



Special Use Permit Narrative Describing All Activities on Site

Applicant / Property Owner: Carner Development Group Inc.
Project Site: 1196 Big Tree Road, Town of Aurora, NY; SBL No. 165.00-1-28.21
Project: Campground with Wellness Theme with Accessory Uses
Zoning Districts: Agricultural and Rural Residential

The Project that is the subject of this Special Use Permit Application and accompanying Site Plan Application is a Campground which is expressly allowed in the Agricultural Zoning District by Special Use Permit (see Section 116-8.5(B)(1) Town of Aurora Zoning Code)¹.

The Project's Primary Use is a Campground which is defined by Section 116.4 of the Town of Aurora Zoning Code as "A parcel of land used or intended to be used, let or rented for occupancy by or of two or more recreational vehicles, tents or other recreational or temporary shelter or sleeping quarters of any kind." The "sleeping quarters of any kind" are:

1. Seven Seasonal Cottages to be constructed;
2. Two Treehouse Retreats to be constructed;
3. Seven Sleeping Quarters in the existing building labeled on the Site Plan at Drawing C-100 as Admin Building and Sleeping Quarters; and
4. Two Sleeping Quarters in the existing building labeled on the Site Plan at Drawing C-100 as Sleeping Quarters.

¹ The Project Site, except for the 300 feet closest to NYS Route 20A, is zoned Agricultural. The 300 feet of the Project Site closest to NYS Route 20A is zoned Rural Residential.

The Project also includes “Customary accessory uses and structures” which are expressly permitted in the Agricultural Zoning District at Section 116-8.5(A)(5) Town of Aurora Zoning Code which states the following are Permitted Uses: “Use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.” The “Customary accessory uses and structures” for this Project are:

1. Lodge for the Campground to be constructed as labeled on the Site Plan at Drawing C-100 as Lodge;
2. Wellness Center for the Campground to be constructed as labeled on the Site Plan at Drawing C-100 as Wellness Center;
3. Administrative Area located in the existing building labeled on the Site Plan at Drawing C-100 as Admin Building and Sleeping Quarters;
4. Vehicular, Bicycle and Pedestrian Access Areas;
5. Parking Areas; and
6. Related Site Infrastructure.

Submitted by: Peter J. Sorgi, Esq., Project Attorney

Dated: February 18, 2026