



CASE NO. 1462

DATE OF HEARING 1.18.24

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 Chris McCaffrey  
Address 177 Oakhurst Street  
City Lockport State NY ZIP 14094  
Phone [redacted] Fax 716-434-0226 Email chri [redacted].com  
Interest owner/purchaser/developer Sign ir [redacted]

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

Property Owner(s) Name(s) West Falls Fire Co. Aurora Golden Fire District #16  
Address 1864 Davis Road  
City West Falls State NY ZIP 14170  
Phone 716-652-1353 Fax \_\_\_\_\_ Email \_\_\_\_\_

#### III. PROPERTY INFORMATION

Property Address same as above 1864 Davis Rd  
SBL# 199.03-2.8  
Property size in acres .98 Property Frontage in feet 105'  
Zoning District C2 Surrounding Zoning C2/R3  
Current Use of Property Fire department

#### IV. REQUEST DETAIL

(check all that apply)

Variance from Ordinance Section(s) # 116-34 C(3); 116-34 D(3)  
 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 )

*Christopher McCaffrey*  
Signature of Applicant/Petitioner

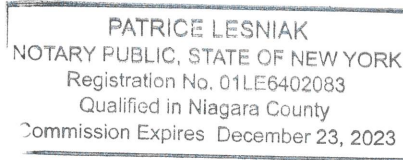
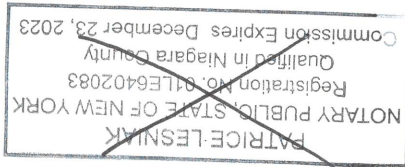
Christopher McCaffrey  
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 11<sup>th</sup> day of December 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.

*Patrice Lesniak*  
Notary Public

(Notary stamp)



Office Use Only: Date received: 12/13/23 *CK# 1005 Sam* Receipt #: 891057

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: 9/19/2013 case 1197 Type of Appeal: internally lit sign Granted \_\_\_\_\_ Denied \_\_\_\_\_

Date: 9/10/2021 case 1392 Type of Appeal: SIDE YD SETBACK Granted \_\_\_\_\_ Denied \_\_\_\_\_

**PETITIONER'S LETTER OF INTENT**

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

See Attached

**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)



December 11, 2023

Town of Aurora  
Zoning Board of Appeals  
575 Oakwood Avenue  
East Aurora, NY 14052

Dear Zoning Board Members,

West Falls Fire Company has contracted with Ulrich Sign Company to obtain approval to install a new illuminated ground sign with an electronic message center. We are requesting a variance to install (1) 34" x 99" internally illuminated ground sign reading: "West Falls Fire Company" with a 29" x 99" full color electronic message center.

The sign is important for the identification of the fire company and provides the ability to communicate important information to the community. The fire company building, and property is being remodeled and the exterior building front updated with new colors and design. The ground sign is designed to match the building. The ground sign is internally illuminated. The lighting will be constant and not blink or flash.

The sign will be professionally manufactured and installed. The new sign size is appropriate for the property. The sign will feature a stone base. The sign panels in the upper cabinet will be made of aluminum with routed copy. Only the copy will be illuminated. The LED message center will automatically dim at night. The messages will promote events at the fire company and provide public service information. I appreciate your help in approving this sign request. Please let me know if you need any additional information.

Sincerely,

Chris McCaffrey

177 Oakhurst Street, Lockport, New York 14094

Phone 716.434.0167 • [www.ulrichsigns.com](http://www.ulrichsigns.com)



**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 l - 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** 1/18/2024 **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: 1864 Davis Road PO West Falls

**5a. S.B.L. of Property:** 199.03-2-8

**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:** Proposed free-standing sign is larger and taller than allowed by Town Code and internally lit signs are not allowed by Town Code.  
*(specify the action, such as the scope of variances or site plans)*

**8. Other remarks:** 76sf requested - 32sf allowed; 8' hgt requested-6' allowed; interior illumination requested - no interior illumination allowed

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

**10. Return Address:** 575 Oakwood Avenue, E. 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  
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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  
Stephen R. 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

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

Ulrich Signs  
Attn: Chris McCaffrey  
177 Oakhurst St  
Lockport, NY 14094

December 13, 2023

Chris:

The Building Department has reviewed your request to install a sign at the West Falls Fire Department property at 1864 Davis Rd. The request has been denied because it fails to meet the code requirements for signs in the Commercial 2 (C2) District in which it is located.

#### Section 116-34C(3)

Required: One freestanding sign, not exceeding 32 sqft in area and no greater than 6' in height which advertises the business or products sold or manufactured on the premises  
Requested: 76 sqft sign  
Variance: 44 sqft

#### Section 116-34C(3)

Required: One freestanding sign, not exceeding 32 sqft in area and no greater than 6' in height which advertises the business or products sold or manufactured on the premises  
Requested: 8' high sign  
Variance: 2'

#### Section 116-34D(3)

Required: Signs may not be illuminated from within.  
Requested: 22 sqft internally illuminated digital LED sign  
Variance: Internally illuminated digital LED sign

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

## 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: <b>West Falls Fire Co.</b>				
Project Location (describe, and attach a location map): <b>1864 Davis Rd, West Falls, NY</b>				
Brief Description of Proposed Action: <b>Install (1) illuminated ground sign.</b>				
Name of Applicant or Sponsor: <b>Ulrich Sign Co.</b>		Telephone: <b>716 [redacted]</b> E-Mail: <b>chris [redacted]@ulrichsign.com</b>		
Address: <b>177 Oakhurst St</b>				
City/PO: <b>Lockport, NY 14094</b>		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.			NO <input type="checkbox"/>	YES <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: <b>Town of Aurora Variance and sign permit</b>			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.98</u> acres		
b. Total acreage to be physically disturbed?		<u>4.1</u> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.98</u> 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				



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" 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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <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"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" 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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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?	NO <input checked="" type="checkbox"/>	YES <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"/>	
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 type="checkbox"/> Urban <input checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

<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>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Chris McCarthy</u></p>	<p>Date: <u>12/11/2023</u></p>	
<p>Signature: <u>Chris McCarthy</u></p>		



177 Oakhurst Street  
Lockport, New York, 14094  
Phone (716) 434-0167  
Fax (716) 434-0226  
www.ulrichsigns.com

**Customer**  
West Falls Fire Company  
**Location**  
West Falls, NY  
**Date**  
11-1-23  
**Sales Representative**  
Chris  
**Designer**  
A. Boehmer  
**File Name**  
West Falls FireCompany  
**Colors**  
TBD

*Due to differences in monitors and printers, colors you see may vary from final product.*

**Description**

(1) D/F Illuminated  
Ground Sign  
LED Message Center  
29" by 99"  
2' by 8' Viewable



**LISTED**

UL Inspected and labeled in accordance with the National Electric Code. This sign is intended to be installed in accordance with the National Electric Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

**THIS DESIGN PROPOSAL IS THE EXPRESS PROPERTY OF ULRICH SIGN CO. UNLESS OTHERWISE APPROVED & ACCEPTED THROUGH PURCHASE BY NAMED CLIENT.**



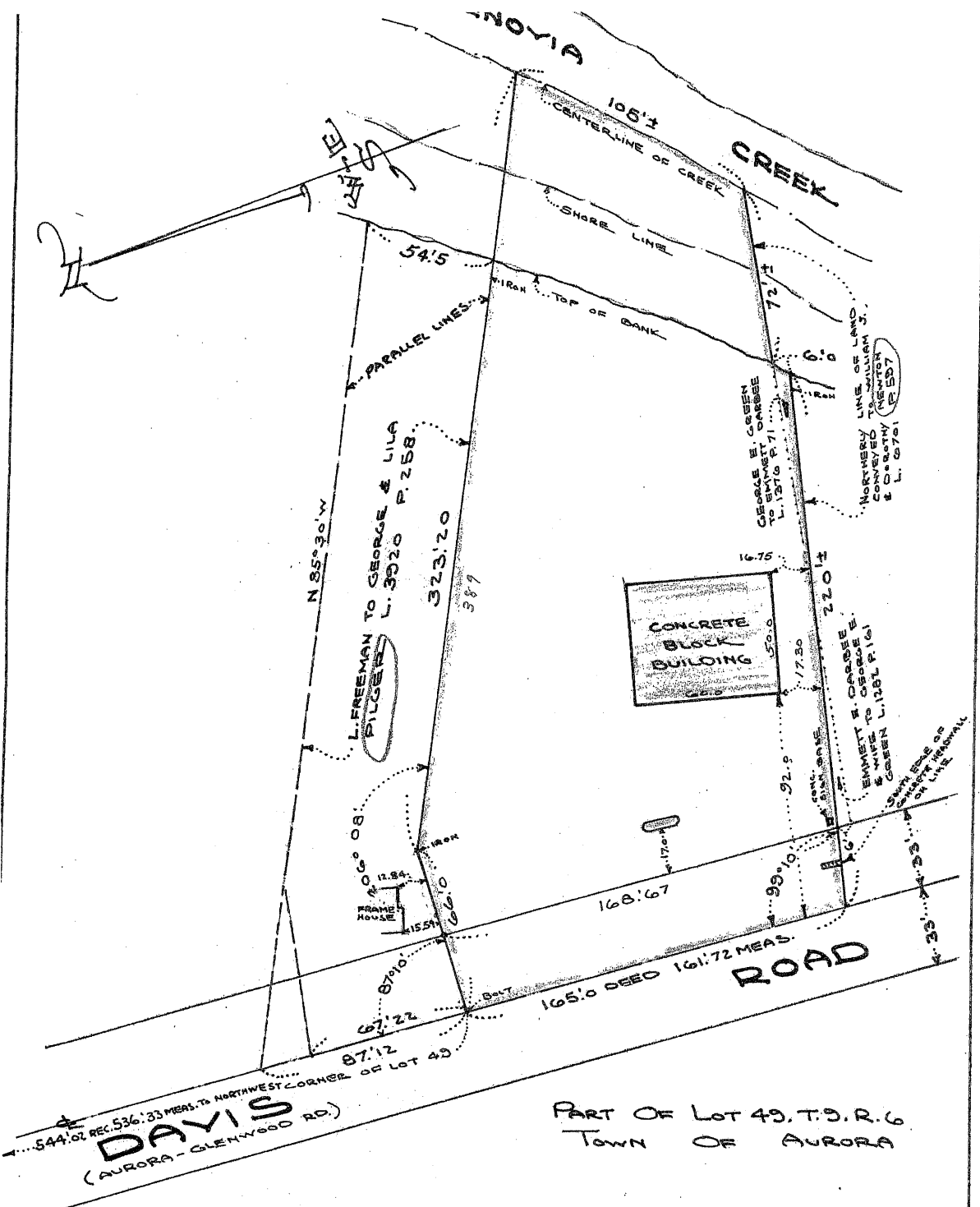
*\*THIS DESIGN PROPOSAL IS TO REMAIN PROPERTY OF ULRICH SIGN CO. UNLESS OTHERWISE APPROVED & ACCEPTED THRU PURCHASE BY NAMED CLIENT.*

**Revised 12/12/23 - AB**

**D/F Illuminated Ground Sign - Opt 2**

Client Approval \_\_\_\_\_

DATE \_\_\_\_\_



544.02 REC. 536.33 MEAS. TO NORTHWEST CORNER OF LOT 49  
**DAVIS**  
 (AURORA - GLENWOOD RD.)

PART OF LOT 49, T.9, R.6  
 TOWN OF AURORA

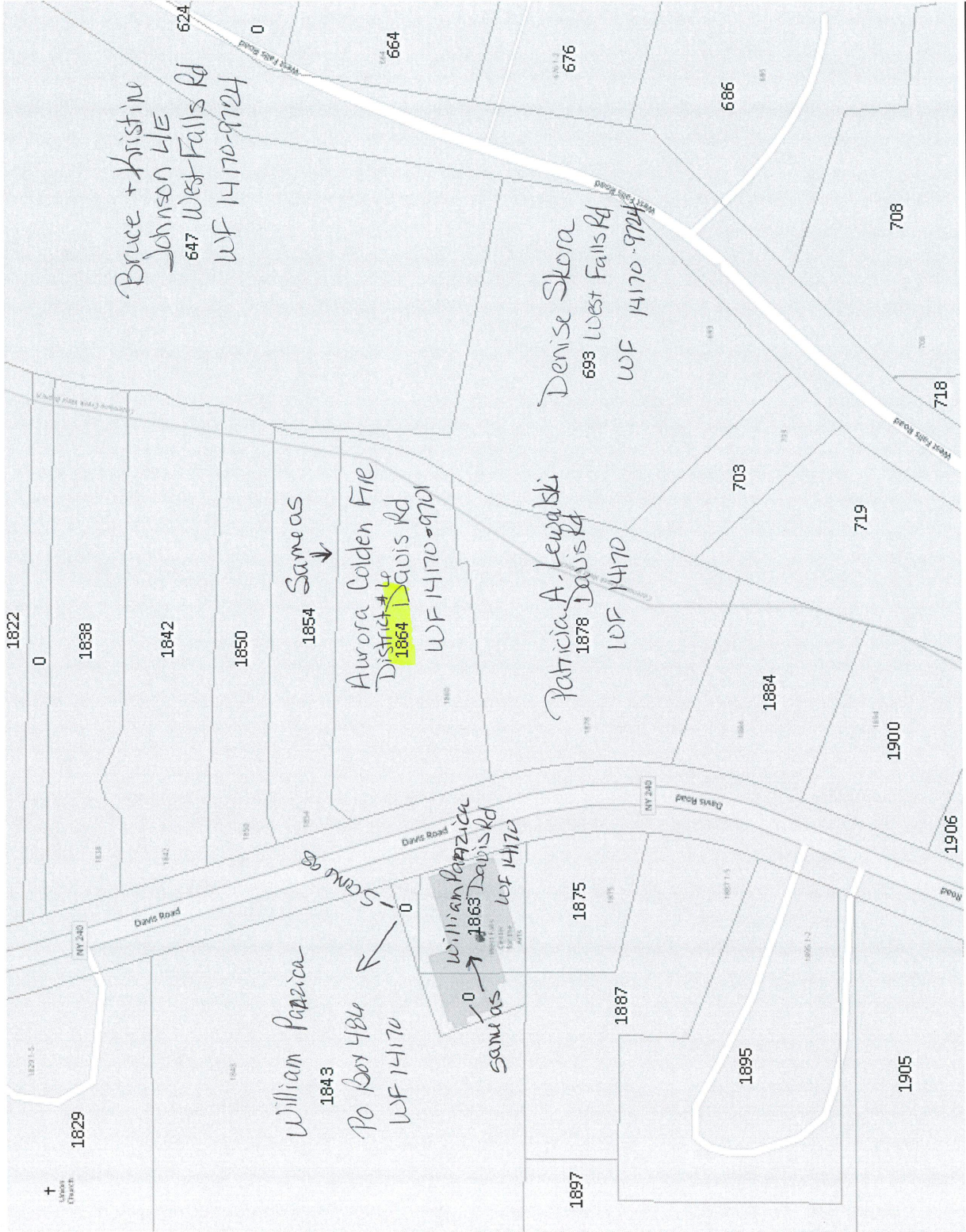
WILLIAM J. NEWTON LICENSED LAND SURVEYOR 1878 DAVIS RD. WEST FALLS, N.Y.	
SCALE: 1 IN. = 50 FT.	DATE: Nov. 12, 1968
SHEET 352	No. 63-103- L4

REVISED JAN. 30, 1965 LSN.

*William J. Newton*

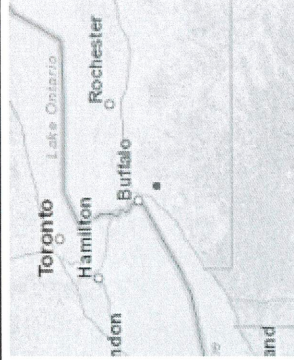


# Erie County On-Line Mapping Application



**Legend**

- Parcels



0 0.04 0.1 Miles  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

**ERIE COUNTY**  
**DEPARTMENT OF ENVIRONMENT & PLANNING**  
**OFFICE OF GIS**

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

1: 2,257

