

TOWN OF AURORA

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

MEMO

TO: Supervisor Snyder and Town Board Members

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: August 4, 2026

The Building Department has accepted a Special Use permit application for 558 Buffalo Road (front building), by Ms. Rebecca Bermingham, of The Grooming Post to open a dog grooming business with no boarding or daycare in the existing building/space. The hours of operation will be Monday through Saturday from 10am until 2pm, by appointment only. Proposed fence and signage to be submitted separately for building permits. The zoning district is C-3.

Under Town Code section §116-42A, the Town Board may take the following actions:

- (1) Take no action
- (2) Request that the applicant modify the application and resubmit.
- (3) Request that the applicant submit an application for site plan review to be made in tandem with the application for a special use permit.
- (4) Refer the application(s) for review to, and recommendation by, the Planning Board.

Town Code section 116-43 states that the Town Board shall refer the Special Use permit application to the Planning Board for their review and recommendation. After receiving the recommendation, the Town Board shall schedule a public hearing. A SEQR determination must be made prior to the Town Board's decision.

Due to proximity of the property to the municipal boundary and County highway, a referral to Erie County Department of Environment and Planning is required as per GML §239-m.

This is an Unlisted action for purposes of SEQR.

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

Richard Miga



SPECIAL USE PERMIT APPLICATION FORM AND INSTRUCTIONS

Please Read Carefully
(Submit checklist with application)

The Town of Aurora Town Board has the authority to issue special use permits in accordance with Town Code Chapter 116 Zoning.

Application requirements:

For review and approval of a Special Use Permit Application, the following items must be submitted to the Town Board:

- ☒ Completed Application
- ☒ Application Fee with check made payable to: "Town of Aurora"
- ☒ Owner Authorization form, if necessary. (If the applicant/petitioner is not the property owner and the owner did not sign the application, an owner authorization form must be submitted.)
- ☒ Narrative describing all activities proposed for the site. *page (2) Part (1) Project Info*
- ☒ Survey of the property
- ☒ Copy of property deed
- ☒ Site plan: A Site Plan and/or Site Plan application may be required as part of the Special Use Permit Application. Please consult with the Building Department to determine if a Site Plan Review Application will be required.
- ☒ Environmental Assessment Form (EAF), with Part 1 completed and signed. (Short or Full EAF - Please visit <http://www.dec.ny.gov/permits/6191.html> for EAF information and forms. If you have questions regarding which EAF to submit, please contact the Building Department.)

Agency Review: The Town Board may circulate the Special Use Permit application packet to the following agencies for review and comment, as necessary:

Town: Planning Board, Building Department, Highway Department, Town Attorney

County: Department of Environment and Planning

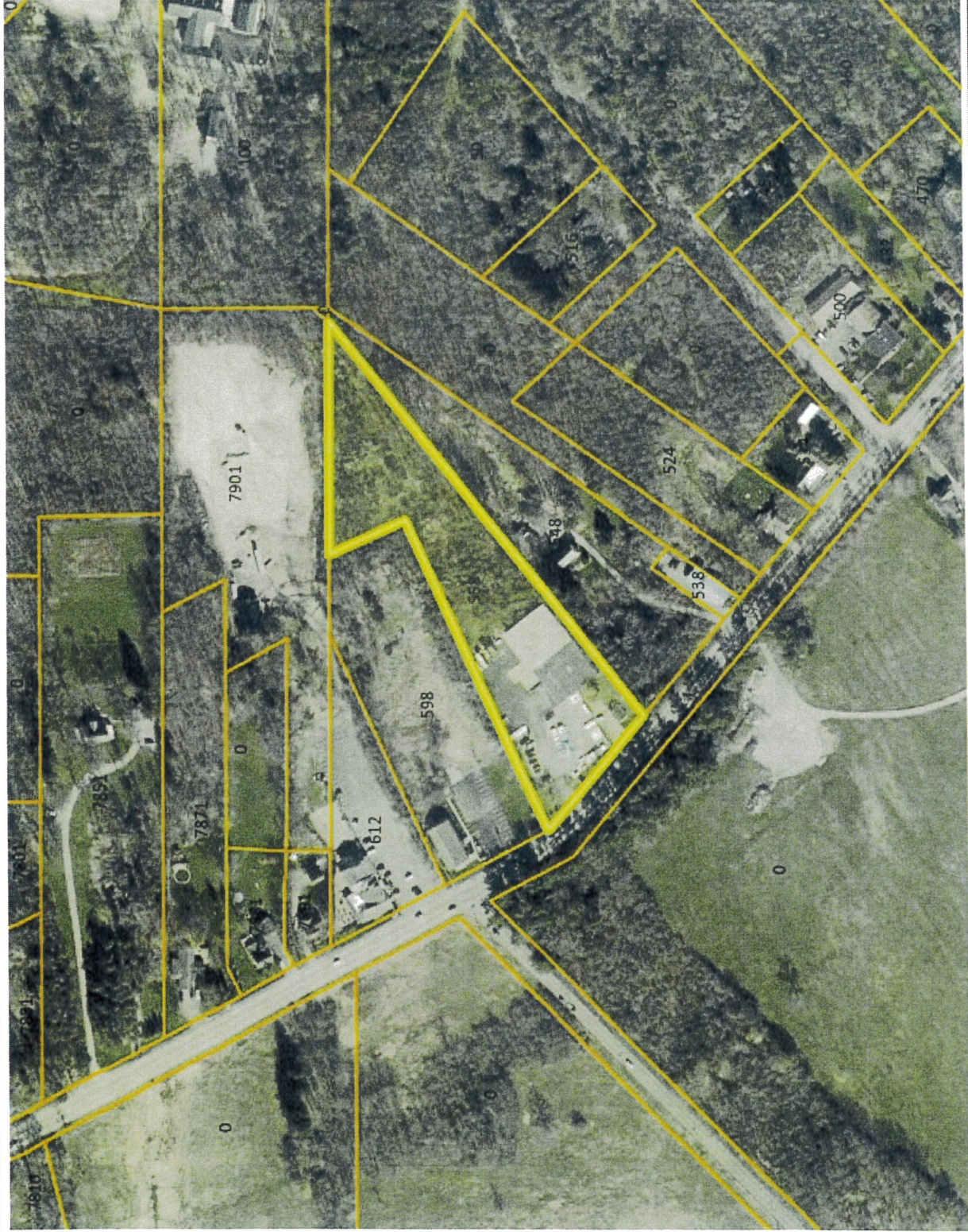
Fire: East Aurora FD or South Wales FD or West Falls FD

Town Engineer Review: Special Use Permit applications may require review by the Town Engineer. If it is determined that such review is necessary, an escrow account will be required to defray the costs of this review. An estimate of the costs will be provided to the applicant and a check must be received prior to further consideration by the Town Board.

Incomplete applications will not be accepted for review. Applications submitted by the deadline (14 days prior to the Town Board work session) will be placed on the agenda at the discretion of the Town Board.



Erie County On-Line Mapping Application



Legend

 Parcels



1: 4,514

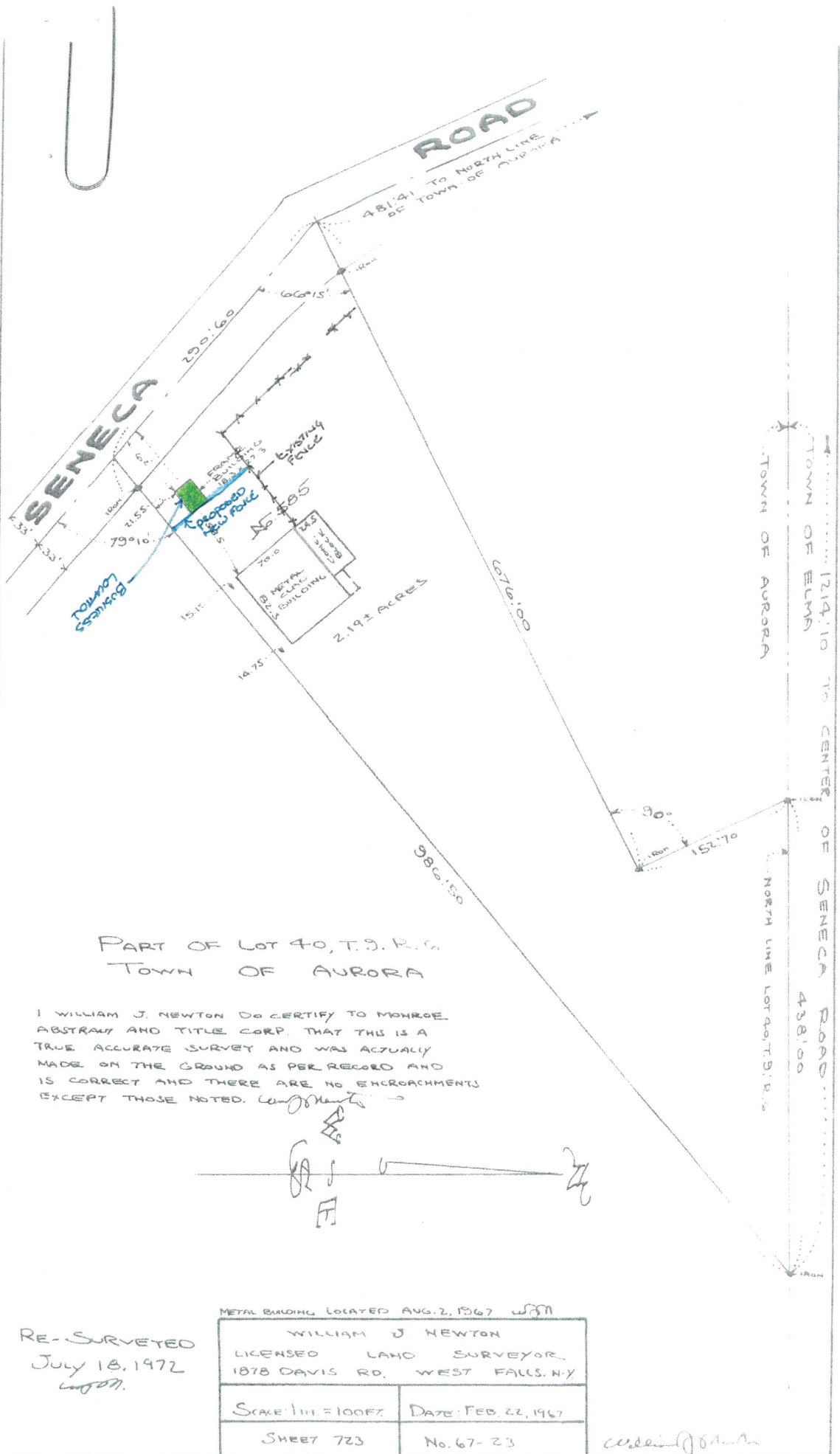
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

0.1 Miles

0.07

WGS 1984 Web Mercator Auxiliary Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION



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: Dog wash + grooming renovation							
Project Location (describe, and attach a location map): 558 Buffalo Rd							
Brief Description of Proposed Action: Repurpose storage building into dog grooming + wash							
Name of Applicant or Sponsor: Rebecca Birmingham		Telephone: 714-652-9034					
Address: 558 Buffalo Rd		E-Mail: becky.birmingham@gmail.com					
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			TOA Bldg permit AS applicable 0.5 acres 0.5 acres 2.19 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 plain?	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>Rebecca Bermingham</u> Date: <u>7-30-26</u>		
Signature: <u>Rebecca Bermingham</u> Title: <u>owner</u>		



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

Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: The Grooming Post
Business/Project Address: 558 Buffalo Rd E.A.
Applicant Name: Rebecca Bermingham
Mailing Address: 558 Buffalo Rd.
City East Aurora State NY ZIP 14052
Phone 716-652-9034 Fax --- Email beckyberminghamgp@gmail.com
Interest in the property (ex: owner/purchaser/developer) Tenant

II. PROPERTY OWNER INFORMATION (If different than Applicant AND the Owner does not sign below, please submit and original, notarized "Owner Authorization" form - attached):

Property Owner(s) Name(s) Irr Supply Centus, Inc.
If a corporate, please name a responsible party/designated officer: Michael Samulski
Address 908 Niagara Falls Blvd.
City North Tonawanda State NY ZIP 14120
Phone 716-692-1600 Fax --- Email Mike.Samulski@irrsupply.com

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 558 Buffalo Rd E.A.
SBL# 164.00-1-16
Describe Special Use requested (use additional pages if needed): the business
will be grooming dogs by Appt. (No) Boarding (No)
Day care
Property size in acres 3.93 Property Frontage in feet 295
Zoning District C-3 Surrounding Zoning C1, C3, RRE A
Current Use of Property Retail
Size of existing building(s): 500 sf Size of proposed building(s) 500 sf
Present/Prior tenant/use: Storage
Parking spaces: Existing: 6 Proposed additional spaces: 0 Total #: 6

Proposed water service: X public _____ private (well) _____ n/a Is this existing Y/N
Proposed sanitary sewer: X public _____ private (septic) _____ n/a Is this existing Y/N

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	10am - 2pm	10am - 2pm	10am - 2pm	10am - 2pm	10am - 2pm	10am - 2pm		<u>X</u>

Peak hours: N/A

Number of employees (if applicable): Full-time _____ Part-time X 1 Seasonal _____

Upon approval of this application, the applicant intends to apply for: (Check all that apply)

- a. Building Permit ✓
b. Sign Permit ✓

IV. SIGNATURE (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. 4)

Rebecca Birmingham
Signature of Applicant/Petitioner

Rebecca Birmingham
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 30th day of July in the year 2026 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.

Michael D. Samulski
Notary Public

(Notary stamp) MICHAEL D. SAMULSKI
NOTARY PUBLIC, STATE OF NEW YORK
ERIE COUNTY
LIC. # 01SA6392645
COMM. EXP. 06/03/2027

Office Use Only: Date received: _____ Receipt #: _____

Application reviewed by: _____

Town of Aurora
575 Oakwood Avenue
East Aurora, NY 14052
www.townofaurora.com

**Special Use Permit
Application
Owner Authorization**

The undersigned, who is the owner of the premises know as:

558 Buffalo Rd. East Aurora NY 14052, identified as Tax Map (SBL)# 164.00-1-16
(address)

hereby authorizes Rebecca Bermingham to bring an application for a special use permit before the Town of Aurora Town Board for review and potential approval. The undersigned further permits the Town or its authorized representative(s) access to the property to review existing site conditions during the review process.

Patrick Duffy

Owner (print)

07-30-2026

Date

Patrick Duffy

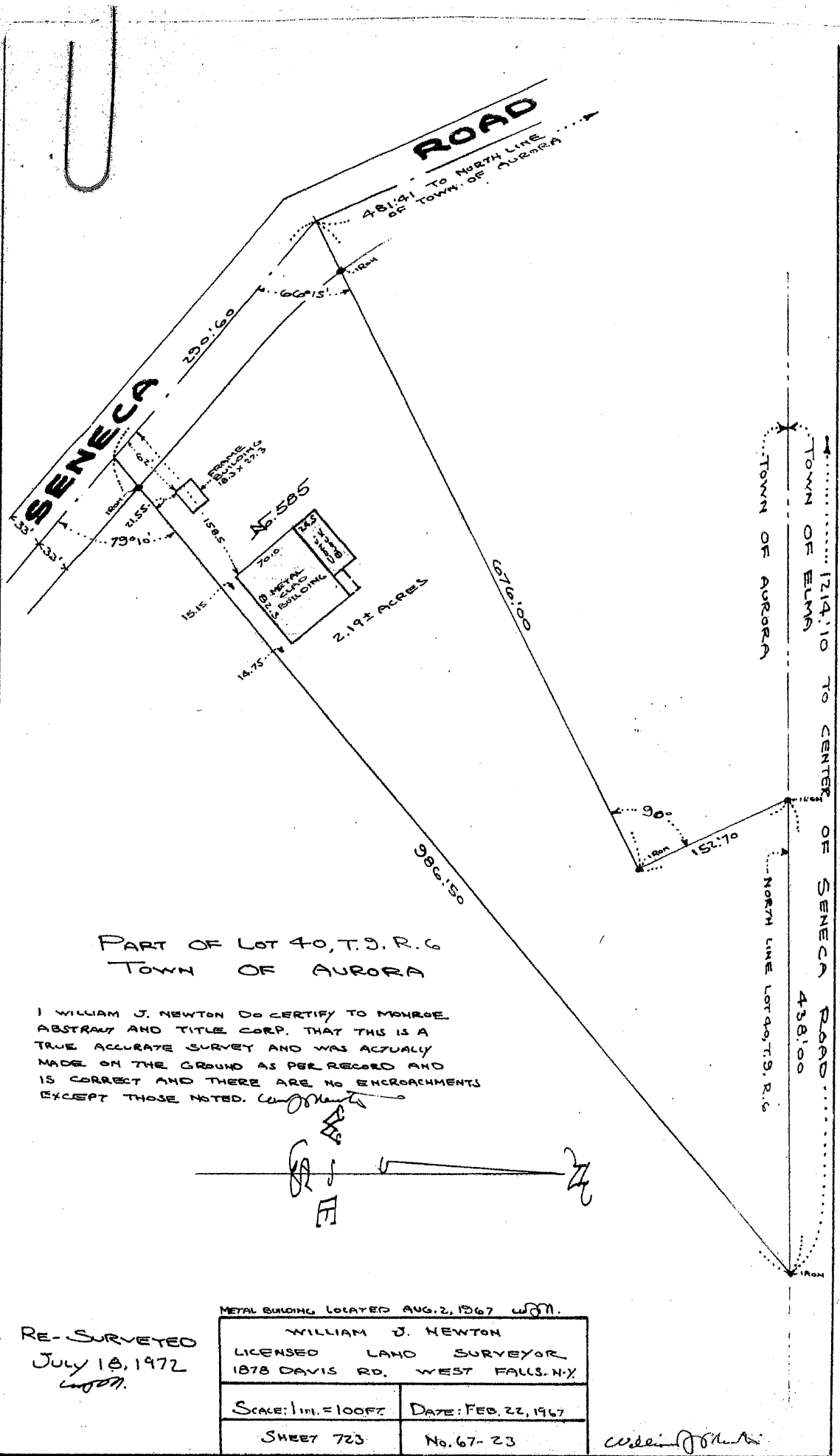
Owner (signature)

STATE OF NEW YORK)
SS
COUNTY OF ERIE)

On this 30th day of July, 2026, before me, the undersigned, a notary public in and for said state, personally appeared Patrick Duffy, personally known 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.

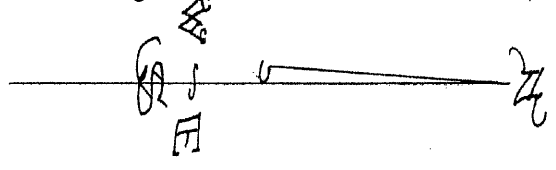
Michael D. Samulski
Notary Public

MICHAEL D. SAMULSKI
NOTARY PUBLIC, STATE OF NEW YORK
ERIE COUNTY
LIC. # 01SA6392645
COMM. EXP. 06/03/2027



PART OF LOT 40, T.9, R.6
TOWN OF AURORA

I WILLIAM J. NEWTON DO CERTIFY TO MOHRSE
ABSTRACT AND TITLE CORP. THAT THIS IS A
TRUE ACCURATE SURVEY AND WAS ACTUALLY
MADE ON THE GROUND AS PER RECORD AND
IS CORRECT AND THERE ARE NO ENCROACHMENTS
EXCEPT THOSE NOTED. *WJN*



RE-SURVEYED
July 18, 1972
WJN

METAL BUILDING LOCATED AUG. 2, 1967 *WJN*

WILLIAM J. NEWTON	
LICENSED LAND SURVEYOR	
1878 DAVIS RD. WEST FALLS, N.Y.	
SCALE: 1 IN. = 100 FT.	DATE: FEB. 22, 1967
SHEET 723	No. 67-23

William J. Newton