

CASE NO. 1532DATE OF HEARING 2/9/2026Town 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 THOMAS KOTARSKI
Address 1234 CENTER STREET
City EAST AURORA State NY ZIP 14052
Phone 716 939 5542 Fax _____ Email TKOTARSKI@GMAIL.COM
Interest in the property (ex: owner/purchaser/developer) OWNER**III. PROPERTY OWNER INFORMATION** (If different from applicant information.)Property Owner(s) Name(s) THOMAS KOTARSKI
Address 1234 CENTER ST
City EAST AURORA State NY ZIP 14052
Phone 716 939-5542 Fax _____ Email TKOTARSKI@GMAIL.COM**III. PROPERTY INFORMATION**Property Address 1234 Center St
SBL# 187.00-1-48.1
Property size in acres 2.08 Ac Property Frontage in feet 193.55'
Zoning District RR/A Surrounding Zoning RR/A
Current Use of Property Residential**IV. REQUEST DETAIL**

(check all that apply)

☒ Variance from Ordinance Section(s) # TOA 116-8.4A(10)(a) & 116.8.4A(10)(b)
☐ Special Use Permit for: _____
☐ Use Variance for: _____
☐ Interpretation of _____

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)

WE RECENTLY BUILT AN IN-LAW SUITE FOR MY ELDERLY MOTHER. SHE GROW UP WITH GOATS AND CHICKENS WHEN SHE WAS RAISED IN VENEZUELA. SHE HAS EARLY ONSET DEMENTIA AND CARING FOR THESE ANIMALS GIVES HER A JOB AND RESPONSIBILITY. SHE LOVES THESE ANIMALS AND LOVES THE RESPONSIBILITY OF CARING FOR THEM. WE KEEP THE CHICKENS FOR MEAT AND WILL USE OR GIVEAWAY EGGS TO FRIENDS AND NEIGHBORS AS WE HAVE NO INTENTION OF SELLING IF APPLICABLE I CAN GET A NOTE FROM HER PSYCHIATRIC PROVIDER.

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 ☐ 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: HARDSHIP IS ONLY UNIQUE ONLY BECAUSE ANIMALS ARE BEING CARED FOR BY MY ELDERLY MOTHER. THE ANIMALS PROVIDE A HEALTHY MENTAL EXERCISE AND KEEP HER HAPPY AND ENGAGED. HAVING RECENTLY GIVEN UP HER LICENSE, CARING FOR THESE ANIMALS IS HER LIFE.
- 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: NEIGHBORS KEEP ANIMALS AND AREA WHERE ANIMALS ARE RAISED ARE NOT CLOSE TO NEIGHBORS AND CREATE NO UNNECESSARY ISSUES.
- 4) Is your need for a use variance a result of you own actions (is your difficulty self-created)? Please explain: OWNERSHIP OF CHICKENS AND GOATS.

(Attach additional pages if needed)

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)



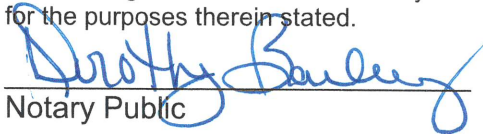
Signature of Applicant/Petitioner

THOMAS KOTOWSKI

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 26 day of Sept 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.



Notary Public

DOROTHY BAILEY

Reg #01BA0023544

(Notary Public, State of New York)

Qualified in Erie County

Commission Expires April 15, 2028

Office Use Only:

Date received:

11/26/2025

Receipt #: 713488

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: _____ Type of Appeal: _____

Granted _____ Denied _____

Date: _____ Type of Appeal: _____

Granted _____ Denied _____

SUPERVISOR
Charles D. Snyder
(716) 652-7590
csnyder@townofaurora.com



TOWN CLERK
Martha L. Librock
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA

Aurora Municipal Center

575 Oakwood Avenue, East Aurora, NY 14052

www.townofaurora.gov

November 26, 2025

TOWN COUNCIL MEMBERS

Luke Wochensky
lwochensky@townofaurora.com

Joseph M. McCann
jmccann@townofaurora.com

Raymond M. Wrazen
rwrazen@townofaurora.com

SUPT. OF HIGHWAYS
David M. Gunner
(716) 652-4050
highway@townofaurora.com

CODE ENFORCEMENT
OFFICER
Elizabeth Cassidy
(716) 652-7591
building@townofaurora.com

ASSESSOR
Stephen R. Pigeon
assessor@townofaurora.com
(716) 652-0011

DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
chris@townofaurora.com

TOWN ATTORNEY
Brigid M. Maloney

TOWN JUSTICE
Jeffrey P. Markello
James Granville

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507

Thomas Kotarski
1234 Center Street
East Aurora, NY 14052

Thomas,

The Building Department has reviewed your request for chickens and domestic animals (goats) at *1234 Center Street (SBL 187.00-1-48.1)*. The request has been denied because it fails to meet the allowable amounts based on the two-acre lot in the Rural Residential and Agriculture (RR/A) zoning districts in which the property is located.

Sections 116-8.4A(10)(a)

Required: Six chickens or other poultry per acre, no roosters, confined to lot boundaries and housed in the rear yard at least 25 feet from any lot line.

Requested: 17 chickens (property is two acres for a code allotment of 12 chickens).

Variance: 5 chickens

Sections 116-8.4A(10)(b)[1]

Required: The keeping of large domestic animals, including but not limited to horses, goats, sheep, etc., shall have a minimum of one-acre undeveloped land per animal.

Requested: 2 goats (property has less than two acres of undeveloped land for a code allotment of one goat).

Variance: 1 goat

This letter serves as notice that we have received the application and fee for the Zoning Board of Appeals. You will receive notification from the Town Clerk with the date and time of the next available hearing. If you have any questions, please contact our office at 652-7591.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Miga".

Richard Miga
Assistant Code Enforcement Officer

November 17, 2025

Richard Miga

Assistant Code Enforcement Officer

Town of Aurora

Dear Mr. Miga,

I am writing to formally request a zoning variance for my property in the Town of Aurora regarding the number of animals currently in my care.

At present, I have 17 chickens, which exceeds the town's limit of 12. Of these, five are older hens that no longer produce eggs. They have been part of our flock for years, and while they are no longer productive, they remain healthy and well cared for. We do not have the heart to cull them, as they are part of the therapeutic environment we've created for my mother, who is in the early stages of dementia.

Additionally, I am requesting permission to keep two goats, where the current code allows for only one. Goats are highly social animals and thrive when living with companions. We currently have two, and I would like to keep the second to ensure their well-being and maintain a stable herd dynamic.

All of these animals are housed in a dedicated shed structure that includes a built-in coop for the chickens and secure space for the goats. The shed is located near the south property line, and while I am unsure of the exact measurement, the fence is built with eight-foot sections mounted on 4x4 posts spaced approximately 8.5 feet apart. From the last post to what I believe is the property line, there is an estimated 28.5 feet of clearance.

Importantly, my mother is the primary caregiver for these animals. Her daily interaction with them provides her with a sense of purpose, routine, and emotional engagement. I have submitted a letter from her mental health provider supporting the therapeutic value of this arrangement.

Our neighbors have been very supportive. In particular, our neighbor to the south frequently brings her grandchildren to visit the animals, and I can provide a letter of support from her if needed.

I appreciate your time and consideration of this request. Please let me know if any

Thomas Kotarski
1234 Center Street
East Aurora, NY 14052

October 15, 2025

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

Dear Members of the Zoning Board,

I am writing to respectfully request a variance from the current zoning regulations regarding the number of domestic animals permitted on residential properties in the Town of Aurora. My family currently keeps two goats and twelve chickens at our home on Center Street, which exceeds the town's limit of one goat and six chickens.

I would like to present two key reasons for this request:

1. Community Support and Positive Impact:

Our neighbors are fully aware of and supportive of our animals. Many of them regularly visit to interact with our goats and enjoy spending time near the chickens. While our chickens are not currently producing eggs, they are expected to begin laying in the near future, and we plan to share the eggs with our neighbors once they do. The animals have become a cherished part of our neighborhood, fostering a sense of community and connection among residents. We have taken care to ensure that the animals are well-maintained, quiet, and kept in a secure, fenced area that does not interfere with neighboring properties.

2. Therapeutic Benefit for My Mother:

My mother, who resides with us, is in the early stages of dementia. She spent her childhood as a World War II refugee in Venezuela, where she was raised on a small farm and cared for chickens. These animals provide her with a sense of purpose and comfort, connecting her to cherished memories from her youth. Caring for them has become her daily routine and offers her meaningful engagement while we are at work. Her mental health provider, Dr. Kristin McKenzie, supports this therapeutic activity and will be providing a letter to affirm its positive impact on her well-being.

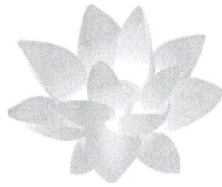
We understand and respect the town's regulations, but we believe that our situation merits special consideration. The animals are not only a source of joy and community engagement but also play a vital role in supporting my mother's mental health. We are committed to maintaining a clean, safe, and respectful environment for both our animals and our neighbors.

Thank you for your time and consideration of our request. We would be happy to provide any additional documentation or answer any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to be 'TK' with a stylized flourish extending to the right.

Thomas Kotarski



Illuminate NP Psychiatry, PLLC

3595 Eggert Rd., Orchard Park, NY 14127 (716) 903-6036

October 21st, 2025

Attn: Town of East Aurora

Re: Christine Bruni DOB: 5/10/1947

To whom it may concern,

Ms. Christine Bruni is a client under my care who has been diagnosed with more than one mental health condition that is recognized as a disability under the Americans with Disabilities Act (ADA Amendments Act of 2008). My client's mental health disorder substantially limits one or more major life activities and disrupts her functioning at unpredictable times.

During a recent assessment it was determined that Christine's new caretaking role of the animals on her property has had a profound positive effect on her cognitive and emotional health.

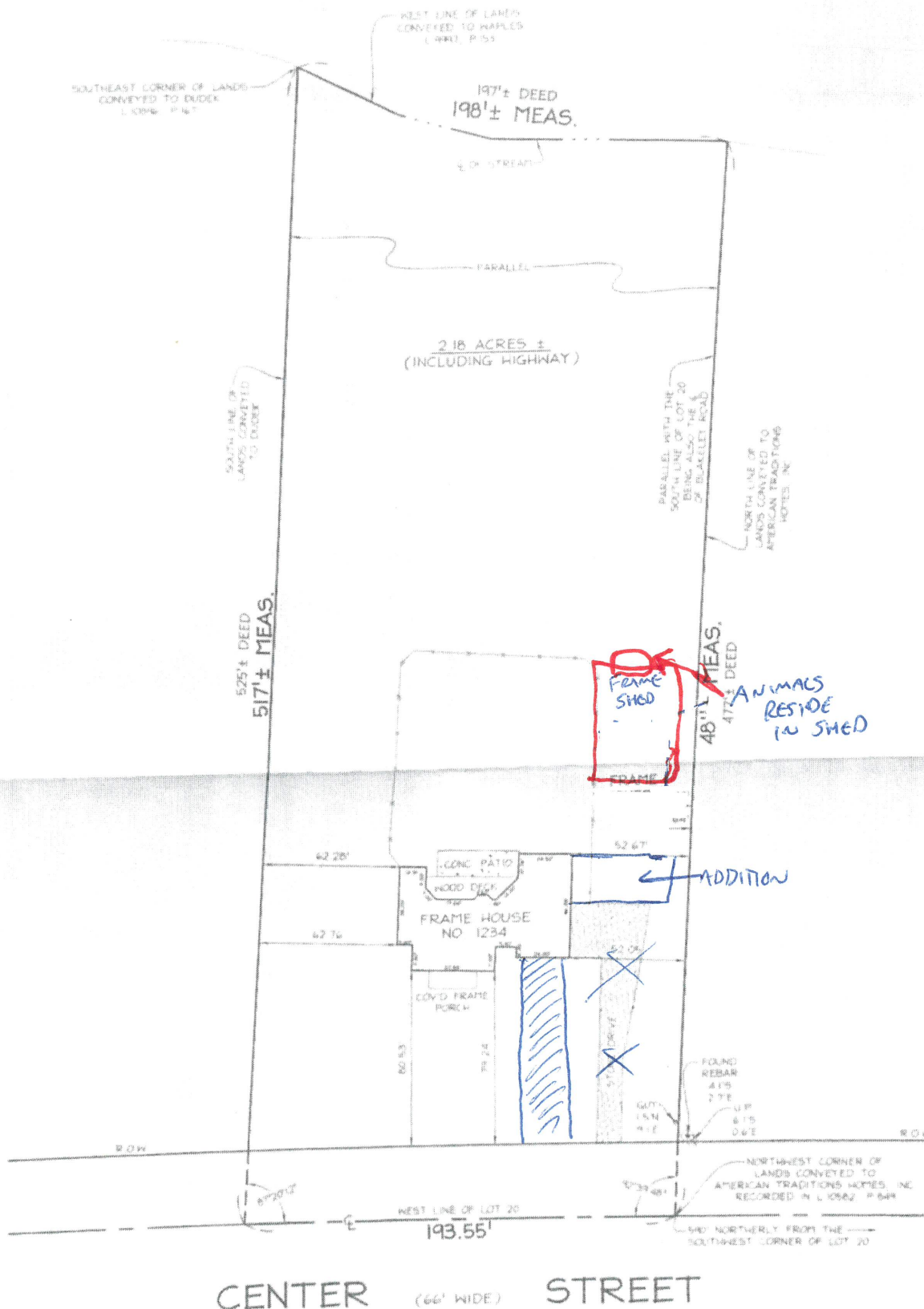
Due to the severity of her mental health symptoms, and the substantial improvement in quality of life that she gets from her animals, I am ordering her an emotional support animal. In Ms. Bruni's case the animals that bring her the most benefit are farm animals like chickens and goats.

I am requesting that Ms. Christine Bruni be allowed to continue raising her current chickens on her property. Please allow for an increase per acre of the amount of chickens she is allowed to keep, as raising them is an important part of emotional and cognitive rehabilitation for her.

Sincerely,

Kristin McKenzie PMHNP, DNP

Kristin D. McKenzie DNP, PMHNP-BC
Psychiatric Provider
NPI 1053752626
NY License 401631
kmckenzie@illuminatemhhs.org
(716) 903-6036



FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWIS Code

142489

C2. Date Deed Recorded

11/15/22

C3. Book

11410

C4. Page

5047

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217 -PDF

Real property Transfer Report (8/10)

DEC 14 2022

PROPERTY INFORMATION

1. Property Location 1234 Center Street
 * STREET NUMBER * STREET NAME
 Aurora 14052
 * CITY OR TOWN * ZIP CODE
 2. Buyer Name Kotarski Thomas
 * LAST NAME/COMPANY FIRST NAME
 Kotarski Amy
 * LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent
 If other than buyer address (at bottom of form) LAST NAME/COMPANY FIRST NAME
 STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists BY: ☐
 5. Deed Property Size * FRONT FEET X * DEPTH OR 2.02 * ACRES 4B. Subdivision Approval was Required for Transfer ☐
 4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name Lillis Edward M.
 * LAST NAME/COMPANY FIRST NAME
 Lillis Kathleen A.
 * LAST NAME/COMPANY FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:

A. One Family Dwelling

Check the boxes below as they apply:
 8. Ownership Type is Condominium ☐
 9. New Construction on Vacant Land ☐
 10A. Property Located within an Agricultural District ☐
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 08/03/22
 * 12. Date of Sale/Transfer 10/31/2022 10/26/22
 * 13. Full Sale Price 510,000.00
 (Full Sale Price is the Total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:

- ☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale Between Related Companies or Partners in Business
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is included in Sale Price
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None

* Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 22 * 17. Total Assessed Value 124,000.00
 * 18. Property Class 210 * 19. School District Name E. Aurora
 * 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
 187.00-3-61

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

X Edward M. Lillis 10/26/22
 SELLER SIGNATURE Date

Kathleen A. Lillis 10/26/22
 SELLER SIGNATURE Date

BUYER SIGNATURE

10-31-22
 BUYER SIGNATURE Date

10/31/22
 BUYER SIGNATURE Date

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Kotarski Thomas
 * LAST NAME FIRST NAME
 * AREA CODE * TELEPHONE NUMBER (Ex. 9090909)
 1234 Center Street
 * STREET NUMBER * STREET NAME
 East Aurora NY 14052
 * CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

Scott Karen Gaughan
 LAST NAME FIRST NAME
 716 6491571
 AREA CODE TELEPHONE NUMBER (Ex. 9090909)

Return to: Thomas and Amy Kotarski
1234 Center Street
East Aurora, NY 14052**This Indenture**Made the 26th day of October Two Thousand and TWENTY TWO**Between**Grantor(s): EDWARD M. LILLIS and KATHLEEN A. LILLIS,
residing at 1234 Center Street, East Aurora, NY 14052Grantee(s): THOMAS KOTARSKI and AMY KOTARSKI as Husband and Wife,
residing at 12 Rose Street, Lancaster, NY 14086**Witnesseth**

that the grantor(s) in consideration of -----

----- ONE AND MORE -----

Dollar(s) (

\$1.00 & More

)

lawful money of the United States, paid by the grantee(s) does hereby grant and release unto

the grantee(s)

Their Heirs

and assigns forever,

All That Tract or Parcel of Land Situate in the Town of Aurora, County of Erie and State of New York being more particularly described in Schedule A attached hereto and made a part hereof.

Together with the appurtenances and all the estate and rights of the Grantor(s) in and to the said premises.

To Have and To Hold,

the above granted premises unto the said Grantee(s).

Their Heirs and assigns forever.

And the said Grantor(s) does (do) covenant with the said Grantee(s) as follows:

First. --- That the Grantee(s) shall quietly enjoy the said premises.

Second. --- That the Grantor(s) will forever WARRANT the title to said premises.

Third. --- Subject to the trust fund provisions of section thirteen of the lien law.

In Witness Whereof,

The said Grantor(s) have (has) set their (his), (her) hand(s) and seal(s) the day and year first above written.

In Presence of

Edward M. Lillis
Edward M. Lillis

[L.S.]

Kathleen A. Lillis
Kathleen A. Lillis

[L.S.]

[L.S.]

[L.S.]

State of New York)

ss.

County of Erie)

On the 26th day of October
in the year 2022

before me, the undersigned, personally appeared

Edward M. Lillis and Kathleen A. Lillis

personally known to me or proved 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.

ROBERT BATTISTA
Notary Public, State of New York
Qualified in Erie County
Reg. No. 025A4826677
My Commission Expires Jan. 31, 2026Robert Battista
Notary Public215016
510000 AWK
DEED-2 SK

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 20, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the Center Street, being also the west line of Lot No. 20 distant 590 feet northerly from the southwest corner of Lot No. 20 as Measured along the center line of Center Street which point of beginning is also the northwest corner of lands conveyed to American Traditions Homes, Inc. by Deed recorded in Erie County Clerk's Office in Liber 10582 of Deeds at Page 849; running thence easterly along the north line of said lands conveyed to American Traditions Homes, Inc. and parallel with the south line of Lot No. 20, being also the center line of Blakeley Road a distance of 477 feet, more or less to a point in the center line of a stream, which center line of stream is also the west line of lands conveyed to David Waples and Barbara A. Waples, his wife by Deed recorded in Erie County Clerk's Office in Liber 9997 of Deeds at Page 153; thence northerly along the center line of stream and the west line of said lands conveyed to Waples a distance of 197 feet more or less to the southeast corner of lands conveyed to Michael S. Dudek and Elaine A. Dudek, his wife by Deed recorded in Erie County Clerk's Office in Liber 10896 of Deeds at Page 1671; thence westerly along the south line of lands conveyed to Dudek and parallel with the south line of Lot No. 20, 525 feet more or less to the center line of Center Street; thence southerly along the center line of Center Street 193.55 feet to the point or place of beginning.

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:

THOMAS&AMY KOTARSKI
1234 CENTER ST
EAST AURORA, NY 14052

Party 1:
LILLIS EDWARD M

Party 2:
KOTARSKI THOMAS

Book Type: D Book: 11410 Page: 5047

Page Count: 3

Doc Type: DEED

Rec Date: 11/15/2022

Rec Time: 09:40:31 AM

Control #: 2022215016

UserID: Molly

Trans #: 22175092

Document Sequence Number

TT2022008071

Recording Fees:

RECORDING	\$35.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RP5217 CNTY \$9	\$9.00
RP5217 ST-RES \$116	\$116.00
TP584	\$10.00

Consideration Amount: 510000.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$2,040.00
ROAD FUND TT	\$0.00

Total: \$2,230.00

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED
BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW
YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kearns
Erie County Clerk



Michael P. Kearns
Erie County Clerk
92 Franklin Street
Buffalo, New York 14202

To: Kathleen A. Lillis
4363 ABBOTT PKWY
HAMBURG NY 14219

NOTICE

From
County Clerk Michael P. Kearns
regarding a change in ownership
of your property

NOTICE OF SALE OR TRANSFER OF OWNERSHIP OF YOUR RESIDENTIAL PROPERTY

To: Edward M. Lillis, Kathleen A. Lillis
(name of owner of record)

Our records show that you are listed as the current owner of record for residential property:

Section: 187.00 Block: 3 Lot: 61

Located At: 1234 Center Street East Aurora, County of Erie, New York
(street address) (city/town)

On NOV 15 2022 documents were filed at this office to change ownership and transfer title of your property.
(date)

To: Thomas Kotarski and Amy Kotarski
(name of new owner)

If you have any questions regarding the validity of the documents, and wish to dispute the recording of the transfer, you should obtain legal counsel. If you believe you are a victim of a crime related to this recording, contact your local law enforcement agency or, if in the City of New York, the office of the sheriff.

Short Environmental Assessment Form

Part 1 - Project Information

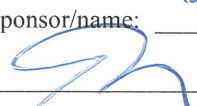
Instructions for Completing

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: KEEPING CHICKENS AND GOATS			
Project Location (describe, and attach a location map): 1234 CENTER STREET EAST AURORA NT 14052			
Brief Description of Proposed Action: PROPOSAL TO KEEP 2 GOATS AND 13 CHICKENS AT SAID PROPERTY			
Name of Applicant or Sponsor: THOMAS KOTARSKI		Telephone: 716 939 5542 E-Mail: TRKOTARSKI@GMAIL.COM	
Address: 1234 CENTER STREET			
City/PO: EAST AURORA		State: NT	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:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		2 acres	
b. Total acreage to be physically disturbed?		e acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☒ ☒	YES ☐ ☐	N/A ☐ ☐
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? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
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: _____ _____	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? 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?	NO ☒ ☒	YES ☐ ☐	
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? 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: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

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
	☒	☐
	☒	☐
	☒	☐
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>THOMAS PETARSKI</u> Date: <u>9-26-25</u> Signature: <u></u> Title: <u>PROPERTY OWNER</u>		