



CASE NO. 1350

DATE OF HEARING July 16, 2020

Town of Aurora Zoning Board of Appeals
300 Gleed Avenue, East Aurora, New York 14052

Zoning Board of Appeals Application Form

I. TYPE OF REQUEST

AREA VARIANCE SPECIAL USE PERMIT USE VARIANCE INTERPRETATION

II. APPLICANT/PETITIONER

Applicant's Name Jenni and James Tudini
Address 650 Willardshire Road
City East Aurora State NY ZIP 14052
Phone _____ Fax _____ Email dr mail.com
Interest _____ wner/purchaser/developer) Owner

III. PROPERTY OWNER INFORMATION (If different from applicant information.)

Property Owner(s) Name(s) _____
Address _____
City _____ State _____ ZIP _____
Phone _____ Fax _____ Email _____

III. PROPERTY INFORMATION

Property Address 650 Willardshire Rd, East Aurora, NY, 14052
SBL# 163.00-3-10
Property size in acres 6.522 Property Frontage in feet 715.55
Zoning District RR/A Surrounding Zoning RR/A
Current Use of Property Residential

IV. REQUEST DETAIL

(check all that apply)
 Variance from Ordinance Section(s) # _____
 Special Use Permit for: _____
 Use Variance for: _____
 Interpretation of _____

V. SIGNATURES (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 5)

[Signature]
Signature of Applicant/Petitioner

Dr. Jenni Tadini
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 10th day of December in the year 2019 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

[Signature]
Notary Public **SHERYL A. MILLER**
Reg. #01MIG128663
Notary Public, State of New York
Qualified in Erie County
(Notary stamp) **Commission Expires June 13, 2021**

Office Use Only: Date received: 12/13/19 Receipt #: 121885

Application reviewed by: _____

ECDP ZR-1 form sent to EC: _____ Hearing publication date: _____

PREVIOUS APPEAL(S):

A previous appeal to the Zoning Board of Appeals () has () has not been made with respect to this property.

Previous appeals:

Date: _____ Type of Appeal: _____ Granted _____ Denied _____

Date: _____ Type of Appeal: _____ Granted _____ Denied _____

PETITIONER'S LETTER OF INTENT

Please describe in detail the proposed project, reason the variance and/or special use permit is being requested and any additional information that may be helpful to the Zoning Board of Appeals in deciding this appeal: (attach additional pages if needed)

See Attached petition letter

TO BE COMPLETED ONLY WHEN A USE VARIANCE IS BEING REQUESTED:

A Use Variance is requested because the applicable regulations and restrictions in the Zoning Code of the Town of Aurora have caused unnecessary hardship as demonstrated by the following:

1) I cannot realize a reasonable return on my property for each and every permitted use allowed in the current zoning classification as demonstrated by the accompanying financial evidence (provide financial evidence to support your argument).
Financial Evidence Provided Yes No (financial evidence is required per NYS Town Law)

2) Describe why your alleged hardship relating to the subject property is unique and does not apply to other properties in the zoning district or neighborhood: _____

3) Describe why you believe that the essential character of the neighborhood/community will not change if the Zoning Board of Appeals grants you a use variance: _____

4) Is your need for a use variance a result of you own actions (is your difficulty self-created)? Please explain: _____

(Attach additional pages if needed)

Town of Aurora
300 Gleed Avenue
East Aurora, NY 14052
www.townofaurora.com

**Zoning Board of Appeals
Application
Owner Authorization**

The undersigned, who is the owner of the premises know as:

....., identified as Tax Map (SBL)#.....
(address)

hereby authorizes to bring an application for () area variance
() special use permit () use variance () interpretation before the Town of Aurora Zoning Board of
Appeals for review and potential approval. The undersigned further permits the Town or its authorized
representative(s) access to the property to review existing site conditions during the review process.

Owner (print)

Date

Owner (signature)

STATE OF NEW YORK)
 SS
COUNTY OF ERIE)

On this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said state,
personally appeared _____, personally known 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
signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,
executed the instrument.

Notary Public

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: <i>Application for area variance for home to allow for homestead development</i>				
Project Location (describe, and attach a location map): <i>650 Willardshire Rd, East Aurora, NY, 14052</i>				
Brief Description of Proposed Action: <i>We are applying for an area variance for our home which was within an agricultural zone when we purchased the property with intent to keep a small number of livestock and large domesticated animals on site. Shortly after purchased it was re-zoned to rural-residential.</i>				
Name of Applicant or Sponsor: <i>Dr Jenni Tudini</i>		Telephone: _____ E-Mail: <i>dr</i> _____		
Address: <i>650 Willardshire Road</i>				
City/PO: <i>East Aurora</i>		State: <i>NY</i>	Zip Code: <i>14052</i>	
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.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>6.522</i> acres		
b. Total acreage to be physically disturbed?		<i>0</i> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>6.522</i> acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input checked="" type="checkbox"/> Parkland				

	NO	YES	N/A
5. Is the proposed action, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>N/a</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>N/a</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>N/a</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Dr Jenni Tudini</u></p>		<p>Date: <u>12/10/19</u></p>
<p>Signature: <u>J. Tudini</u></p>		

The Tudini Family,
650 Willardshire Road,
East Aurora, NY 14052

December 9th, 2019

To whom it may concern,

I am writing this petition letter on behalf of my husband and I, and our three children (8,4,2). It is in reference to the application submitted for an area variance for our property 650 Willardshire Road. We purchased 'Olds House' which was formally part of a much larger farm property in November 2016. We had been looking for a property that would allow us to create a small homestead upon which to raise our children, teaching them sustainability, respect for their environment, and which would allow us to pursue our passion of growing our own produce and raising sustainable food sources for our family.

At the time of purchase, this property was zoned as 'agricultural' and within a 'right to farm' community which was a leading decision behind our purchase. In addition to our home, our property has a large 3000 ft sq barn with stables, open fields and a wooded ravine that runs along our property line. We have established that a previous homeowner kept poultry, livestock and horses here, evidence of which remains in the barn. At this time, as our family moves to the next step in creating our homestead, we have recently come to establish that just 5 months after we purchased the property it was assigned a new zone of 'rural-residential', therefore limiting us in our future plans.

I would therefore like to lay out what we have done thus far in the time that we have owned our property, and what our future endeavors entail. Through acceptance of the requested area variance, it would allow us to continue with our plans to create a sustainable homestead for our family.

In the time that we have owned 650 Willardshire Road we have achieved the following:

- Designated a field that was overgrown and poorly maintained into our 'produce' field. We have planted over a dozen fruit trees to create an orchard, and have this summer planted our fruiting berry bushes. In time we will continue to develop this area and begin growing vegetables for our family. The field had a wire fence that was broken and poorly maintained, and we will be replacing this next year with a post and rail fence that is in keeping with the aesthetic look of both our property and those of our neighbors.
- We have established two thriving bee colonies that are producing raw honey from the pollen harvested from our very own fruit trees which is helping to support a species that is threatened through the use of pesticides and chemicals being used in modern day gardening/farming practices.
- We have also raised chickens that provide us with fresh eggs daily, and twice a year we raise and butcher organic, pastured raised chickens.

Our future plans for our property are laid out below so that you can develop an understanding of how we would like to utilize the space we have available to us in a responsible and respectful way.

- In February we are hoping to welcome two female Highland Cows that have young calves and that will be pregnant. Our intent will be to raise 2-4 cows at a given time that will be butchered once fully grown. The female cows will be bred when appropriate to maintain a self-sustainable source of beef for our family. Highland cows are an incredibly hardy smaller breed of cow that are known to be docile, quiet and can tolerate our winters very well. They would spend their time outside year-round being rotated through the fields that we have and being supplemented with hay as needed. If deemed necessary, we would be able to move them for protection into our pre-existing 3000 sq ft barn that is original to the property. I have included an image of a Highland Cow for those that may not be familiar with this breed of cow (Image 1).
- We would also like to raise 2-4 pigs seasonally from Spring-Fall each year. We have no intent of breeding pigs and would only be raising a small number each year for our own needs. The anticipated location of the pig's pasture and foraging area would be at the back of the property behind our home and adjacent to the barn. It cannot be viewed from the road. The anticipated breed of pig would be Berkshire and again I have included an image for your reference (Image 2).
- Finally, our oldest daughter is an active 4-H member of the local Cornell Cooperative Extension and also an avid horse rider. Although there are no active plans at this time to purchase a horse, we purchased this property with the barn and stables with this as a future possibility. We would like to include this information at the time of this application so that you can understand our complete vision for our homestead as our children grow.

In submitting this application, we would like it to be noted that both my husband and I are veterinarians. We are owners of Fetch the Vet Mobile Veterinary Practice PLLC and are very proud to be actively helping our community through this business. We therefore have both the knowledge to appropriately care for the animals we would have on our property but also the means to take care of their medical needs appropriately. We have carefully researched the needs of the animals which we hope to bring onto our property and have visited with local farmers to discuss their care, space requirements and care during various times of the year given our extremes of weather. The cows and pigs we plan on raising are coming from another local farm which in turn is helping to maintain our local farming community.

We have carefully considered the factors that you review when making this decision and feel that the most significant factor based on our specific application would be the aesthetic look of the property from the road given the few neighbors that we have. We would maintain the post and rail fence that runs along our property line. Where needed, appropriate fencing would be installed to allow for animals to be kept securely, but with respect for the aesthetic appearance of our neighborhood. It goes without saying that it was one of the appeals of our property, and we therefore do not want to diminish how beautiful the area is.

I have included for your reference a few images of our home and our chicken coop as an example of how we carefully integrate our vision for the homestead development into the pre-existing style of the property so that they blend sympathetically into the property. It is a decision that is always at the forefront of our plans (Images 3, 4, 5)

Regarding our neighbor who lives in the adjacent property, there would be no animals residing immediately adjacent to her property line as this is the field that we are already utilizing for home grown produce. Finally, in respect to the impact on the local environment we feel there will be little if any that could be considered negative. Our intent would be to utilize any manure produced and any feed that we use is organic.

We look forward to meeting with you at the Hearing in January and will be happy to answer any questions that you feel we have not answered sufficiently.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Tudini".

Dr Jenni Tudini, on behalf of our family

Image 1:

**HIGHLAND COW &
CALF:**



Image 2:

BERKSHIRE PIG:



Images 3,4,5:

**CHICKEN COOP DESIGNED TO MATCH ARCHITECTURAL
STYLE OF HOME:**



SUPERVISOR
James J. Bach
(716) 652-7590
jbach@townofaurora.com



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

TOWN OF AURORA
Southside Municipal Center
300 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

TOWN COUNCIL MEMBERS
Susan A. Friess
sfriess@townofaurora.com

December 13, 2019

Jeffrey T. Harris
jharris@townofaurora.com

Jenni & James Tudini
650 Willardshire Rd
East Aurora, NY 14052

Jolene M. Jeffe
jjeffe@townofaurora.com

Charles D. Snyder
csnyder@townofaurora.com

The Building Department has reviewed your request to keep large domestic animals on your property at 650 Willardshire Rd. We have denied the request because it fails to meet the requirements of the Town of Aurora Code for keeping of domestic animals in the Rural Residential (RR) zoning district in which it is located. There are approximately 6 undeveloped acres on your property. The code would allow for two cows on 4 acres.

SUPT. OF HIGHWAYS
David M. Gunner
(716) 652-4050
highway@townofaurora.com

Section 116-8.4A(10)(b)

CODE ENFORCEMENT
OFFICER
William R. Kramer
(716) 652-7591
building@townofaurora.com

Required: Not more than two of any other species of domestic animals
Requested: Additional farm animals of 1 horse, two cows (max), four pigs (max)
Variance: 1 horse, two cows, four pigs

ASSESSOR
Roger Pigeon
assessor@townofaurora.com
(716) 652-0011

Section 116-8.4A(10)(b)[2]

Required: The keeping of pigs and cattle shall have at least two acres of undeveloped land per animal.
Requested: 11 acres (13 acres total for the above animals, less the two remaining undeveloped acres on the property)
Variance: 11 acres

DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
chris@townofaurora.com

TOWN ATTORNEY
Ronald P. Bennett

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 and fee, a letter to the ZBA explaining your difficulty, any information to support your need for a variance from the Town Code.

TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

If you have any questions contact us at 652-7591.

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

Sincerely,

Elizabeth Cassidy
Asst. Code Enforcement Officer

FAX: (716) 652-3507
NYS Relay Number:
1(800) 662-1220

§116-8.4 RR Rural Residential

A. Permitted uses.

1. One single-family dwelling or one two-family dwelling with no other dwelling or principal building on the same lot.
2. Church or other place of worship or religious instruction: parish house, rectory; convent in connection with school, all subject to Site Plan Review Regulations of Chapter 95 regardless of the building square footage.
3. Public or Private school accredited by the New York State Education Department, all subject to Site Plan Review Regulations of Chapter 95 regardless of the building square footage.
4. Public park or public playground maintained by the State of New York, County of Erie, or Town of Aurora.
5. Home occupations (as noted in Section 116.8)
6. Customary accessory uses, including but not limited to private residential garages or accessory buildings; and the further accessory uses in residences on Big Tree Road (Rt. 20A), Quaker Road (Rt.20A), Olean Road (Rt. 16) and Buffalo Road (Rt.16) only, professional offices of lawyers, physicians and surgeons, dentists, building architects, public accountants, and professional engineers, located and conducted wholly within the dwelling and incidental to the primary residential use of such dwelling; and further provided that, except for household servants and yardmen not more than one person shall be employed and only as assistant to the professional resident. Furthermore in all cases where such professional offices are established, off street automobile parking shall be provided for all residents, staff and customers of that professional.
7. Group Family Day Cares and Family Day Care Homes as defined and regulated by New York State.
8. Bed and Breakfast as defined by New York Building Code and subject to Site Plan Review Regulations of Chapter 95 regardless of the building sq. footage.
9. Signs, limited in accordance with Section 116-34A.
10. Keeping of domestic animals subject to the following

limitations:

- (a) 6 chickens or other poultry per acre, no roosters, confined to lot boundaries and housed in the rear yard at least 25 feet from any lot line.
- (b) Not more than two (2) of any other species of domestic animals.
 - (1) Keeping of large domestic animals including but not limited to: horses, goats, sheep etc., shall have a minimum of one acre undeveloped land per animal.
 - (2) Keeping of pigs and cattle: Shall have at least two (2) acres of undeveloped land per animal.
- (c) Keeping of manure behind the residence and at a minimum of 60 feet to the side and rear property lines.

11. Apiary limited to five hives.

These agricultural limitations shall only apply to lots improved with a residential structure. RR areas not improved with a residential structure shall be allowed full agricultural uses as stipulated in section 116-8.5 until such time that a residential structure is built on the lot.

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, NY
AND REPLY TO MUNICIPALITY**

Note: Please complete in triplicate. Send original and one copy (with attachments) to Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202. Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: ZR-19-695
Received: 12/13/19

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal Action, such reply must be considered.

Description of Proposed Action

1. Name of Municipality: Town of Aurora

2. Hearing Schedule: **Date** 1/16/2020 **Time** 7:00pm **Location** 300 Glead Ave., E. Aurora, NY

3. Action is before: Legislative Body Board of Appeals Planning Board

4. Action consists of: New Ordinance Rezone/Map Change Ordinance Amendment

Site Plan Variance Special Use Permit Other

5. Location of Property: Entire Municipality Specific as follows 650 Willardshire Road

6. Referral required as Site is within 500' of: State or County Property/Institution Municipal Boundary Farm Operation located in an Agricultural District

Expressway County Road State Highway Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use: (be specific) More domestic farm animals on fewer acres than allowed by Town Code.

8. Other remarks: (ID#, SBL#, etc.) SBL#163.00-3-10

9. Submitted by: Martha Librock, Town Clerk 12/17/2019

300 Glead Ave., E. Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

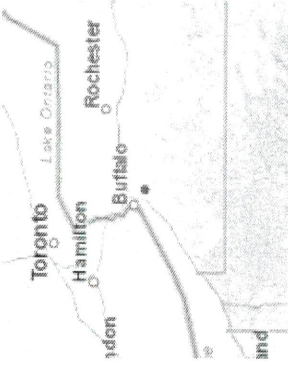
Receipt of the above-described proposed action is acknowledged on 12/26/19. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

- 1. The proposed action is not subject to review under the law.
- 2. Form ZR-3, Comment on Proposed Action is attached hereto.
- 3. The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which is attached hereto.
- 4. No recommendation; proposed action has been reviewed and determined to be of local concern

By the Division of Planning:  Date: 12/26/19



Erie County On-Line Mapping Application



Legend

- Parcels
- Streets and Highways
 - Interstate
 - Primary State Road
 - Secondary State Road
 - County Road
 - Local Road



0 0.07 0.1 Miles

WGS 1984 Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 4,514

Case No. 1350

James & Jennifer Tudini
650 Willardshire Road
East Aurora, NY 14052

Christopher & Jennifer Kelley
1775 North Davis Road
East Aurora, NY 14052

Shirley Duane
680 Willardshire Road
East Aurora, NY 14052

John & Diane Brinkworth
574 Willardshire
PO Box 740
East Aurora, NY 14052

Howard & Patricia Schultz
705 Willardshire Road
East Aurora, NY 14052

Daniel Mania
Jennifer Noah
9 Knob Hill
Orchard Park, NY 14127

Frederick Lippert
655 Willardshire Road
East Aurora, NY 14052

Andrea Ball
607 Willardshire Road
East Aurora, NY 14052

Waterhill Evergreen Holdings
210 Lord Byron Lane
Williamsville, NY 14221