



CASE NO. 1467
DATE OF HEARING 4/18/24

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 Angela DROZDA
Address 205 Geneva Rd.
City East Aurora State NY ZIP 14052
Phone 716-997-2891 Fax _____ Email drozda1@rocketmail.com
Interest in the property (ex: owner/purchaser/developer) owner

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

Property Owner(s) Name(s) SAME
Address _____
City _____ State _____ ZIP _____
Phone _____ Fax _____ Email _____

III. PROPERTY INFORMATION

Property Address 205 Geneva Road East Aurora
SBL# 175.16-1-26
Property size in acres .4715 Property Frontage in feet 153'
Zoning District R-1 Surrounding Zoning R-1
Current Use of Property SFR

IV. REQUEST DETAIL

(check all that apply)
 Variance from Ordinance Section(s) # 116-8.1F(2)
 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)

Angela M. Drozda
Signature of Applicant/Petitioner

Angela M. Drozda
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 18th day of March in the year 2024 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.

Karin L. Dojnik
Notary Public

(Notary stamp)

KARIN L. DOJNIK
Notary Public, State of New York
Reg. # 01DO6445148
Qualified in Erie County
Commission Expires December 12, 2024

Office Use Only: Date received: 3/20/24, \$ 100 ck 2979 Receipt #: 891156 (KA)

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 _____

Richard Miga

From: drozda <summitgym941@gmail.com>
Sent: Tuesday, March 19, 2024 11:54 AM
To: Richard Miga
Subject: variance appeal

To Whom It May Concern,

I would like to begin by introducing myself. My name is Angela Drozda. My late husband and I have lived and worked in the community for over 40 years. I am the proud owner of Summit Gymnastics on Maple Road.

Last summer, I obtained a permit to put up a shed in my back yard. It is a lovely, 10' X 16' Deluxe Gable Amish built structure and fits in very nicely with the surrounding area. My property is a pie shaped lot with the smaller section ending in the back yard. My original plan was to put the shed at the furthest part of the back yard. In speaking with my neighbor who was helping me stake the dimensions, we realized that that particular placement would completely obstruct the green space view of my back neighbor, Don Viddler. Due to the shape of my lot, my options were limited. There is a drain and a Christmas tree in the middle of the back of the yard and to the left side of my property I would then have the same green space obstruction of that neighbor. It was agreed upon by myself and my neighbors that the most suitable location would be back to back with my next door neighbor's shed of the same size. The neighbors then helped me remove small trees and shrubbery and stake the new location for the stone pad.

We did not realize at that time that we did not put enough distance between the shed and the property line that runs between my shed and my neighbors shed. I am requesting a variance to allow me to keep the shed where it is which is 7' from the property line. That neighbor is willing to write a letter and/or attend the board meeting with me to attest that they are in agreement with the placement.

Thank you very much for your time & consideration of this matter,

Sincerely,
Angela Drozda

SUPERVISOR
Charles D. Snyder
(716) 652-7590
csnyder@townofaurora.com



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

TOWN OF AURORA

Aurora Municipal Center

575 Oakwood Avenue, East Aurora, NY 14052

www.townofaurora.com

TOWN COUNCIL MEMBERS

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lwochensky@townofaurora.com

James F. Granville
jgranville@townofaurora.com

Joseph M. McCann
jmccann@townofaurora.com

Raymond M. Wrazen
rwrazen@townofaurora.com

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building@townofaurora.com

ASSESSOR

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assessor@townofaurora.com
(716) 652-0011

DIR. OF RECREATION

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(716) 652-8866
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

FAX: (716) 652-3507

March 19, 2024

Angela Drozda
205 Geneva Road
East Aurora, NY 14052

Mrs. Drozda:

The Building Department has reviewed the request to have a *pre-built shed 7' from the side property line at 205 Geneva Road, East Aurora, NY (SBL: 175.16-1-26)*. The request has been denied because it fails to meet the minimum side yard setback requirement for your R-1 zoning district.

Section 116.8.1F(2)

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

Requested: Location of shed to be 7' from side property line.

Variance: 3'

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 your hearing. If you have any questions, please contact us at 652-7591.

Sincerely,

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

Richard Miga
Assistant 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 - 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** 04/18/2024 **Time** 7:15 pm **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: 205 Geneva Road

5a. S.B.L. of Property: 175.16-1-26

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

8. Other remarks: 10' setback required; 7' requested

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

10. Return Address: 575 Oakwood Ave., 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: _____

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: <i>shed</i>			
Project Location (describe, and attach a location map): <i>205 Geneva Rd.</i>			
Brief Description of Proposed Action: <i>Pre-built shed</i>			
Name of Applicant or Sponsor: <i>Angela Drozda</i>		Telephone: _____	
		E-Mail: <i>dr</i> _____	
Address: <i>205 Geneva Rd.</i>			
City/PO: <i>East Aurora</i>		State: <i>NY</i>	Zip Code: <i>14053</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
		<i>.4715</i> acres	
		<i>0</i> acres	
		<i>1</i> 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 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			

<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>

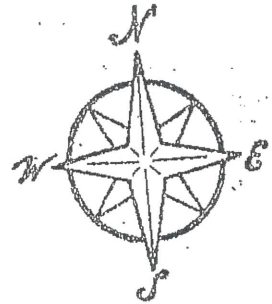
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Angela Drozda

Date: 3/18/24

Signature: Angela M. Drozda

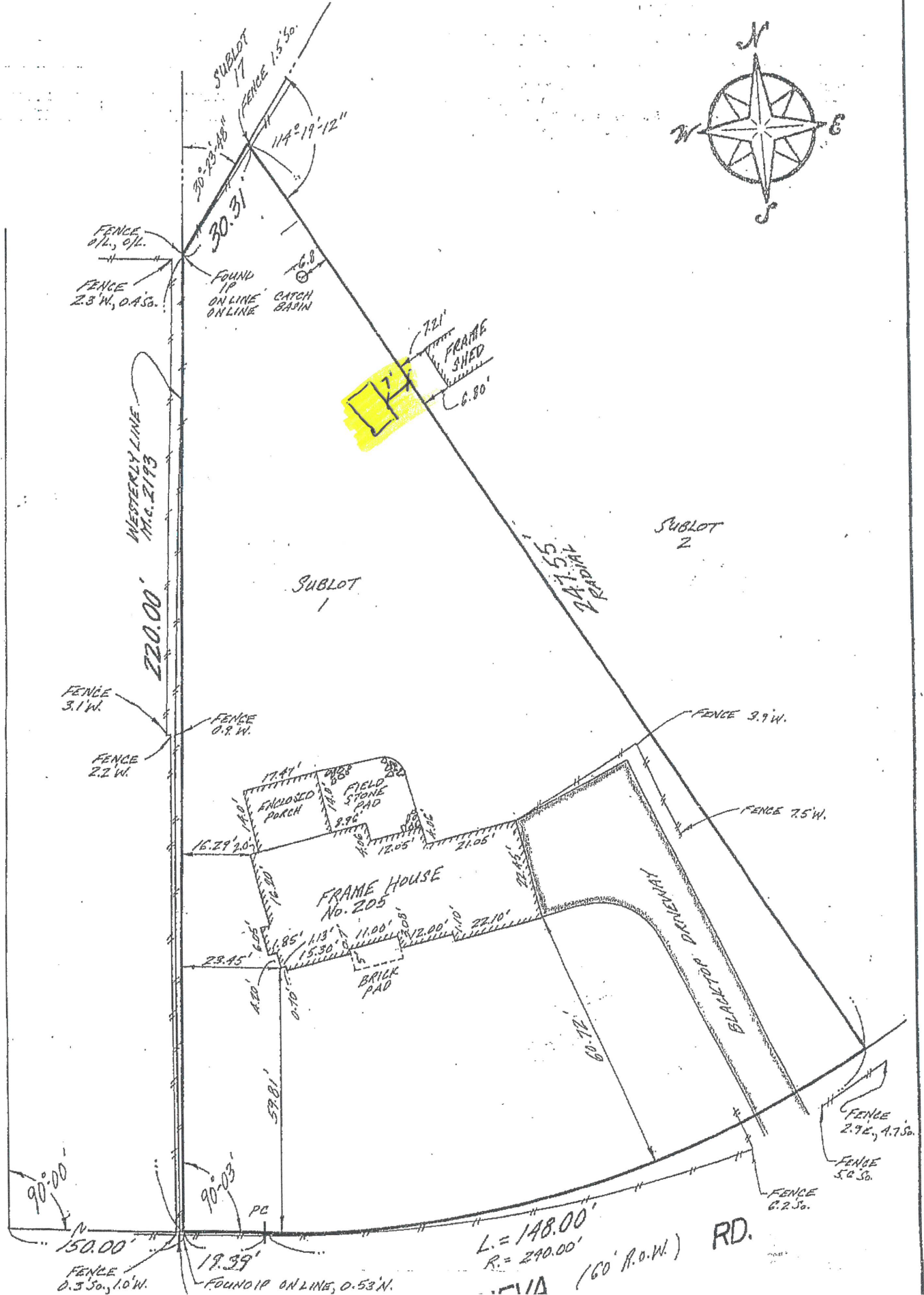
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



RD.

(60' R.O.W.)

GENEVA



90°00'

150.00'
FENCE 0.3 S., 1.0 W.

19.39'
FOUND IP ON LINE, 0.53 N.

L = 148.00'
R = 240.00'

RD.
(60' R.O.W.)

Frequently Asked Questions



Q. What do I need to do before delivery?

- A. 1. Remove all barriers such as fences, low limbs, stumps, mud and utility wires under 13' off the ground. You'll need clear access path ready, prior to our arrival, or request built-on-site.
2. Check with your local building code office as to requirements and constraints. Smaller sizes in some townships don't require permits but you may need to move your shed if you're too close to a property line, for example. Check out any zoning and permit issues and then mark exactly where the shed is going with 5 marker flags (4 corners and 1 door location).*
3. We offer site checking to assist you, or if you'd like, you can also mail us a photo of site.

Q. What if I can't get a truck and trailer in my yard?

- A. Our drivers carry a unique piece of equipment, called a Mule, on their trucks. The Mule is a maneuverable, fork-lift like device to help get your new storage building into tight spots that a truck may not be able to go. The Mule also has less impact on your yard than a truck and trailer might. With a Mule, the driver can unload your building in the street or driveway. Two wheels are placed under one end of the building. The Mule supports the other end of the storage building allowing the driver to maneuver your building to your site.

Q. Do I need to be at home for delivery?

- A. If the site is flagged, you don't need to be present, although we do require it to be prepaid prior to delivery, so drop off payment to your salesperson prior, if you want to be doing other things on delivery day. We will sign your delivery confirmation for you as a convenience, and leave you a copy inside.

Q. How long does delivery take?

- A. Our experienced delivery crew can typically deliver a shed in an hour or less, although if you've ordered our leveling service, it can take longer.

Q. How long do I wait till my shed's ready?

- A. We stock hundreds of sheds and always have models available for immediate delivery in many common sizes. Custom ordered buildings normally take 15-30 business days (3-6 calendar weeks) depending on the time of year. If you prepare your site and report to us that it's ready, we can at times prioritize your order.

**Zoning & Permitting are the customer's responsibility. If an order is canceled beyond 5 days of order date, 50% deposit is forfeited.*

Building Specifications:

FOUNDATION:

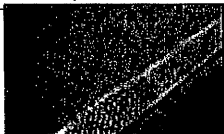
4x4 Pressure Treated Timbers

SUB FLOOR:

2x4 Treated Floor Joists 16" o.c. (Garage floors are heavier construction -12" o.c.)

FLOORING:

Tongue and groove
3/4" plywood
Plytanium Dry Ply



SIDEWALLS:

All 2x4 Framing 16" on center

SIDING:

Premium 50-year Smartside or
Premium Dutch Lap vinyl

Vinyl sheds: 7/16" OSB (unless noted on
order as plywood or Techshield under vinyl)
Techshield is standard on Deluxe Series

RAFTERS:

2x4 Rafters 16" o.c. - Made with metal
truss plates

ROOFING:

Everlast Metal Roofing or Lifetime Architectural
Shingles with Rhino Roof underlayment
over-7/16" OSB (unless noted as optional
plywood or Techshield)
Techshield is standard on Deluxe Series

WINDOWS:

Vertical Sliders with Screens 18"x 36"
(or 18"x 27" on smaller sheds)



Lifetime Warranty

Variform warrants its vinyl siding to the original owner, guaranteeing its siding will be free from defects including peeling, flaking, blistering and corroding. (Register product warranty at www.variform.com.)

Warranty

We stand behind our product and offer a Lifetime Warranty on our structures. This warranty covers your structure from any manufacturing defects and material failure.

When used and maintained properly, Heritage Structures guarantees that our products will remain structurally sound for 25 years. Normal wear and tear, fading of exterior surfaces, and general aging which is common of any outdoor products that is exposed to natural elements, is not covered under warranty. (Expected Heritage Structures overall longevity is 50-60 years with proper care.)

You will need to periodically clean, paint, caulk, and keep vegetation from growing around the edges of your outdoor building for sufficient air flow.

Lifetime Warranty applies to buildings purchased at list price only; customer to return warranty sheet by mail. Not responsible for typographical errors.

YOUR SATISFACTION IS OUR PRIORITY

Engineered drawings available at additional cost. All width dimensions are outside edges of floor, except 12' and wider buildings are measured at eaves due to DOT regulations. Building sizes and specifications are nominal; exact sizes vary. Standard features already included; deduct at 40% value. Exact trim details may vary.

COLOR OPTIONS

SmartSide	
	Barn White
	Riehl Green
	Jamestown Red
	Black
	Dark Brown
	Clay
	Stoltz Almond
	Navajo White
	Zook Gray
	Wedgewood Blue
	Charcoal
	SmartSide Tan

Vinyl Siding	
	Almond
	Blue
	Clay
	Cream
	Flint
	Gray
	Mist
	Olive
	Pearl
	Tan
	White

Vinyl Shutters & Flower Boxes	
	White
	Clay
	Gray
	Slate Blue
	Brown
	Redwood
	Maroon
	Green
	Black

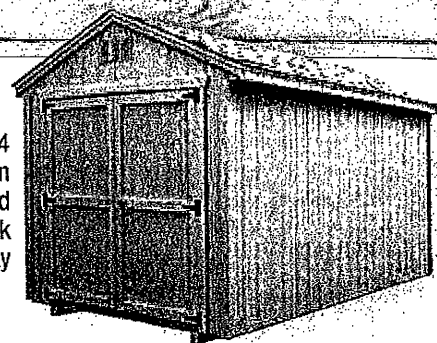
Note: On any Vinyl Building, the corner pieces, by default, are the same color as the siding. White corner pieces can be selected at no additional charge. The fascia, drip edge, and door/window trims are always white.

Metal Roof	
	Burgundy
	Bronze
	Charcoal
	Black
	Brown
	Ivy
	Red
	Ocean Blue

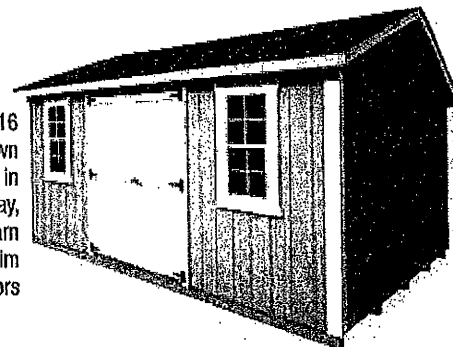
Shingles	
	Charcoal
	Hickory
	Hunter Green
	Fox Hollow Gray
	Shakewood
	Slate
	Weathered Wood

Custom shingles available for additional cost.

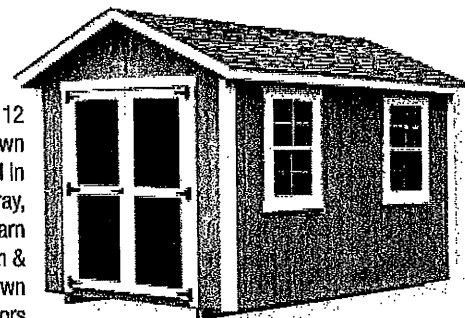
8 x 14 shown painted in Zook Gray



12 x 16 shown painted in Zook Gray, with Barn White trim & doors

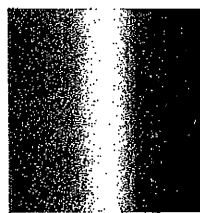


8 x 12 shown painted in Zook Gray, with Barn White trim & Jamestown Red doors



Custom Colors

- Custom Brand Paints & Stains
- Custom Brand Vinyl Sidings
- Custom Trims & Accessories
- Custom Brand Roof Materials to match your home exactly!



Additional costs apply; based on building size and product cost.

See colors at www.everlastroofing.com for more metal roof colors, Traditional 29 Gauge

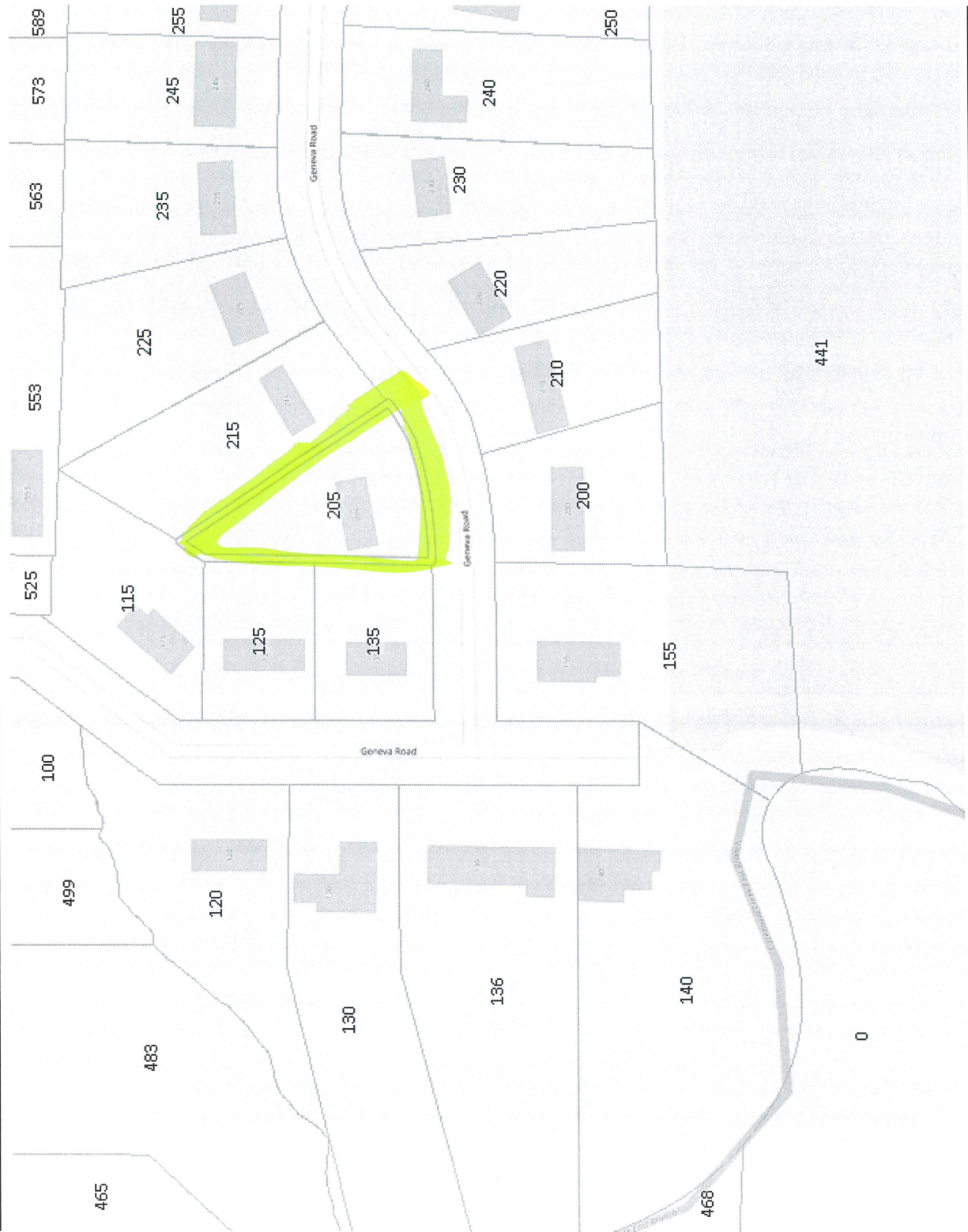
Painting & Staining

- Our treated SmartSide panel comes factory-primed in a tan color. This color is free on all styles of our buildings.
- One color in your selected choice of paint or stain is optional.
- Optional Second Color for trim and/or doors can be added.
- Custom Paint Color We'll match any color! Sherwin Williams A100, includes paint & application.

NOTE: All printed colors on this page may vary from actual samples.

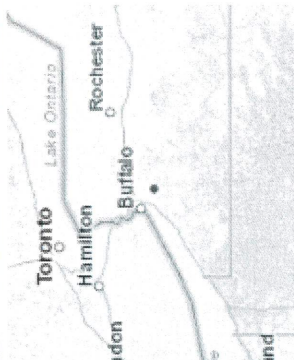


Erie County On-Line Mapping Application



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