

OK as to form only

TOWN OF AURORA  
Zoning Board of Appeals Request

Building Application # \_\_\_\_\_  
Building Permit # \_\_\_\_\_

Zoning Appeal Case No. 1288  
Date 2/16/17

Referred to plan  
2/16/17

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) PHIL & BETH COLACUSSO of 1216 Quaker Rd.

HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR on APPLICATION NO. \_\_\_\_\_ WHEREBY THE BUILDING INSPECTOR DID DENY

TO \_\_\_\_\_  
Name of Applicant

OF 1216 Quaker, EAST AURORA, NY  
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A PERMIT FOR OCCUPANCY

1. LOCATION OF THE PROPERTY 1216 Quaker Rd  
SBL # 163 00 - 2 - 23 ZONING DISTRICT AGRICULTURAL

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)

3. TYPE OF APPEAL. Appeal is made herewith for:  
 An interpretation  A variance - to the Zoning Ordinance  
 An exception  A temporary permit

4. A PREVIOUS APPEAL  has  has not been made with respect to this decision of the Building Inspector or with respect to this property

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:  
See attached list marked as an exhibit.

STATE OF NEW YORK  
COUNTY OF ERIE  
Town of Aurora

[Signature]  
Signature(s)  
1216 Quaker Rd E. Aurora, NY 14052  
Mailing Address

PHILIP COLACUSSO, being duly sworn, deposed and says that he is the petitioner in this action; that he has read the foregoing Request and knows the contents thereof; that the same is true to the knowledge of deponent.

Sworn to before me this 31st  
day of January, 2017

[Signature]  
NOTARY PUBLIC

MARTHA L. LIBROCK  
Notary Public, State of New York  
No. 01LI5028312  
Qualified in Erie County  
My Commission Expires May 31, 2018

1/31/17 V-3145  
[Signature]

SUPERVISOR  
James J. Bach  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



TOWN CLERK  
Martha L. Librock  
(716) 652-3280  
[townclerk@townofaurora.com](mailto:townclerk@townofaurora.com)

**TOWN OF AURORA**  
**Southside Municipal Center**  
300 Glead Avenue, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

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NYS Relay Number:  
1(800) 662-1220

Phil & Beth Colarusso  
1216 Quaker rd.  
East Aurora, NY 14052

1/31/2017

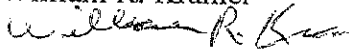
Re: Wedding Venue

Phil & Beth,

Per our previous conversations, a Wedding Venue is not an allowed use in an A District as the property at 1216 Quaker is currently zoned.

If you wish to pursue this matter further you must apply to the Town of Aurora Zoning Board of Appeals for an Area Variance. You must include your application, application fee, and any information you need to support your need for a variance from the Town Code. If you have any questions contact us at 652-7591.

William R. Kramer

  
Code Enforcement Officer



Town of Aurora  
 300 Glead Avenue  
 East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name PHIL & BETH COLARUSSO  
 Address 1216 QUAKER ROAD  
 Telephone CELL: 716-912-3110  
 Address of appeal 1216 QUAKER RD  
 Zoning District AGRICULTURAL  
 Zoning Code Section \_\_\_\_\_

Type of Appeal:

- A PERMIT FOR USE  A CERTIFICATE OF EXISTING USE  
 A VARIANCE FROM ZONING ORDINANCE  A PERMIT FOR OCCUPANCY  
 A TEMPORARY PERMIT OR EXTENSION THEREOF

GROUNDS FOR VARIANCE: (may continue on separate sheet)

I desire a use variance for my property @ 1216 Quaker Road because of the ever increasing popularity of Barn Weddings, and the need for such venues in our community. Current zoning requires said use of a grove to be in a business district. Sadly the development of our Business Districts has seen the old barns demolished. My 20 acre parcel on 20A has a 90+ year old barn on an estate setting situated 800' from the road. Recently numerous brides have approached me about the use of my barn for their special day. Current property is rural and zoning is agricultural, which is where you find the barns of today, and is exactly the setting and venue so desirable for a barn wedding.

ACKNOWLEDGMENT:

Pursuant to Section 809 of the New York State General Municipal Law, the appellant shall state in his written appeal that to the best of his knowledge, no state officer or officer or employee of the Town of Aurora, has any interest in the appellant as defined in Section 809 of the General Municipal Law. If this statement cannot be made, the nature of any such interest must be disclosed as required by said State Law

Petitioners Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Owners Signature [Signature] Date 1-31-17

**Names and Addresses of Owners of Abutting Properties:**

**Neighbor Adjacent to East**

- Dr. Dominic Colarusso  
1229 Highland Terrace  
Olean, NY 14760

**Neighbors Adjacent to West**

- Mr. Dave Haas  
1246 Quaker Road  
East Aurora, NY 14052
- Ron & Nancy *PALCZEWSKI*  
1270 Quaker Rd  
East Aurora, NY 14052

**Neighbor across Quaker Rd to the South**

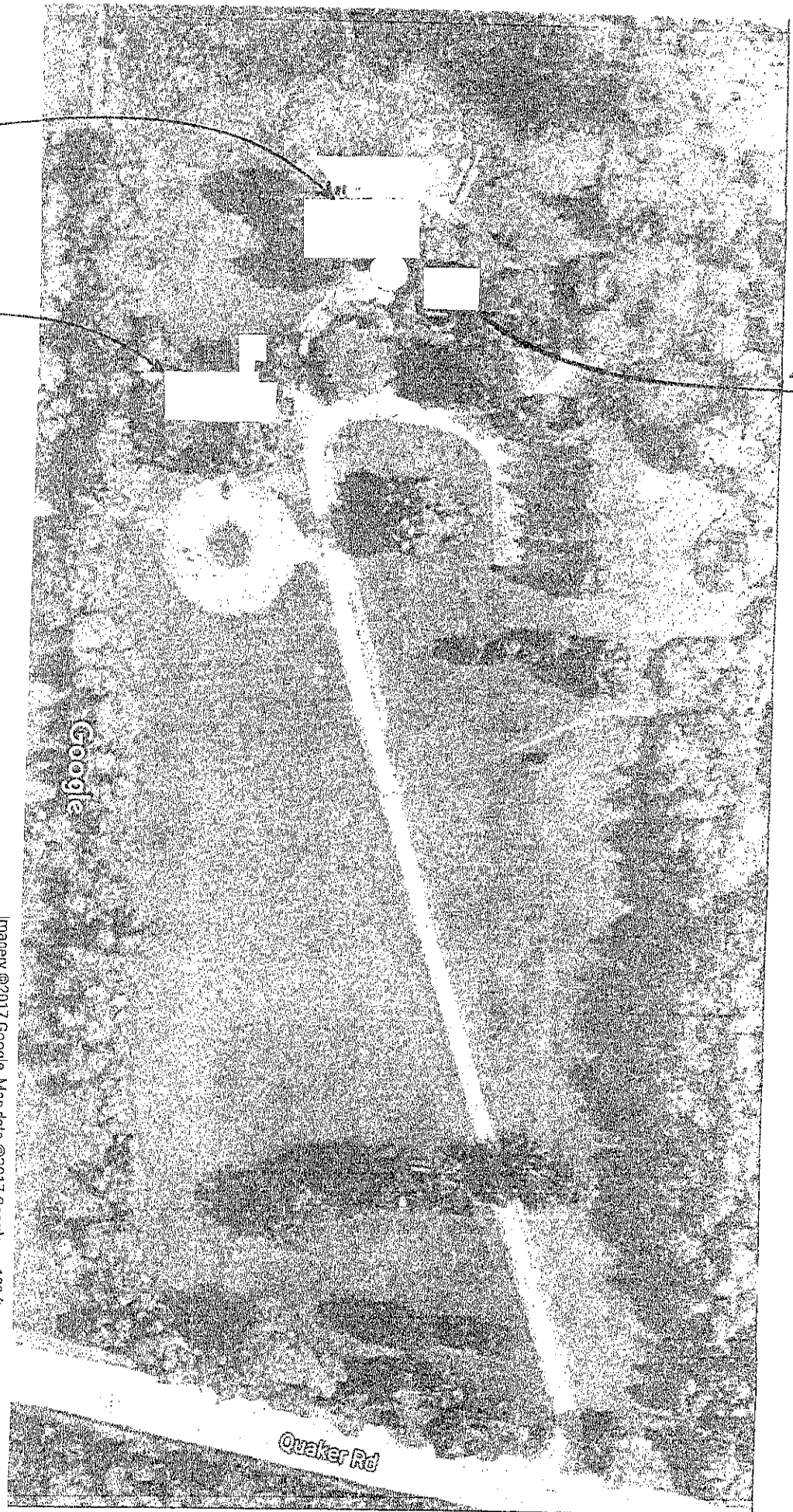
- Mrs. Barb Chur  
1181 Quaker Rd  
East Aurora, NY 14052

**Neighbor across Casanova Creek to the North**

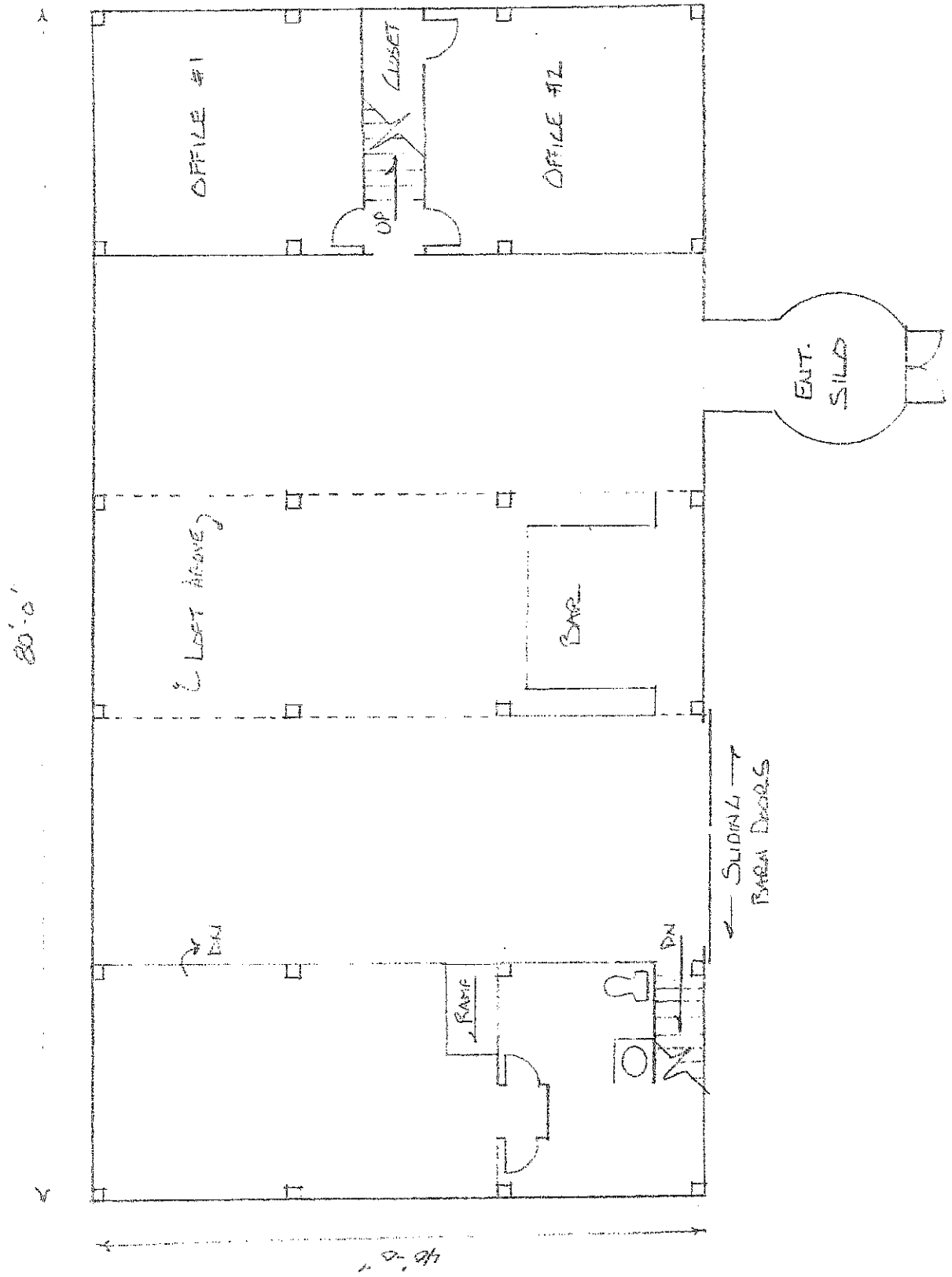
- Mr. & Mrs. Shultz  
705 Willardshire Rd  
East Aurora, NY 14052

BARN  
MAIN HOUSE

CARRIAGE HOUSE



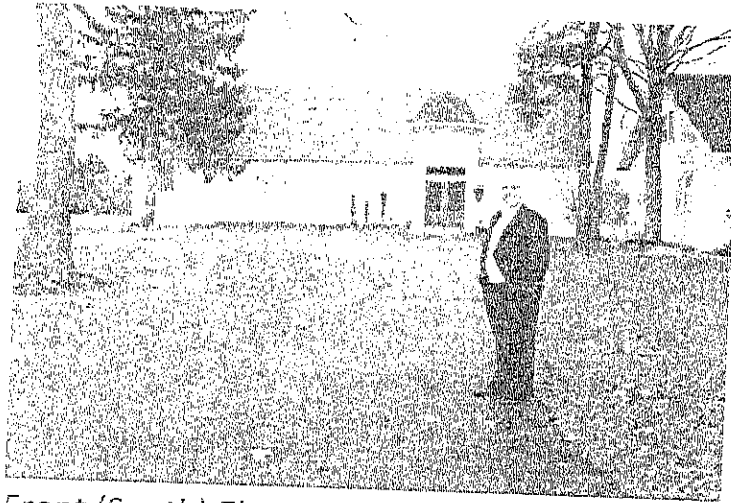
Imagery ©2017 Google, Map data ©2017 Google 100 ft



SCALE 1" = 10'-0"

BAR AREA FLOOR PLAN

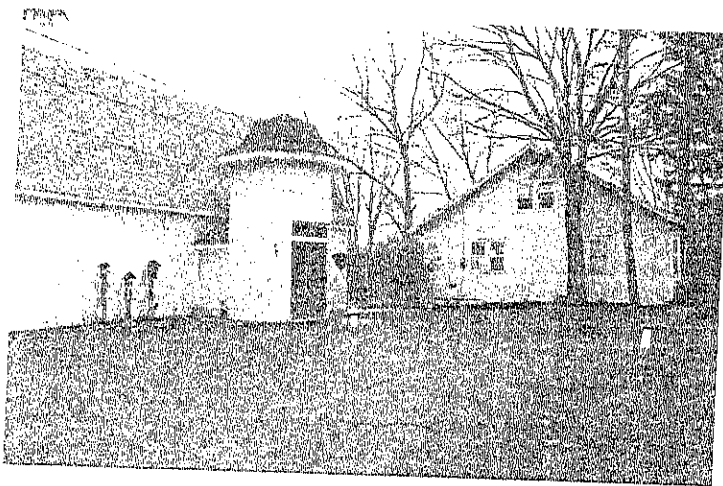
Pictures from my sister's wedding held November 11<sup>th</sup>, 2011



Front (South) Elevation of Barn



Side (East) Elevation of Main House



Front of Barn & Side Elevation of Carriage Hs



Assorted pictures inside Barn



