

**VILLAGE OF AURORA**  
**APPLICATION FOR ZONING PERMIT**

DATE: 1/24/2025

APPLICATION # \_\_\_\_\_ TAX MAP # 182.17-1-4.1

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

Applicant's name Inns of Aurora, LLC Phone 315-563-4038  
Address P.O. Box 272, Aurora, NY 13026  
E-mail cguerrete@innsofaurora.com Cell Ph. 315-569-4339  
Property owner's name if not applicant \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
Contractor's name Welliver Phone 607-535-5400  
Site location 283 Main Street  
Estimated cost of project \$238,000

- The property for which the application is made is bounded by these neighbors:  
On the north by (property owner) Gunderson, Thomas & Maralee Irrevocable Trust  
On the east by (property owner) NYSDOT (Route 90)  
On the south by (property owner) Arleo Real Estate, LLC  
On the west by (property owner) Gunderson, Thomas & Maralee Irrevocable Trust
- 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: \_\_\_\_\_

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 \_\_\_\_\_
5. Complete this section if proposing a multi-family dwelling.
- 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.
- \_\_\_\_\_
7. Signs. Please indicate all information.
- 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	1/24/2025
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.

Please see attached drawing with descriptions for CPP review and approval.

Final "For Construction" drawings to be provided prior to permit issue.

\*\*\*\*\*

**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 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**Aurora Cooks! Facade Reconstruction**

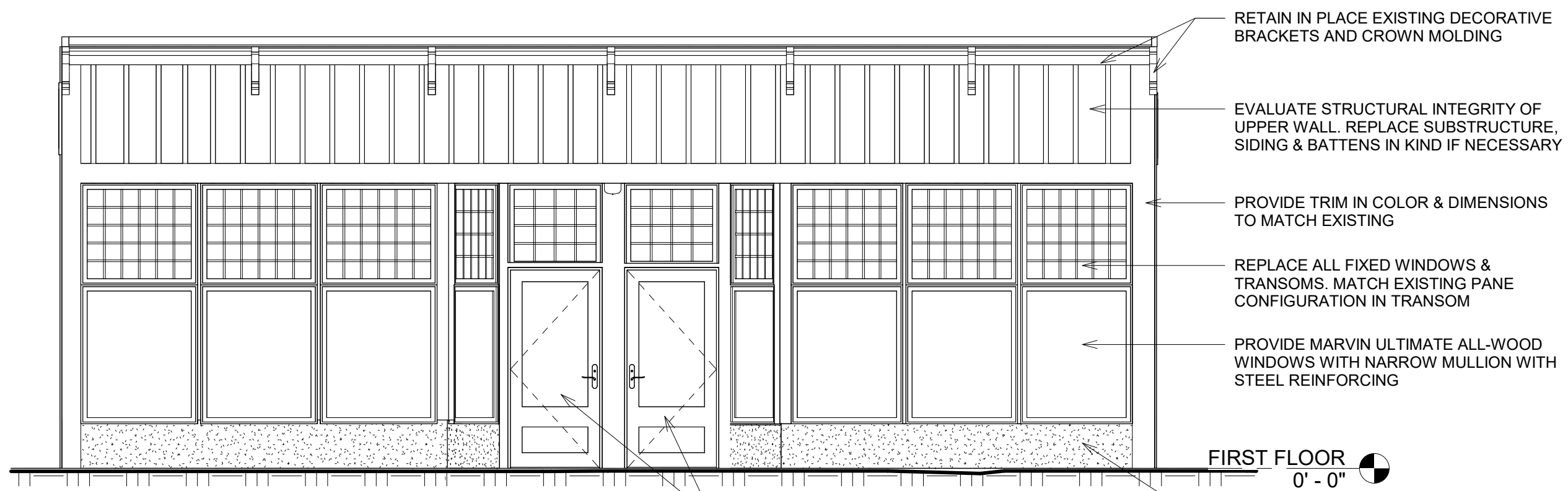
**Inns of Aurora**

283 Main Street \* Village of Aurora, New York 13025  
Tax ID#: 182.17-1-4.1

**EXTERIOR ELEVATIONS**

25-COM-IOA-Aurora  
Proj. # Cooks Reconstruction  
Date 2025-01-21  
Drawn by KMC

**A2**

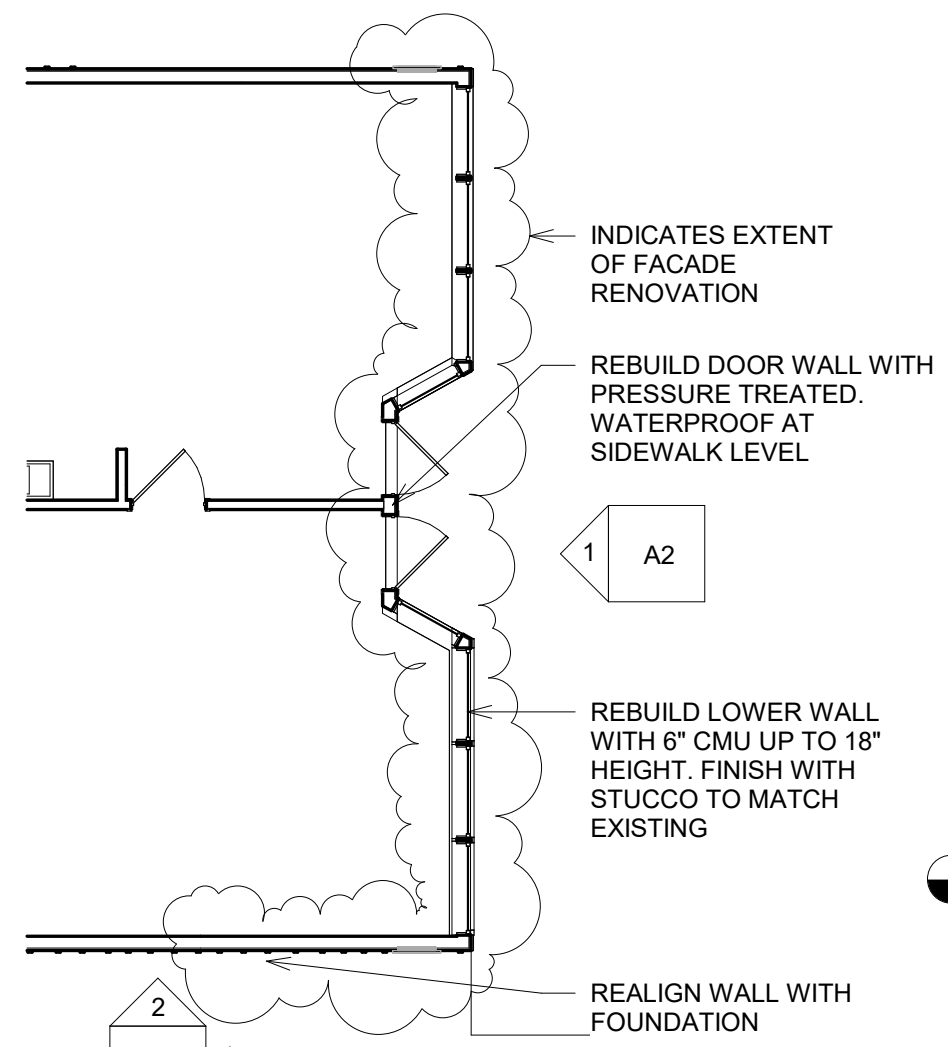


**FIRST FLOOR**  
0' - 0"

- RETAIN IN PLACE EXISTING DECORATIVE BRACKETS AND CROWN MOLDING
- EVALUATE STRUCTURAL INTEGRITY OF UPPER WALL. REPLACE SUBSTRUCTURE, SIDING & BATTENS IN KIND IF NECESSARY
- PROVIDE TRIM IN COLOR & DIMENSIONS TO MATCH EXISTING
- REPLACE ALL FIXED WINDOWS & TRANSOMS. MATCH EXISTING PANE CONFIGURATION IN TRANSOM
- PROVIDE MARVIN ULTIMATE ALL-WOOD WINDOWS WITH NARROW MULLION WITH STEEL REINFORCING

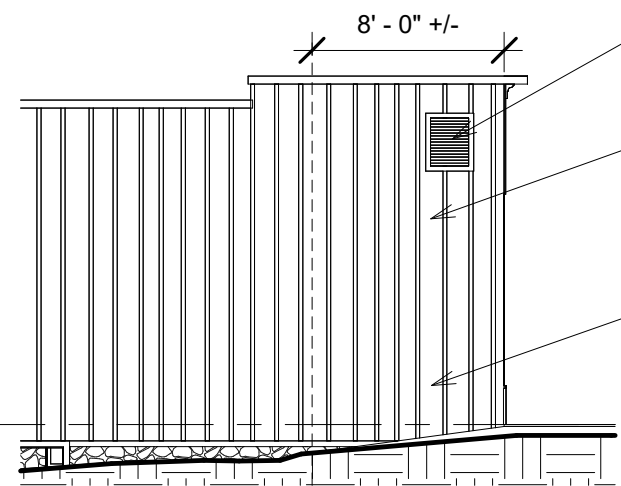
- REUSE EXISTING DOORS (REMOVE & REINSTALL) REPAIR AS NECESSARY & REPAINT IN EXISTING COLORS
- REBUILD ENTIRE LOWER WALL WITH 6" CMU & STUCCO. FINISH & COLOR TO MATCH EXISTING

**1 EAST FACADE ELEVATION**  
1/4" = 1'-0"



**A FACADE RECONSTRUCTION PLAN**  
1/8" = 1'-0"

- INDICATES EXTENT OF FACADE RENOVATION
- REBUILD DOOR WALL WITH PRESSURE TREATED. WATERPROOF AT SIDEWALK LEVEL
- REBUILD LOWER WALL WITH 6" CMU UP TO 18" HEIGHT. FINISH WITH STUCCO TO MATCH EXISTING
- REALIGN WALL WITH FOUNDATION



**FIRST FLOOR**  
0' - 0"

**2 SOUTH EXTERIOR ELEVATION RECONSTRUCTION**  
1/8" = 1'-0"

- REPAIR & REPAINT EXISTING ATTIC VENTS (NORTH & SOUTH AS NECESSARY)
- RETAIN EXISTING STRUCTURE, SIDING & BATTENS. REPAIR & REPAINT AS NECESSARY TO MATCH EXISTING
- KEEPING WALL INTACT, REALIGN STRUCTURE WITH FOUNDATION (ADJUST APPROX. 8" -12" TO THE NORTH)