



CASE NO. 1357

DATE OF HEARING 6/25/2020

Town of Aurora Zoning Board of Appeals  
300 Glead 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 Joseph S. Nicosia  
Address 2634 Blakeley Rd  
City S. Wales State N.Y. ZIP 14139  
Phone 716 716 joenie com  
Interest in the property (ex. owner/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 2634 Blakeley Rd S. Wales N.Y. 14139  
SBL# 188.00-2-5.2  
Property size in acres 43.3 Property Frontage in feet 296.60  
Zoning District RR Surrounding Zoning RR  
Current Use of Property residential / farming

#### IV. REQUEST DETAIL

(check all that apply)

\_\_\_\_ Variance from Ordinance Section(s) # height 116-8.4 B2 + 116-170  
\_\_\_\_ Special Use Permit for: \_\_\_\_\_  
\_\_\_\_ Use Variance for: \_\_\_\_\_  
\_\_\_\_ Interpretation of \_\_\_\_\_

**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)

*Pole barn needs to be 16' tall to allow a 14' door to accomodate my motorhome*

**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)

USA 1 BRASSARD  
FROM THE STATE OF NEW YORK  
County of Oneida  
My Commission Expires Nov 1 2011

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



TOWN CLERK  
Martha L. Libroek  
(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)

TOWN COUNCIL MEMBERS

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

*This institution is an equal  
opportunity provider and employer.*

Joseph Nicosia  
2634 Blakeley Rd  
South Wales, NY 14139

4/14/2020

Re: Accessory building at 2634 Blakeley Rd. mean height variance and door height variance

Joseph,

The Building Dept. has reviewed your plans for an accessory building at 2634 Blakeley Rd. Your proposed building does not meet the zoning regulations for accessory buildings as specified in the Rural Residential Zoning District. We therefore request that you apply to the Town Zoning Board of Appeals for an area variance if you wish to continue with this project.

116-8.4B2  
Required: Mean Height not to exceed 15'.  
Requested: 19.5' mean height  
Variance required: 4.5' height variance.

116-17D  
Required: Garage door not more than 9'  
Request: 14' high overhead door  
Variance Required: 5'

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

# 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.: \_\_\_\_\_

Received: \_\_\_\_\_

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

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**2. Hearing Schedule:**      **Date** 6/18/2020      **Time** 7pm      **Location** 300 Glead Ave., E. Aurora, NY

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**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      2634 Blakeley Road PO S. Wales

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**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)**      Accessory building height more than allowed by code; garage door higher than allowed by code

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**8. Other remarks: (ID#, SBL#, etc.)**      SBL#188.00-2-5.2

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**9. Submitted by:**      Martha L. Librock, Town Clerk      May 18, 2020

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300 Glead Avenue, E. Aurora, NY 14052

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### Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 5/18/20. 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.  Comment on proposed action is attached hereto.
3.  The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4.  No recommendation; proposed action has been reviewed and determined to be of local concern

By the Division of Planning: Sarah E. Gatti - signed electronically      Date: 5/19/20

## 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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <i>Nicosia Pole Barn</i>							
Project Location (describe, and attach a location map): <i>2634 Blakeley Rd S. Wales N.Y. 14139</i>							
Brief Description of Proposed Action: <i>Pole barn construction</i>							
Name of Applicant or Sponsor: <i>Joseph S. Nicosia</i>		Telephone: <i>6</i>					
Address: <i>2634 Blakeley Rd</i>		E-Mail: <i>jo...com</i>					
City/PO: <i>S. Wales</i>		State: <i>NY</i>	Zip Code: <i>14139</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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" 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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </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?		<i>.06</i> acres					
b. Total acreage to be physically disturbed?		<i>.07</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>43.3</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 type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?	<table border="1"> <thead> <tr> <th data-bbox="1222 170 1304 212">NO</th> <th data-bbox="1222 212 1304 254">YES</th> <th data-bbox="1222 254 1304 304">N/A</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 170 1385 212">NO</th> <th data-bbox="1304 212 1385 254">YES</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<table border="1"> <tbody> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 304 1385 346">NO</th> <th data-bbox="1304 346 1385 388">YES</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>									
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7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	<table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 388 1385 430">NO</th> <th data-bbox="1304 430 1385 493">YES</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>									
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8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 493 1385 535">NO</th> <th data-bbox="1304 535 1385 598">YES</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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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: _____ _____	<table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 661 1385 703">NO</th> <th data-bbox="1304 703 1385 766">YES</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>									
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10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: <u>NO WATER NEEDED</u>	<table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 787 1385 829">NO</th> <th data-bbox="1304 829 1385 892">YES</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>									
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11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: <u>not needed</u>	<table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 924 1385 966">NO</th> <th data-bbox="1304 966 1385 1029">YES</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>									
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12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	<table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 1060 1385 1102">NO</th> <th data-bbox="1304 1102 1385 1165">YES</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
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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?  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: _____ _____	<table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 1186 1385 1228">NO</th> <th data-bbox="1304 1228 1385 1291">YES</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
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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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" 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?	<table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 1522 1385 1564">NO</th> <th data-bbox="1304 1564 1385 1627">YES</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>									
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16. Is the project site located in the 100 year flood plain?	<table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 1606 1385 1648">NO</th> <th data-bbox="1304 1648 1385 1711">YES</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>									
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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  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	<table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th data-bbox="1304 1669 1385 1711">NO</th> <th data-bbox="1304 1711 1385 1774">YES</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>									
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NO	YES																
<input checked="" type="checkbox"/>	<input type="checkbox"/>																

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)? If Yes, explain purpose and size: _____ _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Joseph S. Nicotia</u>	Date: <u>3/11/2020</u>	
Signature: <u><i>Joseph S. Nicotia</i></u>		

19 CH. = 1254' R.  
1271.80' M.

SEE EASEMENT TO  
IRCOUOIS GAS CORP  
L 7287, P 318

Easement Released  
(See attached)  
40' 23' height

1 STORY  
FRAME HOUSE  
NO 2634

FRAME  
GARAGE

71.04

SEE  
DETAIL

WATER  
WELL

SEE EASEMENT  
TO NEW YORK STATE  
ELECTRIC & GAS CORP & NYT CO  
L 6083, P. 313

FND REBAR  
(4/2/03)

SERV POLE 2 3S  
(NYSEG  
170-1  
NYT  
515-1)

SERV POLE  
(NYSEG  
170-2  
NYT  
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E GRAVEL  
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SE COR OF  
LOOMAN,  
L 315, P 147

(7/10 4/2/03) SET  
REBAR

112.74

101.00' 00"

296.60'

174° 50' 00"

97.26'

SET  
REBA

# BLAKELEY CORNERS

(ALSO KNOWN AS CENTERLINE ROAD)

(66' WIDE)

# ROAD

3/10





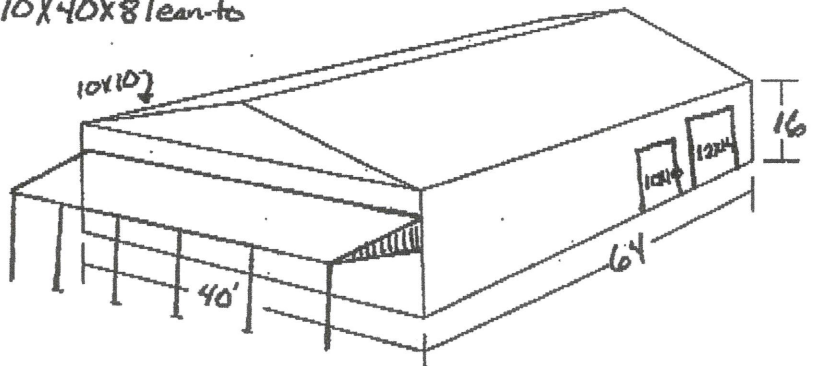
Joenic 214@GMAIL.COM  
 Lake Shore Metal, LLC  
 10694 Ridge Rd. (Rt. 104)  
 Medina, NY 14103  
 PH. (585) 798-2744  
 FAX (585) 798-3871

Name: Joe Nicosia  
 Address: 2634 Blakely Rd  
 City/St/Zip: South Wales NY 14139  
 Job Location: \_\_\_\_\_

Date: 3.10.20 Quota good for 30 days.  
 Phone: 716 \_\_\_\_\_  
 Job Name: \_\_\_\_\_

**Building Specifications**

Dimensions (width x length x bottom chord height): 40x64x16 w/  
10x40x8 lean-to Pitch= 4/12  
 Overhang: 12"  
 Truss spacing: 4' o.c.  
 Factory engineered trusses  
 2x4 Roof and sidewall purlin spacing: 24" o.c.  
 Top plate size: Double 9 1/4"  
 Sidewall post spacing: 8' o.c.  
 End wall post spacing: 8'  
 Post embedding: 80# x 2 = 160#  
 Engineered columns:  3 ply 2x6  4 ply 2x6  
 Skirt board: 2x8 Pressure treated  
 Roofing: 27 Gauge Everlast Omni ✓ \_\_\_\_\_ Color \_\_\_\_\_  
 Siding: 27 Gauge Everlast Omni ✓ \_\_\_\_\_ Color ?  
 Wainscoting (if selected) ✓ \_\_\_\_\_ Color 48" Height \_\_\_\_\_  
 Walk door(s) 2 Glass   R.H.  L.H. 9 Lite  
6 Windows 3 x 4 Single Hung  
 Overhead door(s): 1 - 12 x 14 2 - 10 x 10 Description Openings only  
 Vented ridge cap  Vented eaves  Bubble insulation below roofing metal



Description / Options	
(1) Pole building package as specified above	
<u>Lean-to w/ roof, soffits, header wrap, + ceiling</u>	
<u>Gutters and Downspouts included</u>	
	\$28,325.00
	8 3/4% Tax \$2,478.44
	Site work N/A
Labor quote is an estimate only and may change according to availability. Labor	\$16,000
	\$46,803.44

Payment terms:  
 50% due with order placement. 40% upon final delivery of materials, prior to delivery and installation of garage doors. 10% when completed.

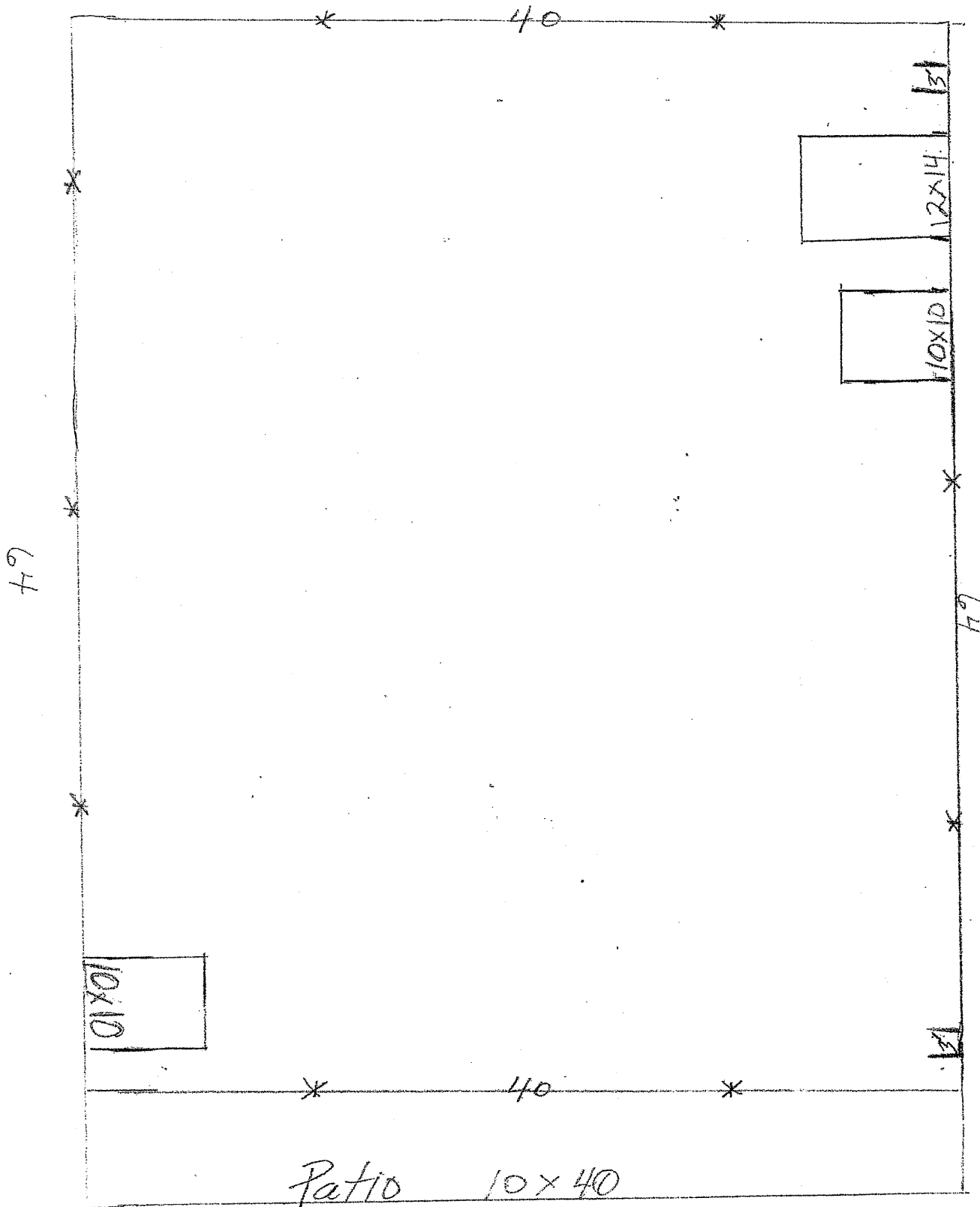
Quotation prepared by: Steven Jay Huber for Lake Shore Metal LLC  
 Quotation accepted by: \_\_\_\_\_ Date: \_\_\_\_\_  
 Customer Signature

Customer responsible for any additional costs for removal of large rocks, debris, etc.

Total: \$ \_\_\_\_\_ Less Deposit: \$ \_\_\_\_\_ Balance: \$ \_\_\_\_\_

Thank You!

# Blakeley Rd

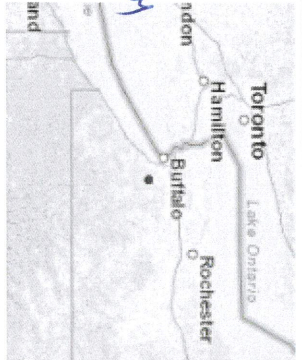




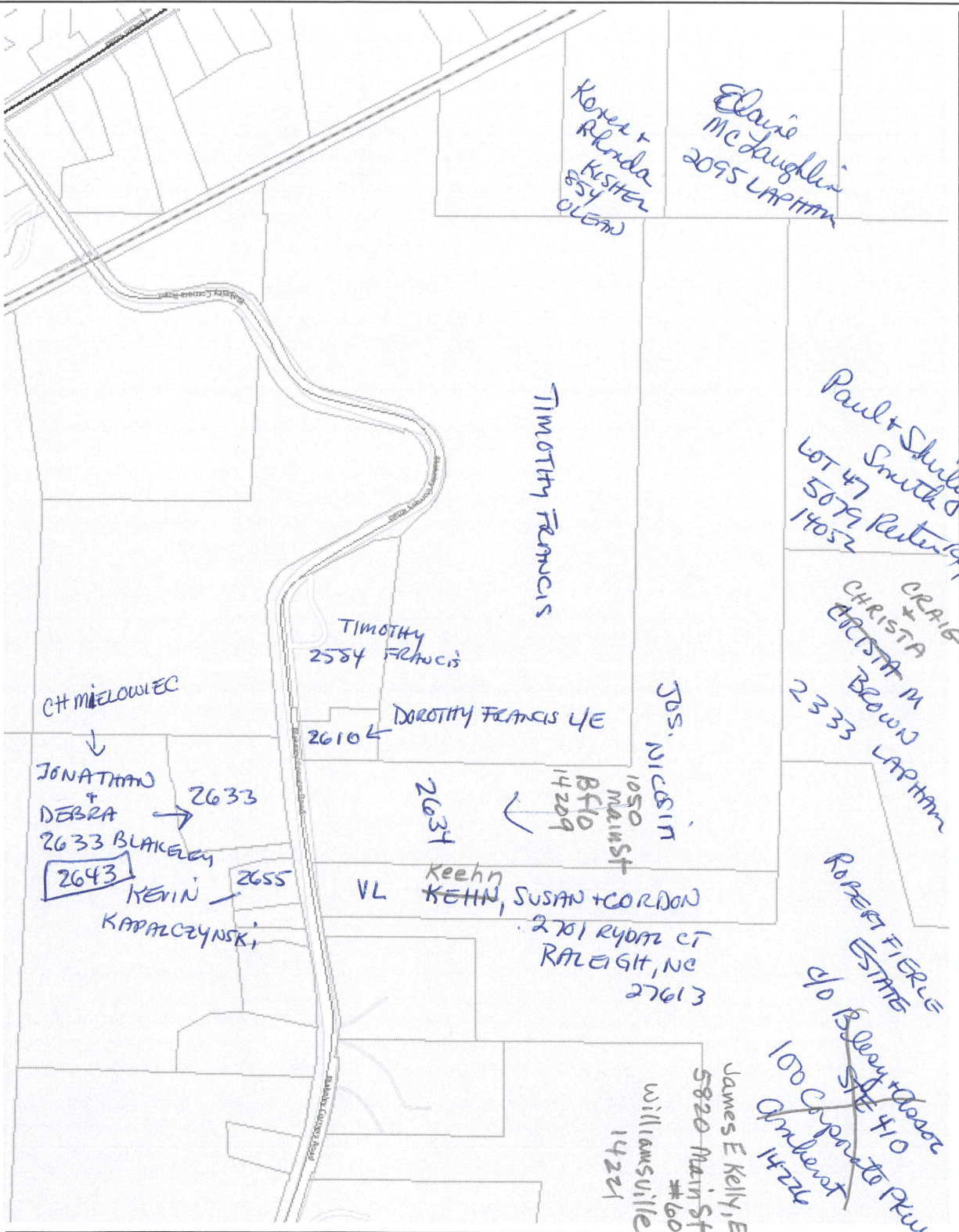


# Erie County On-Line Mapping Application

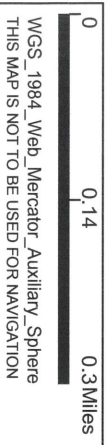
CADP/PA



1357



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



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 : 9,028

