



VILLAGE OF AURORA  
APPLICATION FOR ZONING PERMIT

DATE: 7/28/25

APPLICATION # 25-26 TAX MAP # 182.17-1-24

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 Thea Miller/Pumpkin Hill Holdings LLC Phone 315-406-2790  
Address 2244 State Route 90, Aurora, NY 13026  
E-mail tirwir@hotmail.com Cell Ph. 315-406-2790  
Property owner's name if not applicant \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
Contractor's name \_\_\_\_\_ Phone \_\_\_\_\_  
Site location 286 Main Street Aurora, NY 13026  
Estimated cost of project \$0

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

On the north by (property owner) Jeff Blum/John Wedler  
On the east by (property owner) Felicity Chiba  
On the south by (property owner) Lisa Ryerson  
On the west by (property owner) Inns of Aurora, LLC

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

<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Earth filling
<input type="checkbox"/> Excavation	<input type="checkbox"/> New building	<input type="checkbox"/> New sign	<input type="checkbox"/> Removal
<input type="checkbox"/> Repair	<input type="checkbox"/> Shed under 80 sq. ft.	<input type="checkbox"/> Shed 80 sq. ft. or larger	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Wood stove and/or chimney		
<input checked="" type="checkbox"/> Other:	<u>Replacement-in-kind of existing logo with new logo on existing wooden sign</u>		

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) Mixed-use (2 apartments and 1 retail/commercial space)  
Subdivision (state total number of parcels that will result)         
Other (state nature)
4. Existing use and occupancy of structure or property Mixed-use (2 apartments and 1 retail/commercial space)
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:   X   on-premises        off-premises        cross-highway (needs DOT permit)  
b) Type:        attached   X   freestanding        portable        projecting  
       representational (i.e. tooth = dentist)        window   X   double-sided  
c) Type of supports Wooden posts (in-ground)  
d) Permanence:   X   permanent        temporary  
e) Purpose:   X   commercial        directional        historical or reproduction of original pre-1950 sign  
f) Sign area: 20sqft square feet (Double sided-signs are considered two signs, so double the area.)  
g) Illumination:        yes   X   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.

*Jhea Miller*  
Applicant's signature

7/28/25

Date

Owner's signature if not the applicant

Date

RECEIVED  
JUL 28 2025  
BY \_\_\_\_\_





RECEIVED  
JUL 28  
By \_\_\_\_\_

# MILLERS' ON MAIN



ANTIQUES • LOCAL • HOMEGOODS

