

# TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

## MEMO

TO: Supervisor Snyder and Town Board Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: January 21, 2025

The Building Department has received a Special Use Permit application for a Dwelling Group at 145 Reiter Rd as submitted by Danielle Johnson, AIA, as agent for property owner Kathleen Miller. The project proposes to convert the second floor of an existing 2 story garage into a 2-bedroom dwelling unit. The property is zoned RR 300' from the ROW and A behind and the existing garage is in the A District. The site plan shows that a code compliant lot can be created in the future for this new dwelling and that no variances are required for the existing garage.

Town Code section 116-41A(2) states that the Town Board may take one of the following actions:

- 1-take no action
- 2-request modification and resubmission
- 3-request a site plan application (*not applicable to one-family or two-family dwellings*)
- 4-refer the application to the Planning Board for review and recommendation.

If the Board refers it to the Planning Board, a public hearing should be scheduled prior to a decision on SEQRA and the application. The application should be sent to Erie County Department of Planning for their review and recommendation due to the proximity of a County highway (Reiter Rd).

This is an Unlisted action for purposes of SEQRA.

Thank you  
Liz Cassidy





Planning application

Town of Aurora  
Building and Zoning Department

TB: 1/27/25  
PB: 2/19/25  
TB:  
PH:  
TB:

<b>For use by Principal Authority</b>
Cloudpermit application number US-NY21589-P-2024-128
PIN 176.00-2-13
Application submitted to Aurora, New York

<b>Description of Subject Property</b>
Address 145 REITER RD
Municipality Aurora, New York
PIN 176.00-2-13

<b>Purpose of Application</b>
Application type Special Use — New — N/A

<b>Applicant, Property owner, Architectural consultant</b>		
Last name Johnson	First name Danielle	Corporation or partnership CRAFTED CONCEPTS ARCHITECTURE PC
Street address 628 Main Street	Unit number	Lot / Con.
Municipality village of East Aurora	ZIP code 14052	State NY
Other phone	Mobile phone +1 5857472600	
Fax	Email danielle@craftedconcepts.com	

## Declaration and Signatures

### Applicant

I, Danielle Johnson (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.



Digitally signed on 12/27/2024, 2:34:56 PM EST by Danielle Johnson.

**Town of Aurora or Village of East Aurora**

Town of Aurora or East Aurora

Town of Aurora  Village of East Aurora

**Town of Aurora - Application Information**

**Project Information**

Business Project Name 145 Reiter Road Above Garage Apartment Fit Out
Interest in the property (ex: owner/purchaser/developer) owner

**SPECIAL USE AND PROPERTY INFORMATION:**

Describe Special Use requested (use additional pages if needed):

The fit out of an existing space above a three-car garage located at 145 Reiter Road is requested. The garage, second floor and enclosure are already constructed. The proposed fit out is a second floor 1,300 square foot, two-bedroom, one bathroom apartment. It will include installation of plumbing, HVAC, electrical, interior walls and casework. Upon approval of the special use permit, a building department submission application with all the necessary information will follow. This project aims to enhance the usability of the existing structure without altering the exterior appearance or footprint of the building.

Property size in acres: 70	Property Frontage in feet 2350.0 sq.ft.							
Zoning District Rural Residential and Agriculture	Surrounding Zoning Rural Residential and Agriculture							
Current Use of Property: Residential and Agriculture								
Size of Existing building(s): 2480.0 sq.ft.	Size of proposed building(s) 2479.0 sq.ft.							
Present/Prior tenant/use: Residential and Agriculture								
Parking Spaces Existing: NA	Proposed Additional Spaces: NA	Total # NA						
Proposed Water Service: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (well) <input type="checkbox"/> N/A	Is this existing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Proposed Sanitary Sewer: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Septic) <input type="checkbox"/> N/A	Is this existing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Hours of Operation (if applicable):								
<b>Day</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Sunday</b>	<b>By Appt.</b>
Hours:								
Peak Hours:								
Number of Employees (if applicable):								
Full-Time:	Part-time:					Seasonal:		
Upon approval of this application, the applicant intends to apply for:								
<input checked="" type="checkbox"/> Building Permit				<input type="checkbox"/> Sign Permit				

**Town of Aurora or East Aurora**

Town of Aurora or East Aurora

Town of Aurora     Village of East Aurora

**Town of Aurora - Special Use Permit Application**

The Town of Aurora Town Board has the authority to issue special use permits in accordance with Town Code Chapter 116 Zoning.

**Application Requirements:**

For review and approval of a Special Use Permit Application, the following items must be submitted to the Town Board:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Completed Application   | <input checked="" type="checkbox"/> Application Fee with check made payable to: "Town of Aurora" | <input checked="" type="checkbox"/> Owner Authorization form, if necessary. (If the applicant/petitioner is not the property owner and the owner did not sign the application, an owner authorization form must be submitted.) |
| <input checked="" type="checkbox"/> Narrative describing all activities proposed for the site.  | <input checked="" type="checkbox"/> Survey of the property                                       | <input type="checkbox"/> Copy of property deed   |
| <input checked="" type="checkbox"/> Site plan: A Site Plan and/or Site Plan application may be required as part of the Special Use Permit Application. Please consult with the Building Department to determine if a Site Plan Review Application will be required. |  |  |

Environmental Assessment Form (EAF) - Please visit <http://www.dec.ny.gov/permits/6191.html> for EAF information and forms.

**Town of Aurora - External Agency Reviews**

Agency Review: The Town Board may circulate the Special Use Permit application packet to the following agencies for review and comment, as necessary:

Town: Planning Board, Building Department, Highway Department, Town Attorney

County: Department of Environment and Planning

Fire: East Aurora FD or South Wales FD or West Falls FD

Town Engineer Review: Special Use Permit applications may require review by the Town Engineer. If it is determined that such review is necessary, an escrow account will be required to defray the costs of this review. An estimate of the costs will be provided to the applicant and a check must be received prior to further consideration by the Town Board.





Town of Aurora  
575 Oakwood Avenue  
East Aurora, NY 14052  
www.townofaurora.com

**Special Use Permit  
Application  
Owner Authorization**

The undersigned, who is the owner of the premises know as:

145 Reiter Road, E.A. NY identified as Tax Map (SBL)# 176.00-2-13  
(address)

hereby authorizes Danielle Johnson to bring an application for a special use permit before the Town of Aurora Town Board for review and potential approval. The undersigned further permits the Town or its authorized representative(s) access to the property to review existing site conditions during the review process.

Kathleen Miller  
Owner (print)

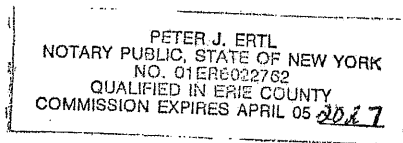
12/11/2024  
Date

Kathleen Miller  
Owner (signature)

STATE OF NEW YORK )  
  ) SS  
COUNTY OF ERIE        )

On this 11 day of December, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Kathleen Miller, personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

P. J. Ertl  
Notary Public







C R A F T E D C O N C E P T S  
A R C H I T E C T S + B U I L D E R S

628 Main Street, East, Aurora, NY 14052  
716-805-8900

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Danielle Johnson, RA, Senior Architect  
Crafted Concepts Architecture  
628 Main Street  
East Aurora, New York 14052  
danielle@craftedconcepts.com  
585-747-2600  
12.27.2024

Town of Aurora Town Board  
575 Oakwood Avenue  
East Aurora, New York 14052

This letter is accompanying a special use permit application for the fit out of an existing space above a three-car garage located at 145 Reiter Road. The garage, second floor and enclosure are already constructed. The proposed fit out is a second floor 1,300 square foot, two-bedroom, one bathroom apartment. It will include installation of plumbing, HVAC, electrical, interior walls and casework. Upon approval of the special use permit, a building department submission application with all the necessary information will follow. This project aims to enhance the usability of the existing structure without altering the exterior appearance or footprint of the building.

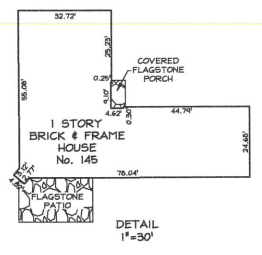
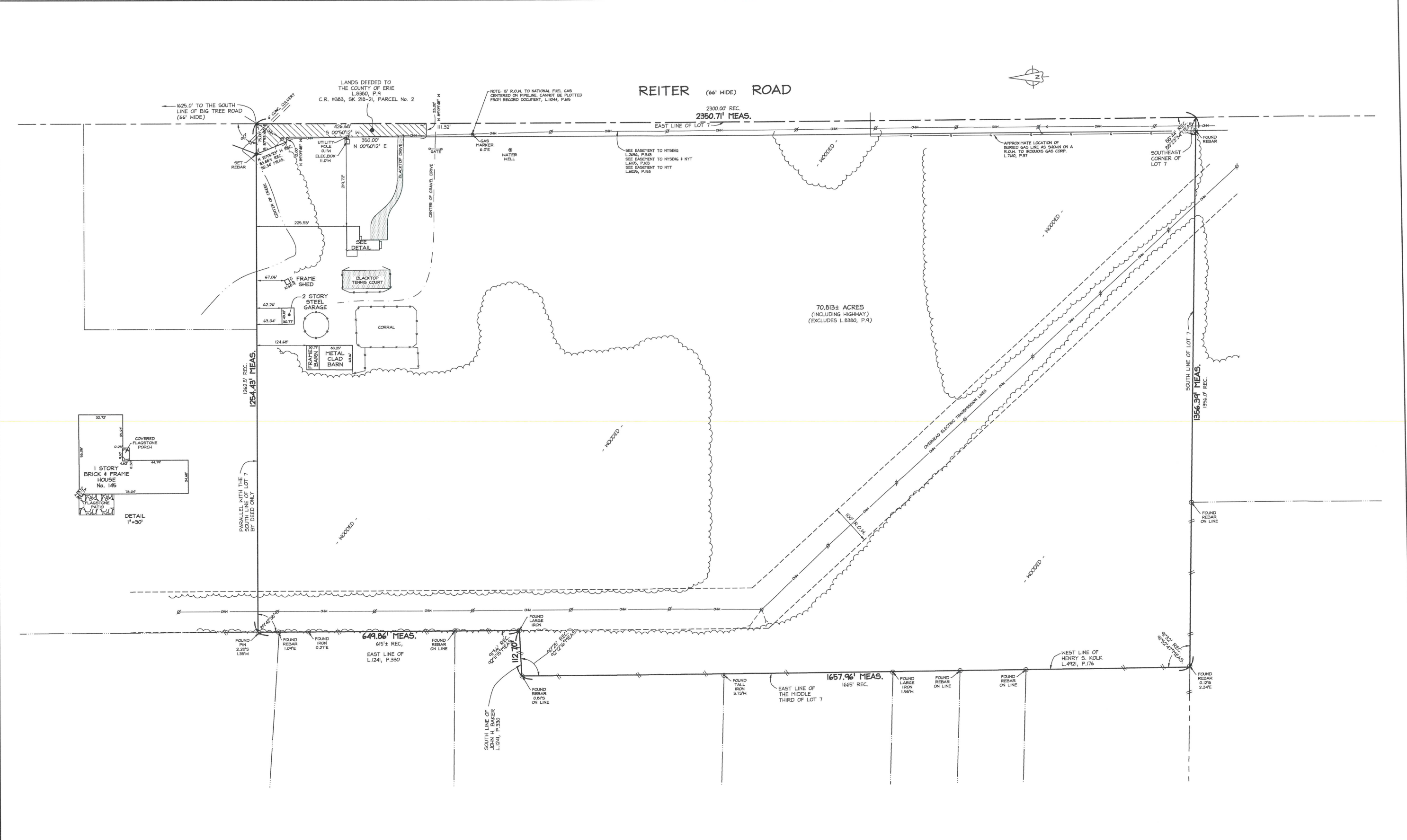
I have included all required documentation and plans with this application. Please let me know if any additional information is needed. I am available at 585-747-2600 or [danielle@craftedconcepts.com](mailto:danielle@craftedconcepts.com) to discuss this application further or to answer any questions you may have.

Thank you for your consideration.

Sincerely,

Danielle Johnson, RA, Senior Architect  
Crafted Concepts Architecture





NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREOF

509 Main Street, P.O. Box 516, East Aurora, NY 14052  
 p (716) 655-1058 f (716) 655-1964 www.nussbaumerandclark.com

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.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 1709, provision 2 of the New York State Education Law.

**NUSSBAUMER & CLARKE, INC.**  
 EST. 1911  
 ENGINEERS AND SURVEYORS

**BOUNDARY SURVEY**  
 145 REITER ROAD  
 Part of Lot 7, Township 9, Range 6  
 Holland Land Company's Survey  
 Town of Aurora  
 County of Erie, State of New York

*Thorsten A. Kenyon*

Date of Survey: 6/25/19 Scale: 1" = 100' Project No.: 1933-0324A



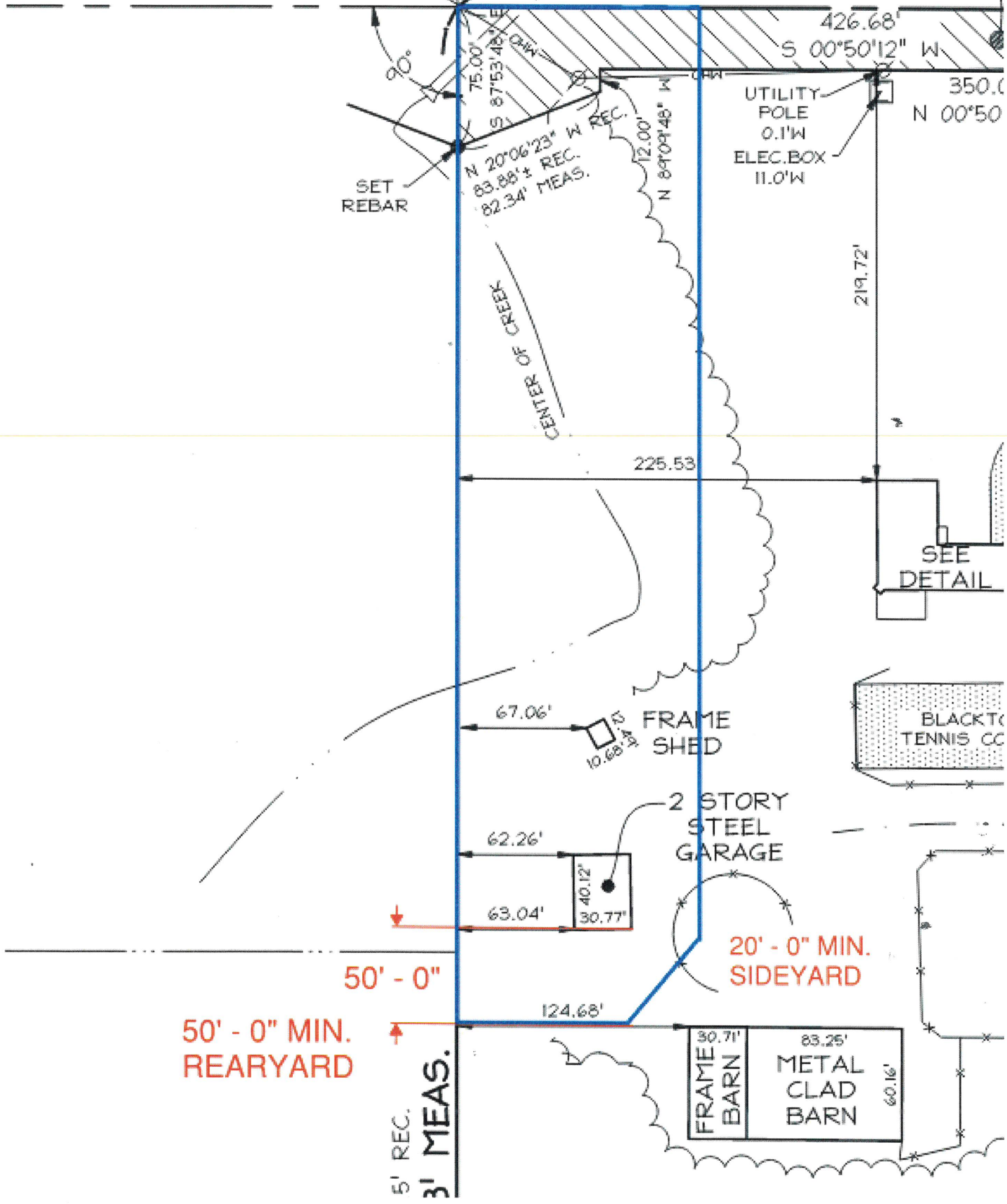
Successors to the records of Civil Land Surveyors Successors to the records of James L. Shuler, Land Surveyor



LANDS DEED  
THE COUNTY  
L.8380,  
C.R. #383, SK 218-21

125' - 0"  
125' - 0" MIN.  
FRONTAGE

1625.0' TO THE SOUTH  
LINE OF BIG TREE ROAD  
(66' WIDE)







# 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: 145 Reiter Road Above Garage Apartment Fit Out				
Project Location (describe, and attach a location map): 145 Reiter Road, East Aurora, New York 14052				
Brief Description of Proposed Action: This Environmental Assessment Form is accompanying a special use permit application for the fit out of an existing space above a three-car garage located at 145 Reiter Road. The garage, second floor and enclosure are already constructed. The proposed fit out is a second floor 1,300 square foot, two-bedroom, one bathroom apartment. It will include installation of plumbing, HVAC, electrical, interior walls and casework. Upon approval of the special use permit, a building department submission application with all the necessary information will follow. This project aims to enhance the usability of the existing structure without altering the exterior appearance or footprint of the building.				
Name of Applicant or Sponsor: Danielle Johnson, RA, Senior Architect		Telephone: 585-747-2600 E-Mail: danielle@craftedconcepts.com		
Address: 628 Main Street				
City/PO: East Aurora		State: New York	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.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Aurora Planning Board, Town of Aurora Building Department			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 70.813 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ NA acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

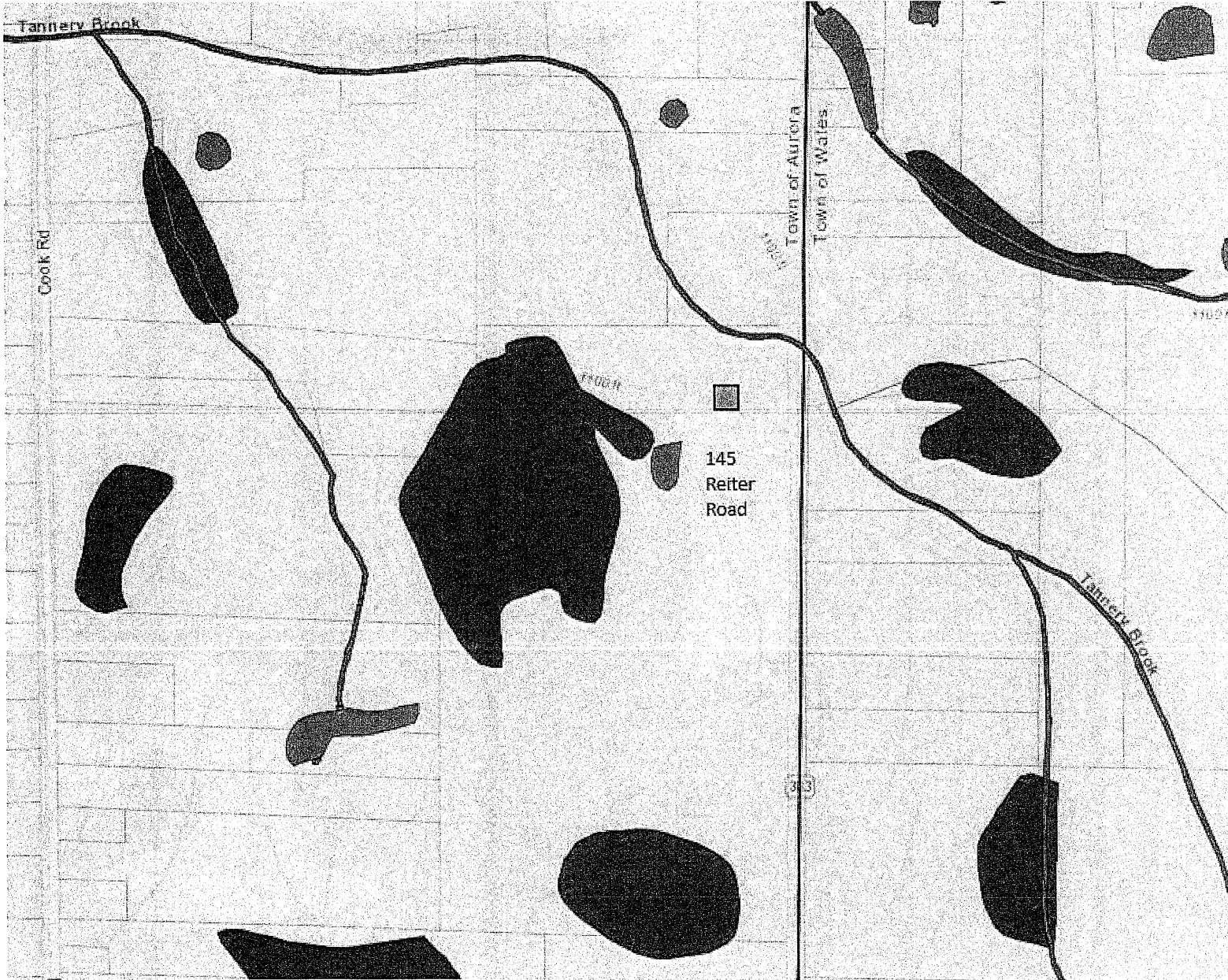
	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? (completed by NYS DEC EAF mapper)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services 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 the 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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The fit out of the 2nd floor apartment will meet or exceed the state energy code by the use of insulation and air sealing. _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? Yes, private well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Private Septic for existing home in place. New septic will be installed for apartment fitout. Septic Application to be filed with ERIE COUNTY DEPARTMENT OF HEALTH ENVIRONMENTAL HEALTH SERVICES.			
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? (completed by NYS DEC EAF mapper)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? (completed by EAF mapper)	<input checked="" 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? (completed by NYS DEC EAF mapper)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			

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 checked="" 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? (completed by NYS DEC EAF mapper)	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan? (completed by NYS DEC EAF mapper)	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? (completed by NYS DEC EAF mapper) If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Danielle Johnson, RA, Senior Architect</u> Date: <u>12.09.2024</u> Signature: <u><i>DJ</i></u> Title: <u>Senior Architect</u>		

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

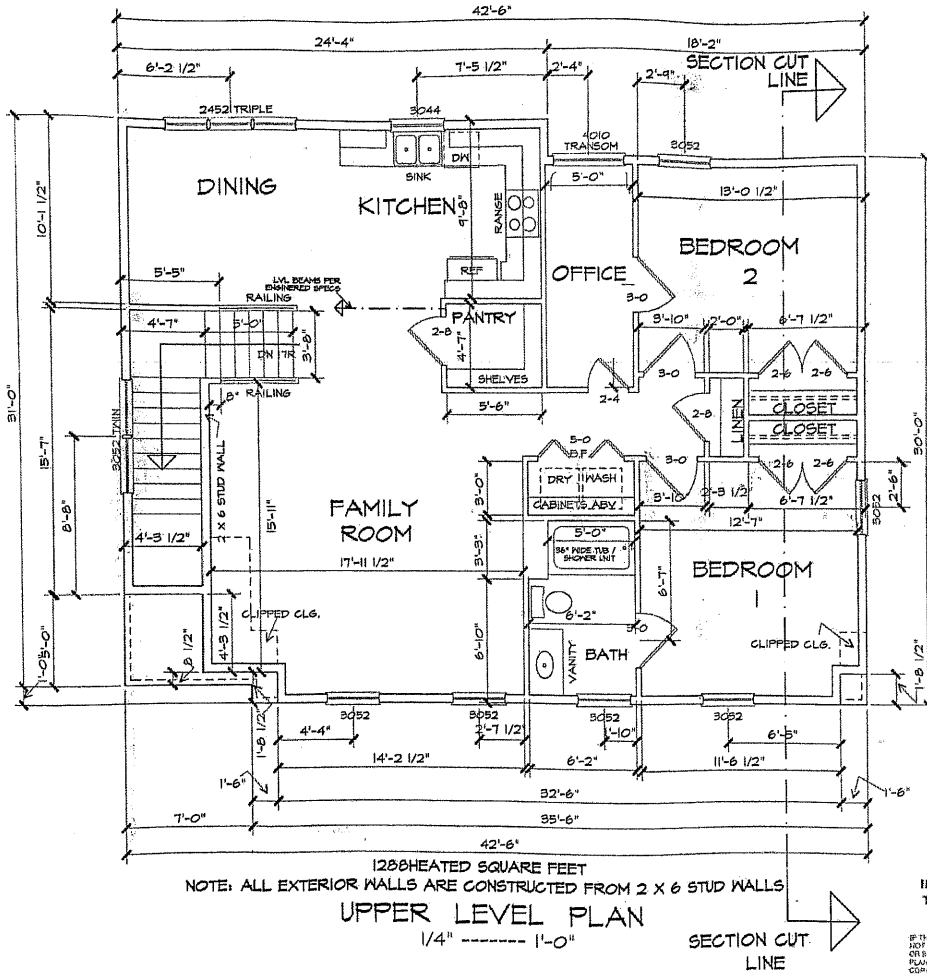




ALL DIMENSIONS ARE COMPUTED MATHEMATICALLY. DO NOT SCALE ANY DRAWING. REPORT ALL DISCREPANCIES TO DK DESIGNS, INC. PRIOR TO ANY WORK OR MATERIALS ORDER. SOLE LIABILITY OF DK DESIGNS, INC. SHALL BE TO CORRECT ANY DISCREPANCY ON THE PLAN ITS SELF. ALL CONTRACTORS RESPONSIBILITY ON THE PLAN ITS SELF. ALL CONTRACTORS RESPONSIBILITY. ALL STRUCTURAL MEMBERS SHOULD MEET OR EXCEED LOCAL COUNTY AND STATE BUILDING CODES. DK DESIGNS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION ERRORS.

NOTE: ALL BEAMS MUST HAVE DIRECT BEARINGS TO STRUCTURAL COMPONENTS BELOW (FOOTINGS, WALLS, COLUMNS, PIERS ETC.) ALL JOIST TO BEAM AND BEAM TO BEAM CONNECTIONS TO BE MADE WITH APPROVED HANGERS.

NOTE: IT IS THE FRAMER AND BUILDING CONTRACTORS RESPONSIBILITY TO LOCATE DOUBLE AND TRIPLE JOIST UNDER ALL PARALLEL WALLS AND LOAD BEARING SITUATIONS.



1288 HEATED SQUARE FEET  
 NOTE: ALL EXTERIOR WALLS ARE CONSTRUCTED FROM 2 X 6 STUD WALLS  
**UPPER LEVEL PLAN**  
 1/4" = 1'-0"

THIS IS A ONE TIME BUILD CONSTRUCTION LICENSE ISSUED 12-4-2020  
 THE CONSTRUCTION LICENSE TO BUILD THIS PLAN WAS ISSUED TO:  
 KAT MILLER  
 1400 W. 10TH AVE  
 EAST AURORA, NY 14002

NO ONE ELSE IS ALLOWED TO BUILD FROM THIS PLAN.  
 A SEPARATE CONSTRUCTION LICENSE HAS BEEN ISSUED WITH THIS  
 PLAN FOR PROOF OF AUTHORITY. ALL BUILDING DEPARTMENTS  
 MUST ASK FOR THE CONSTRUCTION LICENSE BEFORE ISSUING A  
 BUILDING PERMIT FOR CONSTRUCTION TO BE PROTECTED AGAINST  
 ANY COPYRIGHT VIOLATION

IF THIS STAMP IS NOT RED  
 THEN THIS IS AN ILLEGAL  
 SET OF PLANS

IF THIS STAMP IS NOT RED THESE PLANS SHOULD  
 NOT BE SECURED BY ANYONE. BANKING INSTITUTE  
 OR BY ANY OTHER DEPARTMENT. REPRODUCTION OF THESE  
 PLANS BY ANY METHOD IS A VIOLATION OF FEDERAL  
 COPYRIGHT LAWS. CALL DK DESIGNS, INC TO OBTAIN  
 A LEGAL CONSTRUCTION LICENSE

COPYRIGHT DK DESIGNS, INC. ALL RIGHTS  
 RESERVED. ANY DUPLICATION, DISTRIBUTION  
 RESALE OR REPRODUCTION OF ANY KIND  
 TO THESE PLANS IS STRICTLY PROHIBITED  
 UNLESS AUTHORIZED IN WRITING BY DK DESIGNS, INC

DK DESIGNS, INC.  
 ATLANTA, GA.  
 770-460-4445

**DK DESIGNS, INC.**

REVISION

SHEET OF



6P3D  
 MORGANTON

www.dkplans.com





ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:  
BOX 41

**Book Type: D Book: 11347 Page: 8396**  
Page Count: 3  
Doc Type: DEED  
Rec Date: 08/02/2019  
Rec Time: 02:08:36 PM  
Control #: 2019163204  
UserID: Faith  
Trans #: 19125398  
Document Sequence Number  
TT2019000190

Party 1:  
KRUSZKA LINDA J M

Party 2:  
MILLER KATHLEEN R

Recording Fees:

Consideration Amount: 750000.00

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	\$3,000.00
ROAD FUND TT	\$3,750.00

**Total: \$6,940.00**

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

DEED-WARRANTY with Lien Covenant

Boyle  
41

**THIS INDENTURE**, Made the 17<sup>th</sup> day of July, 2019.

**Between** LINDA J.M. KRUSZKA, residing at 1821 Bittersweet Avenue, Big Pine Key, Florida 33043,

Grantor, and

KATHLEEN R. MILLER, residing at 13286 Schang Road, East Aurora, New York 14052

Grantee.

*Witnesseth*, that the said Grantor, in consideration of One and More\*\*\*\*\*00/100 Dollars (\$1.00 and More) lawful money of the United States, paid by the Grantee does hereby grant and release unto the Grantee, her heirs and assigns forever,

**SEE SCHEDULE "A", ATTACHED HERETO AND MADE A PART HEREOF**

*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 Grantee.

*And* the said Grantor does covenant with said Grantee as follows:

*First.* - That the Grantee shall enjoy the premises.

*Second.* - That the Grantor will forever *Warrant* the title to said premises.

*Third.* - Subject to the trust fund provisions of section thirteen of the lien law.

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

*In Presence of*

*Linda J.M. Kruszka* L.S.  
LINDA J.M. KRUSZKA

State of Florida }  
County of Monroe } SS.

On this 17 day of July, 2019 before me, the undersigned, a notary public in and for said State, personally appeared LINDA J.M. KRUSZKA, 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 she executed the same in her capacity and that by her signature on the instrument, the individuals or the persons upon behalf of which the individuals acted, executed the instrument.,

*[Signature]*  
Notary Public

NOTARY PUBLIC  
MARK SENMARTIN  
MY COMMISSION # GG 020004  
EXPIRES: August 8, 2020  
Bonded Thru Budget Notary Service

1/14/19  
1-3  
750,000  
Seed - 2  
hur

FOR COUNTY USE ONLY

C1. SWIS Code

142489

C2. Date Deed Recorded

AUG - 2 2019

C3. Book

134

Page 8396



New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: 145 REITER ROAD  
 \*STREET NUMBER \*STREET NAME  
 AURORA 14052  
 \*CITY OR TOWN VILLAGE \*ZIP CODE

2. Buyer Name: MILLER KATHLEEN R.  
 \*LAST NAME/COMPANY FIRST NAME  
 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:  
 4A. Planning Board with Subdivision Authority Exists   
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size: X 70.60  
 \*FRONT FEET \*DEPTH \*ACRES  
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name: KRUSZKA LINDA J.M.  
 \*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: 07/02/2019

12. Date of Sale/Transfer: \_\_\_\_\_

13. Full Sale Price: 750,000.00  
 (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 mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale: 0.00

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. Dead 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 Dates  
 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(YT) 19 \*17. Total Assessed Value 192,600

18. Property Class 240 \*19. School District Name IROQUOIS CENTRAL

20. Tax Map Identifier(s)/Roll Identifier(s) (if more than four, attach sheet with additional Identifier(s))  
 176.00-2-13

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 penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

*Linda M Kruszka* 7/12/19  
 SELLER SIGNATURE DATE

BUYER SIGNATURE

*Kathleen Miller* 8/21/19  
 BUYER SIGNATURE DATE

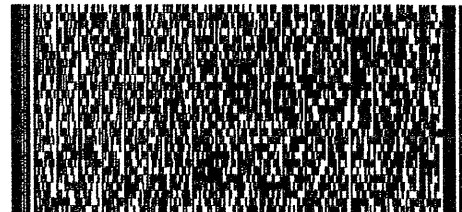
BUYER CONTACT INFORMATION

(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.)

MILLER KATHLEEN R.  
 LAST NAME FIRST NAME  
 AREA CODE TELEPHONE NUMBER (E: 0000000)  
 13286 Scham rd  
 \*STREET NUMBER \*STREET NAME  
 S. Aurora NY 14052  
 \*CITY OR TOWN \*STATE \*ZIP CODE

BUYER'S ATTORNEY

BLACKMON DAVID  
 LAST NAME FIRST NAME  
 (716) 652-0828  
 AREA CODE TELEPHONE NUMBER (E: 0000000)



## SCHEDULE A

### LEGAL DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND, situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 7, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point-in-the-east-ien of Lot No. 7, said point being 1625.0' south from the intersection of the south bounds of Big Tree Road (66 foot R.O.W.) and the east line of Lot No. 7; thence southerly along the east line of Lot No. 7, a distance of 2300 feet to the southeast corner of Lot No. 7; thence west along the south line of Lot No. 7 and making an interior angle with the last mentioned line of  $88^{\circ} 44'$  a distance of 1356 feet and along the west line of lands conveyed to Henry S. Kolk by Deed recorded in the Erie County Clerk's Office in Liber 4921 of Deeds at page 176 and which point on the south line of Lot No. 7; thence northerly making an interior angle of  $91^{\circ} 32'$  with the last mentioned line and along said west line of lands so conveyed to Henry S. Kolk by Deed as aforesaid, a distance of 1655 feet to the south line of lands conveyed to John H. Baker and one by Deed recorded in Erie County Clerk's Office in Liber 1241 of Deeds at page 330; thence easterly making an interior angle of  $90^{\circ} 25'$  with the last mentioned line and along said south line of lands conveyed to John H. Baker as aforesaid a distance of 112.7 feet to a point; thence northerly making an interior angle of  $91^{\circ} 56'$  with the last mentioned line and along the east line of lands so conveyed to John H. Baker and one by Deed as aforesaid a distance of approximately 615 feet to a point in a line drawn parallel with the south lien of Lot No. 7; thence easterly and along said parallel line 1262.5 feet to the point or place of beginning, containing 70.6 acres of land more or less.

EXCEPTING therefrom lands conveyed by Linda J. Tiburzi to The County of Erie by Deed recorded on April 9, 1976 in Liber 8380 of Deeds at page 9.







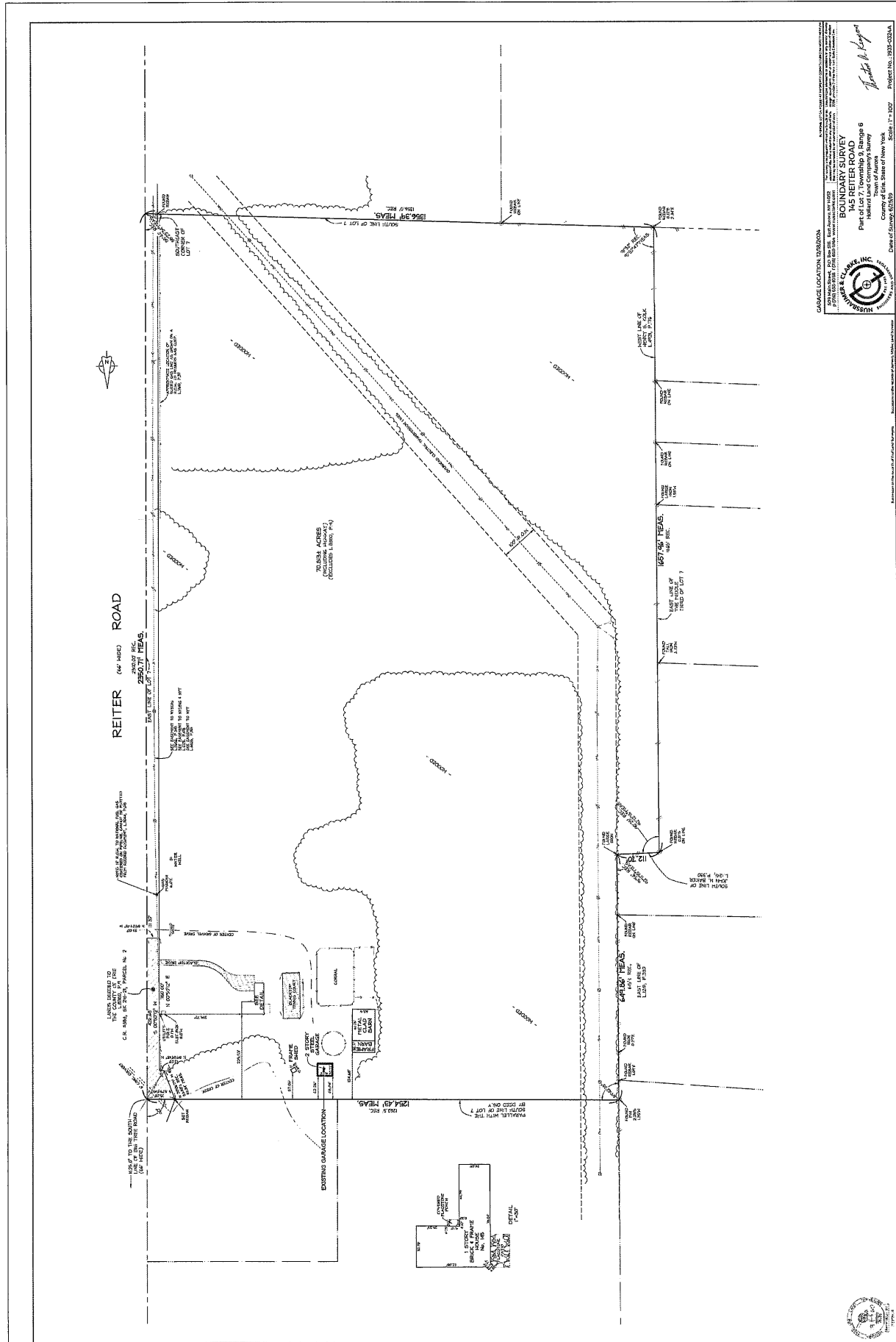
CRAT CONCEPTS ARCHITECTS & BUILDERS  
 628 MAIN STREET, EAST AURORA, NEW YORK 14055  
 716.653.9950 | PHIL@CRATCONCEPTS.COM

NOT FOR CONSTRUCTION

EXISTING GARAGE  
 145 REITER ROAD  
 EAST AURORA, NEW YORK 14055

G100

SITE SURVEY  
 EXISTING CONDITIONS



NOTE: SCALE INDICATED IN PDF MAY DIFFER FROM SCALE ON THIS SHEETPRINT





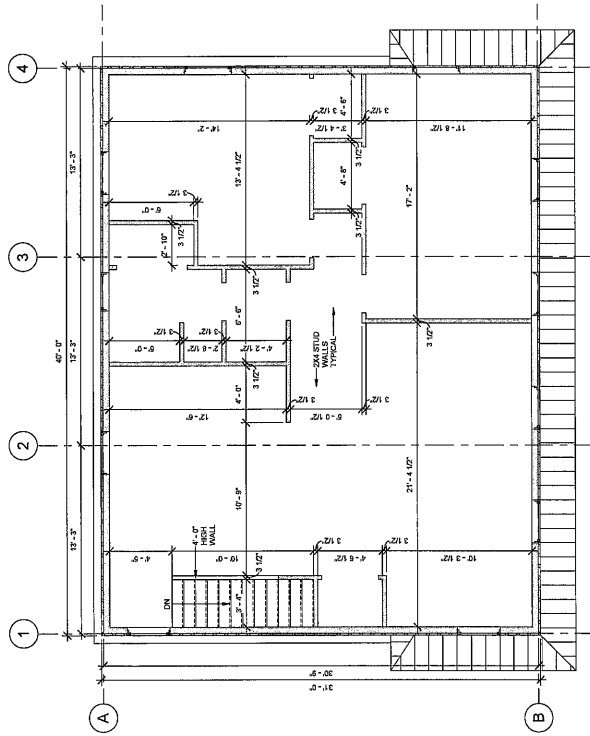


CRATON CONSTRUCTION  
 ARCHITECTS & BUILDERS  
 628 MAIN STREET, EAST AURORA, NEW YORK 14052  
 716.805.9908 | PHIL@CRATONCONCPT.COM

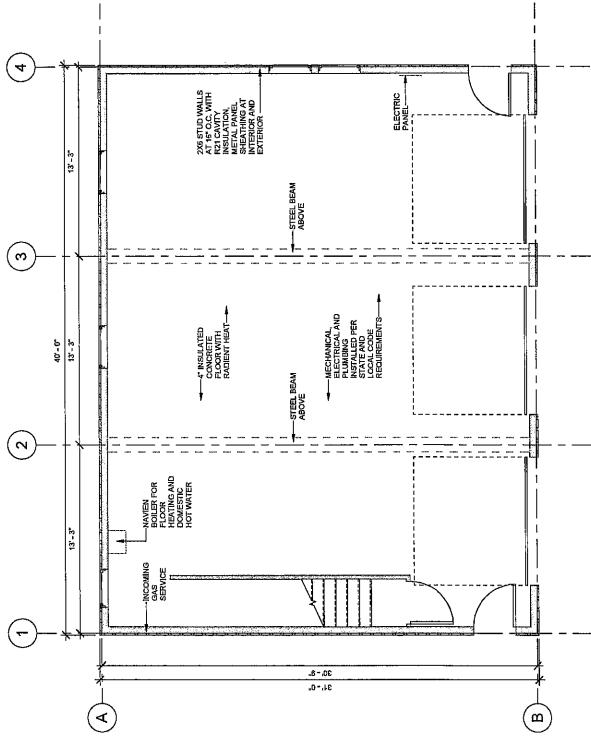
NOT FOR CONSTRUCTION

EXISTING GARAGE  
 145 REEFER ROAD  
 EAST AURORA, NEW YORK 14052

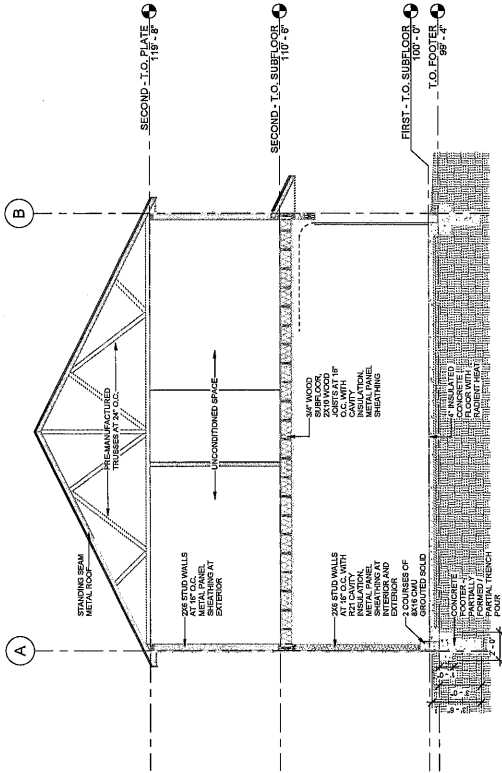
A101  
 EXISTING FLOOR PLANS, ROOF PLAN AND BUILDING SECTION  
 EASTING CONDITIONS



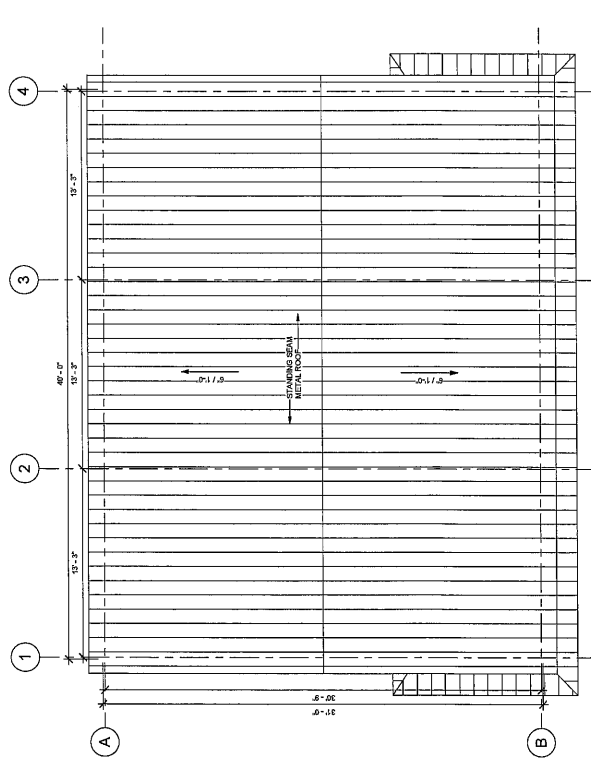
2. EXISTING SECOND FLOOR PLAN  
 1/8" = 1'-0"



1. EXISTING FIRST FLOOR PLAN  
 1/8" = 1'-0"



4. EXISTING BUILDING SECTION  
 1/8" = 1'-0"



3. EXISTING ROOF PLAN  
 1/8" = 1'-0"





CR ARCHITECTURE + TECHNICAL CONCEPTS  
 528 MAIN STREET, EAST AURORA, NEW YORK 14052  
 716.855.9908 | PHIL@CRATC.COM

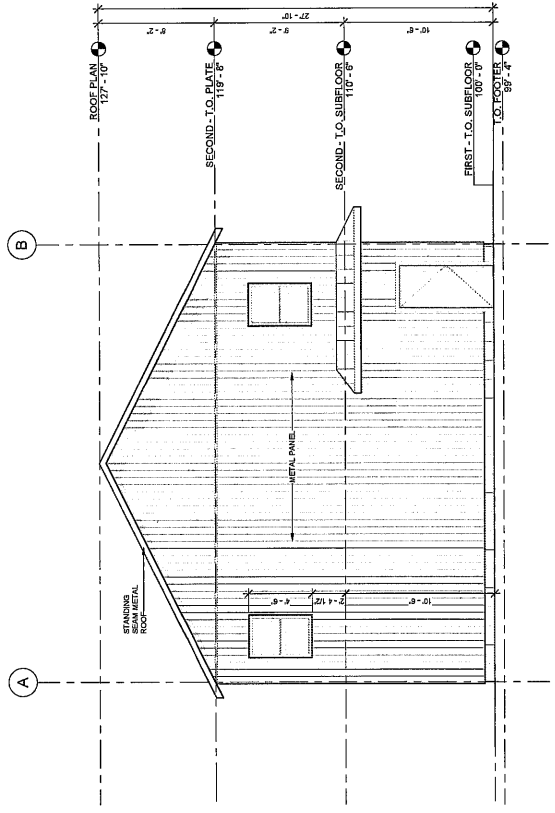
NOT FOR CONSTRUCTION

EXISTING GARAGE

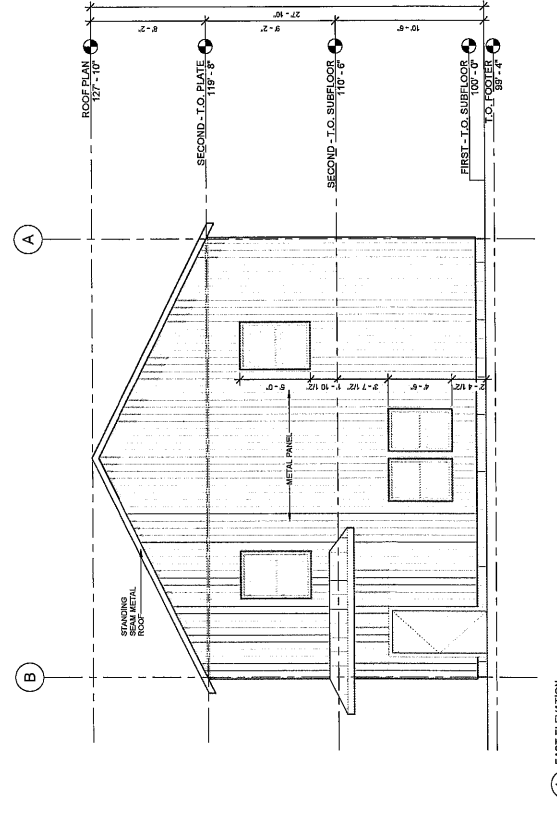
145 RIVER ROAD  
 EAST AURORA, NEW YORK 14052

A300

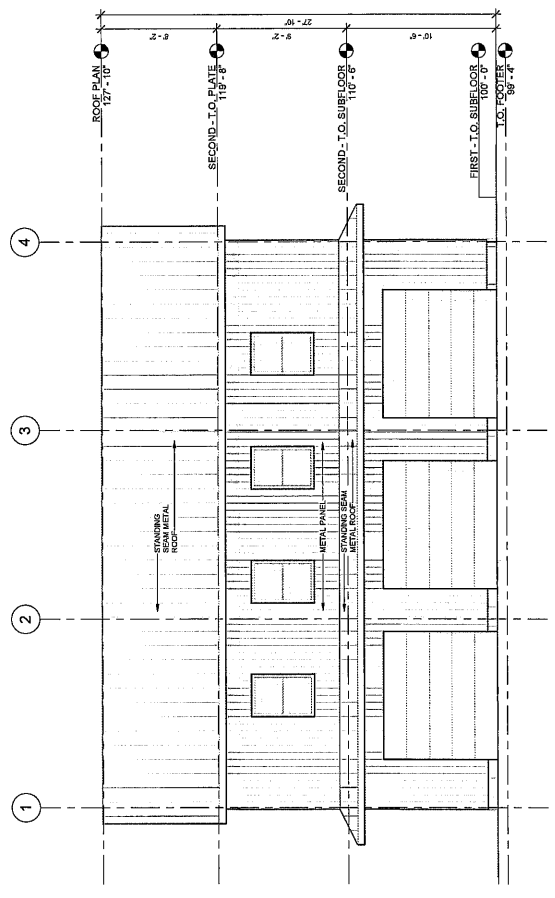
EXISTING EXTERIOR ELEVATIONS  
 EXISTING CONDITIONS



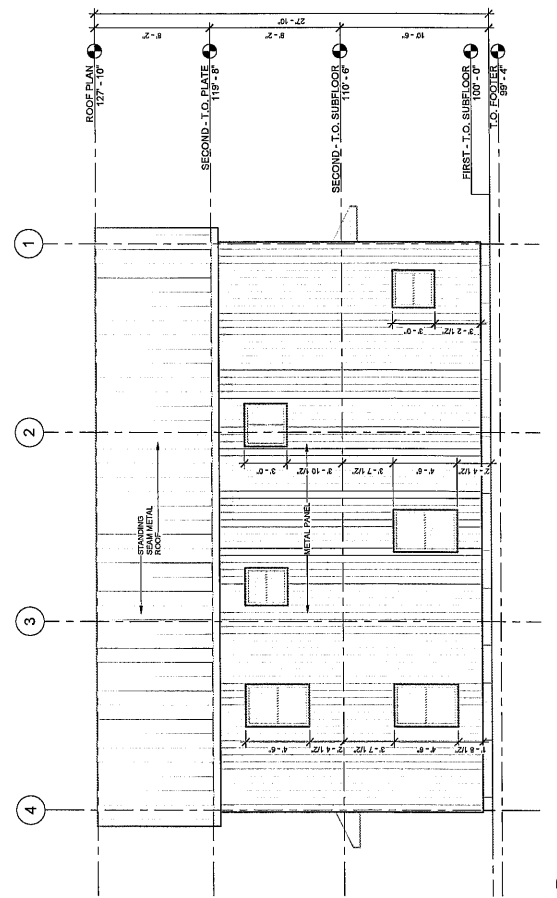
2 WEST ELEVATION  
 1/4" = 1'-0"



1 EAST ELEVATION  
 1/4" = 1'-0"



4 SOUTH ELEVATION  
 1/4" = 1'-0"



3 NORTH ELEVATION  
 1/4" = 1'-0"

