

*personal*



CASE NO. 1455

DATE OF HEARING 12.21.23

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 RUI XIA SOMMERS  
Address 20 Highland Dr  
City East Aurora State NY ZIP 14052  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email He @ yahoo.com  
Interes \_\_\_\_\_ wner/purchaser/developer) \_\_\_\_\_

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

Property Owner(s) Name(s) RUI XIA SOMMERS  
Address 20 Highland Dr  
City East Aurora State NY ZIP 14052  
Phone 716-310-2052 Fax \_\_\_\_\_ Email \_\_\_\_\_

#### III. PROPERTY INFORMATION

Property Address 20 Highland Dr East Aurora NY 14052  
SBL# ~~164-12-10-8~~ 164.12-1-8  
Property size in acres 0.68 Property Frontage in feet 175  
Zoning District R-1 Surrounding Zoning SFR  
Current Use of Property SFR

#### IV. REQUEST DETAIL

(check all that apply)

Variance from Ordinance Section(s) # 116-B.14(2)  
 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)

- 1. The Only low point.
- 2. There are several big trees around.
- 3. Can't get close to children play ground and garden.
- 4. Neighbors agree with the location. (see the letter)
- 5. That's the only place can build a shed.

**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)

**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 )



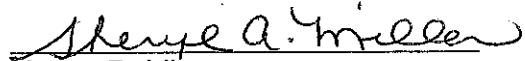
Signature of Applicant/Petitioner

RUI XIA SOMMERS

Print name of Applicant/Petitioner

State of New York; County of Erie

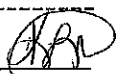
On the 6<sup>th</sup> day of November in the year 2023 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.



Notary Public

SHERYL A. MILLER  
Reg. #01MI6128663  
Notary Public, State of New York  
Qualified In Erie County  
Commission Expires June 13, 2025

(Notary stamp)

Office Use Only: Date received: 11/9/2023 ck 1214 \$100 Receipt #: 891013 

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 \_\_\_\_\_

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

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

November 9, 2023

Rui Xia Sommers  
20 Highland Drive  
East Aurora, NY 14052

Rui Xia:

The Building Department has reviewed your request to have a shed 2' from the rear property line at 20 Highland Drive (SBL 164.12-10-8). The request has been denied because it fails to meet the minimum rear yard setback requirement for your R-1 zoning district.

*Section 116.8.1G(2)*

*Required: Accessory structure (shed) shall be a minimum of 10' from rear property line.*

*Requested: Location of shed to be 2' from rear property line.*

*Variance: 8'*

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,

A handwritten signature in black ink, appearing to read "Richard Miga".

Richard Miga  
Asst. Code Enforcement Officer

**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, 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 1 - nn. 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 12/21/2023      Time 7:00pm      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: 20 Highland Drive

5a. S.B.L. of Property: 164.12-1-8

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 structure (shed) closer to rear lot line than allowed by Town Code.  
(specify the action, such as the scope of variances or site plans)

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

9. Submitted by: Martha Libroek, 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: \_\_\_\_\_

## 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.

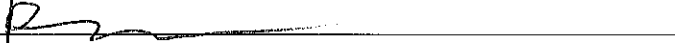
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
RUI XIA SOMMER S							
Name of Action or Project: Rear yard shed							
Project Location (describe, and attach a location map): 20 Highland DR East Aurora NY 14052							
Brief Description of Proposed Action: Rear yard shed							
Name of Applicant or Sponsor: RUI XIA SOMMER S		Telephone: 52					
		E-Mail: f	soyahood.com				
Address: 20 Highland DR East Aurora NY 14052							
City/PO:		State:	Zip Code:				
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%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><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?		0.68 acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.68 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							



<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)?          If Yes, explain purpose and size: _____          _____          _____</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?          If Yes, describe: _____          _____          _____</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?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

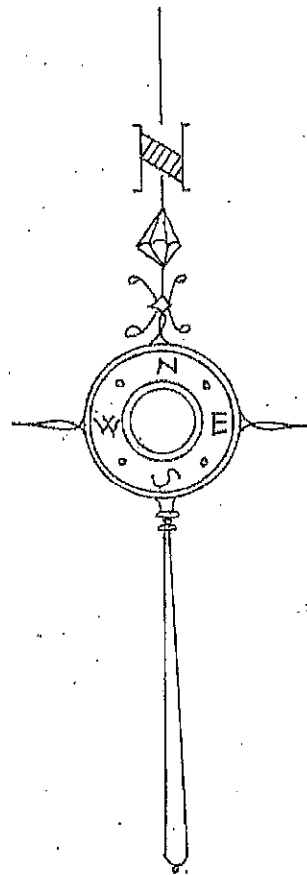
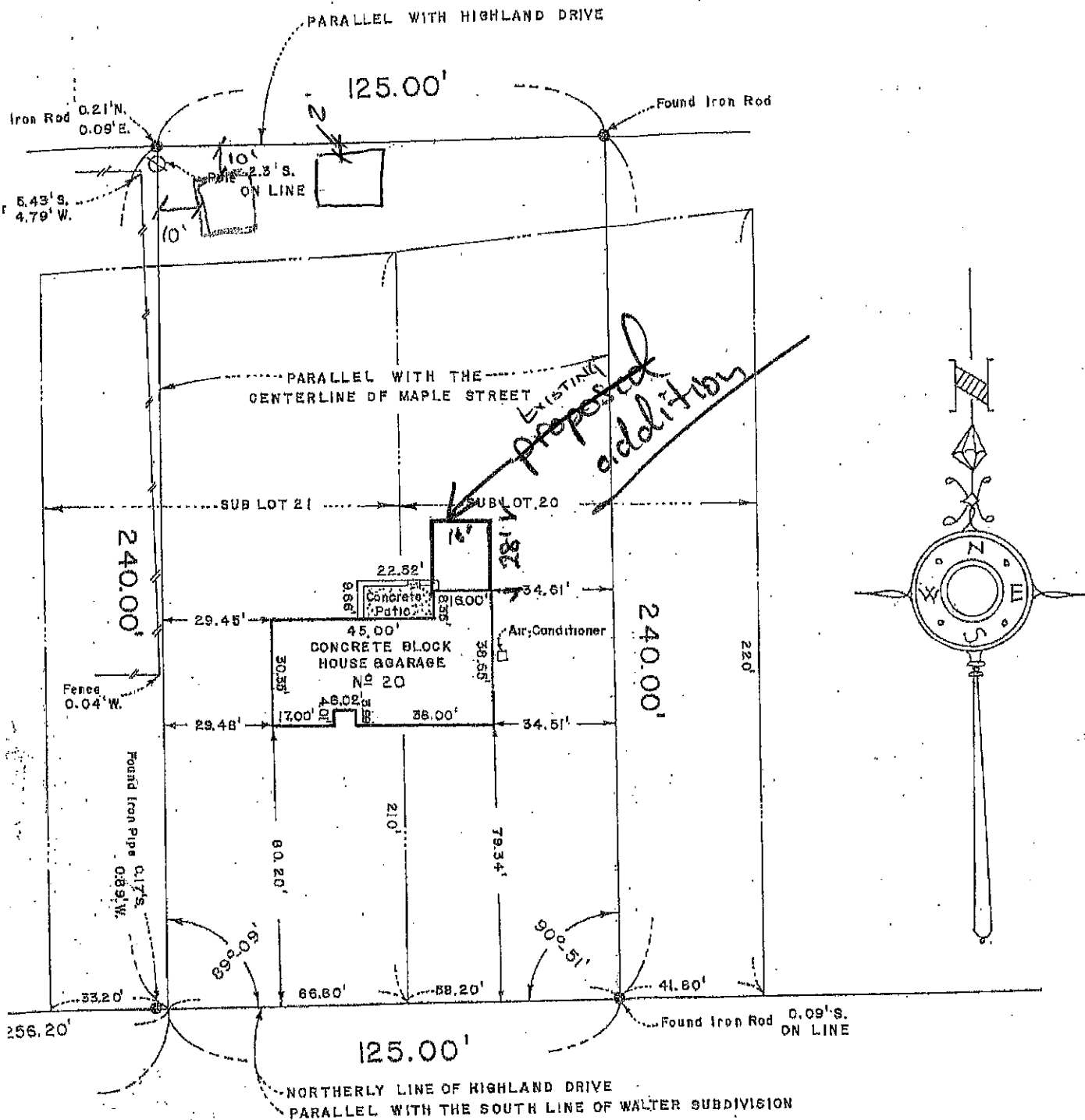
**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: RUI XIA SOMMERK  
 Signature: 

Date: 11-05-2023



20 Highland town



HIGHLAND

(49.50' WIDE)

DRIVE



Installed The Tahoe Series Standard Ranch 10 ft. x 12 ft. x 8 ft. 2 in. Painted Wood Storage Building Shed

by Tuff Shed ★ ★ ★ ★ (77) ♥ 650

\$4199<sup>00</sup>



Product Details

Specifications

Questions & Answers

Customer Reviews

Home / Storage & Organization / Outdoor Storage / Sheds / Wood Sheds

Internet #30569280 Model #10x12 SR E1 Store SKU #1003251859

Top Rated

Tuff Shed

Installed The Tahoe Series Standard Ranch 10 ft. x 12 ft. x 8 ft. 2 in. Painted Wood Storage Building Shed

★ ★ ★ ★ (77) Questions & Answers (157)

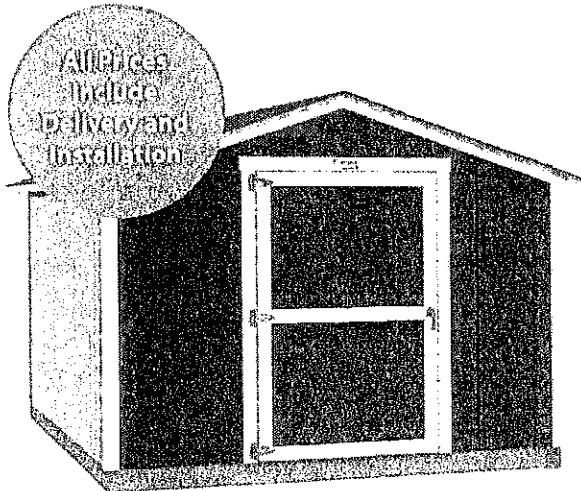
♥ 650

\$4199<sup>00</sup>



\$700.00/mo\* suggested payments with 6 months\* financing Apply Now

Product Information



Hover Image to Zoom

Roof Color Family: Brown

Brown **Dark Brown Wood** Gray

How to Get It

Delivering to: 14224 | Change



Store Pickup

Unavailable at  
Saratoga

Check Nearby Stores



Ship to Home

Not available in New  
York

Change Zip



Scheduled Delivery

Not available for this  
item

## Product Details

The Tahoe Series from Tuff Shed makes it easy for customers to get legendary Tuff Shed quality in a complete, installed and painted building with full roof and floor systems included. This model includes the patented 4 ft. W x 6 ft. H Tuff Shed steel-reinforced door placed on the buildings end wall, plus 1-wall vent and high quality paint finish with a deep blue body color and white trim color. The no-worry, heavy-duty roof is finished with 25-year asphalt shingles in tan. This small but mighty 120 sq. ft. building is packed with features and still fits in tight spaces. Other Tahoe Series designs in different sizes, colors and layouts are available.

## Additional Resources

From the Manufacturer

## Specifications

Dimensions: H 98 in, W 120 in, D 144 in

### Dimensions

Approximate Depth (ft.)	12
Approximate Width (ft.)	10
Assembled Depth (in.)	144 in
Assembled Height (in.)	98 in
Assembled Width (in.)	120 in
Coverage Area (sq. ft.)	120 ft <sup>2</sup>
Door Opening Height (in.)	70
Door Opening Width (in.)	48
Exterior Peak Height (ft.)	98 in
Sidewall Height (in.)	72



Installed The Tahoe Series Standard Ranch 10 ft. x 12 ft. x 8 ft. 2 in. Painted Wood Storage Building Shed

by Tuff Shed ★★★★★ (77) 656

\$4199<sup>00</sup>

**Product Details**

**Specifications**

**Questions & Answers**

**Customer Reviews**

Capacity (cu. ft.) - Total	720 cu ft
Color Family	Blue
Door Type	Single
Features	Lockable Door, Shingles included, Single Door, Vents
Floor Options	With Floor and Runners
Foundation	Foundation included
Included	Floor, Foundation, Shingles
Manufacturers Recommended Assembly Time (hours)	8
Manufacturers Recommended Tools needed for Assembly	none, installation included
Maximum Roof Load	40
Maximum Wind Resistance	110
Number of People Recommended by Manufacturer to Assemble	0
Number of Windows	0
Product Weight (lb.)	1 lb
Returnable	Non-Returnable
Roof Color Family	Dark Brown Wood
Roof Material	Asphalt
Roof Material	Shingle
Roof Pitch	4:12
Roof Shape	Peak
Shed Type	Wood
Siding Color Family	Blue
Storage Capacity (cu. ft.)	720
Style	Ranch

Feedback Live Chat

**Warranty / Certifications**

**Manufacturer Warranty**

5-year top to bottom limited warranty on workmanship and materials

How can we improve our product information? Provide feedback.

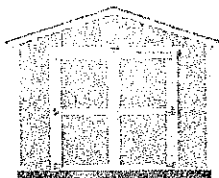
**Questions & Answers**

157 Questions

**Customer Reviews**

4.5 out of 5 ★★★★★ (77)

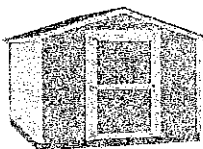
**We Found Similar Options You Might Like**



Tuff Shed Installed The Tahoe Series Tall Ranch 10 ft. x 12 ft. x 8 ft. 10 in. Painted Wood Storage Building Shed

★★★★★ (52)

\$4899<sup>00</sup>



Tuff Shed Installed The Tahoe Series Standard Ranch 10 ft. x 12 ft. x 8 ft. 2 in. Un-Painted Wood Storage Building Shed

★★★★★ (28)

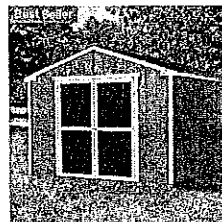
\$3999<sup>00</sup>



Tuff Shed Installed The Tahoe Series Tall Ranch 10 ft. x 12 ft. x 8 ft. 10 in. Painted Storage Building Shed and Sidewall Door

★★★★★ (28)

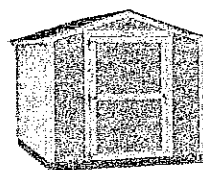
\$4999<sup>00</sup>



Handy Home Products Princeton Do-It-Yourself 10 ft. x 10 ft. Outdoor Ranch Wood Storage Shed with SmartSide Siding (100 sq. ft.)

★★★★★ (102)

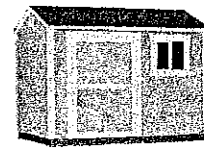
\$1699<sup>00</sup>



Tuff Shed Installed The Tahoe Series Standard Ranch 8 ft. x 10 ft. x 7 ft. 10 in. Un-Painted Wood Storage Building Shed

★★★★★ (28)

\$3299<sup>00</sup>



Tuff Shed Installed The Tahoe Series Tall Ranch 8 ft. x 10 ft. x 8 ft. 8 in. Painted Wood Storage Building Shed and Sidewall Door

★★★★★ (31)

\$3899<sup>00</sup>



Handy Yourself It. Back Shed of Cement

★★★

\$254

11/4/23

To Whom it May Concern:

I Kathy Stiller reside at  
426 Maple Road. I am fine  
with where the shed at 20 Highland Dr.  
is located.

Best  
Kathy Stiller

Town of Aurora  
Bldg. Capt.

✓ Nancy Tschetter reside at 22 Highland Dr.  
is good with when the shed is located  
at 20 Highland Dr.

Thanks  
Nancy Tschetter

11-02-2023

Box 195  
RHG/CBS

DEED-QUIT CLAIM

**THIS INDENTURE,** Made the 25<sup>th</sup> day of July, 2019

*Between*

**WILLIAM J. SOMMERS III**, residing at 20 Highland Drive, East Aurora, New York 14052

Grantor and

**WILLIAM J. SOMMERS III and RUIXIA SOMMERS**, his wife, residing at 20 Highland Drive, East Aurora, New York 14052

Grantees.

*Witnesseth*, that the said Grantor, in consideration of One and No More\*\*\*\*\*00/100 Dollars (\$ 1 and No More) lawful money of the United States, paid by the Grantees does hereby remise, release and quitclaim unto the Grantees, their heirs and assigns forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Aurora, County of Erie and State of New York, being part of Lot Number twenty-four (24), Township nine (9), Range six (6) of the Holland Land Company's Survey and further distinguished as being parts of Subdivision Lots Numbers twenty (20) and twenty-one (21) of Walter Subdivision, as shown on a map filed in Erie County Clerk's Office under Cover Number 1825, on November 12, 1953, bounded and described as follows:

**BEGINNING** at a point in the northerly bounds of Highland Drive seven hundred eighteen and sixty- seven hundredths (718.67) feet easterly of the easterly line of Maple Street as measured along the southerly bounds of Subdivision Lot Number twenty-six (26) of said Walter Subdivision for distance of two hundred fifty (250) feet and along a line bearing southeasterly at an angle of 20° 36' from an extension of the said southerly bounds of Subdivision Lot Number twenty-six (26) for a distance of two hundred twelve and forty-seven hundredths (212.47) feet and along a line parallel to the south bounds of said Walter Subdivision for a distance of two hundred fifty-six and two tenths (256.2) feet to the said point of beginning in the northerly bounds of Highland Drive; running thence easterly along the said northerly bounds of Highland Drive one hundred twenty-five (125) feet; thence northerly at an interior angle of 90° 51' and also parallel to the center line of Maple Street two hundred forty (240) feet; thence westerly one hundred twenty-five (125) feet to its intersection with a line drawn northerly from the place of beginning parallel with Maple Street; thence southerly parallel to the center line of Maple Street, two hundred forty (240) feet to the point of beginning.

The granting of this deed does not render the Grantor bankrupt or insolvent and is not given to defraud Grantor's creditors.

*Together*, with the appurtenances and all the estate and rights of the Grantor in and to the said premises.

*To have and to hold*, the above-granted premises unto the said Grantees, their heirs and assigns forever.

AUR  
162104 Deed-2

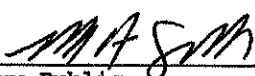
In Witness Whereof, the said Grantor has hereunder set his hand and seal the day and year first above written.

In Presence of

  
WILLIAM J. SOMMERS III

State of New York ;  
County of Erie }SS.

On this 25<sup>th</sup> day of July, 2019 before me, the undersigned, personally appeared, WILLIAM J. SOMMERS III, personally known to me or proved 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 executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

ROBERT H. GURBACKI  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02GU4749481  
Qualified in Erie County  
Commission Expires May 31, 2023

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:  
BOX 195

Book Type: D Book: 11347 Page: 7634  
Page Count: 3  
Doc Type: DEED  
Rec Date: 08/01/2019  
Rec Time: 01:21:47 PM  
Control #: 2019162104  
UserID: Eileen  
Trans #: 19124629  
Document Sequence Number  
TT2019000064

Party 1:  
SOMMERS WILLIAM J III

Party 2:  
SOMMERS WILLIAM J III

Recording Fees:

Consideration Amount: 1.00

RECORDING	\$35.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RP5217 CNTY \$9	\$9.00
RP5217 ST-RES \$116	\$116.00
TP584	\$10.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$0.00
ROAD FUND TT	\$0.00

Total: \$190.00

STATE OF NEW YORK  
ERIE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kearns  
Erie County Clerk





FOR COUNTY USE ONLY

INSTRUCTIONS(RP-6217-INS): www.orpe.state.ny.us



New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217

Real Property Transfer Report (8/10)

C1. SWIS Code 142489

C2. Date Deed Recorded 8/1/19

C3. Book 11347 C4. Page 7634

PROPERTY INFORMATION

1. Property Location 20 Highland Drive  
 \*STREET NUMBER \*STREET NAME  
AURORA  
 \*CITY OR TOWN \*VILLAGE 14052  
 \*ZIP CODE

2. Buyer Name Sommers William J. III  
 \*LAST NAME/COMPANY \*FIRST NAME  
Sommers RuiXia  
 \*LAST NAME/COMPANY \*FIRST NAME

3. Tax Billing Address  
 Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)  
 \*LAST NAME/COMPANY \*FIRST NAME  
 \*STREET NUMBER AND NAME \*CITY OR TOWN \*STATE \*ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR  Part of a Parcel (Only if Part of a Parcel) Check as they apply:  
 AA. Planning Board with Subdivision Authority Edits   
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size 125 X 240 OR 0.00  
 \*FRONT FEET \*DEPTH \*ACRES  
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Sommers William J. III  
 \*LAST NAME/COMPANY \*FIRST NAME  
 \*LAST NAME/COMPANY \*FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:  
 A. One Family Residential   
 Check the boxes below as they apply:  
 8. Ownership Type is Condominium   
 9. New Construction on a Vacant Land   
 10A. Property Located within an Agricultural District   
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 7/25/19

12. Date of Sale/Transfer 7/25/19

13. Full Sale Price 1.00  
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgage or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale .00  
 Quit Claim Deed from husband to husband & wife

15. Check one or more of these conditions as applicable to transfer:  
 A. Sale Between Relatives or Former Relatives  
 B. Sale between Related Companies or Partners in Business.  
 C. One of the Buyers is also a Seller  
 D. Buyer or Seller is Government Agency or Lending Institution  
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F. Sale of Fractional or Less than Fee Interest (Specify Below)  
 G. Significant Change in Property Between Taxable Status and Sale Date  
 H. Sale of Business is Included in Sale Price  
 I. Other Unusual Factors Affecting Sale Price (Specify Below)  
 J. None  
 Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YV) 19 \*17. Total Assessed Value 83,000

\*18. Property Class 210 -- 1 \*18. School District Name Iroquois Central

\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))  
 164.12-1-8

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the general law relative to the making and filing of false instruments.

SELLER SIGNATURE  
William J. III 7/25/19  
 \*SELLER SIGNATURE DATE  
William J. III 7/25/19  
 \*SELLER SIGNATURE DATE  
William J. III 7/25/19  
 \*SELLER SIGNATURE DATE

BUYER CONTACT INFORMATION  
(Enter information for the buyer. Note: if buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Sommers William J. III & RuiXia  
 \*LAST NAME \*FIRST NAME  
 (716) 390-3057  
 \*AREA CODE \*TELEPHONE NUMBER (Ex. 000000)

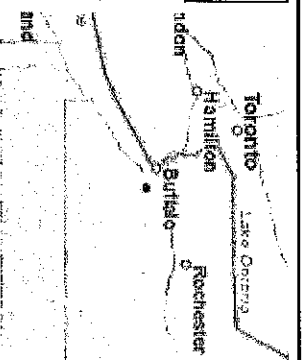
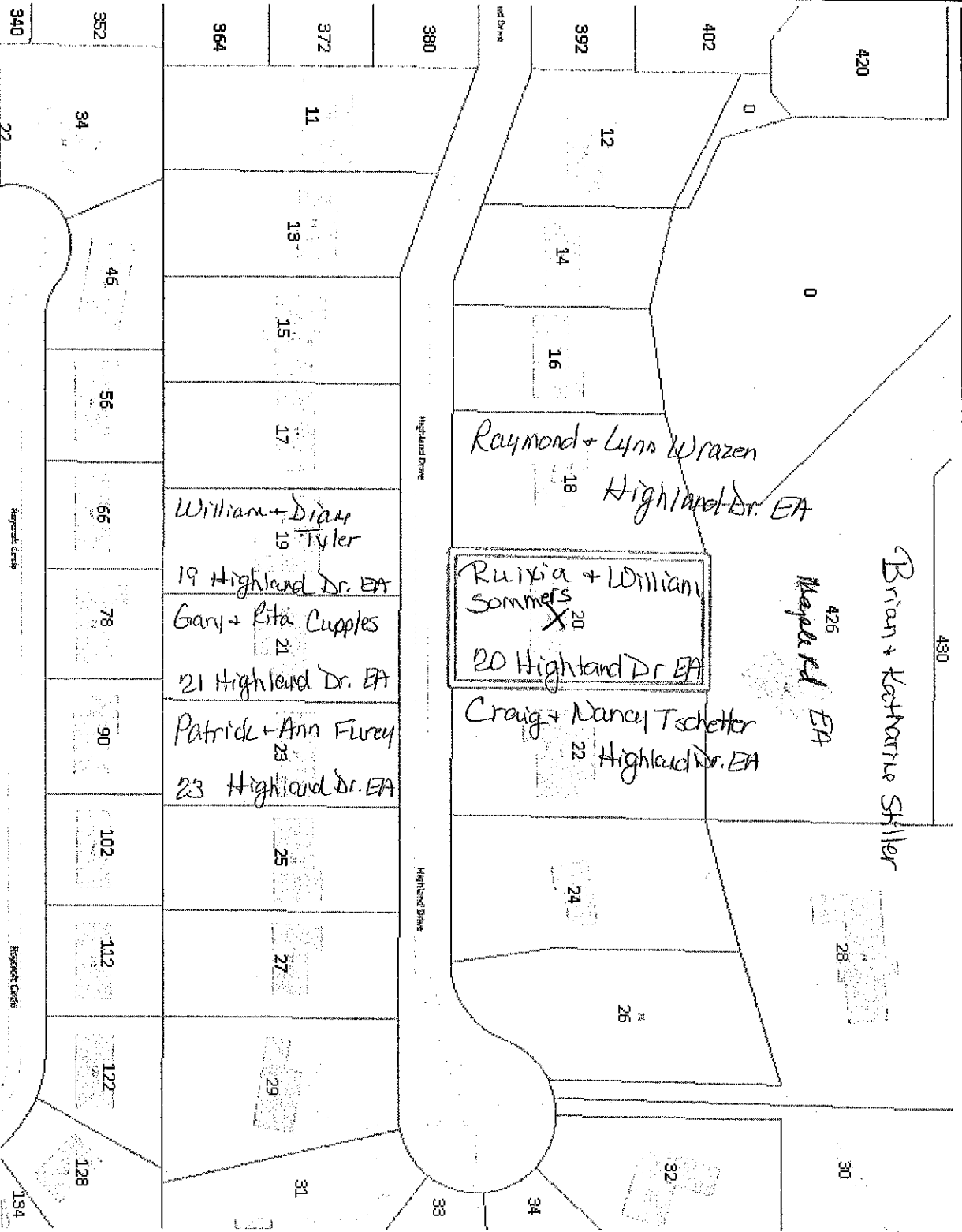
20 Highland Drive  
 \*STREET NUMBER \*STREET NAME  
 East Aurora NY 14052  
 \*CITY OR TOWN \*STATE \*ZIP CODE

Gurbacki Robert H.  
 \*LAST NAME \*FIRST NAME  
 (716) 652-0828  
 \*AREA CODE \*TELEPHONE NUMBER (Ex. 000000)

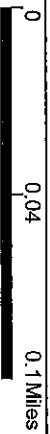
VRPS  
 ENTERED  
 OCT 03 2019  
 [Signature]



# Erie County On-Line Mapping Application



**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

