

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

DATE: 5/28/2025

APPLICATION # \_\_\_\_\_ TAX MAP # 182.13-1-24.114

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 - Corey Guerrette Phone 315-563-4038  
Address P.O. Box 272, Aurora, NY 13026  
E-mail cguerrette@innsofaurora.com Cell Ph. 315-569-4339  
Property owner's name if not applicant Pleasant T. Rowland, LLC Phone 608-729-2811  
Address P.O. Box 272, Aurora, NY 13026  
Contractor's name TBD Phone \_\_\_\_\_  
Site location 348 Main Street  
Estimated cost of project \$3,000

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

On the north by (property owner) 366 Main Street; Craig, Albert and Louise  
On the east by (property owner) Oak Glen Cemetery  
On the south by (property owner) 342 Main Street, Inns of Aurora, LLC  
On the west by (property owner) 358 Main Street, Sycamore Apartments LLC

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

|                   |                                 |  |                     |
|-------------------|---------------------------------|--|---------------------|
| _____ Addition    | _____ Alteration                | <input checked="" type="checkbox"/> 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

Owner's signature if not the applicant

Date

Date

**VILLAGE OF AURORA**

**CODE AND ZONING ENFORCEMENT**

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

Pleasant T. Rowland, LLC is seeking to remove a deteriorated structure from the property.

The structure is beyond repair and is a safety concern.

A report from Pathway Structural Engineering is attached. The report recommends demolition of the structure.

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

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





May 23, 2025

Corey Guerrette  
Inns of Aurora Resort and Spa  
cguerrete@innsofaurora.com

**Re: Shed Structural Evaluation**  
**348 Main Street, Aurora, NY**

Dear Corey,

At your request I have evaluated the shed at the above mentioned location with the purpose of determining its suitability for repair and restoration. I estimate the age of the structure to be approximately 150 years old, historical records may be able to pinpoint a more precise age. The structure is wood framed supported on what appears to be wood post foundation.

The entire structure is severely deteriorated with a collapsed roof and floor and 3 out of 4 walls collapsed. Additionally the foundation support structure has rotted, shifted and failed.

There appears to be no viable materials remaining that can be used in the repair and restoration of this building. Additionally, due to the extent of the repairs required, they would be required to be done in compliance with current building code standards which also would make the project unfeasible.

It is my opinion that a restoration project would be nearly impossible and certainly not economically feasible. It is my recommendation that the structure be fully demolished.

Sincerely,



Jeremy S. Fudo, P.E.  
Principal Engineer  
Pathway Structural

