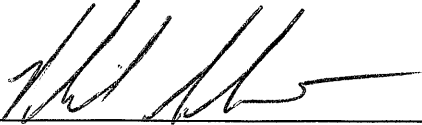


CASE NO. 1551DATE OF HEARING 8/20/26Town of Aurora Zoning Board of Appeals
575 Oakwood Avenue, East Aurora, New York 14052**Zoning Board of Appeals Application Form****I. TYPE OF REQUEST**☒ AREA VARIANCE ☐ SPECIAL USE PERMIT ☒ USE VARIANCE ☐ INTERPRETATION**II. APPLICANT/PETITIONER**Applicant's Name PHILIP & BETH COLARUSSO
Address 1216 QUAKER RD
City EAST AURORA State NY ZIP 14052
Phone 716-912-3110 Fax — Email INFO@POPULARHILLWEDDINGS.COM
Interest in the property (ex: owner/purchaser/developer) OWNER**III. PROPERTY OWNER INFORMATION** (If different from applicant information.)Property Owner(s) Name(s) SAME AS ABOVE
Address _____
City _____ State _____ ZIP _____
Phone _____ Fax _____ Email MRPHIL@AOL.COM
COLARUSSE@AOL.COM**III. PROPERTY INFORMATION**Property Address 1216 QUAKER RD EAST AURORA, NY 14052
SBL# 163-00-2-23
Property size in acres 26+ Property Frontage in feet 400
Zoning District RR & A4 Surrounding Zoning RR & A4
Current Use of Property RESIDENTIAL & VENUE**IV. REQUEST DETAIL**

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-34 A(4); 116-34 A(3) A frame sign
☐ Special Use Permit for: _____
☒ Use Variance for: _____
☐ 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)



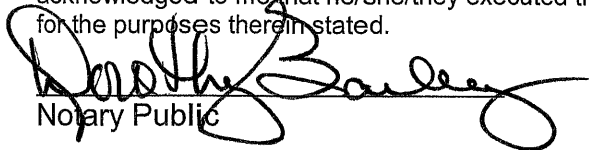
Signature of Applicant/Petitioner

PHILIP COLARUSSO

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 29 day of June in the year 2020 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
(Notary state reg) #01BA0023544
Notary Public, State of New York
Qualified in Erie County
Commission Expires April 15, 2028

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: _____ Type of Appeal: _____ Granted _____ Denied _____

Date: _____ Type of Appeal: _____ Granted _____ Denied _____

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 ARE REQUESTING A USE VARIANCE OR AN EXTENSION OF
THE EXISTING USE VARIANCE TO PERMIT THE OPERATION OF:
BAIT SHOWS, FUNERAL BRUNCHES, BIRTHDAY PARTIES, WINE TASTINGS,
FLORAL ARRANGEMENT CLASSES, 'BREAKFAST WITH SANTA & THE
EASTER BUNNY, PANCAKE BREAKFAST DURING MAPLE SYRUP SEASON,
POLITICAL FUNDRAISING EVENTS, CHARITY EVENTS, CONCERTS,
AND BE A SITE LOCATION FOR EXISTING MUSIC FESTIVALS

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: THE NUMBER OF COUPLES
GETTING MARRIED IS DECLINING, WITH THE PANDEMIC DROP-OFF
ADDING MAJOR PRESSURE. WITH BETH & I BEING THE ONLY WORKERS
WE WERE INELIGIBLE FOR PPP RELIEF.

- 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: STRUCTURES WILL
REMAIN THE SAME. 100-500 PEOPLE GATHERED FOR A
WEDDING AND LISTENING TO A BAND IS COMPARABLE TO
100-500 PEOPLE GATHERING AND ONLY LISTENING TO A BAND.

- 4) Is your need for a use variance a result of you own actions (is your difficulty self-created)? Please explain: NO. THE ORIGINAL USE VARIANCE GRANTED IN 2017 WAS
TO CREATE A REVENUE STREAM TO RESTORE THE BARN, AS
THE LOSS OF IT WOULD SEVERELY DEPRECIATE THE PROPERTY
(Attach additional pages if needed) VALUE. TO DATE \$52,686.00 HAS BEEN
SPENT FOR BARN STRUCTURE WITH \$300,000 STILL TO GO.

SUPERVISOR
Charles D. Snyder
(716) 652-7590
csnyder@townofaurorany.gov



TOWN CLERK
Jeanne H. Viger
(716) 652-3280
townclerk@townofaurorany.gov

TOWN OF AURORA

Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurorany.gov

TOWN COUNCIL MEMBERS

Jessica B. Armbrust
jarmbrust@townofaurorany.gov

Benjamin T. Garvey
bgarvey@townofaurorany.gov

Joseph M. McCann
jmccann@townofaurorany.gov

Raymond M. Wrazen
rwrazen@townofaurorany.gov

SUPT. OF HIGHWAYS
David M. Gunner
(716) 652-4050
highway@townofaurorany.gov

CODE ENFORCEMENT
OFFICER
Elizabeth Cassidy
(716) 652-7591
building@townofaurorany.gov

ASSESSOR
Stephen R. Pigeon
(716) 652-0011
assessor@townofaurorany.gov

DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
chris@townofaurorany.gov

TOWN ATTORNEY
Brigid M. Maloney

TOWN JUSTICE
Jeffrey P. Markello
James Granville

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurorany.gov

FAX: (716) 652-3507

Philip & Beth Colarusso
1216 Quaker Rd
East Aurora, NY 14052

July 14, 2026

Mr. & Mrs. Colarusso,

The Building Department has reviewed your request to allow events and install a permanent ground sign and temporary A-frame sign at your property at 1216 Quaker Rd. The request has been denied because it fails to meet the requirements for signs in the Rural Residential District in which it is located. The proposed events are not allowed use in the Agriculture Zoning District and use variance is required.

Section 116-34A(4)

Requirement: In any R District, no sign shall be constructed, erected, built or used, except a sign of no more than four square feet in area displaying a street number, name of occupant(s) and/or name by which the property is known.

Requested: Ground sign of 33.58 sqft

Variance: 29.58 sqft

Section 116-34A(3)

Requirement: In any R District, no sign shall be constructed, erected, built or used, except temporary signs not exceeding 20 square feet in area, related to a single activity or event, which may remain in place for a period of less than 30 days up to three nonconsecutive times a calendar year.

Requested: 15 sqft Aframe sign placed before an event from May through October

Variance: Aframe sign for events from May through October

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 "Elizabeth Cassidy".

Elizabeth Cassidy
Code Enforcement Officer

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: USE VARIANCE			
Project Location (describe, and attach a location map): 1216 QUAKER RD EAST AURORA, NY 14052			
Brief Description of Proposed Action: REQUESTING A CSE VARIANCE AS TO THE ADDITIONAL TYPE OF GATHERINGS ALLOWED			
Name of Applicant or Sponsor: PHILIP COLARUSSO		Telephone: 716-912-3110	
		E-Mail: MRPHILC@ADL.COM	
Address: 1216 QUAKER RD			
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?		NO	YES
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.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3. a. Total acreage of the site of the proposed action?		<u>Not</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>33</u> 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: N/A	☒	☐	
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
	☒	☐
	☒	☐
	☒	☐
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>Philip Colarusso</u> Date: <u>6-29-2026</u> Signature: <u>[Signature]</u> Title: <u>OWNER</u>		

July 9, 2026

Philip & Elizabeth Colarusso
1216 Quaker Rd
East Aurora, NY 14052

Letter of Intent – Sign Variance Request

To the Members of the Zoning Board of Appeals:

Please accept this Letter of Intent in support of the petitioner's application for a sign variance at the property located at 1216 Quaker Rd, New York State Route 20A.

The petitioner proposes installation of a low-profile identification sign consisting of a harmonious oval design measuring approximately 9'-6" in width by 4'-6" in height. The sign has been intentionally designed with a minimal visual presence and is elevated only 6 inches above existing grade to remain compatible with the surrounding rural and scenic character of the Route 20A corridor.

The property is situated along a roadway with a posted speed limit of 50 mph, where motorists have limited reaction and recognition time when approaching the site entrance. Due to vehicle travel speeds and corresponding visibility requirements, the petitioner is also requesting approval for an oversized sandwich board sign measuring approximately 3' x 5'.

Standard allowable sandwich board dimensions do not provide sufficient letter height or readability for motorists traveling at posted roadway speeds. Smaller conforming signs would require lettering that is too small to be safely recognized by approaching drivers, particularly during peak traffic periods or special events. The requested oversized sandwich board is necessary to provide adequate legibility, improve advanced driver awareness, safely identify the driveway apron entrance, and assist with directional traffic flow onto the property.

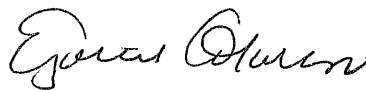
Both the permanent oval sign and temporary sandwich board have been designed to remain visually compatible with the surrounding area while minimizing impacts to neighboring properties and preserving the character of the roadway. The requested variance represents the minimum relief necessary to provide safe and effective site identification under existing roadway conditions.

The petitioner respectfully requests approval of the proposed sign variance application.

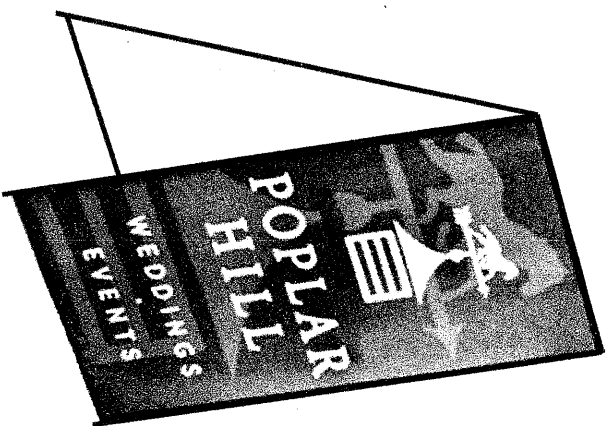
Sincerely,



Philip Colarusso



Elizabeth Colarusso



PROPOSED PEDISTAL SIGN

PROPOSED SANDWICH BOARD



POPLAR HILL- SIGN VARIANCE REQUEST
1216 Quaker Rd, East Aurora, NY 14052

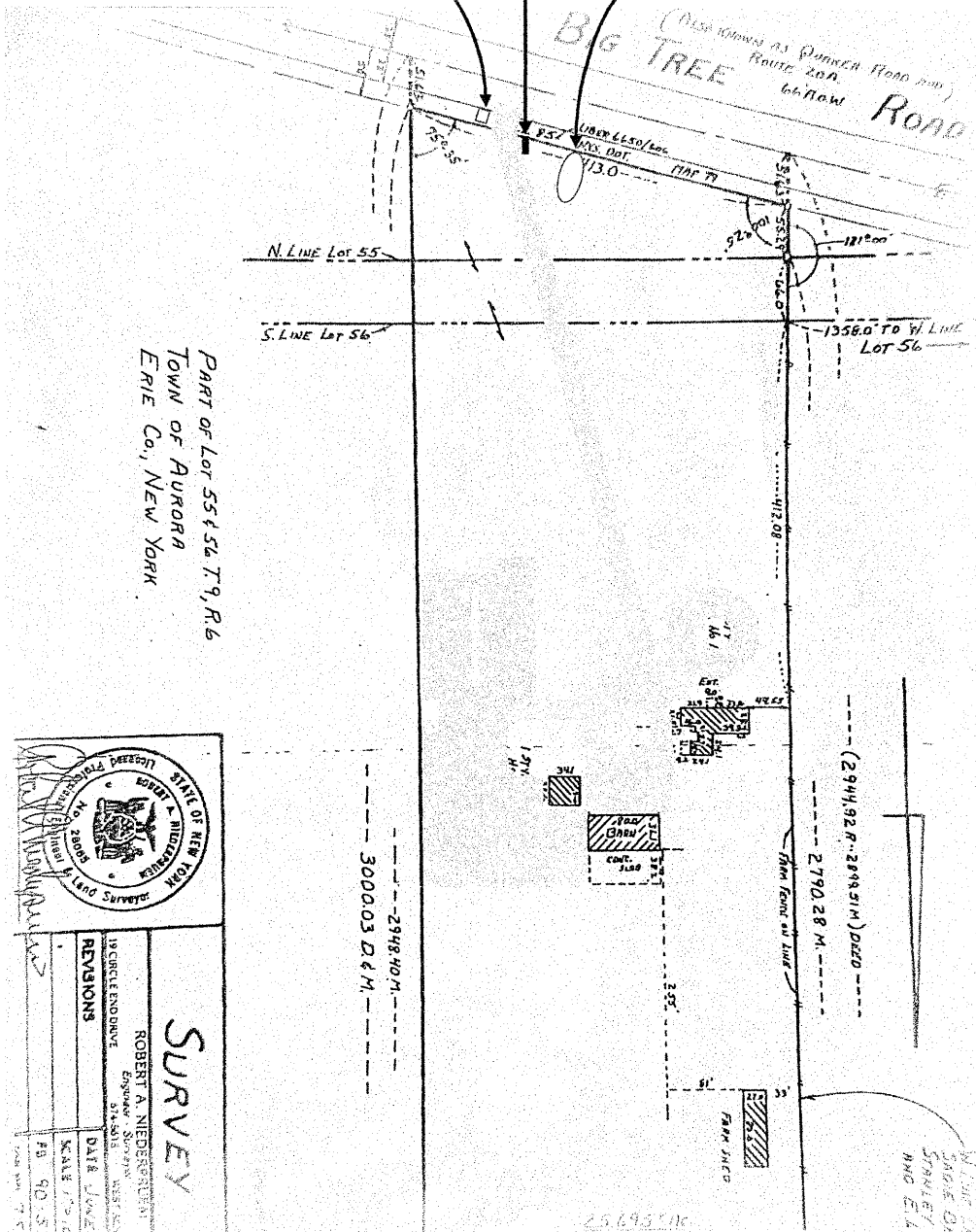
DATE:
July 14, 2025

AXONIMETRIC

DRAWN BY:
Paul Colarusso

PH-1
of 12

PROPOSED PEDISTAL SIGN LOCATION EXISTING SIGN PROPOSED SANDWICH BOARD LOCATION



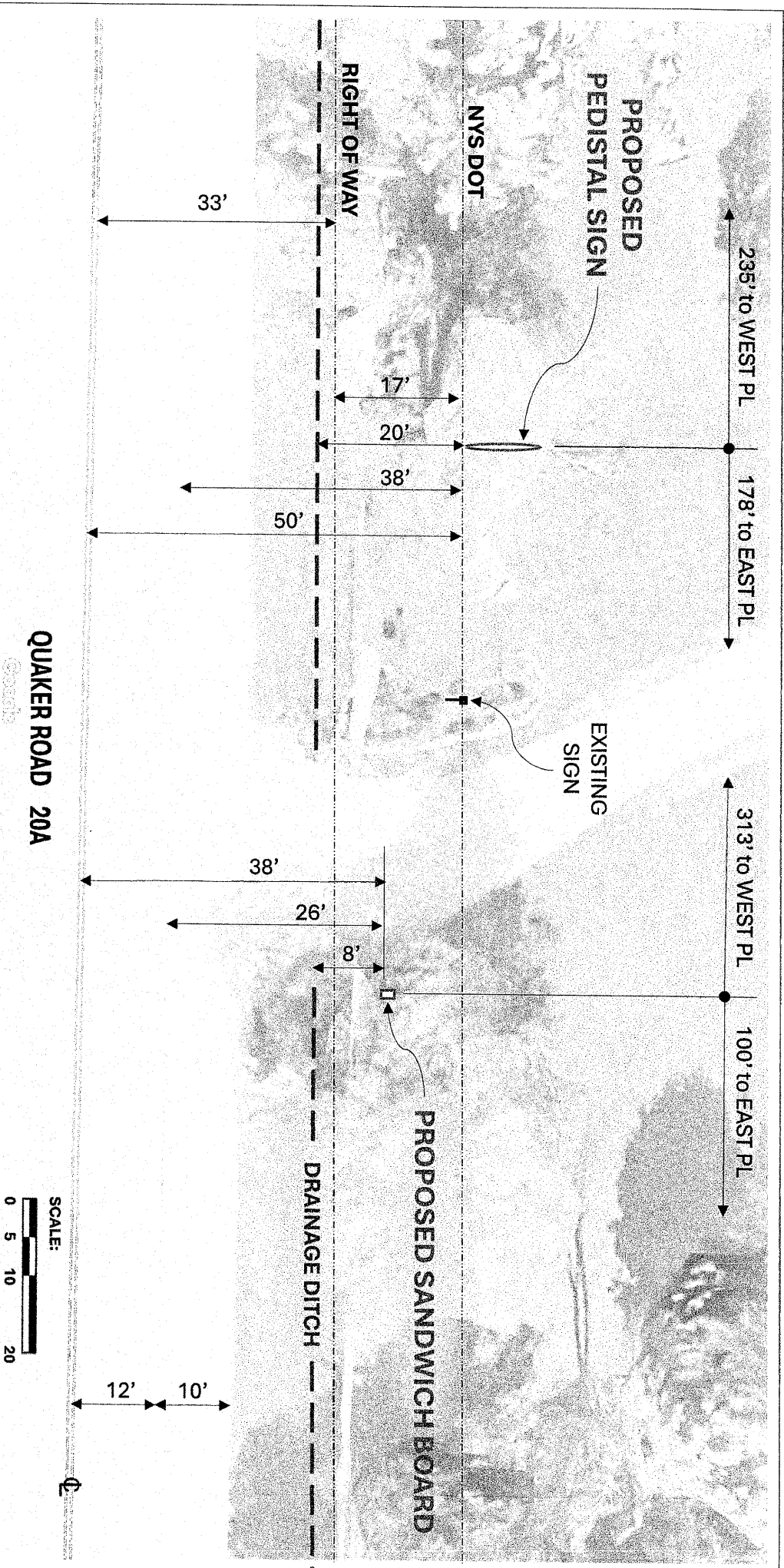
POPULAR HILL- SIGN VARIANCE REQUEST
1216 Quaker Rd, East Aurora, NY 14052

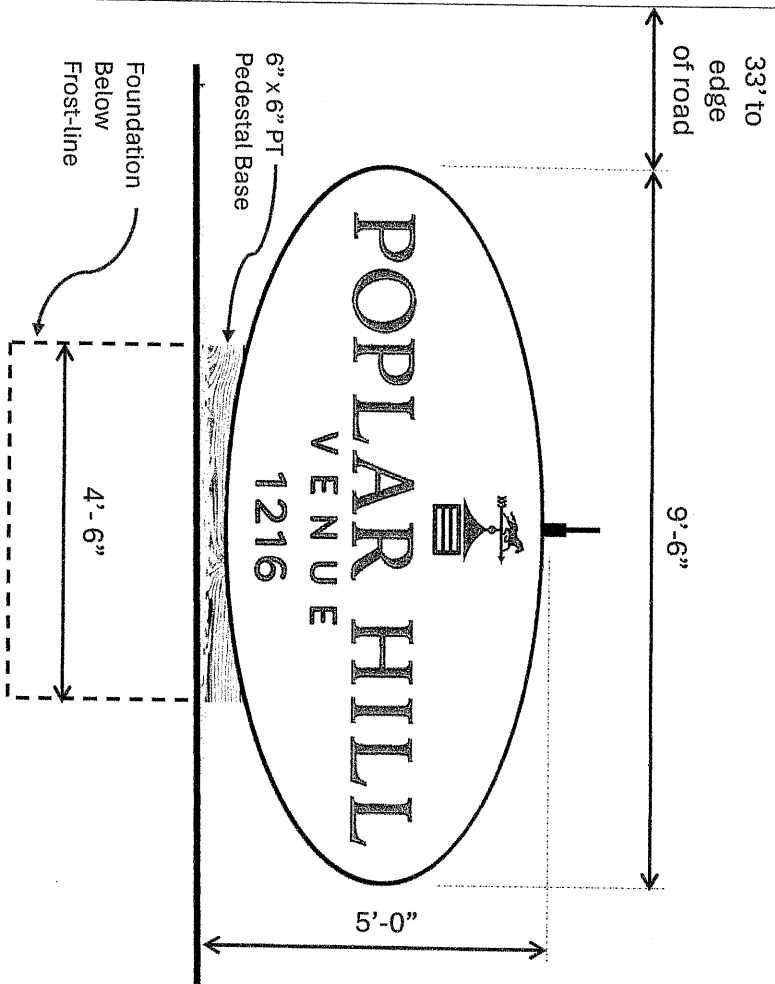
DATE:
July 14, 2025

PROPERTY SURVEY w/ GENERAL SIGN LOCATION

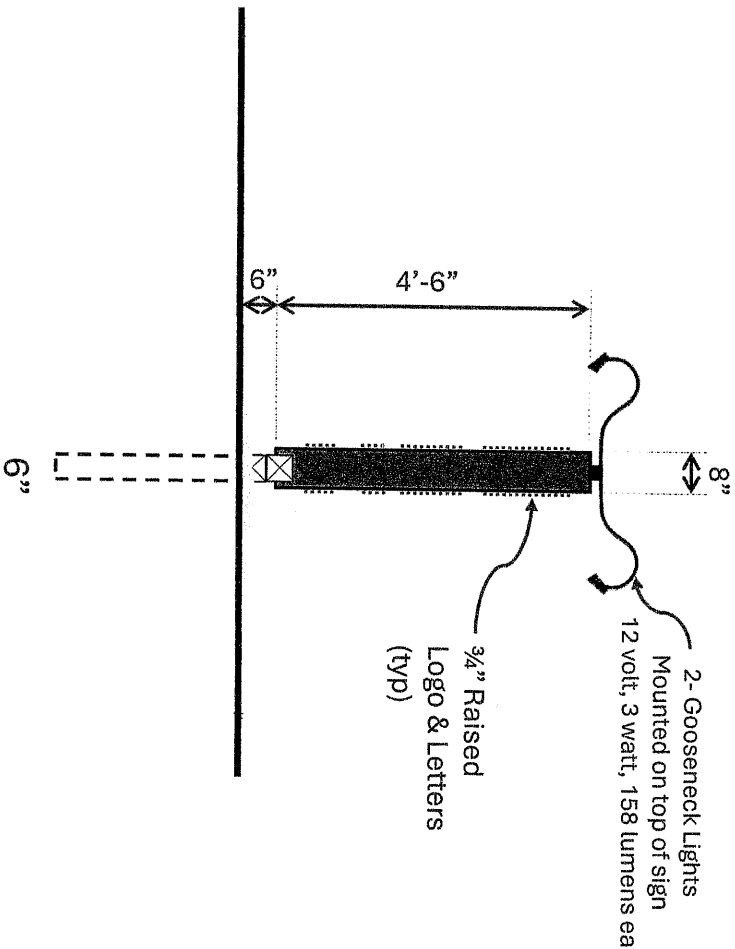
DRAWN BY:
Paul Colarussso

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of 12





EAST & WEST ELEVATIONS



NORTH & SOUTH ELEVATIONS



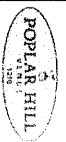
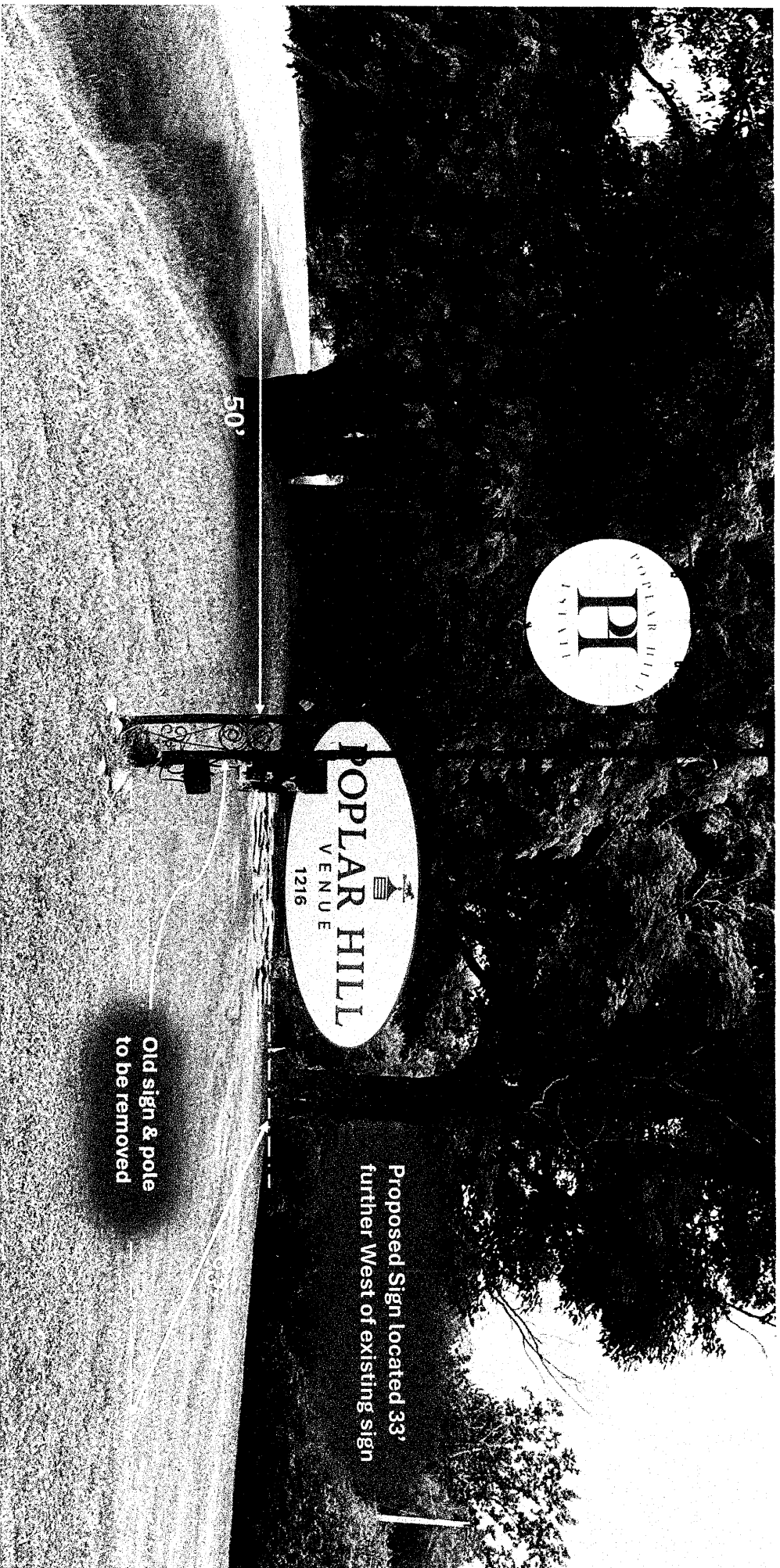
POPLAR HILL- SIGN VARIANCE REQUEST
1216 Quaker Rd, East Aurora, NY 14052

DATE:
July 14, 2025

TWO SIDED SIGN ELEVATIONS

DRAWN BY:
Phil Calarusso

PH- 4
of 12



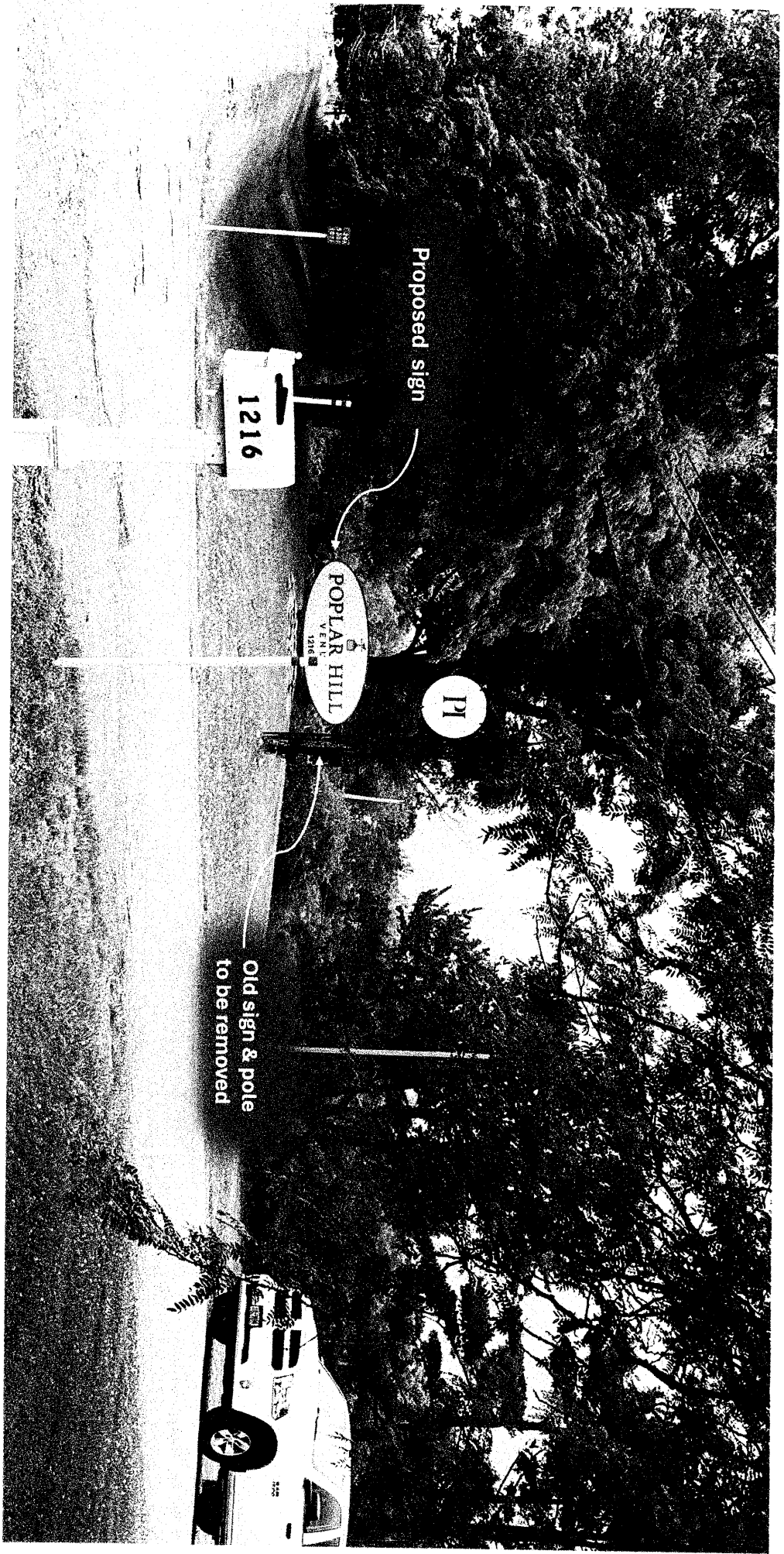
POPLAR HILL- SIGN VARIANCE REQUEST
1216 Quaker Rd, East Aurora, NY 14052

DATE:
July 14, 2025

EAST ELEVATION Perpendicular to Rd

DRAWN BY:
Phil Calarusso

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of 12

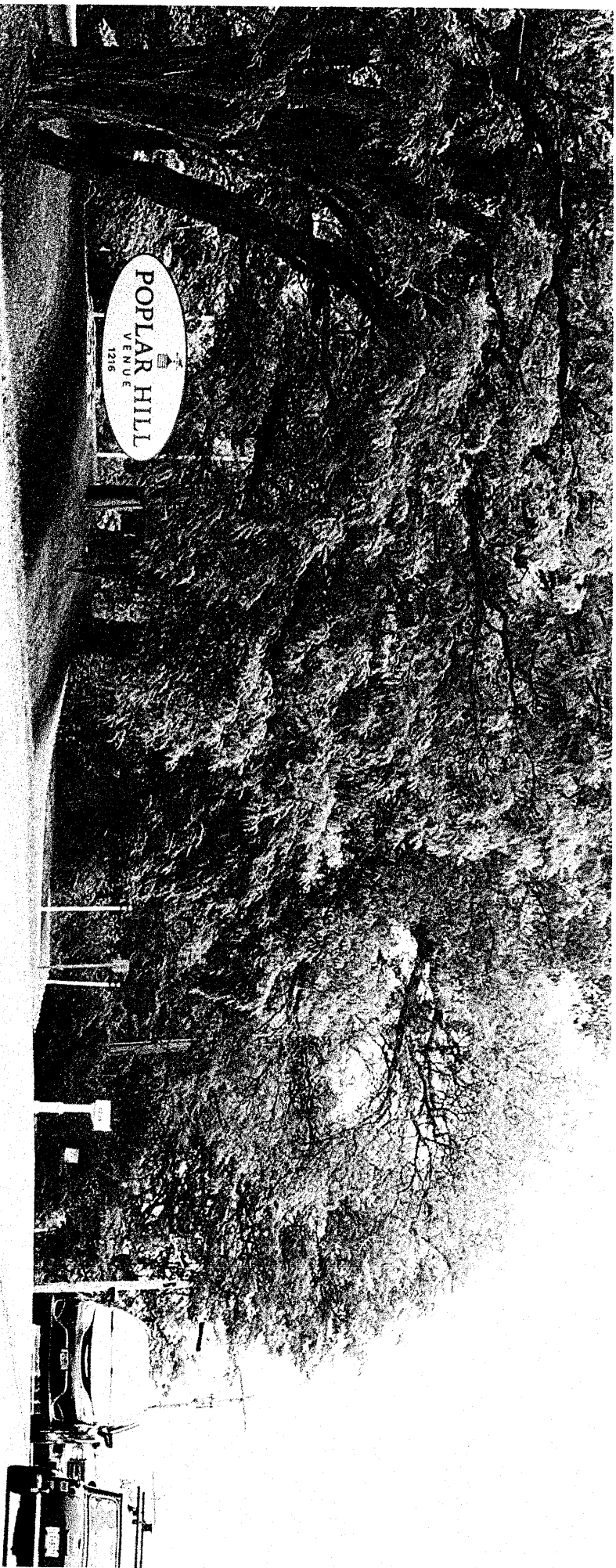


POPLAR HILL- SIGN VARIANCE REQUEST
1216 Quaker Rd, East Aurora, NY 14052

DATE:
July 14, 2025

EAST ELEVATION UPON APPROACH

DRAWN BY:
Paul Colarusso



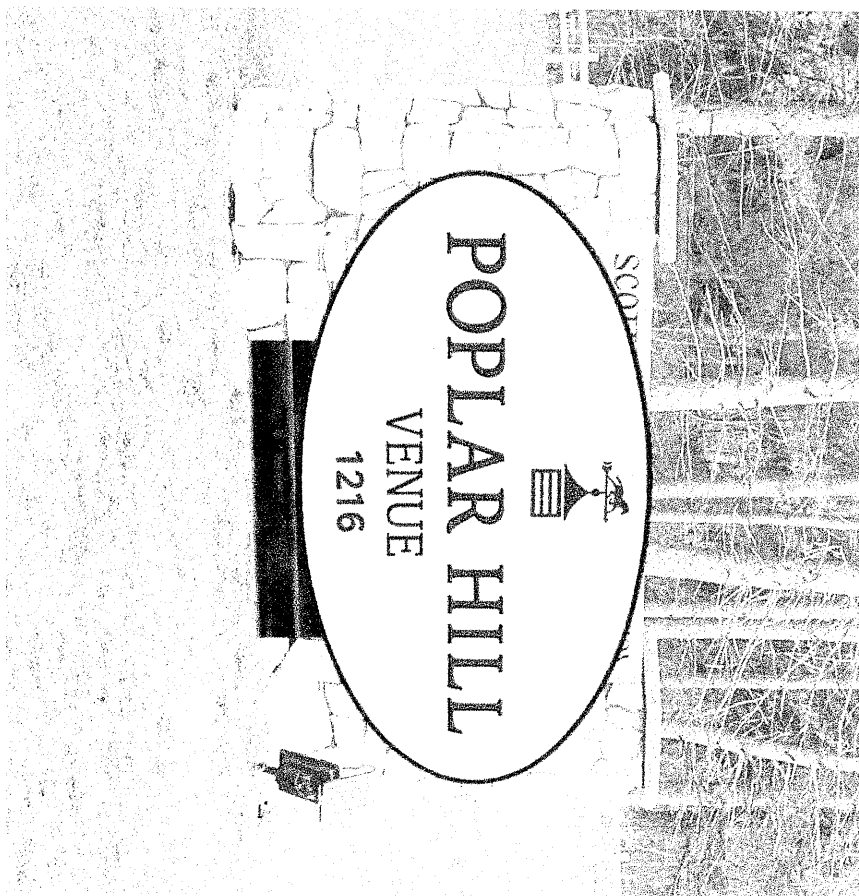
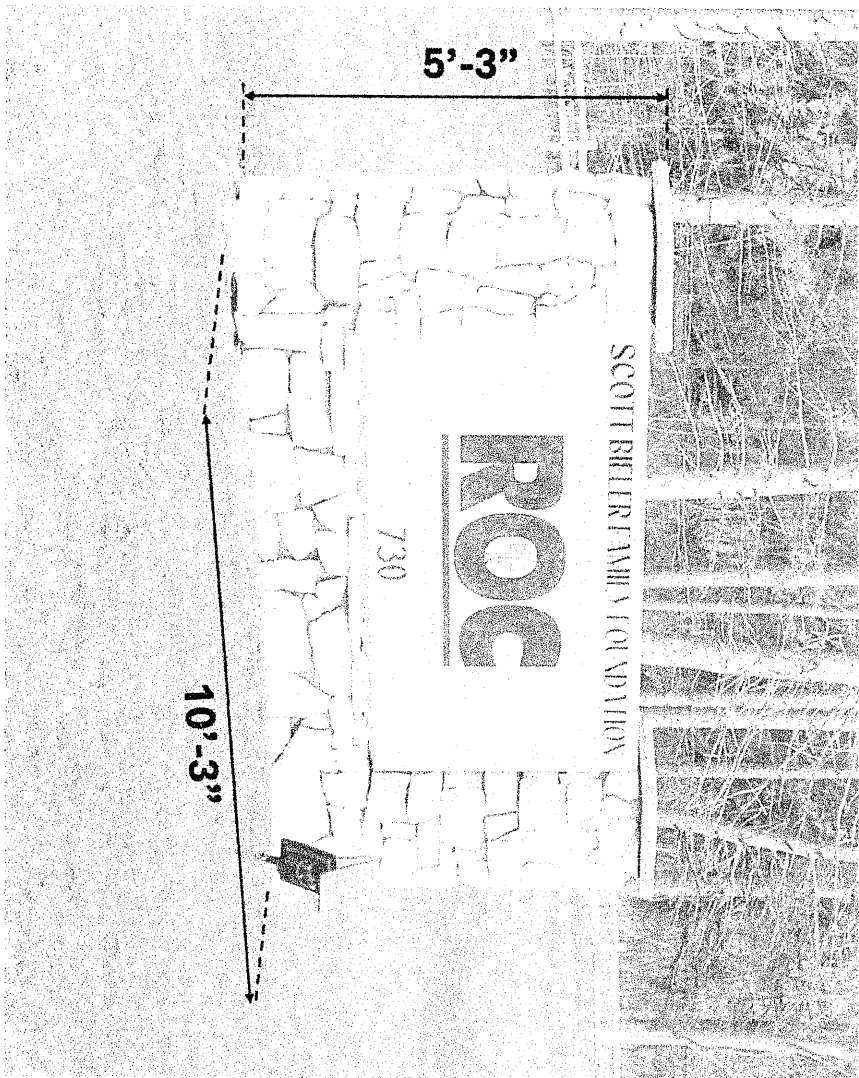
POPLAR HILL- SIGN VARIANCE REQUEST
1216 Quaker Rd, East Aurora, NY 14052

DATE:
July 14, 2025

WEST ELEVATION UPON APPROACH

DRAWN BY:
Paul Colarusso

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of 12



POPLAR HILL- SIGN VARIANCE REQUEST
1216 Quaker Rd, East Aurora, NY 14052

DATE:
July 14, 2025

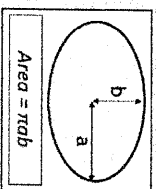
COMPRABLE SIZE SIGN

DRAWN BY:
Phil Colanusso

Area of an Oval Calculator

This calculator finds the area of an oval when the lengths of the major and minor radii (or major and minor diameters) are known.

Area of an Oval Calculator



Radius or Diameter

Radius

Major Radius Length (a) :

4.75

Minor Radius Length (b) :

2.25

Measurement Units:

feet

Find Area

Area of Oval:

10.6875π

Area of Oval:

33.58 ft²

Accuracy:

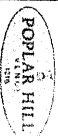
to 2dp

Square Footage:

Oval 9'-6" x 4'-6" = 33.58 sq. ft.

Pedestal = 3.38 sq. ft.

Per Side Total = 36.96 sq.ft



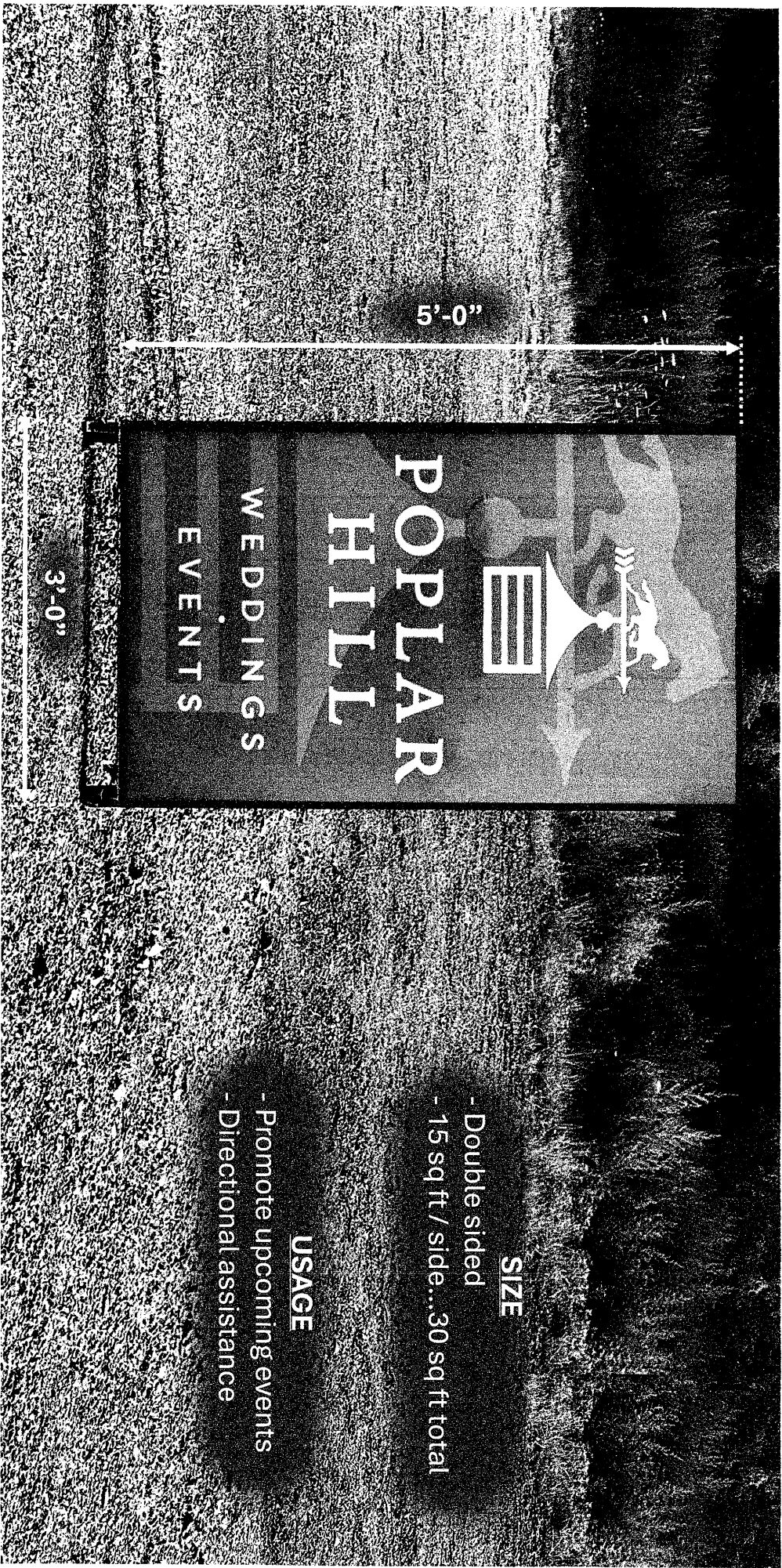
POPLAR HILL- SIGN VARIANCE REQUEST
1216 Quaker Rd, East Aurora, NY 14052

DATE:
July 14, 2025

SIGN SQUARE FOOTAGE

DRAWN BY:
Paul Calarusso

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of 12



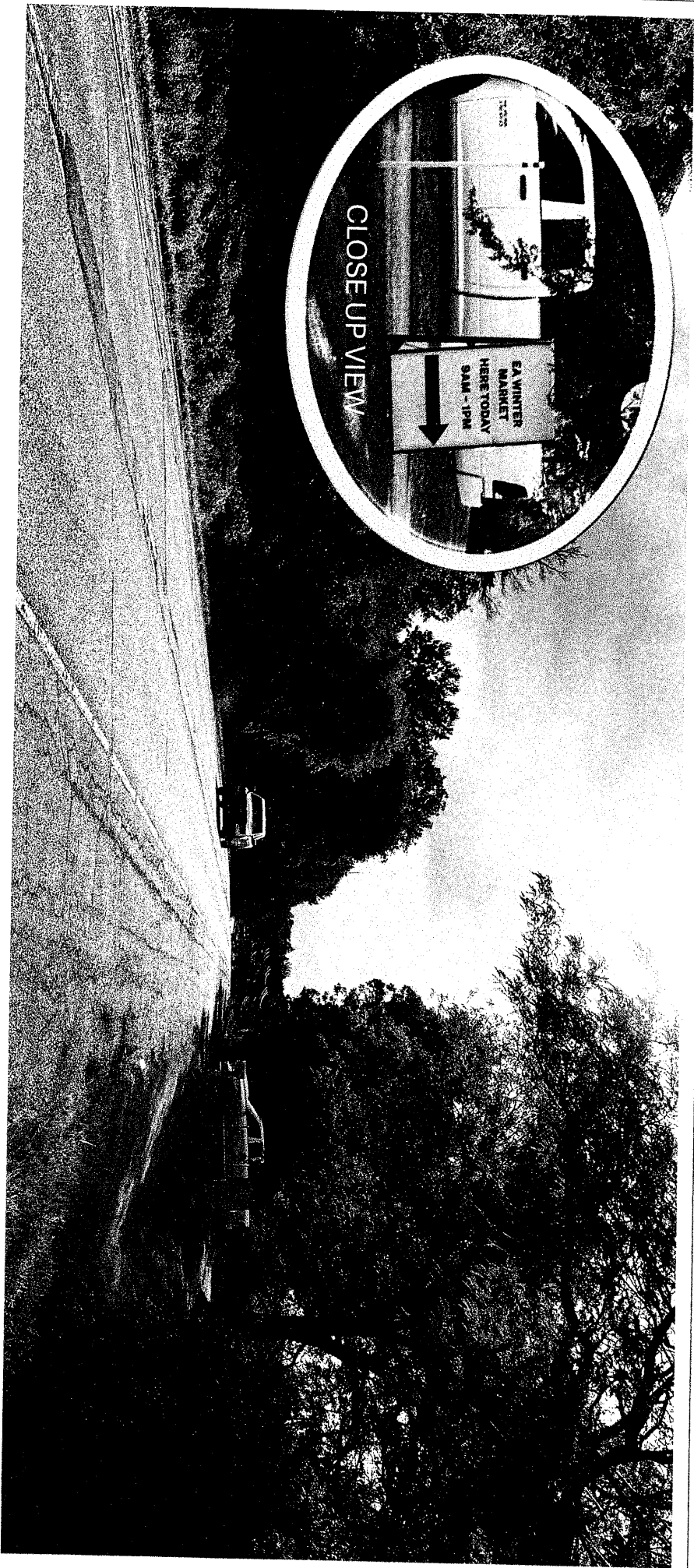
POPLAR HILL- SANDWICH BOARD VARIANCE
REQUEST 1216 Quaker Rd, East Aurora, NY 14052

DATE:
July 14, 2025

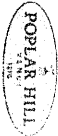
PRODUCT SPECIFICATIONS

DRAWN BY:
Phil Calarusso

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of 12



3' x 5' Sandwich Board Sign w/ 3" letters @ 150'



POPLAR HILL- SANDWICH BOARD VARIANCE
REQUEST 1216 Quaker Rd, East Aurora, NY 14052

DATE:
July 14, 2025

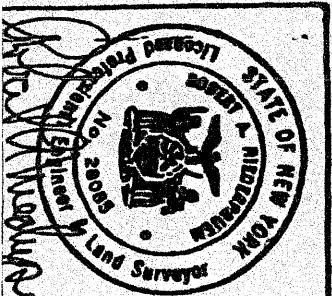
VISIBILITY ISSUE AT HIGH SPEEDS

DRAWN BY:
Paul Colarusso

PH- 12
of 12

(ALSO KNOWN AS QUAKER ROAD AND)
TREE ROUTE 20A.
66 P.O.W. D

PART OF LOT 55 & 56 T. 9, R. 6
TOWN OF AURORA
ERIE CO., NEW YORK



SURVEY

ROBERT A. NIEDERPRUEM

Engineer - Surveyor

19 CIRCLE END DRIVE

REVISIONS

DATE JUNE

SCALE 1" = 100'

PR 90-52

25.695 ± Ac.

W. LINE L
SADIE B
STANLEY
AND E. L

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			
Philip & Beth Colarusso			
Name of Action or Project: Poplar Hill Weddings Road Sign			
Project Location (describe, and attach a location map): New Road Sign set back approximately 50' from center line of road. Oversized Sandwich Board set back approximately 38' from center line of road			
Brief Description of Proposed Action: A proposed low-profile identification sign is planned along New York State Route 20A within a posted 50 mph corridor. The sign features a harmonious oval design measuring approximately 9'-6" wide by 4'-6" high, with a minimal overall height that elevates the structure only 6 inches above existing grade. The low-scale design is intended to complement the surrounding landscape while maintaining visibility for approaching motorists without creating visual obstruction or distraction. In addition, a temporary 3' x 5' sandwich board sign is proposed to assist with traffic direction and site visibility. The supplemental sign will help identify the driveway apron entrance, guide vehicular circulation during peak activity periods, and increase public awareness of upcoming events.			
Name of Applicant or Sponsor: Philip & Beth Colarusso		Telephone: 716.912.3110	
		E-Mail: Info@PoplarHillWeddings.com	
Address: 1216 Quaker Rd			
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 ☐ 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?		25+ acres	
b. Total acreage to be physically disturbed?		.001 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		34+ 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			

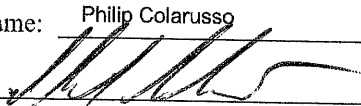
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☒	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed 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,	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:	☒	☐

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>Philip Colarusso</u> Date: <u>5/11/2026</u>		
Signature: <u></u> Title: <u>Owner</u>		

This Indenture, made the 17 day of October, 2001

Witnesseth, that DOMINIC A. COLARUSSO and
GERALDINE A. COLARUSSO, his wife

GRANTOR(S),

residing at 1216 Quaker Road, East Aurora, New York

in consideration of One and More Dollars (\$1.00 and more) received by
GRANTOR(S) subject to the trust fund provisions of section thirteen of the lien law
hereby grant(s) and release(s) unto

PHILIP A. COLARUSSO and
ELIZABETH A. COLARUSSO, his wife

GRANTEE(S),

residing at 1509 Quaker Road, Orchard Park, New York

ALL THAT PLOT OF LAND, situate in the Town of Aurora, County of
Erie and State of New York, being part of Lots Numbers 55 and 56, Township
9, Range 6 of the Holland Land Company's Survey and that part of Middle Road
lying between the east and west lines of lands hereinafter described, bounded and
described as follows:

BEGINNING at a point on the west line of the lands conveyed to
Stanley Jakiel by deed recorded in Liber 5833 of Deeds at page 153 at its
intersection with the center line of Quaker Road(also known as Big Tree Road);
thence easterly, along the center line of Quaker Road, 413 feet; thence north,
parallel with the west line of lands so conveyed to Jakiel, 3000.03 feet to the
center line of Cazenovia Creek; thence westerly along the center line of Cazenovia
Creek, to the west line of lands so conveyed to Jakiel; thence south, along the
west line of lands so conveyed to Jakiel, a measured distance of 2899.51 feet and
a recorded distance of 2944.92 feet to the point or place of beginning.

EXCEPTING THEREFROM that parcel conveyed to the County of Erie by
deed recorded in Liber 2624 of Deeds at page 111 and also excepting therefrom
that parcel appropriated by instrument recorded in Liber 6650 of Deeds at page
606.

Together with the appurtenances to and all the estate and rights of GRANTOR(S)
in said premises. **To Have and to Hold** unto the GRANTEE(S).

And GRANTOR(S) covenant(s) as follows: **First**, the GRANTEE(S) shall quietly
enjoy the said premises, and **Second**, that GRANTOR(S) will forever warrant the title to
the said premises.

In Witness Whereof, GRANTOR(S) hereunto set (his, her, their) hand(s) and seals(s) the _____ day of October, 2001.

Dominic A. Colarusso Is
DOMINIC A. COLARUSSO

Geraldine A. Colarusso Is
GERALDINE A. COLARUSSO

Is

Is

In Presence of

State of New York
County of Erie

On the 10th day of October in the year 2001 before me, the undersigned, a notary public in and for said state, personally appeared DOMINIC A. COLARUSSO, 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.

[Signature]

RAYMOND M. PFEIFFER
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 7/15/03

In Presence of

State of New York
County of Erie

On the 10th day of October in the year 2001 before me, the undersigned, a notary public in and for said state, personally appeared GERALDINE A. COLARUSSO, 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.

RAYMOND M. PFEIFFER
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 7/15/03



ERIE COUNTY CLERKS OFFICE
County Clerk's Recording Page

Return To:

BOX 392

Index DEED 61882

Book 10990 Page 3250

No. Pages 0003

Instrument DEED-SP EXEMPT

Date : 10/10/2001

Time : 4:02:56

Control # 200110101190

COLARUSSO
DOMINIC
COLARUSSO
GERALDINE
COLARUSSO
PHILIP
COLARUSSO
ELIZABETH

A
A
A
A
A

TT# TT 2001 006049

Employee ID EMS

COUNTY \$ 24.00
STATE E&A \$ 22.00
COE STATE \$ 4.75
TRANSFER \$ 1,284.00
COUNTY E&A \$ 3.00
COE COUNTY \$.25
\$.00
\$.00
\$.00
Total: \$ 1,338.00

STATE OF NEW YORK
ERIE COUNTY CLERKS OFFICE

TRANSFER TAX

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

CONSIDERATN \$ 321,000.00

TRANSFER TAX \$ 1,284.00

DAVID J SWARTS
COUNTY CLERK



0104903250