

**VILLAGE OF AURORA
APPLICATION FOR ZONING PERMIT**

DATE: 6/30/2025

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:

_____ 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 CONSTANTIA WINE COMPANY LLC Phone 203.376.4598
Address 3262 LONG HILL RD, SCIPIO CENTER, NY 13147
E-mail paul@constantiawine.com Cell Ph. 203.376.4598
Property owner's name if not applicant INNS OF AURORA, LLC Phone 315.563.4038
Address ~~3262 LONG HILL RD~~ P.O. BOX 272 AURORA, NY 13026
Contractor's name _____ Phone _____
Site location 381 MAIN ST, AURORA, NY 13026
Estimated cost of project _____

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

On the north by (property owner) INNS OF AURORA, LLC
On the east by (property owner) INNS OF AURORA, LLC
On the south by (property owner) U.S. POST OFFICE
On the west by (property owner) INNS OF AURORA, LLC

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

_____ Addition	_____ Alteration	_____ Demolition	_____ Earth filling
_____ Excavation	_____ New building	<u>X</u> 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) NYS FARM WINERY BRANCH OFFICE TASTING ROOM

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.)

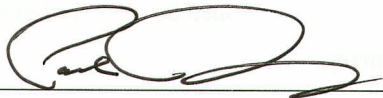
g) Illumination: ☐ yes ☒ no

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

6/29/2025

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 WINDOW SIGN DETAILS

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 _____

Constantia Wine Company LLC

Proposed Window Sign for 381 Main St, Aurora, NY

Window Sign/Lettering:

Installed on building front windows.

Maximum Dimensions: 7.25" H" x 38" L" each decal.

Maximum Area of Letters: 1.91 sq. ft. each decal, 3.83 sq. ft. combined total.

Material: Black vinyl

Illumination: None

Graphic Design:

CONSTANTIA
WINE COMPANY

Proposed Plan / Installation on Building: One decal installed on each front window (top):



Maximum Dimensions of Each Decal/Sign:



Photo of pre-existing window decals installed in front windows (Posies Flower Shop):



