



CASE NO. 1441  
DATE OF HEARING 7/20/23

Town of Aurora Zoning Board of Appeals  
575 Oakwood 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 ART FARM EA LLC / Sheila M. Petrocy  
Address 431 Quaker Road  
City East Aurora State NY ZIP 14052  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email hark il.com  
Interest in the property (ex: owner/purchaser/developer) Owner

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

Property Owner(s) Name(s) Sheila M. Petrocy / ART FARM EA LLC  
Address 431 Quaker Road  
City EAST AURORA State NY ZIP 14052  
Phone (716) \_\_\_\_\_ ix \_\_\_\_\_ Email hark il.com

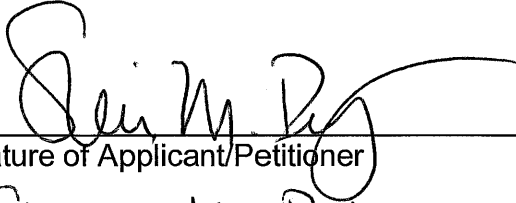
#### III. PROPERTY INFORMATION

Property Address 431 Quaker Road, East Aurora, NY  
SBL# 175.06-3-2 14052  
Property size in acres 1.4 Acres Property Frontage in feet 181.54  
Zoning District R1 Surrounding Zoning Varies - Residential & Commercial  
Current Use of Property Residential R1/C3/R2

#### IV. REQUEST DETAIL

(check all that apply)  
 Variance from Ordinance Section(s) # Shed Past Front line of house  
 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 )



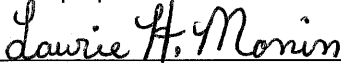
Signature of Applicant/Petitioner

Sheila M. Petrocy

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 13 day of June in the year 2023 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.

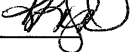


Notary Public

(Notary stamp)

LAURIE H. MONIN  
Notary Public, State of New York  
Registration No. 01MO6304887  
Qualified in Erie County  
Commission Expires June 02, 2026

Office Use Only:

Date received: 6/13/23 cash \$100 Receipt #: 568350 

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)

I have placed a new shed on my property next to my main driveway, to store property maintenance equipment, including lawn mowing and snow removal equipment. I had issues with snow removal for the past two years and need to procure my own tractor to do so. Other areas near driveway appear vacant, but there are a group of oak trees and my vegetable beds. Since I have acquired the property, I have been repairing and restoring it to be attractive from the roadside. The shed is tucked into an area with trees, and does not obstruct traffic.

**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)



**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y.  
AND REPLY TO MUNICIPALITY**

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at [www.Erie.gov/IRonline](http://www.Erie.gov/IRonline), OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: \_\_\_\_\_

Postmark/Delivery Date: \_\_\_\_\_

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 l - m  
A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

Description of Proposed Action

**1. Name of Municipality:** Town of Aurora

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.

If the county fails to reply within such period, the referring body may take final action.

However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)

The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

**2. Hearing Schedule:**      **Date** 7/20/2023      **Time** 7:15pm      **Location** 575 Oakwood 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       Address: 431 Quaker Road

**5a. S.B.L. of Property:**      175.06-3-2

**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:**      Accessory building (shed) in front yard of residence and closer to ROW than allowed by Town Code  
*(specify the action, such as the scope of variances or site plans)*

**8. Other remarks:** \_\_\_\_\_

**9. Submitted by:** Martha Librock, Town Clerk      **Email:** townclerk@townofaurora.com

**10. Return Address:** 575 Oakwood Ave., East Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on \_\_\_\_\_. 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:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

Aurora Municipal Center  
575 Oakwood Avenue, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

### TOWN COUNCIL MEMBERS

Charles D. Snyder  
[csnyder@townofaurora.com](mailto:csnyder@townofaurora.com)

Luke Wochensky  
[lwochensky@townofaurora.com](mailto:lwochensky@townofaurora.com)

James F. Granville  
[jgranville@townofaurora.com](mailto:jgranville@townofaurora.com)

Joseph M. McCann  
[jmccann@townofaurora.com](mailto:jmccann@townofaurora.com)

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

CODE ENFORCEMENT  
OFFICER  
Elizabeth Cassidy  
(716) 652-7591  
[building@townofaurora.com](mailto:building@townofaurora.com)

ASSESSOR  
Roger P. Pigeon  
[assessor@townofaurora.com](mailto:assessor@townofaurora.com)  
(716) 652-0011

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

TOWN ATTORNEY  
Brigid M. Maloney

TOWN JUSTICE  
Jeffrey P. Markello  
Anthony DiFilippo IV

HISTORIAN  
Robert L. Goller  
(716) 652-7944  
[historian@townofaurora.com](mailto:historian@townofaurora.com)

FAX: (716) 652-3507

ART FARM EA, LLC  
Attn: Sheila Petrocy  
431 Quaker Rd  
East Aurora, NY 14052

Sheila:

The Building Department has reviewed the placement of an accessory building at your property at 431 Quaker Rd. The location has been denied because it fails to meet the code requirements for an accessory building in the R1 Zoning District in which your property is located.

Section 116-8.1E(4) & 116-18A(1)

Required: No accessory building/structure shall be erected in the front yard.

Requested: Accessory building in the front yard

Variance: Accessory building in the front yard

Section 116-8.1E(1)

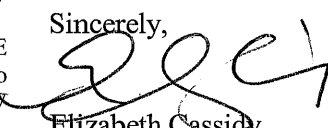
Required: Front yard depth or setback is a minimum of 75' from the street right-of-way.

Requested: Accessory building 16' from ROW

Variance: 59'

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 next available hearing. If you have any questions, please contact our office at 652-7591.

Sincerely,



Elizabeth Cassidy

Code Enforcement Officer

*This institution is an equal*

*opportunity provider and employer.*

## 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: Shed in front yard							
Project Location (describe, and attach a location map): 431 Quaker Rd							
Brief Description of Proposed Action: Placed a prebuilt shed in front of the house on the property							
Name of Applicant or Sponsor: Sheila M. Petrocy		Telephone: _____					
		E-Mail: ha _____					
Address: 431 Quaker Rd							
City/PO: East Aurora		State: NY	Zip Code: 14052				
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 governmental Agency? If Yes, list agency(s) name and permit or approval: <div style="text-align: center; font-size: 1.2em; margin-top: 10px;">Building Permit</div>			<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 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"/>						
3.a. Total acreage of the site of the proposed action?		1.4 acres					
b. Total acreage to be physically disturbed?		192 sq. ft. acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.4 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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							

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input 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: _____ _____	<input type="checkbox"/>	<input checked="" 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: _____ _____	<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: _____ _____	<input checked="" type="checkbox"/>	<input 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?  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 checked="" type="checkbox"/>	<input type="checkbox"/> <input 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? 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 checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>







# Wunderbar Structures

36 Industrial Park Blvd.

Loganton, PA 17747

Phone: 570-725-3439

wunderbarstructures.com

Sales Person: Cory

Building Size 12x18

Building Style A-frame Classic

Building Color White

Trim Color Windows - Black  
White Everywhere Else

Roof Color Black

Doors 1-5' Round Top Doors  
w/ Glass  
(Black Hardware)

Windows  
 White 2 - 24x27" (Back)

Brown 4-24x36" (Front + Sides)

Ridge Vent NO

End Vents Yes

Shutters Trimmed

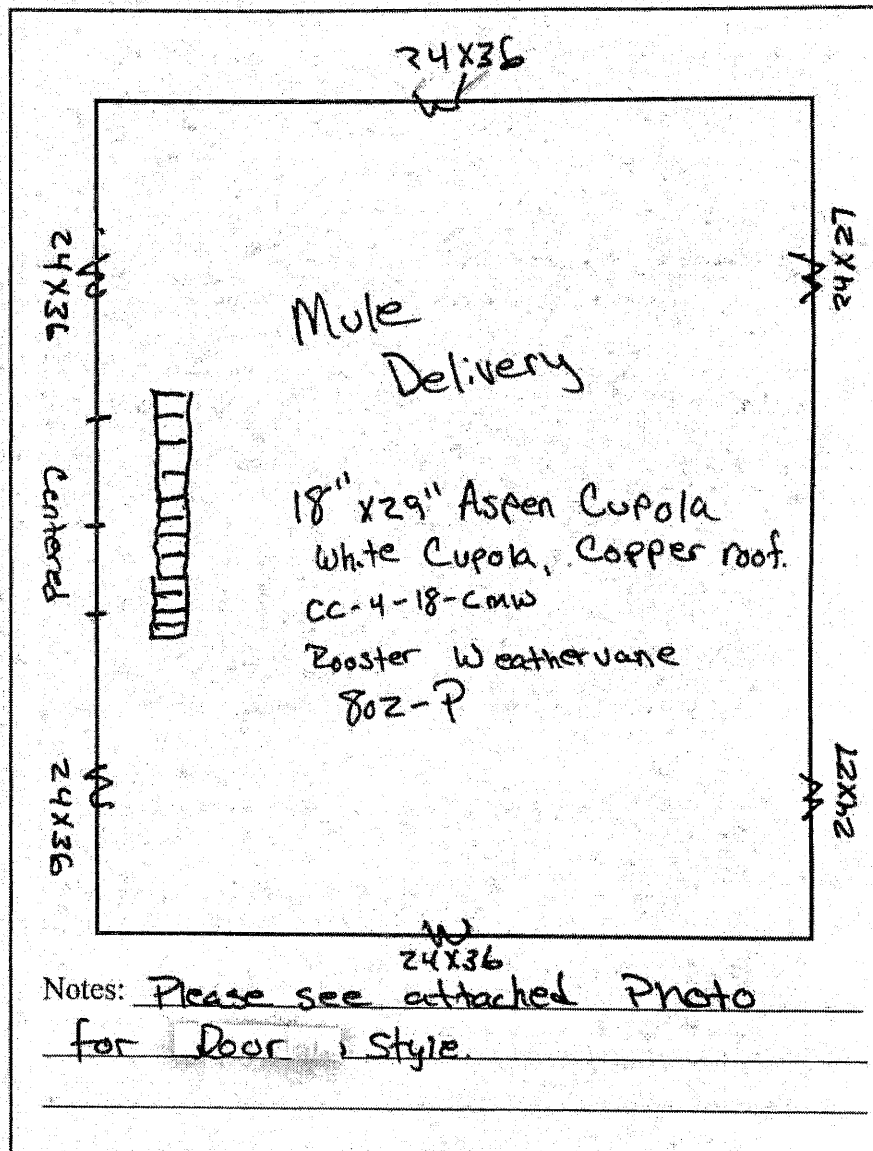
Price	\$	<u>9093</u>
Option 1 1-6' Dormer	\$	<u>660</u>
Option 2 1- Cupola	\$	<u>435</u>
Option 3 18" x 29" Finials	\$	<u>200</u>
Option 4 1- Rooster	\$	<u>206</u>
Option 5 Weather vane	\$	
Option 6 3% Discount	\$	<u>-312</u>
Sub Total	\$	
Tax <u>NY Sale</u>	\$	
Total Price	\$	<u>10,282</u>
Deposit <u>20%</u>	\$	<u>2056</u>
Balance	\$	<u>8226</u>
Amount Financed	\$	

No. 001368

Name Joe Braunscheidel  
Billing Address SAME As Delivery  
Address 431 Quaker Unit 1  
East Aurora NY 14052  
Phone # 716-550-9425  
Email Joebraunscheidel@gmail.com

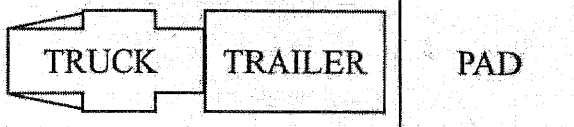
Smartside  
Vinyl  Board & Batten  B&B  Smartside

Order Date 4/4/23  
Delivery Date 3-6 weeks  
Roof Measurements \_\_\_\_\_

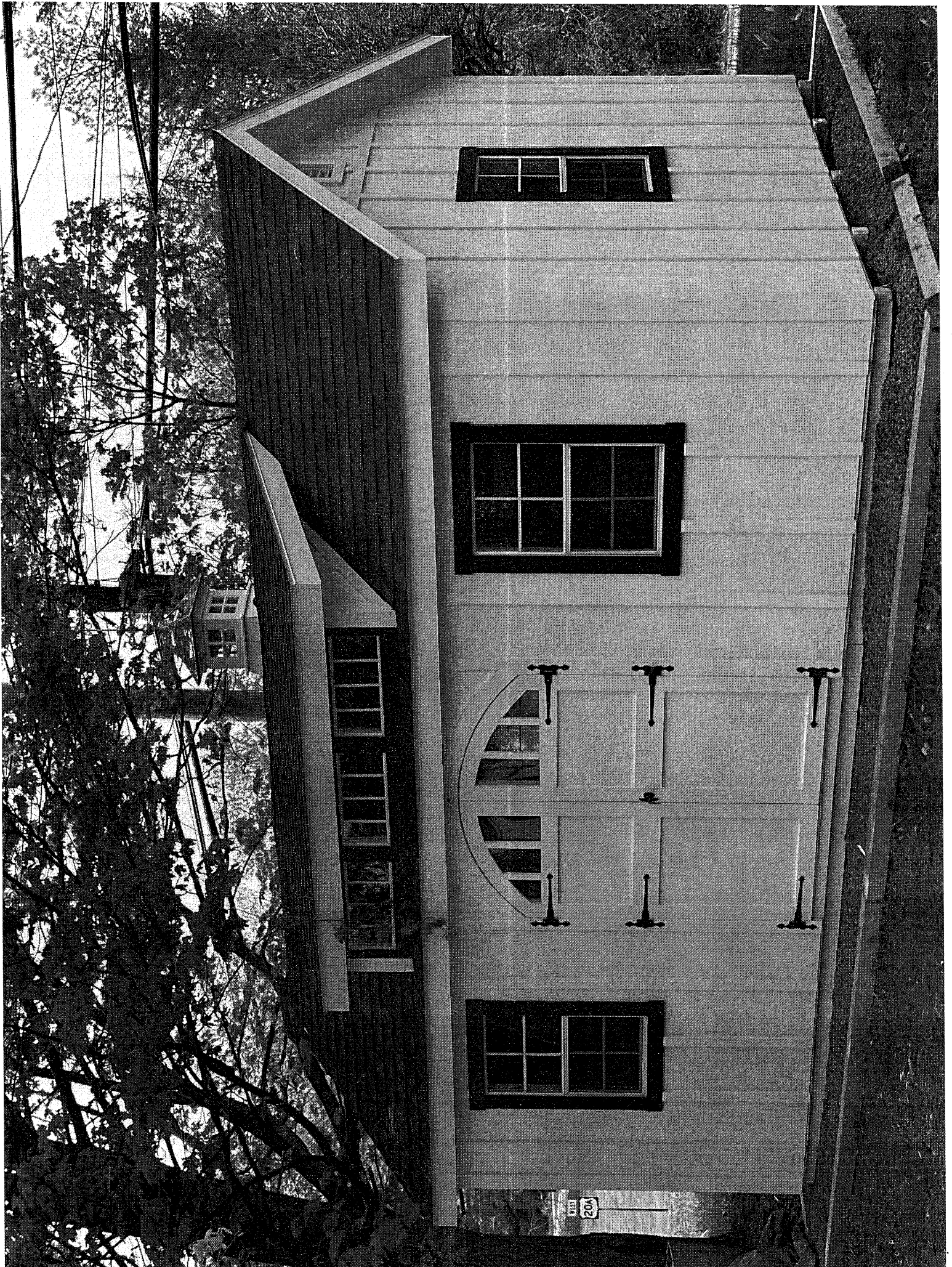


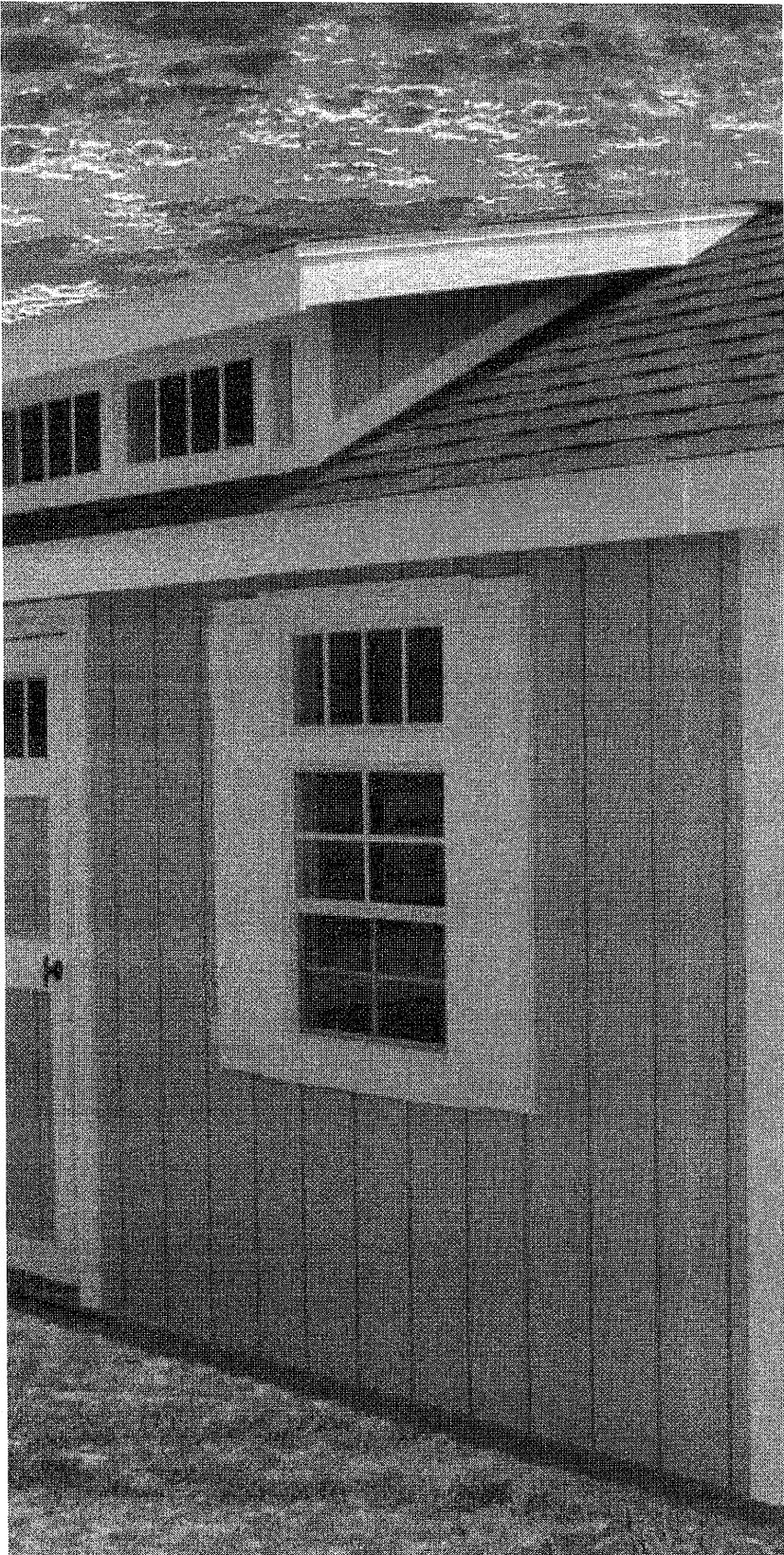
Notes: Please see attached photo  
for Door Style.

NOTE: Not responsible for damage to shrubbery, lawns, trees, driveways, inaccessible sites or unprepared pads.



Signature \_\_\_\_\_





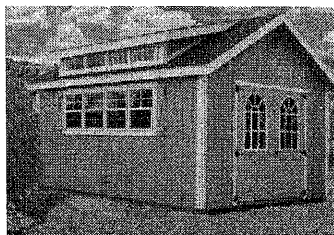
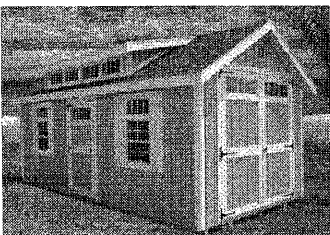
## Classic Dormer

Standard features in the Classic Series are the 9' roof overhang, 2 windows, a set of double transom doors, , and Z Style window shutters.

All Classic Models include 2- 24x27 windows with Z Style Shutters. If windows will not fit due to building size, a smaller size will be installed.

- 1 set of double doors
- 8' W – 1 set 4'Wx6'H doors
- 10' W – 1 set of 5'Wx6'H doors
- 12', 14' & 16'- 1 set of 6'Hx6'W doors

1 window dormer can be installed per 3' of roof length. Add \$220.00 to the base price per window dormer.



(<https://www.wunderbar.com/content/uploads/2022/new-england-1.jpg>)

(<https://www.wunderbar.com/content/uploads/2022/new-england-1.jpg>)

(<https://www.wunderbar.com/content/uploads/2022/dormer-with-round-top-doors-1.jpg>)

(<https://www.wunderbar.com/content/uploads/2022/Dormer-1-1.jpg>)

(<https://www.wunderbar.com/content/uploads/2022/Dormer-1-1.jpg>)

## CLASSIC DORMER PRICING

Delivery fees may apply. Please speak to a sales person at 855-887-4337 or request a free quote (<https://www.wunderbarstructures.com/quote-request/>) for complete pricing details.

All classic sheds include 2-24x27 windows with shutters. Smaller windows are used if 24x27 does not fit.

1 window dormer can be installed per 3' of roof length. Add \$220.00 to the base price per window dormer.

Size	Sq. Ft.	Price	Rent-to-Own
6x8	48	\$2,820	\$124.55
8x8	64	\$3,175	\$140.23
8x10	80	\$3,465	\$153.04
8x12	96	\$3,790	\$167.39
8x14	112	\$4,095	\$180.86
8x16	128	\$4,400	\$194.33
10x10	100	\$4,225	\$186.60
10x12	120	\$4,705	\$207.80

10x14	140	\$5,180	\$228.78
10x16	160	\$5,620	\$248.22
10x18	180	\$6,110	\$296.86
10x20	200	\$6,580	\$290.62
12x12	144	\$5,175	\$228.56
12x14	168	\$5,685	\$251.09
12x16	192	\$6,210	\$274.28
12x18	216	\$6,735	\$297.46
12x20	240	\$7,260	\$320.65
12x22	264	\$7,785	\$343.84
12x24	288	\$8,300	\$366.58
12x26	312	\$8,820	\$389.55
12x28	336	\$9,335	\$412.30
12x30	360	\$9,860	\$435.48
12x32	384	\$10,395	\$459.11
12x34	408	\$10,910	\$481.86
12x36	432	\$11,460	\$506.15
12x38	456	\$11,965	\$528.45
12x40	480	\$12,480	\$511.20
14x20	280	\$9,005	\$397.72

+ LP BOARD & BATTEN A-FRAME

PRICED FROM **\$2,961**

+ LP BOARD & BATTEN DUTCH BARN

PRICED FROM **\$3,334**

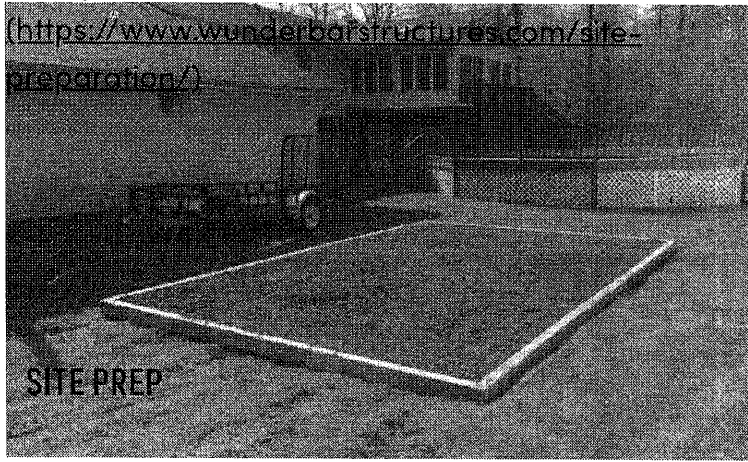
+ LP BOARD & BATTEN VICTORIAN

PRICED FROM **\$3,691**

## OPTIONAL FEATURES & SERVICES







### VISIT OUR SALES LOT

36 Industrial Park Blvd.  
Loganton, PA 17747

3350 Scranton-Carbondale  
Hwy

Blakely, PA 18447

[855-887-4337 \(tel:8558874337\)](tel:855-887-4337)

### HOURS

#### Loganton Location:

Monday-Friday 7:00am –  
4:30pm

Saturday 9am – 1pm  
Closed Sunday

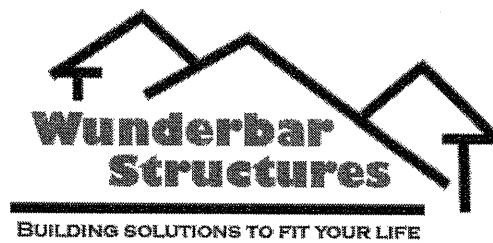
#### Blakely Location

[\(https://www.wunderbarstructures.com/home-scranton-pennsylvania/\)](https://www.wunderbarstructures.com/home-scranton-pennsylvania/):

Sunday – CLOSED

Monday – CLOSED

Tuesday-Saturday 10:00am –  
6:00pm



[\(https://www.wunderbarstructures.com/\)](https://www.wunderbarstructures.com/)

### SUBSCRIBE TO OUR NEWSLETTER

Name

Email

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WebTek (<https://www.wunderbarstructures.com/about-this-website/>) | [Privacy Policy](#)

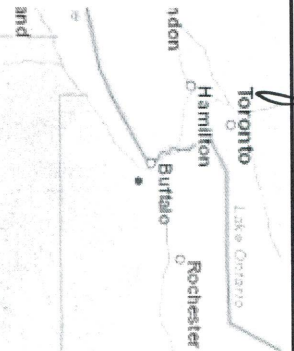


[\(https://www.facebook.com/\)](https://www.facebook.com/)

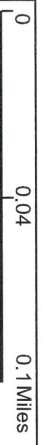


# Erie County On-Line Mapping Application

CASE 171 / 431 Quaker



**Legend**  
 Parcels



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: 2,257

