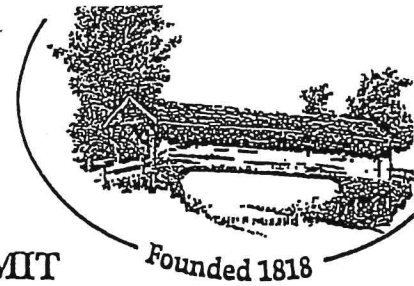


Feb 9 2022  
MINDY EATON TAX COLLECTOR

TOWN OF WALES  
APPLICATION FOR SPECIAL USE PERMIT



Application is hereby made for approval of a Special Use Permit hereinafter and particularly described as follows:

- 1) Name or Identifying Title: \_\_\_\_\_
- 2) Applicant's Name: Jorgensens Holding LLC  
Address: 11650 Big Tree Rd E.A 14052 Phone: (716) 863-8520
- 3) Name of present owner (if other than No. 2 above) Eric + Natalie Jorgensen  
Address: 473 Sanders Hill Rd Struversville Phone: (716) 863-8520
- 4) Interest of Applicant if other than owner: \_\_\_\_\_
- 5) Location for Special Use Permit: 11650 Big Tree Rd East Aurora NY 14052  
(Street Address)

Tax Map/SBL #: 166-03-2-1

- 6) Number of existing lot(s): 1 Number of proposed lot(s) \_\_\_\_\_
- 7) Acreage of entire tract: 2.7 Portion being used/subdivided: \_\_\_\_\_
- 8) Current Zoning District Classification: business
- 9) Intended use for Special Use Permit: Multi Use Facility
- 10) Deed restrictions or protective covenants that apply or are contemplated: \_\_\_\_\_  
(If no restrictions, state "none"; If there are restrictions, attached copy)
- 11) List proposed improvements, utilities and intentions to install or post performance guarantee  
Prior to approval of Special Use Permit:

Improvement

Intention

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

- 12) List of maps and other material accompanying application and number each document:

Item

Document #

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

(Additional sheets as necessary)

- 13) Name of Engineer or Architect for Special Use Permit:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

- 14) The undersigned hereby requests approval by the Wales Town Board of the identified  
Special Use Permit

Signature: Jorgensen Holdings LLC

Date: 10/20/22

Do Not Write Below This Line

Date Received by Town Clerk: \_\_\_\_\_

Natalie Jorgensen

Eric Jorgensen

473 Sanders Hill Rd.

Strykersville, N.Y. 14145

Re: Multi-Use Facility

Dear Town of Wales Board Members:

We have recently purchased the property located at 11650 Big Tree Rd. East Aurora, N.Y. 14052. The structure was previously used as a church by the Jehovah Witnesses. We are certain that the property could serve the community in a number of ways.

This establishment which is situated on 2.7 acres has a square footage of 4000 feet. It was very well built and has been well maintained and meets all fire and building codes. In addition, it has a large well-lit parking lot with 60 plus parking spaces that are accessed by an in and out driveway.

We believe it is an ideal space and location that the town could benefit from. We are asking for permission to operate the building 7 days a week as a multi-use facility to host a variety of functions as follows:

Parties and social gatherings

Small weddings

Wedding and baby showers

Lectures and conferences

4H and Girl Scout meetings

Home school

Senior citizen gatherings



ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:  
BOX 134

Party 1:  
EAST AURORA CONGREGATION OF  
JEHOVAHS WITNESSES

Party 2:  
JORGENSEN HOLDINGS LLC

Book Type: D Book: 11376 Page: 1615

Page Count: 5

Doc Type: DEED

Rec Date: 03/10/2021

Rec Time: 02:29:35 PM

Control #: 2021045685

UserID: David M

Trans #: 21039163

Document Sequence Number  
TT2020016540

Recording Fees:

Consideration Amount: 330000.00

RECORDING	\$45.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RP5217 CNTY \$9	\$9.00
RP5217 ST-NON RES \$241	\$241.00
TP584	\$10.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$1,320.00
ROAD FUND TT	\$1,650.00

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**Total: \$3,295.00**

STATE OF NEW YORK  
ERIE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED  
BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW  
YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kearns  
Erie County Clerk



BARGAIN AND SALE DEED

THIS DEED made this 23 day of February, 2021, by and between

**EAST AURORA CONGREGATION OF JEHOVAH'S WITNESSES**, a religious corporation organized and existing under the laws of the State of New York with an address of 11650 Big Tree Road, East Aurora, NY 14052

Grantor,

and

**JORGENSEN HOLDINGS, LLC**, a New York limited liability company having an address of 473 Sanders Hill Rd., Strykersville, New York 14145

Grantee

**Witnesseth**, that the Grantor in consideration of One and more Dollars (\$1.00 & more) lawful money of the United States, paid by the Grantee does hereby grant and release unto the Grantee, its successor and assigns forever, all of Grantor's right, title and interest in and to the following:  
**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Wales, County of Erie and State of New York, being part of Lot Number fifty-eight (58), Township nine (9), Range five (5) of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the southeast corner of lands conveyed to Frederick W. Dornbusch and Elizabeth his wife by deed recorded August 8, 1949 in Liber 4559 of Deeds at page 55 in the Erie County Clerk's Office, which parcel is bounded southerly by the Middle Road; running thence westerly along the north line of Middle Road two hundred fifty and twenty-six hundredths (250.26) feet; running thence northerly parallel with the east line of lands so conveyed to Frederick W. Dornbusch and wife as aforementioned four hundred seventy-two and ninety-one hundredths (472.91) feet to a point in a line fifty (50) feet south of and parallel to the south line of Subdivision Lot Number Two (2), Map Cover Number 2154, as said south line is extended easterly; running thence easterly along said line two hundred forty-nine and forty-three hundredths (249.43) feet to the east line of said Lot Number fifty-eight (58), which is also the east line of lands conveyed to Frederick W. Dornbusch and wife as aforementioned; running thence southerly along said east line four hundred fifty-one and seventy-seven hundredths (451.77) feet to the north line of Middle Road to the place of beginning.

Being the same premises described in Deed recorded in the Erie County Clerk's Office recorded 4/9/1975 in Liber 8267 of Deeds at Page 195.

**SUBJECT** to any existing and enforceable reservations, restrictions, conditions and easements of record, if any, in the chain of title of and affecting said premises.

**To have and to hold** the above granted premises unto the Grantee, the heirs or successors and assigns of the party of the Grantee forever.

And the Grantor, in compliance with section thirteen of the lien law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

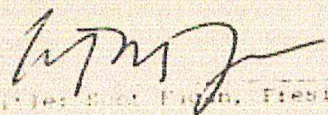
WAL Commercial  
Deed-21 415645



*This transfer has been approved by the Attorney General of the State of New York, OAG File No. BU-2021-03, dated January 21, 2021, a copy of which is annexed hereto.*

*In Witness Whereof the Grantor has signed and delivered this instrument as of the day and year first above written.*

**EAST AURORA CONGREGATION OF JEHOVAH'S WITNESSES**


By:  (Seal)  
Scot Fagan, President

STATE OF NEW YORK )  
COUNTY OF ERIE

) ss:

On the 23 day of February in the year 2021, before me, the undersigned, a notary public in and for said state, personally appeared Scot Fagan, President personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Hayley N Vara  
Notary Public - State Of New York  
Qualified In Erie County  
Commission Expires 11/2/2023

  
Notary Public



ATTORNEY GENERAL OF THE STATE OF NEW YORK  
COUNTY OF ERIE

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In the Matter of the Application of  
East Aurora Congregation of Jehovah's Witnesses  
Petitioner

ATTORNEY GENERAL APPROVAL

OAG No: 04-2021-03

for an order approving the Transfer of Certain Real Property  
pursuant to Sections 510 and 511-a of the New York  
Not-For-Profit Corporations Law and Section 12 of  
the Religious Corporations Law

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1. By Petition verified on December 9, 2020, East Aurora Congregation of Jehovah's Witnesses ("Petitioner"), applied to the Attorney General pursuant to Sections 510 and 511-a of the Not-For-Profit Corporations Law of the State of New York to obtain approval for the sale and conveyance of real property owned by Petitioner commonly known as 11650 Big Tree Road, Town of Wales, Erie County, New York.
2. The assets that are the subject of the Petition is real property located at 11650 Big Tree Road, Town of Wales, Erie County, New York and are further identified as SBL No. 166.03-2-1.
3. The terms of the transaction and the consideration are as follows:  
Petitioner seeks approval to sell 11650 Big Tree Road, Town of Wales, Erie County, New York, for full consideration of \$330,000.00 to Jorgensen Holdings LLC, a New York Limited Liability Company with an address of 473 Sanders Hill Road, Strykersville, New York 14145.
4. The proceeds of the sale will be used to support the ongoing work and ministry of East Aurora Congregation of Jehovah's Witnesses.
5. Based on a review of the Petition and the exhibits thereto (and the additional documents and information requested by the Attorney General), and the verification of Scot Fagan that East



Congregation of Jehovah's Witnesses has complied with the applicable provisions of the Not-For-Profit Corporations Law and neither the Petitioner or any third party having raised with the Attorney General any objections to the proposed transaction, the transaction is approved.

6. Petitioner shall provide written notice to the Attorney General that the transaction has been completed, if it has been abandoned, or if it is still pending 90 days after approval.

**Hon. Letitia James, New York State Attorney General**

By: Melina J. Thore

Date: 1.21.2021

Assistant Attorney General



TOWN OF WALES

# AGRICULTURAL DATA STATEMENT

Changes in NYS Agricultural Markets Law requires submission of an agricultural data statement by an applicant to the municipality for a rezone, special use permit, site plan approval, use variance, or subdivision of parcel(s) in an agricultural district or within 500 feet of a farm operation located in an agricultural district.

Applicant's Name & Address:

Eric & Natalie Jorgensen  
473 Sanders Hill Rd  
Struversville NY 14145

Owner's Name & Address

(if different from applicant)

Type of Application:

\_\_\_ Subdivision approval

\_\_\_ Re-Zone/map change  
\_\_\_ Use Variance

☒ Special Use Permit  
\_\_\_ Site Plan approval

Project Name/Location and Description of Proposed Project:

Refer to attached letter.

Tax Map Number:

Number of total acres involved with project:

Current use of site:

Vacant building

Will there be any toxic, hazardous, chemical substances or combination thereof, stored or used on premises? If yes, identify each and include all MSDS (Materials Safety Data Sheets) NO

Are there any drainage ways or features (ditches, tiles, streams, gullies) located on this site? YES ☒ NO

If yes, will this project alter existing drainage patterns? If yes, please describe

Applicant's Signature

Owner's Signature

Date:

10/20/22

4/2009



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">Multi Use facility</div>							
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">11650 Big Tree Rd. East Aurora NY 14052</div>							
Brief Description of Proposed Action: <div style="font-size: 1.5em; font-family: cursive; height: 100px;">Please refer to attached letter.</div>							
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">Jorgensens Holdings LLC</div>		Telephone: <div style="font-size: 1.2em; font-family: cursive;">(716) 863-8520</div>					
Address: <div style="font-size: 1.2em; font-family: cursive;">413 Sanders Hill Rd</div>		E-Mail: <div style="font-size: 1.2em; font-family: cursive;">misterfine99@Ad.com</div>					
City/PO: <div style="font-size: 1.2em; font-family: cursive;">Struversville NY 14145</div>		State: <div style="font-size: 1.2em; font-family: cursive;">NY</div>	Zip Code: <div style="font-size: 1.2em; font-family: cursive;">14145</div>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? <div style="font-size: 1.2em; font-family: cursive; border-bottom: 1px solid black; display: inline-block; width: 50px;"></div> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							



5. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: <u>Well</u>		<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: <u>Septic System</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				