



CASE NO. 1400

DATE OF HEARING 4/21/22

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 DEREK Sullivan Ruffalo Bengolow
Address 549 Winslow RD
City Elma State NY ZIP 14059
Phone 716- [redacted] ix _____ Email [redacted]
Interest in th _____ /purchaser/developer) Builder

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

Property Owner(s) Name(s) Corey + Mary Santavocito
Address 3496 Parkwood Common
City Hamburg State NY ZIP 14075
Phone 716- [redacted] ix _____ Email Core [redacted]@csi.com

III. PROPERTY INFORMATION

Property Address 1542 [redacted] Blakeley
SBL# TBD
Property size in acres 0.261 Property Frontage in feet 261
Zoning District RR Surrounding Zoning RR
Current Use of Property VACANT LAND

IV. REQUEST DETAIL

(check all that apply)
 Variance from Ordinance Section(s) # 116 - 8.4E (1)
 Special Use Permit for: _____
 Use Variance for: _____
 Interpretation of _____

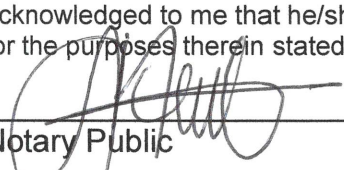
V. SIGNATURES (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 5)


Signature of Applicant/Petitioner

DEREK SULLIVAN
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 16th day of March in the year 2022 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.


Notary Public

(Notary stamp)

LOURDES P. FREIERT
01FR6066637
Notary Public, State of New York
Qualified in Erie County
My commission expires NOVEMBER 19th, 2025

Office Use Only: Date received: 3/17/22 Receipt #: 385666 \$100.00
Sullivan DTC

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 _____



549 Winspear rd. Elma NY 14059 * 716-864-6785 * Mybuffalobungalow.com

3/14/22

RE: TBD Blakeley Rd. set back Variance

Owners: Corey & Mary Santonocito

Dear Variance review,

Buffalo Bungalow is the builder/agent hired by the owners of ¹⁵⁴²TBD Blakeley Rd. Please see the attached documents: plans, survey, plot, topo, drainage etc. regarding the proposed new residential build at TBD Blakeley East Aurora 14052.

We are looking to stay at a setback of 47.36 to keep with the front setback of our immediate neighbor {yellow house} to the left. If we try to comply with the 75' setback we will be behind this house looking in their windows. Client would like to just match their neighbors set back for symmetry & privacy.

Sincerely,

Derek Sullivan



Corey Santonocito

3496 Parkwood Common, Hamburg, NY 14075* corey.santonocito@usi.com* 716.903.2757

3/15/2022

RE: TBD Blakeley Road Set Back Variance Request

Owners: Corey & Molly Santonocito

Dear Variance Reviewer,

I give permission to Derek Sullivan from Buffalo Bungalow to act as our agent with regards to the variance request to have the stay at a setback of 47.36 to keep with the front of setback of our immediate neighbor {yellow house} to the left for symmetry and privacy reasons.

Best Regards,

A handwritten signature in black ink, appearing to read 'Corey Santonocito', with a stylized flourish at the end.

Corey Santonocito

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)

*WE WOULD LIKE TO KEEP A SET BACK OF 47.36 TO KEEP
TO LIVE WITH OUR IMMEDIATE NEIGHBOR TO OUR LEFT.*

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)

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



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

TOWN OF AURORA

Aurora Municipal Center

575 Oakwood Avenue, East Aurora, NY 14052

www.townofaurora.com

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(716) 652-8866
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Jeffrey P. Markello
Anthony DiFilippo IV

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

FAX: (716) 652-3507

March 16, 2022

Derek Sullivan
Buffalo Bungalo
549 Winspear Rd
Elma, NY 14059

RE: 1542 Blakeley Rd

Derek:

The Building Department has reviewed your request to construct a new residence at 1542 Blakeley Rd for your clients Corey and Mary Santonocito. The request has been denied because it fails to meet the Aurora Town Code requirements for the front yard setback in the Rural Residential Zoning District in which it is located.

Section 116-8.4E(1) Front Yard Depth or Setback
Required: A minimum of 75' from the street right-of-way
Requested: Front yard setback of 47'
Variance: 28'

This letter serves as notice that we have received the application and fee for the Zoning Board of Appeals. You will receive notification from the Town Clerk with the date and time of the hearing next month. If you have any questions, please contact our office at 652-7591.

Sincerely,



Elizabeth Cassidy
Code Enforcement Officer

Short Environmental Assessment Form

Part 1 - Project Information

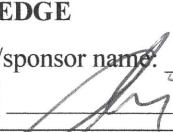
Instructions for Completing

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: <u>1542 FBD Blakeley (Santovucito Family)</u>			
Project Location (describe, and attach a location map): <u>1542 FBD Blakeley RD.</u>			
Brief Description of Proposed Action: <u>Set back Variance of 97.36 AS OPPOSED TO 75' SETBACK.</u>			
Name of Applicant or Sponsor: <u>DEREK SILLMAN</u>		Telephone: <u>[REDACTED]</u>	
		E-Mail: <u>[REDACTED].com</u>	
Address: <u>599 Winsler RD</u>			
City/PO: <u>ETMO</u>		State: <u>N.Y.</u>	Zip Code: <u>19059</u>
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			NO <input type="checkbox"/>
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.			YES <input checked="" type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other governmental Agency?</u>			NO <input type="checkbox"/>
If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3.a. <u>Total acreage of the site of the proposed action?</u>		<u>-1</u> acres	
b. <u>Total acreage to be physically disturbed?</u>		<u>1/2</u> acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		<u>0</u> acres	
4. <u>Check all land uses that occur on, adjoining and near the proposed action</u>			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	<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. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: <i>N/A</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u>	<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. <u>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?</u>	<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. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> 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. <u>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?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. <u>Is the project site located in the 100 year flood plain?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <i>will be on slash block + low to foot of yard</i>	<input 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>_____</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>_____</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>_____</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>DEREK Sullivan</u> Date: <u>3/14/22</u></p> <p>Signature: <u></u></p>		

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7206 PROVISION 2 OF THE ENGINEERING LAW.
 ● SET OR EX. 5/8" REBAR

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE

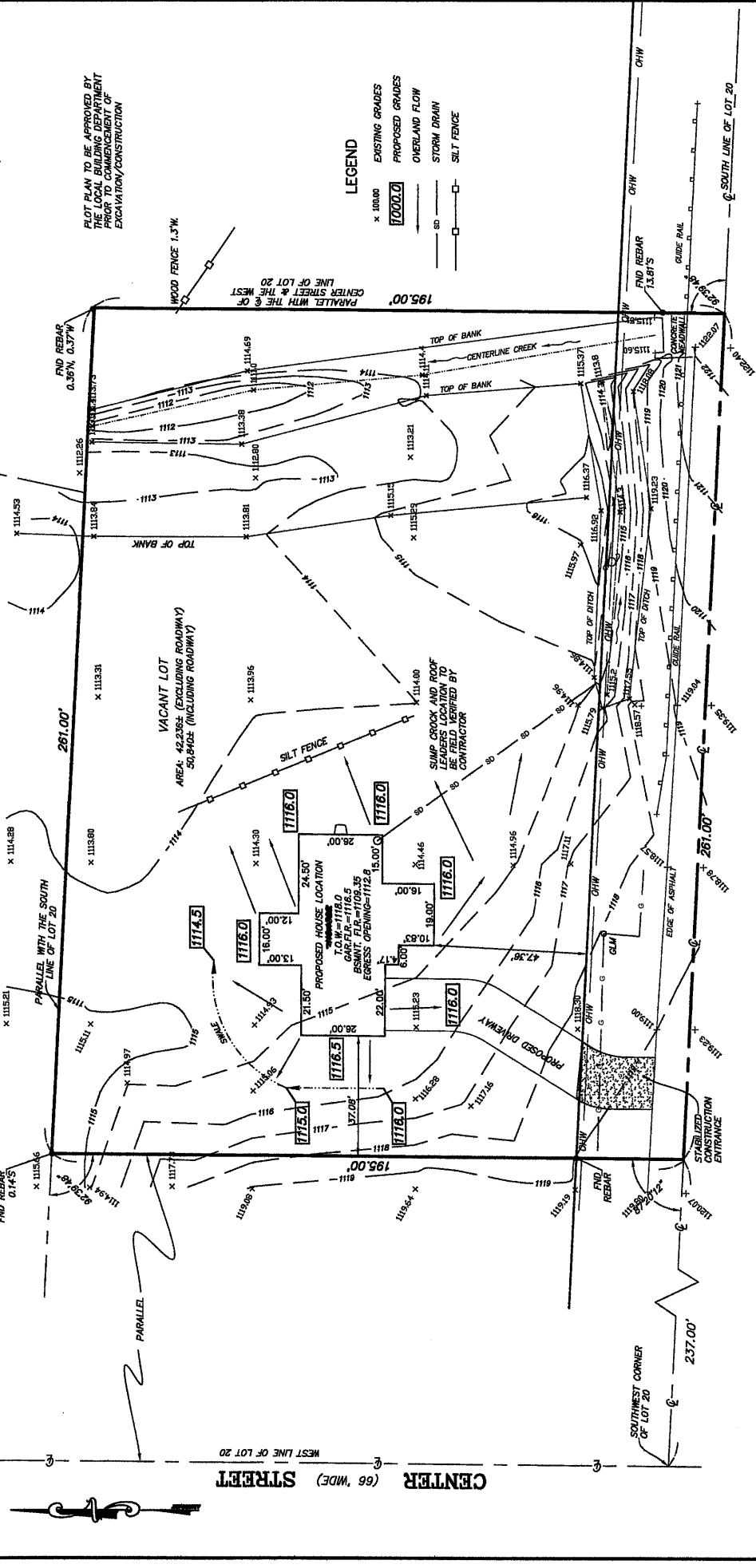
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GPI

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 4600 GARDNER STREET, SUITE 100
 BUFFALO, NEW YORK 14223
 (716) 633-4844 FAX 633-4840

BLAKELEY CORNERS (66' WIDE) ROAD

GRADING PLAN OF
 PART OF LOT 20, TOWNSHIP 9, RANGE 6
 HOLLAND LAND COMPANY'S SURVEY
 TOWN OF AURORA, ERIE COUNTY, NEW YORK

PROPERTY IS SUBJECT TO RIGHT OF WAY TO NEW YORK STATE
 ELECTRIC & GAS CORP., L.2237, PG.469 FOR POLE LINE

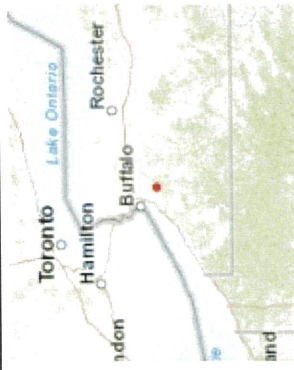
DATE	REVISION/TYPE

Job No. 9805
 Scale: 1" = 30'

Date: FEBRUARY 28, 2022
 Tax No. 187.00-3-18.2



Erie County On-Line Mapping Application



Legend

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

0 0.02 0.0Miles
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

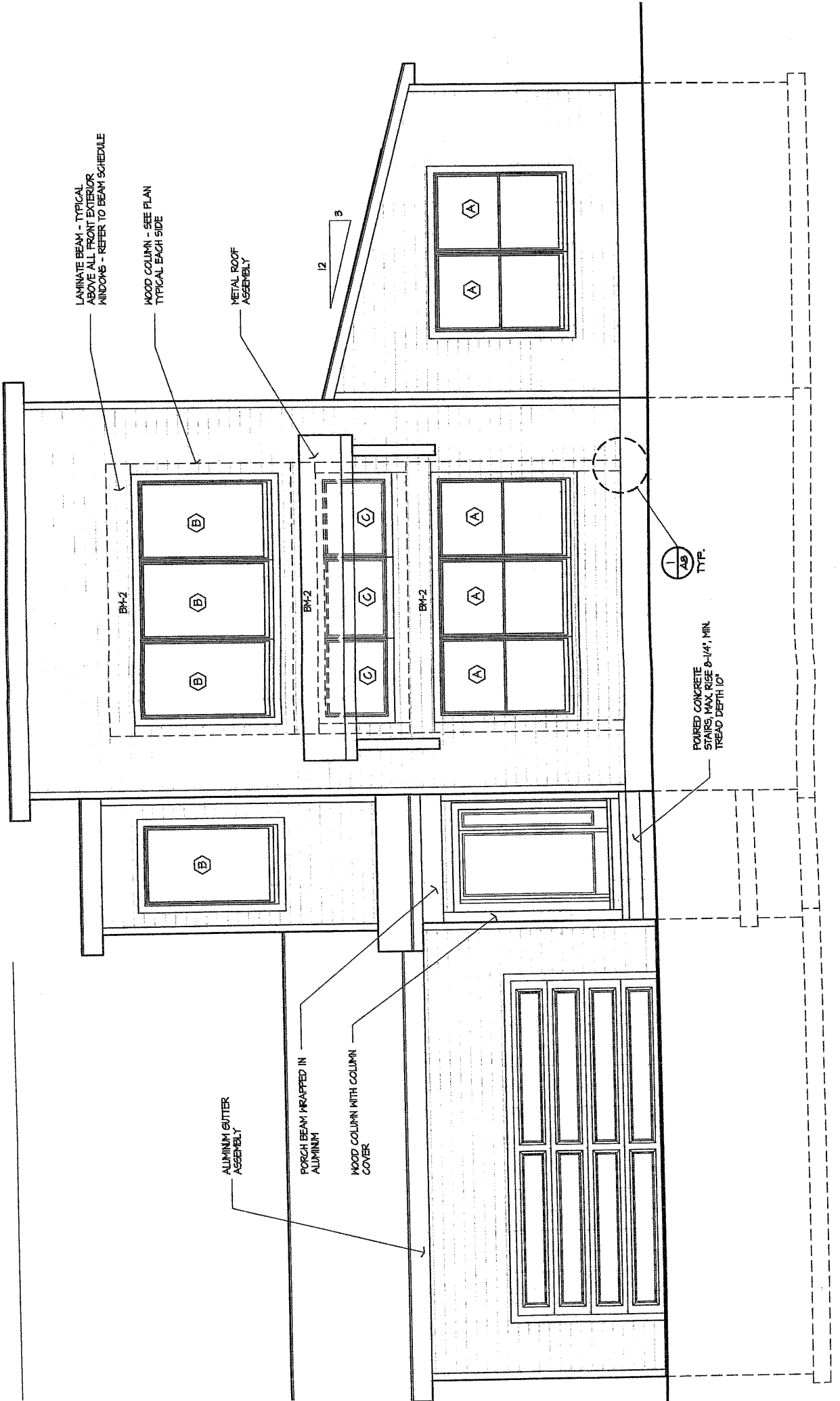
ERIE COUNTY
 DEPARTMENT OF ENVIRONMENT & PLANNING
 OFFICE OF GIS

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.

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ZBA 1542 Blakeley

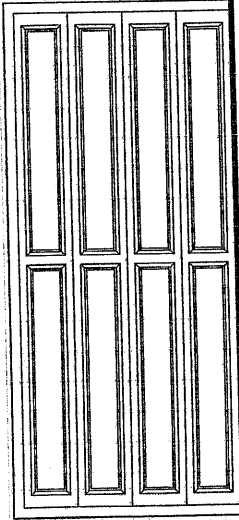
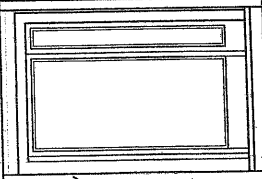
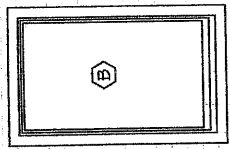
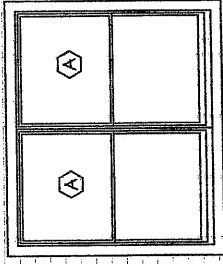
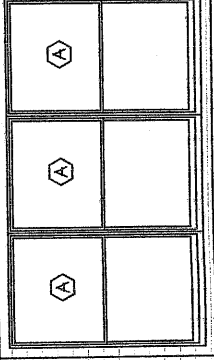
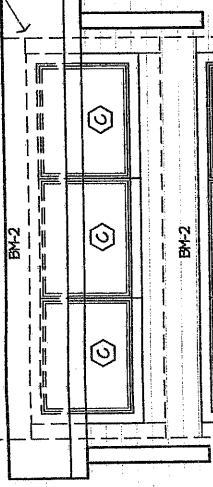
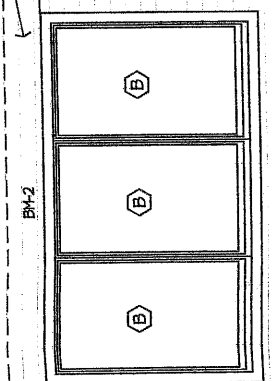




LAMINATE BEAM - TYPICAL
ABOVE ALL FRONT EXTERIOR
WINDOWS - REFER TO BEAM SCHEDULE

WOOD COLUMN - SEE PLAN
TYPICAL EACH SIDE

METAL ROOF
ASSEMBLY



ALUMINUM GUTTER
ASSEMBLY

PORCH BEAM WRAPPED IN
ALUMINUM

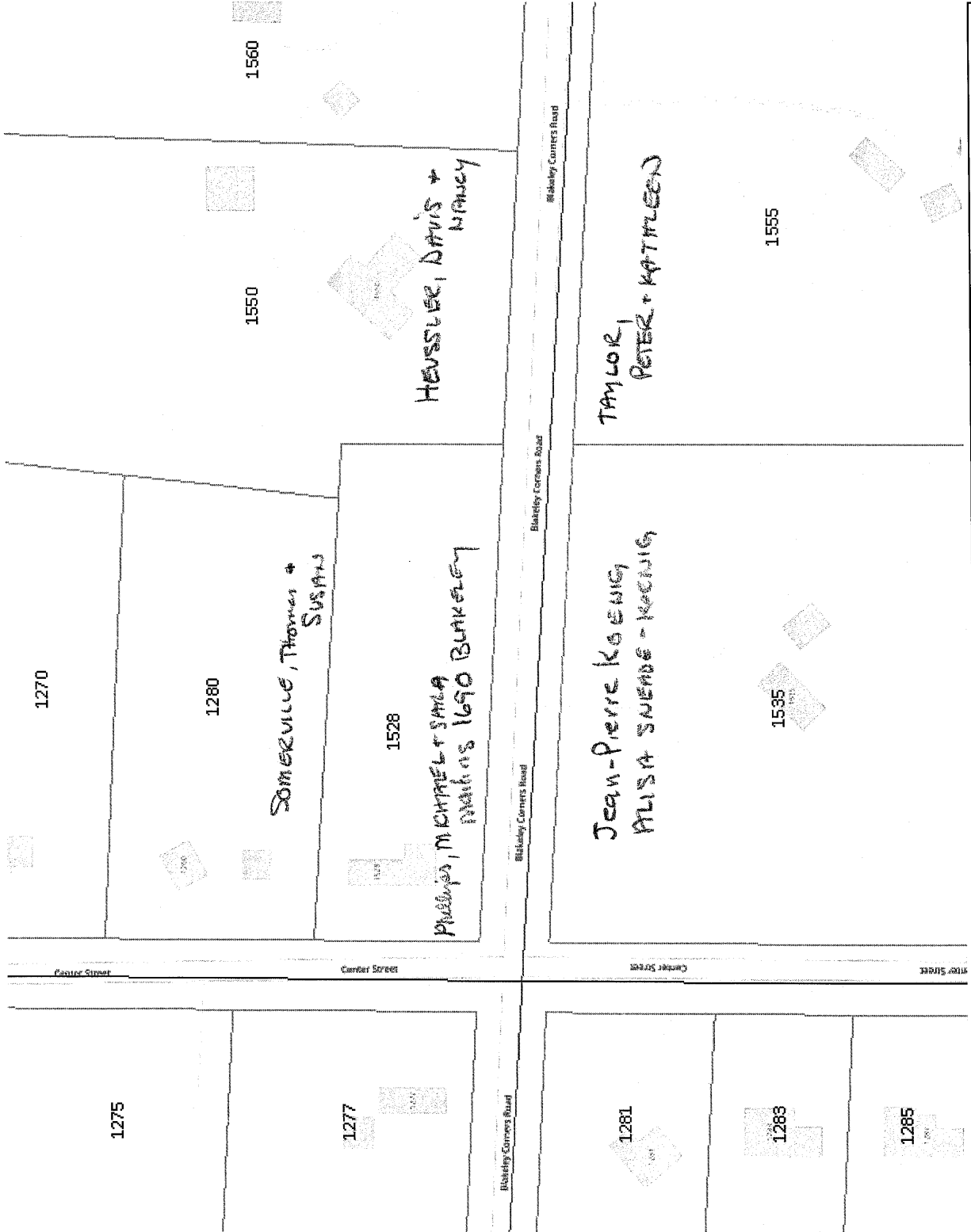
WOOD COLUMN WITH COLUMN
COVER



POURED CONCRETE
STAIRS, MAX. RISE 8-1/4", MIN.
TREAD DEPTH 10"

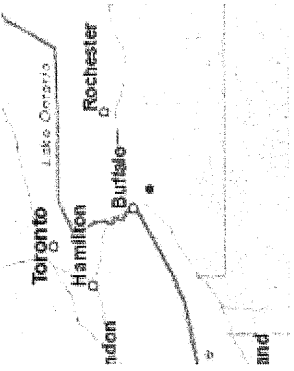


Erie County On-Line Mapping Application



Legend

- Parcels
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0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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1: 2,257

