permit, agrees, and accepts the provisions herein. The applicant further acknowledges that a violation or breach of any covenants, provisions or conditions of this Special Use Permit will result in suspension or revocation of this Special Use Permit. The undersigned agrees to all terms and provisions of this Special Use Permit as herein stated or as hereafter may be amended.

SPECIAL USE PERMIT - SPECIAL CONDITIONS

298 Ellicott Road, PO West Falls, NY

1. USE: Campground
2. SIGN(S): Shall be in accordance with Section 116.34 of the Town Code of the Town of Aurora.
3. CAMPGROUND:
 - a. No more than four (4) RV sites (RV defined as self-contained unit with sanitary facilities)
 - b. No more than sixteen (16) tent sites.
 - c. Quiet time will be from 10:30 p.m. to 7:30 a.m.

4. OTHER CONDITIONS:

- a. Signage stating "No Swimming" in the quarry will be posted around the quarry.
- b. All water hose-bibs in the campground will be labeled "non-potable".
- c. Year-round access for emergency vehicles is required when the campground is occupied.
- d. Complaints brought to the Town regarding the use of this property for the activities associated with the business will be brought to the Code Enforcement Officer and, if necessary, be brought to the Town Board for further action. The Town of Aurora may terminate this Special Use permit at any time for failure of the Applicant to abide by the conditions of the Special Use Permit, terms of the Aurora Town Code and/or NYS Building and Fire Code.
- e. The property must remain under the Applicant's ownership. Transfer of the property to another owner or use of this permit by another individual or entity will terminate this special use permit.

Action #175
SUP for
campground
at 298
Ellicott
aprvd

Upon a vote being taken: ayes – four noes – none Motion carried.

Councilman Wochensky moved that the Special Use Permit for an auto repair, auto sales and auto undercoating business at 420 Olean Road, East Aurora, will not result in an adverse environmental impacts as it does not involve construction or physical alteration of land and therefore for purposes of SEQRA a negative declaration is issued. Councilman Wochensky seconded the motion. Upon a vote being taken: ayes – four noes – none
Motion carried.

Action #176
Neg Dec
issued for
420 Olean
SUP – auto
repair etc

~~Councilman McCann moved to adopt the following resolution: seconded by Councilman Wochensky:~~

~~RESOLUTION APPROVING SPECIAL USE PERMIT
420 Olean Road (SBL# 176.13-2-2)~~

~~WHEREAS, Ronald Bartsch (dba Bartsch's Auto Service) has applied for a Special Use Permit for an auto repair, auto sales and auto undercoating business at 420 Olean Road, East Aurora, NY; and
WHEREAS, Chapter 116 Section 116-8.8 states that this type of development in a C-2 (commercial) zoned district requires a Special Use Permit from the Town Board; and
WHEREAS, the Town Board of the Town of Aurora referred the Special Use Permit application to the Town of Aurora Planning Board for their review and recommendation; and
WHEREAS, the Planning Board voted unanimously to recommend that the Town Board approve the Special Use Permit; and
WHEREAS, as an unlisted action under SEQRA the Town Board found that the project will not result in any significant adverse environmental impacts.
NOW, THEREFORE, BE IT~~

~~RESOLVED, that pursuant to Chapter 116 – Zoning, Article III of the Code of the Town of Aurora, the Town Board of the Town of Aurora does hereby grant the attached Special Use Permit, including conditions, to Ronald Bartsch (dba Bartsch's Auto Service) for an auto repair, auto sales and auto undercoating business in the existing building at 420 Olean Road, East Aurora, NY.~~

~~SPECIAL USE PERMIT~~

~~Pursuant to Chapter 116 Article III of the Zoning Code of the Town of Aurora, a Special Use Permit is hereby granted by the Town Board of the Town of Aurora in accordance with the following:~~

~~**APPLICANT:** Ronald Bartsch
dba: Bartsch's Auto Service~~

~~**PROPERTY ADDRESS:** 420 Olean (aka: Route 16, East Aurora, NY 14052 SBL# 176.13-2-2)~~

~~**PROPERTY OWNER:** Brian Shanley and David Dillon
mailing address: 420 Olean Road, East Aurora, NY 14052~~

~~**CODE:** Chapter 116 – Zoning §116-8.8 D(5) & Chapter 116 – Zoning §116-8.8 D(11)~~