TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Town Supervisor Snyder and Town Board

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: April 14, 2026

The Building Department has accepted a Site Plan application for 1627 Bailey Road, (SBL #200.00-3-2), as submitted by property owner Damien Parker, is located in the Rural Residential and Agriculture- zoning districts. This application is for the installation of a 15'-5.5"x 78'-6" ground mounted solar array with a 26.4 kW DC output and of 40 panels to be located on the east side yard of the property.

Town Code section 95A5D requires site plan approval for any building-mounted, ground-mounted and roof-mounted solar energy systems capable of producing more than 25 kW of energy.

Town Code section 95A6D requires site plan approval for any ground-mounted solar energy systems.

Town Code section 95-2A requires the Town Board to refer to the Site Plan application to the Planning Board for their review and recommendation.

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 4/8/26

Applicant name: Damian Parker

Applicant Phone/Email: 716 292 9780 damian@premierstreets.com

Applicant address: 1627 Bailey Rd, East Aurora NY 14052

Property owner: Damian and Victoria Parker

Owner's address 1627 Bailey Rd East Aurora NY 14052

Property address: 1627 Bailey Rd East Aurora NY 14052

SBL # (s) _____

Prior owner N/A

Is site adjacent to or within 500 feet of an 'R' District? Residential Agricultrial

==========

Proposed Project: Solar ground mount array

Commercial ____ Multi family ____ Number of dwelling units 1

Zone: RA Total property Acreage: 51 Acreage covered by bldg 0.028

Square footage of building: 1218.3 Cubic footage of building: ~~87~~ 152.8

Aggregate square footage of other buildings on property: _____

Fees, based on number of improved acres*

**Additional professional services, including but not limited to traffic study and SEQRA review, utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: $250 1.01-5Acres: $500 5.01-10 Acres: $1,000 >10 Acres: $1,500

Fee: $_____

Receipt: #_____

Received by _____

Town Clerk/Deputy Clerk

SEQR action: ___Type I (Long EAF) ___Type II (Long EAF) X Unlisted (Short EAF)

Submission Requirements for Town of Aurora Site Plan Review

The Applicant shall submit to the Superintendent of Building a completed Site Plan Review application as well as 15 copies of the following documents where deemed necessary.

1. A boundary survey with site plan showing proposed lots, building locations (Proposed and existing), land use areas, utility easements, right-of-way boundaries, North arrow, date, scale, existing wetlands were applicable.

2. Topographical Survey based on United States Geological Survey data to extend a reasonable distance beyond proposed site. **Also list any changes to current topography.**

3. Location of existing and proposed easements.

4. Existing natural features such as watercourses, waterbodies, wetlands, wooded areas, flood hazard areas, 15% or more slope areas. Any changes to these features are to be noted.

5. Stormwater pollution prevention plan (SWPPP), if affecting an acre or more

6. Soil Test, regarding characteristics, capabilities and/or limitations for development according to TOA soil district

7. Location and design of all existing on-site as well as neighboring improvements including drainage, culvert pipes, waterlines, sanitary and storm sewer systems, retaining walls and fences.

8. Location and design of all utilities, proposed and existing, including, but not limited to electric, gas, water, cable, etc.

9. Location and design of all proposed and existing streets, parking lots, service areas, access drives, bicycle and pedestrian ways within and neighboring proposed site.

10. Location, height of buildings and front, side, and rear lot dimensions of all proposed buildings.

11. Location of all open space designated for "Green space", parks, playgrounds, landscape screening and general landscape proposals.

12. Location, size and design of all proposed signage and outdoor lighting.

13. Building elevation drawings, when required.

14. Grading and drainage plan showing existing and proposed contours at intervals not exceeding 2 feet. Include measures, devices and or structures for erosion and runoff control during and after construction.

15. Location of nearest fire hydrants and access for firefighters and their equipment.

16. Landscaping plan identifying plant materials, location of refuse areas, dumpsters and outdoor storage. Provisions for visual and noise screening.

17. Short EAF form – see attached

18. If not in 'B' district, notify abutting properties of proposed plans (Building Department will help).

19. Is approval needed by any other agency such as NYS Freshwater Wetland permit, US Army Corp of Engineer and Federal Wetland impact permit for this project? If so, list the approval type and time frame of approval.

1627 BAILEY RD, East Aurora NY 24kw SOLAR PROJECT, CHANGING FROM CURRENT ROOF MOUNTED PERMIT TO GROUND MOUNTED APPLICATION

We've carefully chosen the proposed ground-mounted solar array location out of both environmental responsibility and practical efficiency. Our property has significant wetland considerations, and after careful assessment, this site is the one location that ensures we stay fully compliant with DEC wetland setbacks, protecting these natural areas.

Originally, we considered placing the array on the house roof. However, we realized this would not only diminish the aesthetics of the house but also drastically reduce effectiveness. This past winter, we experienced prolonged snow cover—if the panels had been roof-mounted, they'd have been buried and ineffective for months, severely limiting energy production.

By placing the array on the ground to the right side of the property, we ensure optimal sun angles, easier snow maintenance, and year-round efficiency in meeting our electricity needs. Additionally, we've planted 250 evergreen privet along the frontage, forming a natural 10-foot green screen that will shield both the property and array from public view.

In summary, this location balances aesthetics, energy performance, and environmental stewardship—ensuring we meet the needs of both our household and the local regulations.

1627

BAILEY ROAD

8.38 CH. = 553.08' R.
566.83' M.

2097.48' TO THE N.E. COR. OF LOT 17
℄ S. LINE OF LOT 18
N. LINE OF LOT 17

EX. REBAR
0.90 N.
0.17 E.

SERVICE LINES

253.24

226.8

SEE DETAIL

SET REBAR

SET REBAR

W. LINE OF DAVIS & HYMAN L. 7931, P. 61 PARCEL NO. 2: PARCEL "A"

SET REBAR

FENCE REMAINS 0.7 W.±

EX. I.P. 0.26 W.

SET REBAR

2 STORY FRAME HOUSE NO. 1627

POR.

PORCH

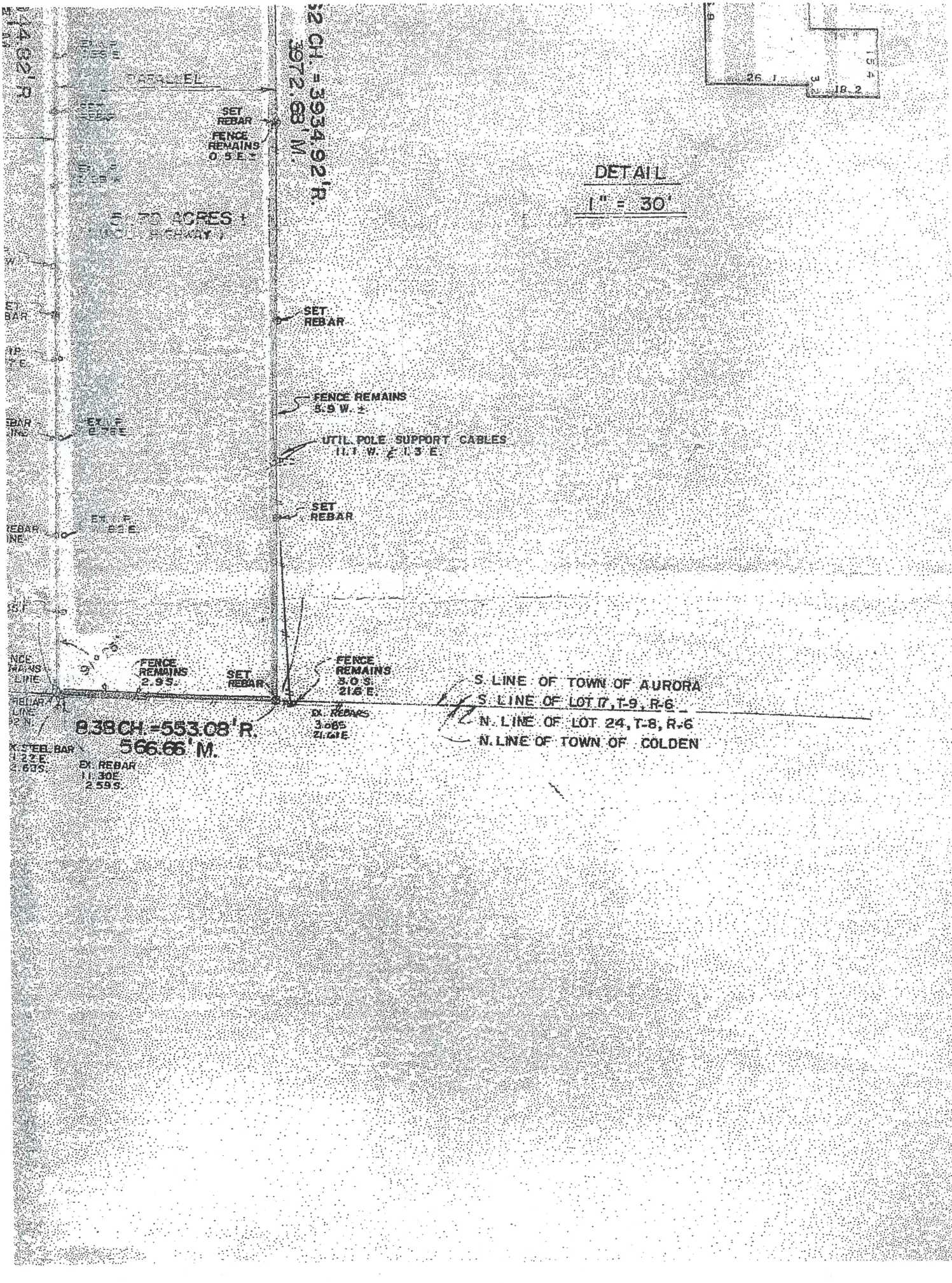
CONC. STOOP

BS MT ENT.

FR. GAR.

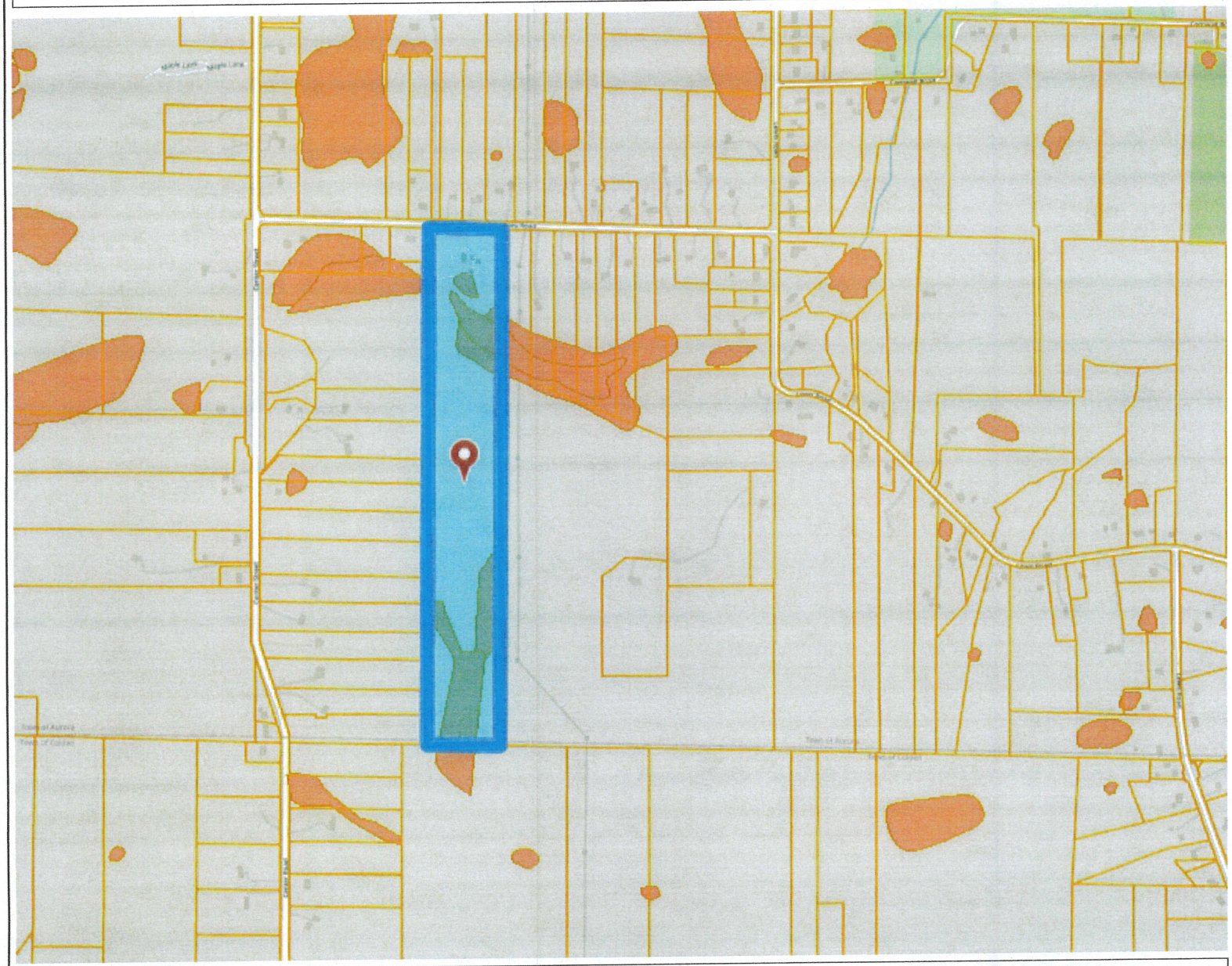
N

6-19-10 - location ok


SET REBAR
FENCE REMAINS 0.5 E.±
5.20 ACRES ±
SET REBAR
FENCE REMAINS 5.9 W. ±
UTIL. POLE SUPPORT CABLES 11.1 W. & 1.3 E.
SET REBAR
FENCE REMAINS 2.9 S.
SET REBAR
FENCE REMAINS 3.0 S. 21.6 E.
EX. REBARS 3.0 S. 21.6 E.
9.38 CH. = 553.08' R.
566.66' M.
EX. REBAR 1.1 30E 2.5 9S.
S. LINE OF TOWN OF AURORA
S. LINE OF LOT 17, T-9, R-6
N. LINE OF LOT 24, T-8, R-6
N. LINE OF TOWN OF COLDEN
DETAIL
1" = 30'


1627
DEC -
INFORMATIONAL
FRESHWATER WETLANDS

Erie County On-Line Mapping Application





Legend

- Parcels
- National Wetlands Inventory

0 0.28 0.6 Miles

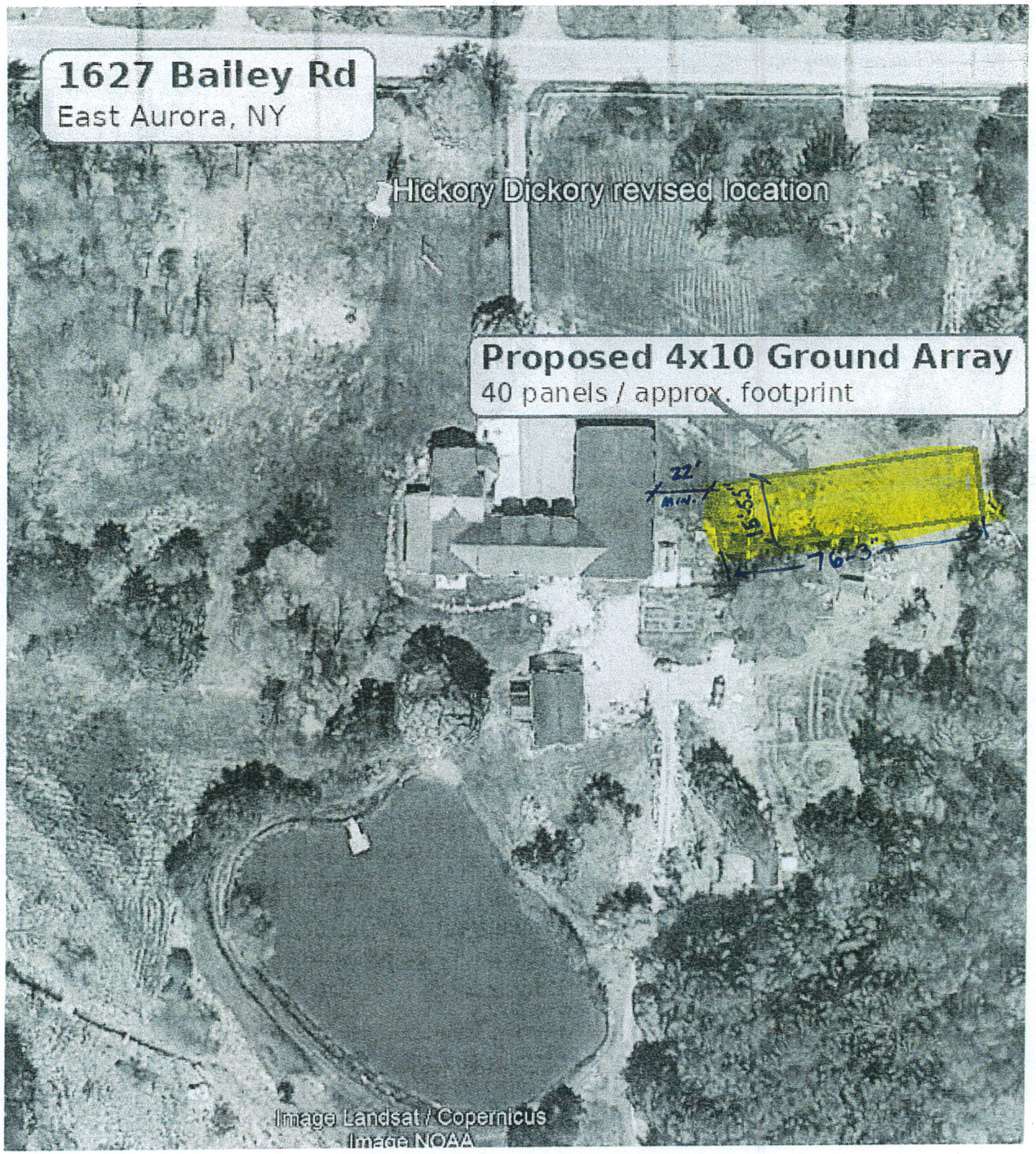
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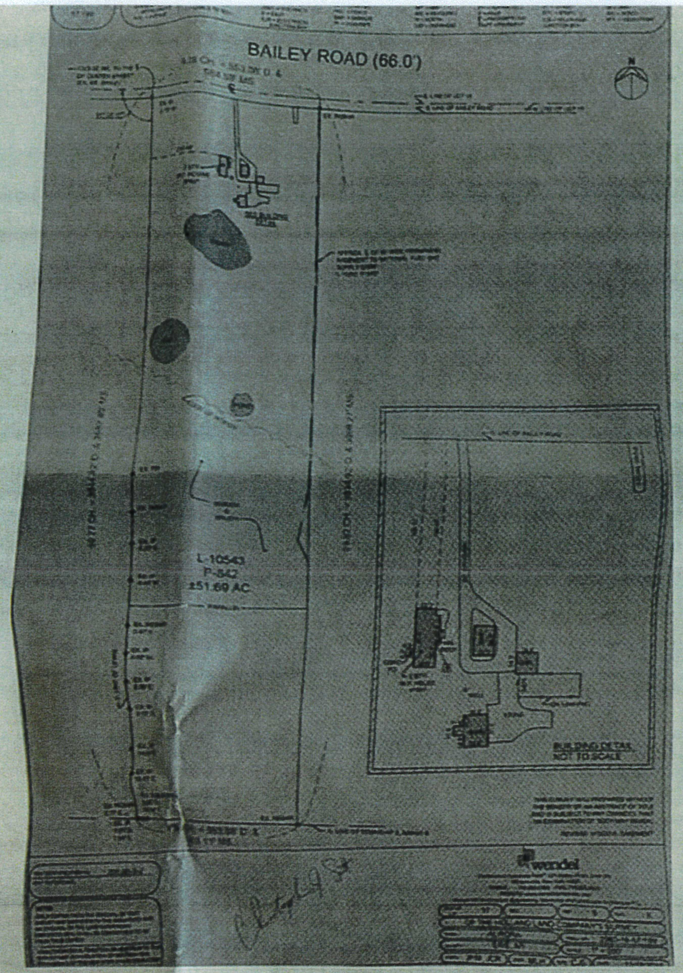
THIS MAP IS NOT TO BE USED FOR NAVIGATION

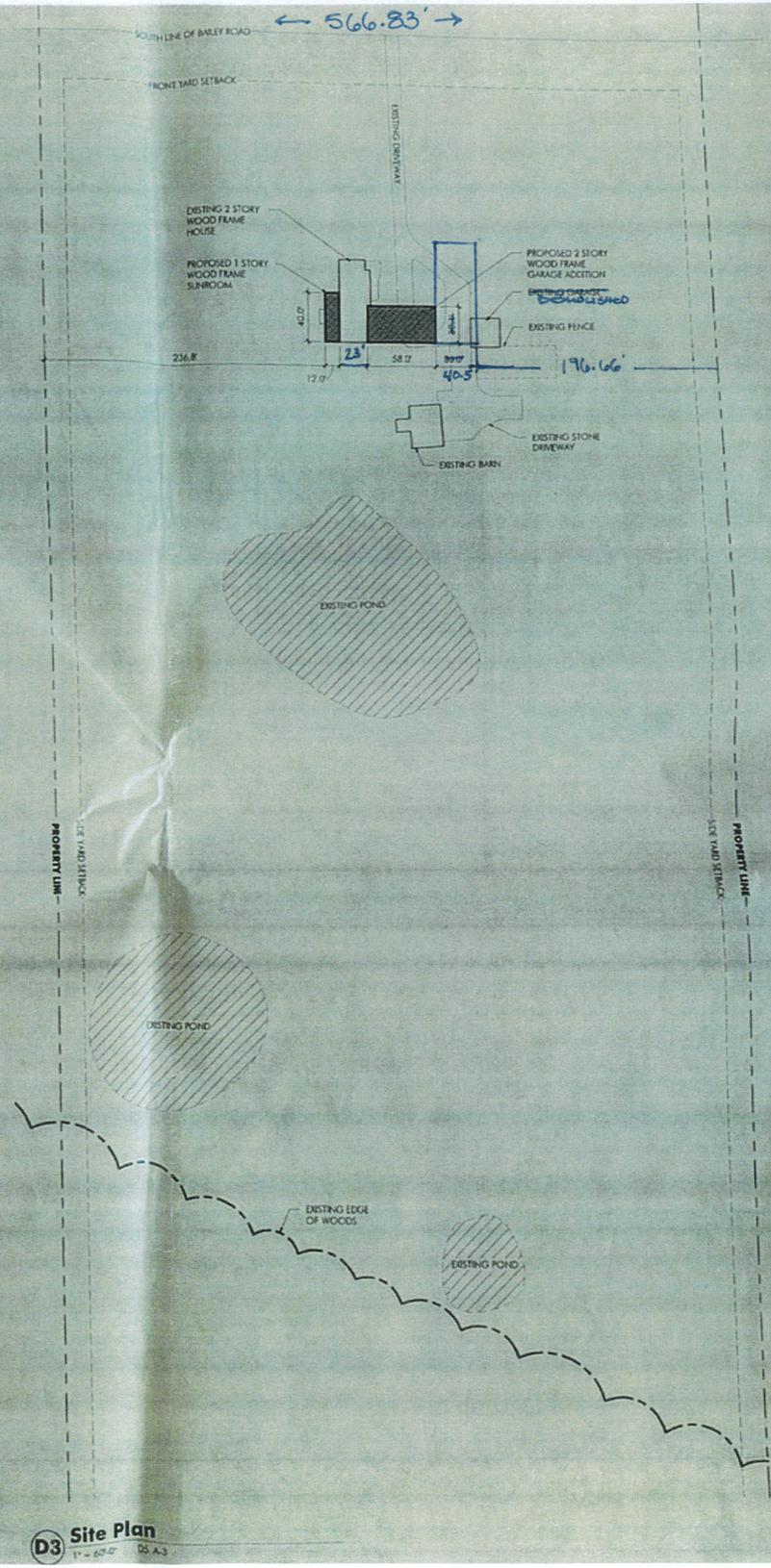
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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


1627 Bailey Rd
East Aurora, NY
Hickory Dickory revised location
Proposed 4x10 Ground Array
40 panels / approx. footprint
22'
MIN.
16'-5"
Image Landsat / Copernicus
Image NOAA





D3 **Site Plan**
1" = 60'-0" 05 A-3

DURING THE GRADING PROCESS REMOVE UNDESIRABLE SOIL AND CLEARING DEBRIS FROM THE SITE. ALL MATERIALS SHALL BE PROPERLY DISPOSED OF. WHERE GRASSES ARE INDICATED ON THE LANDSCAPE PLAN, PROVIDE A MINIMUM OF 6" TOP SOIL, GRADE SMOOTH AND UNIFORM WITHIN 1/2" +/- OF FINISH ELEVATION, ROLL AND RAKE TO REMOVE RIDGES AND FILL DEPRESSIONS. PROVIDE A SUN AND SHADE SEED MIX OF KENTUCKY BLUEGRASS, RED FESCUE AND PERENNIAL RYE GRASS AND BROADCAST PER SEED SUPPLIED RECOMMENDATION. PROTECT SEEDED AREAS WITH STRAW MULCH AND KEEP MOIST UNTIL NEW LAWN IS ESTABLISHED.

C THERE ARE NO SIGNIFICANT TREES LOCATED WITHIN THE DEVELOPMENT AREA ON THE PROPERTY.

D IT IS THE LAW, BEFORE YOU DIG, DRILL, OR BLAST, CALL UPPO AT 1-(800) 962-7962. - ANY PROPOSED GAS, ELECTRIC, PHONE, AND CABLE UTILITIES TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.

SITE DATA:

ZONING: RR RURAL RESIDENTIAL - SINGLE FAMILY DWELLING

LOT DIMENSIONS:

	REQUIRED	EXISTING
LOT AREA	MIN. 32,670SF	2,224,085SF
LOT WIDTH	MIN. 125'	564.5'

BUILDING SIZE:

	REQUIRED	PROPOSED
DWELLING	MIN. 1,200SF	3,500SF
ATTACHED GARAGE		3,200SF

BUILDING SETBACKS:

	REQUIRED	EXISTING/PROPOSED
FRONT YARD	75'	EXISTING
INTERIOR SIDE YARD	MIN. 20'	236.8'
REAR YARD	MIN. 50'	EXISTING

HEIGHT DV

	REQUIRED	PROPOSED
BUILDING HEIGHT	MAX. 2.5 STORIES, 35'	2 STORY, 24.5'

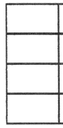
Abstract Architecture
313 Broadway
Buffalo, NY 14204
mail@AbstractArchi
(716) 812-2596

1627 Bailey Road - Residential Addition

1627 Bailey Road
Damian & Vicki Parker
8.23.2021

Permit/Construction Documents

Plan, Survey & Notes



PANEL LAYOUT
N.T.S.

4Lx10C SUB-ARRAY DESIGN DATA

QTY OF MODULES/SUB-ARRAY:	40
QTY OF SUB-ARRAYS:	1
PANEL COLUMNS/SUB-ARRAY:	10
QTY OF PANEL ROWS:	4
PANEL ORIENTATION:	LANDSCAPE
PANEL COLUMN SPACING:	⅜"
PANEL ROW SPACING:	¼"
PANEL MODEL:	TSM-DEG21C.20
PANEL SIZE:	51.3" x 93.86"
PANEL POWER RATING:	660 WATTS
SUB ARRAY POWER RATING:	26.4 KW
TOTAL POWER RATING:	26.4 KW
QTY RAIL PER PANEL:	2

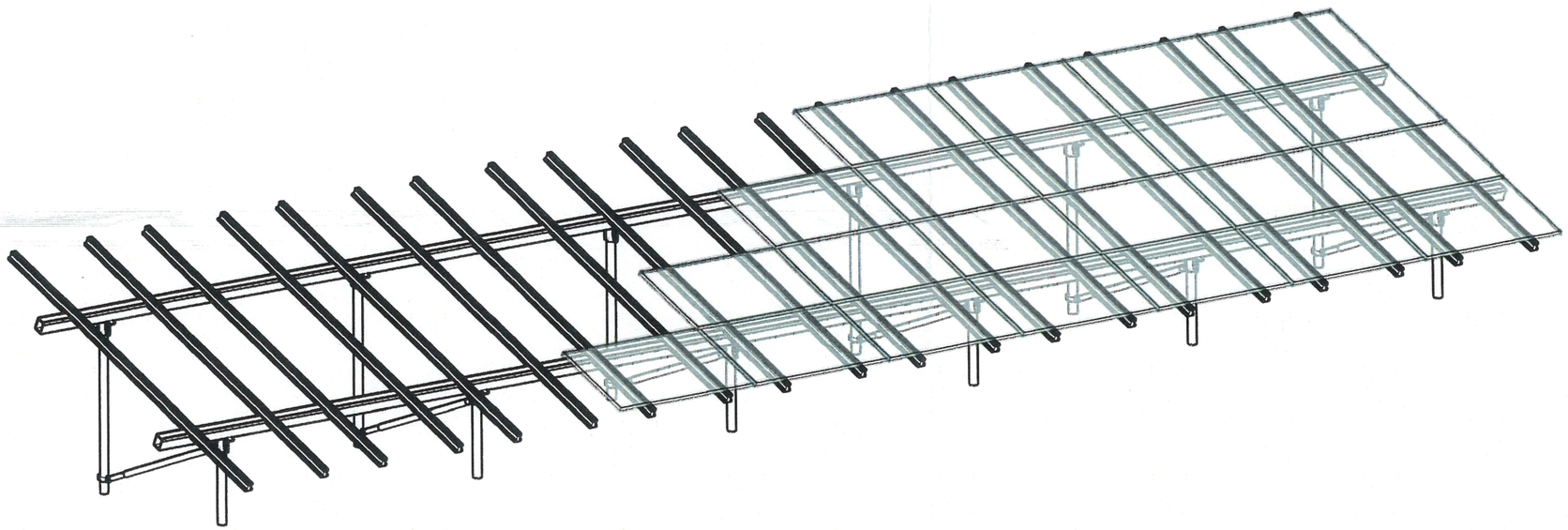
SITE DESIGN CONDITIONS

BASIC WIND SPEED: (RISK CATEGORY I)	102 MPH	MAXIMUM PILE AXIAL BEARING:	5,935 LBS
BASIC WIND SPEED: (RISK CATEGORY II)	110 MPH	MAXIMUM PILE UPLIFT:	3,080 LBS
EXPOSURE CATEGORY:	C	MAXIMUM LATERAL RESISTANCE:	2,300 LBS
GROUND SNOW LOAD: (RISK CATEGORY I)	69 PSF	TOP RAIL MAXIMUM LOADING:	176.6 PLF
GROUND SNOW LOAD: (RISK CATEGORY II)	84 PSF	GROUND SCREW DEPTH:	60" MIN
GROUND SNOW LOAD: (NYS FIGURE 1608.2(5))	50 PSF	SITE CONTOUR:	<5 DEG SLOPE

FLAT ROOF SNOW LOAD: N/A

ALL DESIGN WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE 2025 BUILDING CODE OF NEW YORK STATE EFFECTIVE DECEMBER 31, 2025, INCLUDING BUT NOT LIMITED TO, THE 2024 INTERNATIONAL BUILDING CODE WITH STATE DIRECTED MODIFICATIONS.

NET DESIGN PRESSURES WERE CALCULATED IN ACCORDANCE WITH ASCE 7-22 SECTION 27.3.2, "OPEN BUILDINGS WITH MONOSLOPE, PITCHED, OR TROUGHED ROOFS". ALL LOAD CASES WERE EVALUATED IN DETERMINING THE LIMITING DESIGN CONDITIONS. THE DATA TABLE ABOVE PROVIDES THE RESULTS FOR THE LIMITING LOAD CASE. MAXIMUM PILE REACTION FORCES REPRESENT THE HIGHEST LOAD CONDITION APPLIED TO ANY PILE IN THE STRUCTURE. ALL PILES IN THE STRUCTURE ARE DESIGNED TO MEET THE MAXIMUM LOAD CONDITIONS.



ISOMETRIC VIEW
N.T.S.

NOTE: PANEL PLACEMENT IS FOR ILLUSTRATIVE PURPOSES ONLY

Solar Foundations® USA
1142 River Road, New Castle, DE 19720
Ph: (855) 738-7200 Fax: (866) 644-5665

DAMIAN PARKER

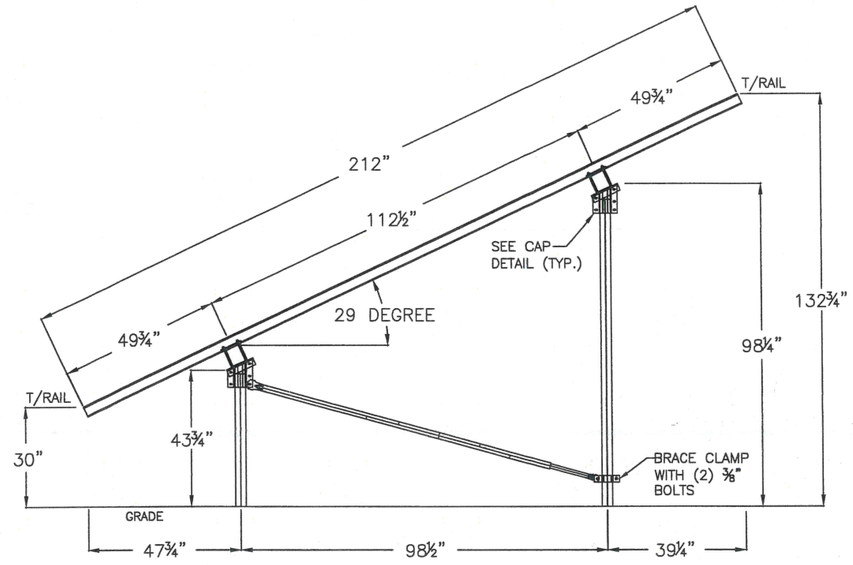
-PROJECT-
HICKORY DICKORY FARM LLC
1627 BAILEY RD
EAST AURORA, NY 14052

James C Douglas
Digitally signed by James C Douglas
Date: 2026.04.08 08:52:37 -04'00'



DATE	REVISION	DRAWN BY:	REVIEW BY:
03/26/2026	ORIGINAL	JB	JD

S-1

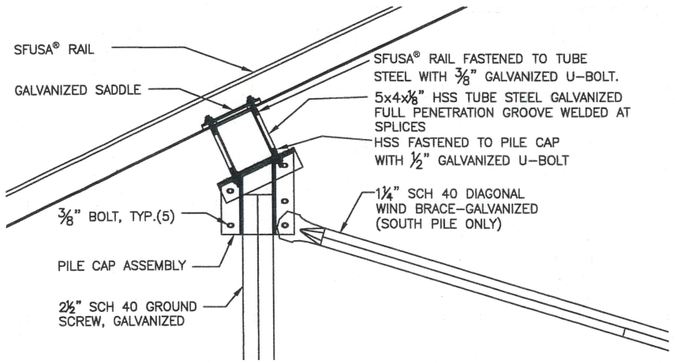


EAST ELEVATION

N.T.S.

NOTE:

1. ARRAY HEIGHT DIMENSIONS ASSUME LEVEL GRADE



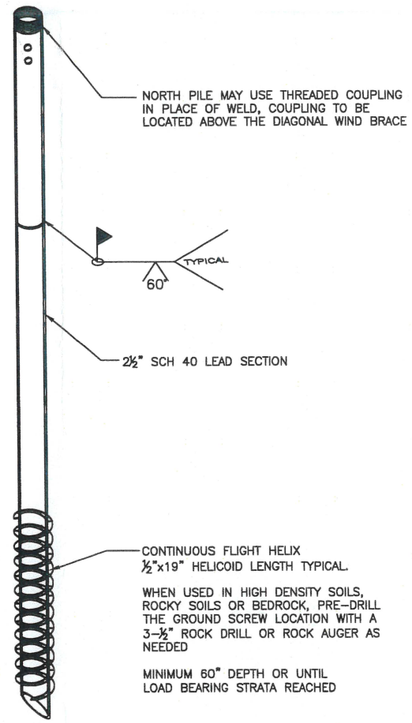
CAP DETAIL

N.T.S.

SPECIFICATION REQUIREMENT NOTES:

THE FOLLOWING MATERIAL SPECIFICATION REQUIREMENTS PERTAIN TO THE FABRICATION OF THE SOLAR FOUNDATIONS USA® GROUND MOUNT SOLAR SUPPORT STRUCTURE AS INDICATED ON THESE DRAWINGS.

1. SFUSA® ALUMINUM RAILS SHALL CONFORM TO ASTM B221.
2. STRUCTURAL STEEL TUBING SHALL BE ASTM A500 HIGH YIELD (60 KSI).
3. STEEL PIPE FOR PILES SHALL CONFORM TO ASTM A500 GRADE C.
4. STEEL PILE EXTENSIONS SHALL BE ASTM A53 GRADE B.
5. STEEL PIPE FOR DIAGONAL BRACING SHALL BE ASTM A53 GRADE A.
6. FABRICATED STEEL PLATE FOR PILE CAP ASSEMBLIES, BRACING CLAMPS, ETC. SHALL BE ASTM A36 OR A1011.
7. STEEL BOLTS SHALL CONFORM TO SAE J429 GRADE 5 OR BETTER.
8. STEEL U-BOLTS SHALL CONFORM TO ASTM 1018.
9. USS FLAT STEEL WASHERS SHALL CONFORM TO ASTM F844 AND NUTS FOR STEEL CONNECTIONS SHALL CONFORM TO ASTM A563 GRADE A.
10. ALL FIELD WELDING SHALL CONFORM TO AWS D1.1/D1.1M -STRUCTURAL WELDING CODE REQUIREMENTS.
11. ALL STEEL SHALL BE HOT-DIP GALVANIZED PER ASTM A123 OR A153 AFTER ALL FABRICATION HAS BEEN COMPLETED.



GROUND SCREW DETAIL

N.T.S.

INSTALLATION REQUIREMENT NOTES:

1. THE MINIMUM AVERAGE INSTALLATION TORQUE REQUIRED TO OBTAIN THE REQUIRED INDICATED CAPACITIES AND THE MINIMUM INSTALLATION DEPTH SHOWN ON THE PLANS SHALL BE SATISFIED PRIOR TO TERMINATION OF THE GROUND SCREW INSTALLATION. THE INSTALLATION TORQUE SHALL BE AN AVERAGE OF THE INSTALLATION TORQUES INDICATED DURING THE LAST ONE FOOT OF INSTALLATION.
2. THE TORSIONAL STRENGTH RATING OF THE GROUND SCREW SHALL NOT BE EXCEEDED DURING THE INSTALLATION. IF THE TORSIONAL STRENGTH LIMIT OF THE GROUND SCREW HAS BEEN REACHED, BUT THE SCREW HAS NOT REACHED THE TARGET DEPTH, PERFORM THE FOLLOWING:
   a. REVIEW DEVELOPED TORQUE AND GROUND SCREW DEPTH WITH ENGINEER OF RECORD TO DETERMINE IF ACCEPTABLE FOR THIS INSTALLATION BASED UPON MINIMUM FROST DEPTH REQUIREMENT.
   b. FOR INSTALLATION INTO HIGHLY COMPACTED SOIL, CREW SHALL PRE-DRILL THE GROUND SCREW LOCATION WITH A 3½" CARBIDE TIPPED ROCK AUGER TO FULL GROUND SCREW DEPTH PRIOR TO INSTALLATION OF THE GROUND SCREW.
   c. FOR INSTALLATION INTO SOLID ROCK, CREW SHALL PRE-DRILL THE GROUND SCREW LOCATION WITH A 3⅝" PNEUMATIC DRIVEN ROCK DRILL. DEPTH OF DRILLED HOLE INTO THE ROCK SHALL BE A MINIMUM OF 30" TO ALLOW THE GROUND SCREW TO BE INSTALLED A MINIMUM OF 24" INTO THE ROCK FOR FULL FLIGHT ENGAGEMENT.
3. IF THE TARGET DEPTH IS ACHIEVED, BUT THE TORSIONAL REQUIREMENT HAS NOT BEEN MET THE INSTALLER PERFORM ONE OF THE FOLLOWING:
   a. INSTALL THE GROUND SCREW DEEPER TO OBTAIN THE REQUIRED CAPACITY.
   b. REMOVE THE GROUND SCREW AND INSTALL AN APPROVED SINGLE FLIGHT PILE WITH A LARGER DIAMETER HELICAL PLATE OR ONE WITH MULTIPLE HELICAL PLATES.
   c. REDUCE THE LOAD ON THE INDIVIDUAL GROUND SCREWS BY PROVIDING ADDITIONAL GROUND SCREWS AT A REDUCED SPACING. CONTACT ENGINEER OF RECORD FOR DETERMINATION OF MAXIMUM PILE SPACING BASED UPON DEVELOPED TORQUE.

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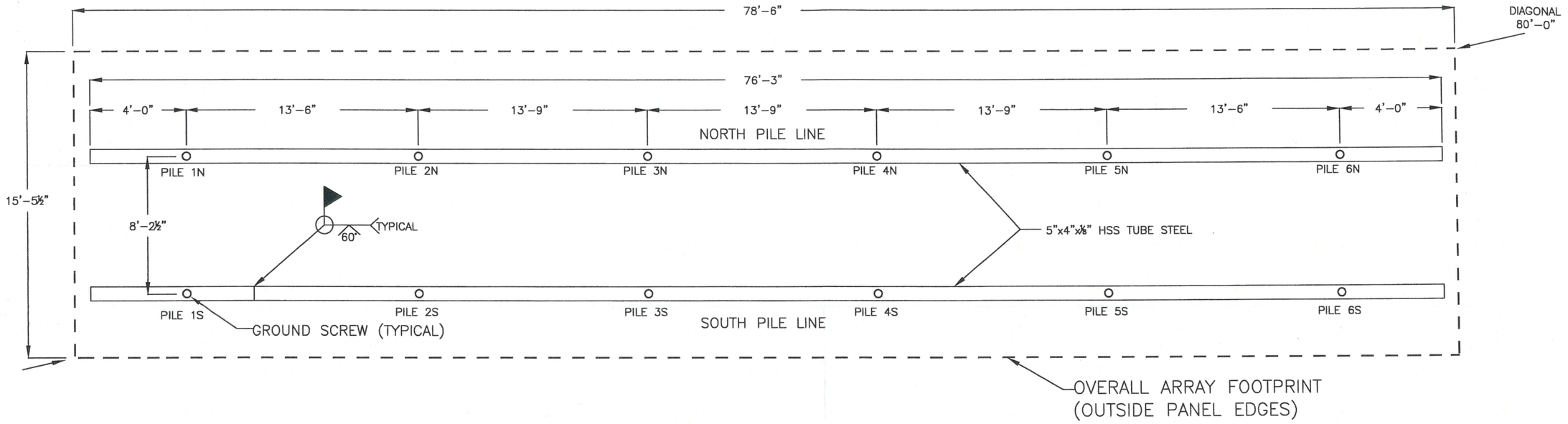
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Digitally signed by James C Douglas
Date: 2026.04.08 08:53:08 -04'00'

STATE OF NEW YORK * JAMES C. DOUGLAS * 073536 LICENSED PROFESSIONAL ENGINEER

DATE	REVISION	DRAWN BY:	REVIEW BY:
03/26/2026	ORIGINAL	JB	JD

S-2



PILE PLAN LAYOUT

N.T.S.

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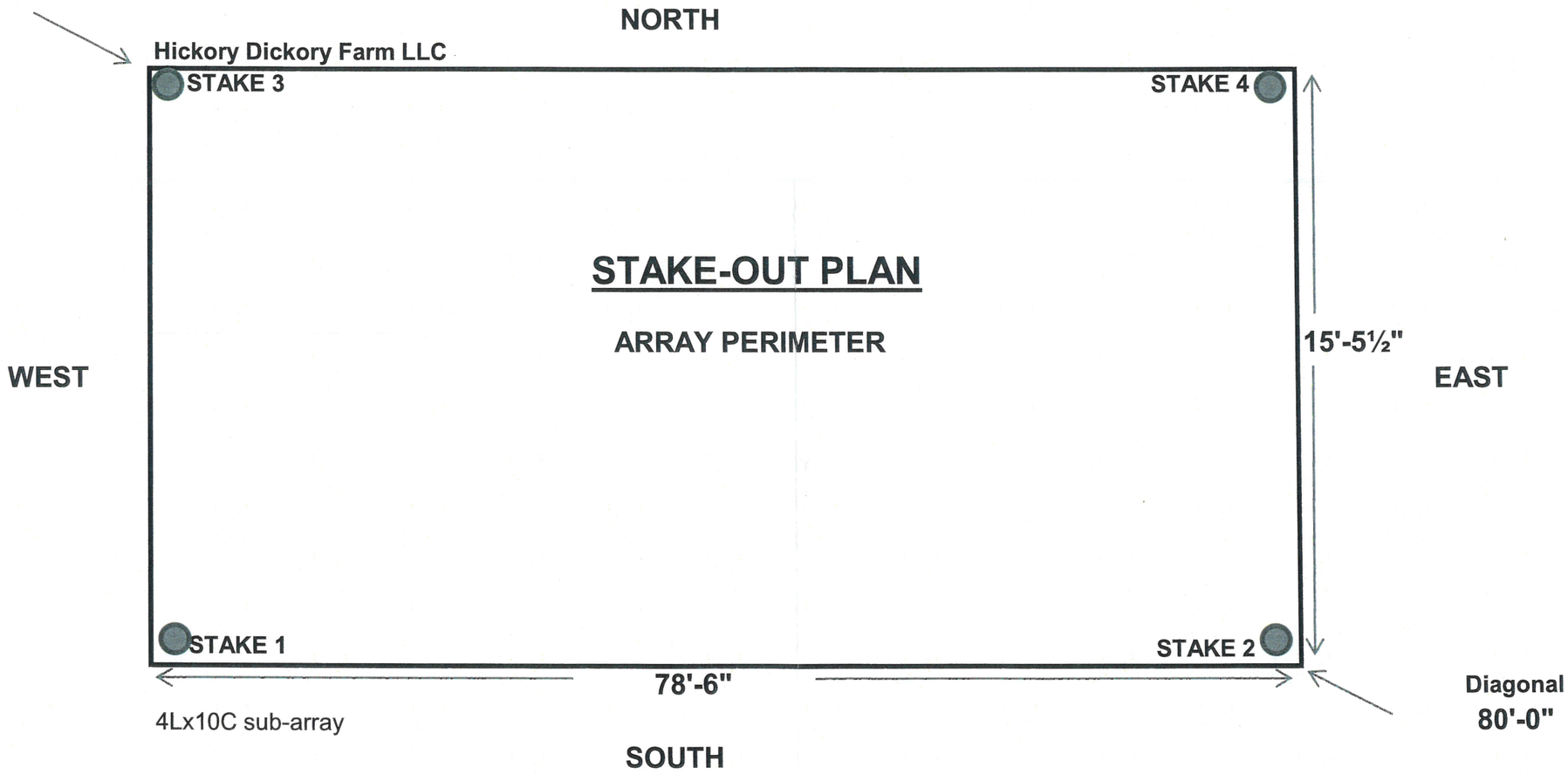
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STATE OF NEW YORK
JAMES C. DOUGLAS
073536
LICENSED PROFESSIONAL ENGINEER

DATE	REVISION	DRAWN BY:	REVIEW BY:
03/26/2026	ORIGINAL	JB	JD

S-3


NORTH
Hickory Dickory Farm LLC
STAKE 3
STAKE 4
STAKE-OUT PLAN
ARRAY PERIMETER
15'-5½"
WEST
EAST
STAKE 1
STAKE 2
78'-6"
Diagonal
80'-0"
4Lx10C sub-array
SOUTH

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: Ground mount Solar Array

Project Location (describe, and attach a location map):
To the east of the property, adjacent to the Pool house.

Brief Description of Proposed Action:
To install and erect a solar panel array ground mounted adjacent to the Pool house.

Name of Applicant or Sponsor:	Telephone: 716 292 9780
Damian Parker	E-Mail: damian@premierstreets.com

Address: 1627 Bailey Rd

City/PO:	State:	Zip Code:
East Aurora	NY	14052

	NO	YES
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.	☐	☒
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:	☐	☒

3. a. Total acreage of the site of the proposed action? ~~51.0228~~ acres
   b. Total acreage to be physically disturbed? 0.028 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 51 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
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: _____ _____ _____		

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

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
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:		
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:		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Damian Parker Date: 4/8/26

Signature: [signature] Title: owner

PRINT FORM

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

FOR COUNTY USE ONLY

C1. SWIS Code 1 4 2 4 8 9

C2. Date Deed Recorded 1 / 18 / 19 (Month / Day / Year)

C3. Book 1 1 3 4 0 C4. Page 1 0 9 0

New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

AURORA ASSESSOR'S

MAR 04 2019

RECEIVED

PROPERTY INFORMATION

1. Property Location: 1627 (* STREET NUMBER) Bailey Road (* STREET NAME)

Aurora (* CITY OR TOWN) (VILLAGE) 14052 (* ZIP CODE)

2. Buyer Name: Parker, Damian + Victoria (* LAST NAME/COMPANY / FIRST NAME)

(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

5. Deed Property Size (* FRONT FEET) X (* DEPTH) OR 50.00 (*ACRES)

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists ☐

4B. Subdivision Approval was Required for Transfer ☐

4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name: Reinbolt (* LAST NAME/COMPANY) David J. (FIRST NAME)

Reinbolt (LAST NAME/COMPANY) Jo A. (FIRST NAME)

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

A. One Family Residential

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐

9. New Construction on a 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 10/14/2018

* 12. Date of Sale/Transfer 1/18/19 12/27/18

*13. Full Sale Price 530,000.00

(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 .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) 18

*17. Total Assessed Value 115,600

*18. Property Class 240 - ___

*19. School District Name East Aurora Union

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

200.00-3-2

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 Daniel Reinbolt

X Jo A Reinbolt 12/27/18

SELLER SIGNATURE / DATE

BUYER SIGNATURE

Damian Parker 1/18/19

BUYER SIGNATURE / DATE

Victoria Parker 1/18/19

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.)

Rosinski (* LAST NAME) Philip & Kelly (FIRST NAME)

(*AREA CODE) (*TELEPHONE NUMBER (Ex: 9999999))

1627 (* STREET NUMBER) Bailey Road (* STREET NAME)

East Aurora (*CITY OR TOWN) NY (*STATE) 14052 (*ZIP CODE)

BUYER'S ATTORNEY

Lorigo (LAST NAME) Ralph (FIRST NAME)

(716) (AREA CODE) 824-7200 (TELEPHONE NUMBER (Ex: 9999999))

WARRANTY DEED

THIS INDENTURE

Made the 27 day of December, 2018.

BETWEEN David J. Reinbolt and Jo A. Reinbolt, his wife, residing at 514 Snyder Road, East Aurora, New York 14052,

parties of the first part,

AND Damian Parker and Victoria Parker, husband and wife, residing at 1768 Lewis Road, South Wales, New York 14139,

parties of the second part.

WITNESSETH, that the parties of the first part, in consideration of One and More Dollars ($1.00 and more) lawful money of the United States, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their survivors, their beneficiaries and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate, Town of Aurora, County of Erie and State of New York, being part of Lot Number seventeen (17), Township nine (9), Range six (6) of the Holland Land Company's Survey and bounded and described as follows:-

West by land formerly owned and occupied by Iva M, Lewis, fifty-nine (59) chains and seventy-seven (77) links; north by Lot Number eighteen (18) eight (8) chains and thirty-eight (38) links; east by a line parallel to the first mentioned boundary fifty-nine (59) chains and sixty-two (62) links; and south by Township Number eight (8) in Range six (6), eight (8) chains and thirty-eight (38) links containing fifty (50) acres be the same more or less.

Said premises being known as 1627 Bailey Road, East Aurora, New York 14052.
Tax Map No. 200.00-3-2

SUBJECT to covenants, easements, restrictions, declarations and agreements of record.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their survivors, their beneficiaries and assigns forever.

AND said parties of the first part covenant as follows:

FIRST, That the parties of the second part shall quietly enjoy the said premises;

SECOND, That said parties of the first part will forever **WARRANT** the title to said premises.

R+R: Damian Parker
1627 Bailey Avenue
East Aurora, NY 14052

H.2
DEED. 2
14474

THIRD, That in compliance with Section 13 of the Lien Law, covenants the parties of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

David J. Reinbolt L.S.

Jo A. Reinbolt L.S.

State of Arizona)
) ss:
County of Yuma)

On this 27 day of December, 2018, before me, the undersigned, personally appeared David J. Reinbolt and Jo A. Reinbolt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument .

Blanca Islas
Notary Public
Yuma County, Arizona
My Comm. Expires 08-30-2022
Commission No. 552266

Notary Public

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:
DAMIAN PARKER
1627 BAILEY AVE
E AURORA, NY 14052

Party 1:
REINBOLT DAVID J

Party 2:
PARKER DAMIAN

Book Type: D Book: 11340 Page: 1090
Page Count: 3
Doc Type: DEED
Rec Date: 01/18/2019
Rec Time: 03:45:30 PM
Control #: 2019014474
UserID: Nancy
Trans #: 19006232
Document Sequence Number
TT2018013194

Consideration Amount: 530000.00

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

BASIC MT	$0.00
SONYMA MT	$0.00
ADDL MT/NFTA	$0.00
SP MT/M-RAIL	$0.00
NY STATE TT	$2,120.00
ROAD FUND TT	$0.00

Total: $2,310.00

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