



VILLAGE OF AURORA  
APPLICATION FOR ZONING PERMIT

DATE: 11.13.2025

APPLICATION # 25-34

TAX MAP # 102.13-1-33

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 MARK FERRARI Phone 716.870.3380

Address 3627 KEESEE RD. MORAVIA NY 13118

E-mail MFERRARI@GMAIL.COM Cell Ph. SAME ↑

Property owner's name if not applicant FERRARI PROPERTY HOLD. LLC Phone \_\_\_\_\_

Address \_\_\_\_\_

Contractor's name FERRARI + FERRARI LLC Phone \_\_\_\_\_

Site location 316 MAIN ST. AURORA

Estimated cost of project 10,000 —

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

On the north by (property owner) SIEGMUND/SCHWAB

On the east by (property owner) SCHWAB

On the south by (property owner) REJMAN + MILLER

On the west by (property owner) NYS ROUTE 90

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: REMODEL EXISTING APARTMENT 2N

3. Proposed USE of structure or property.

Residential: ☐ One-family dwelling ☐ Two-family ☒ Multi-family (# of units 6 )

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 MULTI FAMILY 6 UNITS

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.

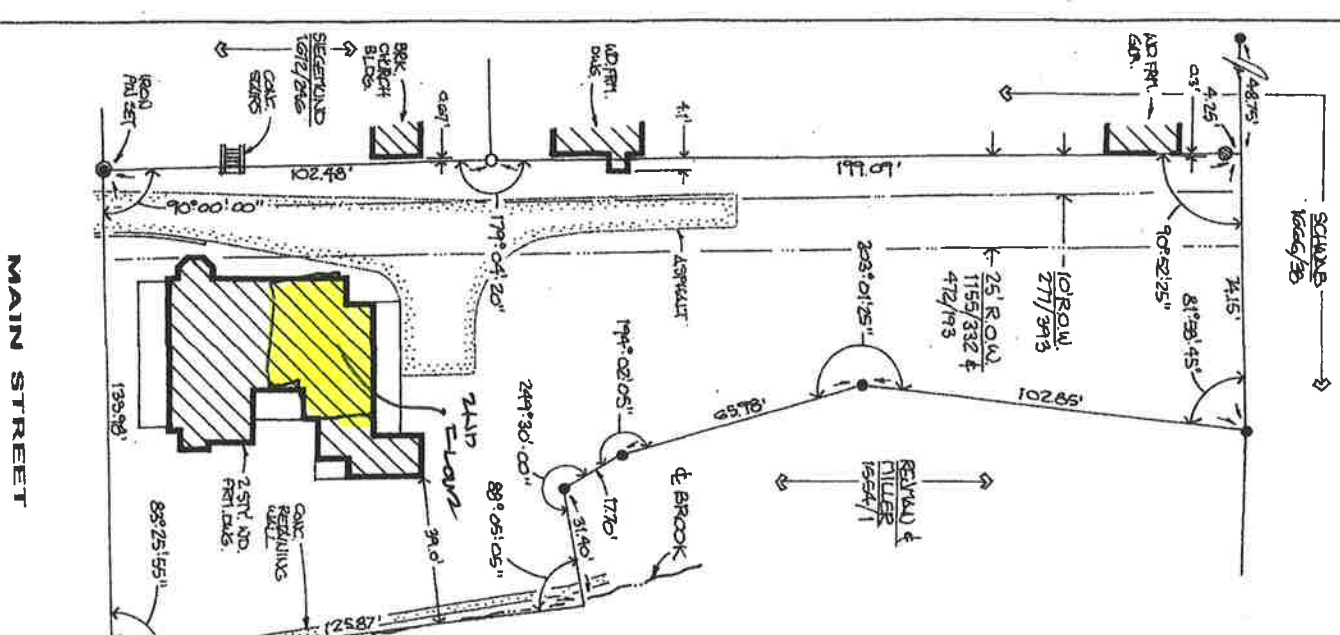
All plans must include property dimensions, building or excavation dimensions, and distances of all construction from the property lines and other structures. In addition, for Special Use or Site Plan Review, or when filing an appeal for a variance from the ZBA see Sections 901 – 903 of the Village Zoning Law, and for Subdivisions, see Article X.

[Signature]  
Applicant's signature

11/13/2025  
Date

Owner's signature if not the applicant

Date



MAIN STREET

LEGEND:  
 ● EX ROW PIN  
 ○ EX ROW FITE  
 ⊙ WD. FENCE POST IN CONCRETE

CERTIFIED TO:  
 CAYUGA LAKE NATIONAL BANK,  
 ITS SUCCESSORS AND/OR ASSIGNS  
 STEWART TITLE INSURANCE COMPANY  
 POMEROY, ARMSTRONG & CASULLO, LLP  
 MARLETTE GELDENHUIS, ATTORNEY  
 & MEDIATOR  
 MARK FERRARI & JONATHAN FERRARI

MAP OF SURVEY  
 of premises of  
 WELLS COLLEGE  
 Book 215 of Deeds, Page 179  
 Located at  
 316 MAIN STREET, VILLAGE OF AURORA  
 CAYUGA COUNTY, NEW YORK  
 MARCH 12, 2020  
 SCALE: 1" = 30'









