

VILLAGE OF AURORA  
APPLICATION FOR ZONING PERMIT

DATE: \_\_\_\_\_

APPLICATION # \_\_\_\_\_ TAX MAP # \_\_\_\_\_

ZONE: (please circle) Residential – Commercial – Agricultural/Residential – Institutional – Flood Hazard

**THIS SECTION TO BE COMPLETED BY ZONING OFFICER OR PLANNING BOARD CHAIR**

The applicant needs the following:

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Special Permit
<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Specs for various code compliance
<input type="checkbox"/> Certificate of Occupancy	<input type="checkbox"/> Variance from Zoning Board of Appeals
<input type="checkbox"/> Public Hearing (Date _____)	<input type="checkbox"/> Zoning Permit Application
<input type="checkbox"/> SEQRA (long form) <input type="checkbox"/> SEQRA (short form)	<input type="checkbox"/> Planning Board Approval

Applicant's name ROBERT ARLEO Phone 607-280-0463  
Address 63 TERTER ROAD ITHACA NY 14850  
E-mail Rarleo1@gmail.com Cell Ph. \_\_\_\_\_  
Property owner's name if not applicant ARLEO REAL ESTATE LLC Phone 607-280-0463  
Address SAME  
Contractor's name The Stonemasons Inc. Westport MA Phone 978-833-6031  
Site location 218 Main Street, Aurora NY  
Estimated cost of project \$160,000

1. The property for which the application is made is bounded by these neighbors:

On the north by (property owner) GUNDERSON  
On the east by (property owner) \_\_\_\_\_  
On the south by (property owner) GILLESPIE  
On the west by (property owner) \_\_\_\_\_

2. Nature of proposed work. Check all that apply:

Addition  Alteration  Demolition  Earth filling  
 Excavation  New building  New sign  Removal  
 Repair  Shed under 80 sq. ft.  Shed 80 sq. ft. or larger  
 Subdivision  Wood stove and/or chimney  
 Other: Installation of a stone seawall, steps and and terrace.

3. Proposed USE of structure or property.  
 Residential:  One-family dwelling     Two-family     Multi-family (# of units \_\_\_\_\_)  
 Commercial (state nature) \_\_\_\_\_  
 Home occupation (state nature) \_\_\_\_\_  
 Accessory building (state nature) \_\_\_\_\_  
 Mixed use (state nature) \_\_\_\_\_  
 Subdivision (state total number of parcels that will result) \_\_\_\_\_  
 Other (state nature) \_\_\_\_\_

4. Existing use and occupancy of structure or property SAME

5. Complete this section if proposing a multi-family dwelling. N/A

- a) Number of dwelling units proposed for each floor:     First floor     Second floor  
 b) Size of each unit in square feet \_\_\_\_\_  
 c) # of existing off-street parking spaces \_\_\_\_\_ Proposed off-street parking spaces \_\_\_\_\_  
 d) # of parking spaces in existing garage \_\_\_\_\_ Proposed parking spaces in garage \_\_\_\_\_

6. If this project will involve excavation or earth filling, please indicate how much.  
Approximately 31 cy material will be removed from the site.

7. Signs. Please indicate all information. N/A  
 a) Location:     on-premises     off-premises     cross-highway (needs DOT permit)  
 b) Type:     attached     freestanding     portable     projecting  
            representational (i.e. tooth = dentist)     window     double-sided  
 c) Type of supports \_\_\_\_\_  
 d) Permanence:     permanent     temporary  
 e) Purpose:     commercial     directional     historical or reproduction of original pre-1950 sign  
 f) Sign area:    \_\_\_\_\_ square feet (Double sided-signs are considered two signs, so double the area.)  
 g) Illumination:     yes     no

8. Each application for a Zoning Permit shall be accompanied by:  
 a) plans and specifications for any construction, demolition or excavation  
 b) either a plot plan drawn to scale on the next page or a surveyor's plot plan.  
 All plans must include property dimensions, building or excavation dimensions, and distances of all construction from the property lines and other structures. In addition, for Special Use or Site Plan Review, or when filing an appeal for a variance from the ZBA see Sections 901 – 903 of the Village Zoning Law, and for Subdivisions, see Article X.

\_\_\_\_\_  
 Applicant's signature

6/17/23  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Owner's signature if not the applicant

\_\_\_\_\_  
 Date

**VILLAGE OF AURORA**

**CODE AND ZONING ENFORCEMENT**

Please provide a drawing of the proposed construction, including the existing structure if applicable.

See attached drawings.

\*\*\*\*\*

**Applicants DO NOT write in this section.**

1. Community Preservation Panel      Signature of Chair \_\_\_\_\_

Requirements:    \_\_\_\_\_ Certificate of Appropriateness

\_\_\_\_\_ Approved on \_\_\_\_\_ (date)

\_\_\_\_\_ Deferred on \_\_\_\_\_ (date)

\_\_\_\_\_ Denied on \_\_\_\_\_ (date) because \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. Planning Board      Signature of Chair \_\_\_\_\_

Requirements:    \_\_\_\_\_ Site Plan    \_\_\_\_\_ Special Permit    \_\_\_\_\_ Subdivision

\_\_\_\_\_ Approved on \_\_\_\_\_ (date)

\_\_\_\_\_ Deferred on \_\_\_\_\_ (date)

\_\_\_\_\_ Denied on \_\_\_\_\_ (date) because \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. Zoning Board of Appeals      Signature of Chair \_\_\_\_\_

Requirements:    \_\_\_\_\_ Area Variance    \_\_\_\_\_ Use Variance

\_\_\_\_\_ Approved on \_\_\_\_\_ (date)

\_\_\_\_\_ Deferred on \_\_\_\_\_ (date)

\_\_\_\_\_ Denied on \_\_\_\_\_ (date) because \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. Code and Zoning Enforcement Officer      Signature \_\_\_\_\_

Requirements:    \_\_\_\_\_ Building Permit    \_\_\_\_\_ Certificate of Occupancy

\_\_\_\_\_ Approved on \_\_\_\_\_ (date)

\_\_\_\_\_ Deferred on \_\_\_\_\_ (date)

\_\_\_\_\_ Denied on \_\_\_\_\_ (date) because \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>Lakefront Site Improvements</b>			
Project Location (describe, and attach a location map): <b>281 Main Street Village of Aurora, NY</b>			
Brief Description of Proposed Action: <b>Construction of a stone seawall, stone steps and a stone terrace. All work to be completed above the mean high water mark of the lake.</b>			
Name of Applicant or Sponsor: <b>ROBERT ARLEO</b>		Telephone: <b>607-280-0463</b>	
		E-Mail: <b>Rarleo1@gmail.com</b>	
Address: <b>63 TEETER ROAD</b>			
City/PO: <b>ITHACA</b>		State: <b>NY</b>	Zip Code: <b>14850</b>
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 <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
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: <b>Village of Aurora</b>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.5</u> acres	
b. Total acreage to be physically disturbed?		<u>0.1</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.5</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): <b>College</b>			
<input type="checkbox"/> 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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: N/A	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? N/A If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? N/A If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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?

Lake Sturgeon, Bald Eagle

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

All work will be completed above the mean high water mark.

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
If Yes, briefly describe:

NO	YES
<input type="checkbox"/>	<input type="checkbox"/>

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

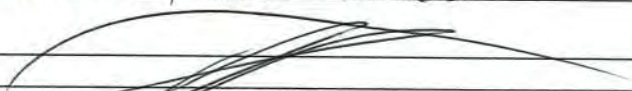
NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: ROBERT ARIEO Date: 7-19-23

Signature:  Title: \_\_\_\_\_



JOINT APPLICATION FORM

For Permits for activities affecting streams, waterways, waterbodies, wetlands, coastal areas, sources of water, and endangered and threatened species.

You must separately apply for and obtain Permits from each involved agency before starting work. Please read all instructions.

**1. Applications To:**

**>NYS Department of Environmental Conservation**  Check here to confirm you sent this form to NYSDEC.

Check all permits that apply:

<input type="checkbox"/> Stream Disturbance	<input type="checkbox"/> Dams and Impoundment Structures	<input type="checkbox"/> Tidal Wetlands	<input type="checkbox"/> Water Withdrawal
<input type="checkbox"/> Excavation and Fill in Navigable Waters	<input type="checkbox"/> 401 Water Quality Certification *	<input type="checkbox"/> Wild, Scenic and Recreational Rivers	<input type="checkbox"/> Long Island Well
<input type="checkbox"/> Docks, Moorings or Platforms	<input type="checkbox"/> Freshwater Wetlands	<input type="checkbox"/> Coastal Erosion Management	<input type="checkbox"/> Incidental Take of Endangered / Threatened Species

\* See Instructions Page 3

**>US Army Corps of Engineers**  Check here to confirm you sent this form to USACE.

Check all permits that apply:  Section 404 Clean Water Act  Section 10 Rivers and Harbors Act

Is the project Federally funded? \_\_\_ Yes  No

If yes, name of Federal Agency: \_\_\_\_\_

General Permit Type(s), if known: \_\_\_\_\_

Preconstruction Notification: Yes  No

**>NYS Office of General Services**  Check here to confirm you sent this form to NYSOGS.

Check all permits that apply:

State Owned Lands Under Water

Utility Easement (pipelines, conduits, cables, etc.)  Docks, Moorings or Platforms

**>NYS Department of State**  Check here to confirm you sent this form to NYSDOS.

Check if this applies:  Coastal Consistency Concurrence

**2. Name of Applicant**  Taxpayer ID (if applicant is NOT an individual)

Mailing Address  Post Office / City  State  Zip

Telephone  Email

Applicant Must be (check all that apply):  Owner  Operator  Lessee

**3. Name of Property Owner (if different than Applicant)**  Co-Applicant for Seawall Only

Mailing Address  Post Office / City  State  Zip

Telephone  Email

**For Agency Use Only** Agency Application Number:



**4. Name of Contact / Agent**

Andrew J. Sciarabba, PE Sciarabba Engineering, PLLC  
 Mailing Address: 9664 Kingtown Road  
 Post Office / City: Trumansburg State: NY Zip: 14886  
 Telephone: 607-327-0578 Email: ajs@sciarabbaengplus.com

**5. Project / Facility Name**

Lakefront Site Improvements Property Tax Map Section / Block / Lot Number: 182.17-1-5  
 Project Street Address, if applicable: 281 Main Street Post Office / City: Aurora State: NY Zip: 13026  
 Provide directions and distances to roads, intersections, bridges and bodies of water: On Cayuga Lake, 500 feet south of Dublin Hill Road  
 Town: Aurora Village:  City: Cayuga County: Cayuga Stream/Waterbody Name: Cayuga Lake  
 Project Location Coordinates: Enter Latitude and Longitude in degrees, minutes, seconds:  
 Latitude: 42 ° 74 ' 92.80 " Longitude: 76 ° 70 ' 11.90 "

**6. Project Description:** Provide the following information about your project. Continue each response and provide any additional information on other pages. **Attach plans on separate pages.**

a. Purpose of the proposed project:

Install new stone seawall, stone stairs, and stone terrace. All work to be done above ordinary/mean high water mark.

b. Description of current site conditions:

Approximately 100' of lake frontage with wood stairs, wood dock, hoist, and large rip-rap.

c. Proposed site changes:

Remove rip-rap and install seawall, stairs and terrace. Re-use rip-rap for slope protection at north and south ends.

d. Type of structures and fill materials to be installed, and quantity of materials to be used (e.g., square feet of coverage, cubic yards of fill material, structures below ordinary/mean high water, etc.):

106 lf of wall, 6 stairs 8" tall by 5' wide each, and a 648sf stone terrace. All work to be done above ordinary/mean high water mark.

e. Area of excavation or dredging, volume of material to be removed, location of dredged material placement:

No material below ordinary high water to be removed.

f. Is tree cutting or clearing proposed?  Yes If Yes, explain below. No

Timing of the proposed cutting or clearing (month/year): September 2023

Number of trees to be cut: 2 Maple Trees Acreage of trees to be cleared: N/A

g. Work methods and type of equipment to be used:

All work will be done on-shore with excavation equipment.

h. Describe the planned sequence of activities:

Deliver equipment and materials to site, install erosion controls, remove rip-rap from bank, excavate for wall structure, build wall, and stairs. Build terrace. Restore lawn areas. Remove erosion controls.

i. Pollution control methods and other actions proposed to mitigate environmental impacts:

Silt logs to be installed at the shoreline above the ordinary/mean high water mark.

j. Erosion and silt control methods that will be used to prevent water quality impacts:

Silt logs to be installed at the shoreline above the ordinary/mean high water mark.

k. Alternatives considered to avoid regulated areas. If no feasible alternatives exist, explain how the project will minimize impacts:

All work to be done above ordinary/mean high water mark.

l. Proposed use:  Private  Public  Commercial

m. Proposed Start Date:  Estimated Completion Date:

n. Has work begun on project? Yes If Yes, explain below.  No

o. Will project occupy Federal, State, or Municipal Land?  Yes If Yes, explain below.  No

p. List any previous DEC, USACE, OGS or DOS Permit / Application numbers for activities at this location:

None

q. Will this project require additional Federal, State, or Local authorizations, including zoning changes?

Yes If Yes, list below.  No

Village of Aurora  
Approvals from Community Preservation Panel and Planning Board - Underway  
Building Permit

**7. Signatures.**

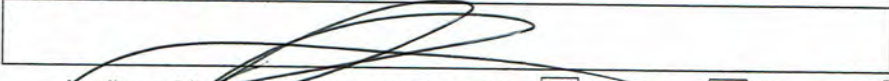
Applicant and Owner (If different) must sign the application. If the applicant is the landowner, the **landowner attestation form** can be used as an electronic signature as an alternative to the signature below, if necessary. Append additional pages of this Signature section if there are multiple Applicants, Owners or Contact/Agents.

I hereby affirm that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief.

Permission to Inspect - I hereby consent to Agency inspection of the project site and adjacent property areas. Agency staff may enter the property without notice between 7:00 am and 7:00 pm, Monday - Friday. Inspection may occur without the owner, applicant or agent present. If the property is posted with "keep out" signs or fenced with an unlocked gate, Agency staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site. I understand that failure to give this consent may result in denial of the permit(s) sought by this application.

False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the NYS Penal Law. Further, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from said project. In addition, Federal Law, 18 U.S.C., Section 1001 provides for a fine of not more than \$10,000 or imprisonment for not more than 5 years, or both where an applicant knowingly and willingly falsifies, conceals, or covers up a material fact; or knowingly makes or uses a false, fictitious or fraudulent statement.

**Signature of Applicant**

	Date <input type="text" value="7/17/2023"/>
--	--

Applicant Must be (check all that apply):  Owner  Operator  Lessee

Printed Name

Title

**Signature of Owner (if different than Applicant)**

<input type="text" value="Same as Applicant"/>	Date <input type="text"/>
--	------------------------------

Printed Name

Title

**Signature of Contact / Agent**

	Date <input type="text" value="7/18/23"/>
--	--

Printed Name

Title

**For Agency Use Only**

**DETERMINATION OF NO PERMIT REQUIRED**

Agency Application Number

(Agency Name) has determined that No Permit is required from this Agency for the project described in this application.

Agency Representative:

Printed Name

Title

Signature

Date

STATE OF NEW YORK  
**DEPARTMENT OF STATE**

ONE COMMERCE PLAZA  
99 WASHINGTON AVENUE  
ALBANY, NY 12231-0001  
[HTTPS://DOS.NY.GOV](https://dos.ny.gov)

KATHY HOCHUL  
GOVERNOR

ROBERT J. RODRIGUEZ  
SECRETARY OF STATE

July 11, 2023

Andrew J. Sciarabba, P.E.  
Sciarabba Engineering, PLLC  
9664 Kingtown Road  
Trumansburg, New York 14886  
Email: [ajs@sciarabbaengplus.com](mailto:ajs@sciarabbaengplus.com)

**Re: F-2023-0497**  
U.S. Army Corps of Engineers/Buffalo District  
Robert Arleo  
Construction of a stone seawall, stone steps, and a  
stone terrace. All work to be completed above the  
mean high water mark of the lake.  
281 Main St, Village of Aurora, Cayuga County  
**No Review Necessary**

Dear Andrew Sciarabba:

The Department of State received your Federal Consistency Assessment Form and supporting information on 7/7/2023.

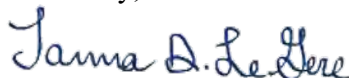
The proposed activity does not appear to require a federal permit, license, or other form of authorization. Therefore, further review of this project by the Department of State, and concurrence with your consistency certification, is not necessary.

Should the Army Corps or other federal agency determine that the proposed project requires a federal permit, license, or other form of federal authorization or if the project is modified, please contact the Department of State to determine if further review is required.

This determination is without prejudice to and does not obviate the need to obtain all other applicable licenses, permits, other forms of authorization or approval that may be required pursuant to existing State or Federal statutes.

If you have any questions regarding this matter, please call Tanna LeGere, the DOS reviewer assigned to the project, at (518) 473-5544 or (email: [Tanna.Legere@dos.ny.gov](mailto:Tanna.Legere@dos.ny.gov)).

Sincerely,



Tanna D. LeGere  
Supervisor of Consistency Review  
Office of Planning, Development and  
Community Infrastructure

TDL/dc

ecc: COE/Buffalo District – [lrb-dos-correspondence@usace.army.mil](mailto:lrb-dos-correspondence@usace.army.mil)  
DEC/Region 7 – [dep.r7@dec.ny.gov](mailto:dep.r7@dec.ny.gov)





