

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
7500

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1243
Date 6/18/15

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) Karen Iacobucci of ¹⁸³⁹ 187 Gypsy Ln
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO KAREN IACOBUCCI
Name of Applicant

¹⁸³⁹ OF 187 GYPSY LN, E.A., NY
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A PERMIT FOR OCCUPANCY

1. LOCATION OF THE PROPERTY 1839 187 Gypsy Ln
SBL# 164-DU-2-23 ZONING DISTRICT A

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)

Table of District Regulations - 2 story Acc Bldg

3. TYPE OF APPEAL. Appeal is made herewith for:
 An interpretation A variance - to the Zoning Ordinance
 An exception A temporary permit

4. A PREVIOUS APPEAL () has has not been made with respect to this decision of the Building Inspector or with respect to this property

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:

See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
_____ of _____

John J. Sebastiano
Signature(s)
595 MAIN ST. U.S. NY 14224
Mailing Address

John J. Sebastiano, being duly sworn, deposed and says that he is the petitioner in this action; that he has read the foregoing Request and knows the contents thereof; that the same is true to the knowledge of deponent.

5-5-15
Rec. 687390

Sworn to before me this 4th
day of May, 2015

Sheryla A. Miller
NOTARY PUBLIC

SHERYLA MILLER
Reg. #01M16128663
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 13, 2017



Town of Aurora
300 Glead Avenue
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name KAREN JACOBUCCI
Address 187 GYPSY LN. EA
Telephone 652-4193

Address of appeal 187 GYPSY LN E.A.
Zoning District A
Zoning Code Section Table of District Regs - 2 Story Ace Bldg

Type of Appeal:

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A PERMIT FOR OCCUPANCY

GROUND FOR VARIANCE: (may continue on separate sheet)

WE WOULD LIKE THE ROOF LINE OF NEW GARAGE TO COMPLIMENT
THE ROOF LINES OF EXISTING HOME. WE HAVE THREE PEOPLE
LIVING HERE W/ 3 CARS AND 10 ACRES of PROPERTY TO
MAINTAIN - THIS TAKES LARGER THAN AVERAGE SNOW MACHINES
MOWING EQUIP + TRACTOR ETC. STORAGE AREA ABOVE
IS NECESSARY FOR HOUSEHOLD ITEMS YARD ITEMS etc
PLEASE NOTE THIS IS NOT LIVING SPACE AND WE ARE NOT
INSTALLING STAIRCASES etc just a ladder for storing
light items. THIS GARAGE DOES NOT INTERPRE W/ ANY
NEIGHBORING PROPERTIES SIMPLY DUE TO ITS PRESENT LOCATION

ACKNOWLEDGMENT:

Pursuant to Section 809 of the New York State General Municipal Law, the appellant shall state in his written appeal that to the best of his knowledge, no state officer or officer or employee of the Town of Aurora, has any interest in the appellant as defined in Section 809 of the General Municipal Law. If this statement cannot be made, the nature of any such interest must be disclosed as required by said State Law

Petitioners Signature John J. Subito AGENT Date 5-4-15
Owners Signature _____ Date _____

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, NY
AND REPLY TO MUNICIPALITY**

Note: Please complete in triplicate. Send original and one copy (with attachments) to Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202. Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: _____
Received: _____

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal Action, such reply must be considered.

Description of Proposed Action

1. Name of Municipality: Town of Aurora

2. Hearing Schedule: **Date** 6/18/2015 **Time** 7:00pm **Location** 300 Glead 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 Specific as follows 183-187 Gypsy Lane, Town of Aurora

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: (be specific) Owner proposes a 2nd floor (second story) in an accessory building - only one floor (story) allowed by town code

8. Other remarks: (ID#, SBL#, etc.) SBL# 164.00-2-23

9. Submitted by: Martha L. Librock, Town Clerk 5/29/2015

300 Glead 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. Form ZR-3, Comment on Proposed Action is attached hereto.
3. The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which 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



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

TOWN OF AURORA
Southside Municipal Center
300 Gleed Avenue, East Aurora, NY 14052
www.townofaurora.com

TOWN COUNCIL MEMBERS

Susan A. Friess
sfriess@townofaurora.com

Jeffrey T. Harris
jharris@townofaurora.com

Jolene M. Jeffe
jjeffe@townofaurora.com

Charles D. Snyder
csnyder@townofaurora.com

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

SUPT. OF BUILDING
Patrick J. Blizniak
(716) 652-7591
building@townofaurora.com

ASSESSOR
Richard L. Dean
assessor@townofaurora.com
(716) 652-0011

DIR. OF RECREATION
Peggy M. Cooke
(716) 652-8866
peggy@townofaurora.com

TOWN ATTORNEY
Ronald P. Bennett

TOWN JUSTICE
Douglas W. Marky
Jeffrey P. Markello

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507
NYS Relay Number:
1(800) 662-1220

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

Karen Iacobucci
187 Gypsy Ln.
East Aurora, N.Y. 14052

5/04/2015

Re: variance for accessory building at 187 Gypsy Ln.

Karen,

The Building Dept. has reviewed your application to build an accessory building with a second story at 187 Gypsy Ln. We have denied your application because you fail to meet the requirements as stipulated by the Table of District Regulations.

Table of District Regulations:

Required: accessory buildings not over 1 story.

Requested: 2 story accessory building

Variance required: second story for an accessory building

If you wish to pursue this matter further you must apply to the Town of Aurora Zoning Board of Appeals for an Area Variance. You must include your application, application fee, a letter to the ZBA members explaining your difficulty, and any information to support your need for a variance from the Town Code. If you have any questions contact us at 652-7591.

William R. Kramer


Code Enforcement Officer



Mike Sebastiano & Sons

759-1300 • 135 Gunville Road, Lancaster, NY 14086 • 759-1300



Name KAREN IACOBUCCI
 Address 187 Gypsy Ln
 City or Town E. A.
 Phone 517-1883
 Directions _____

Width _____ Depth _____ Wall _____
 Siding _____
 Gables _____
 Roof Shingle _____
 O'Head Door _____ Ent. Door _____
 Windows _____ Slab _____

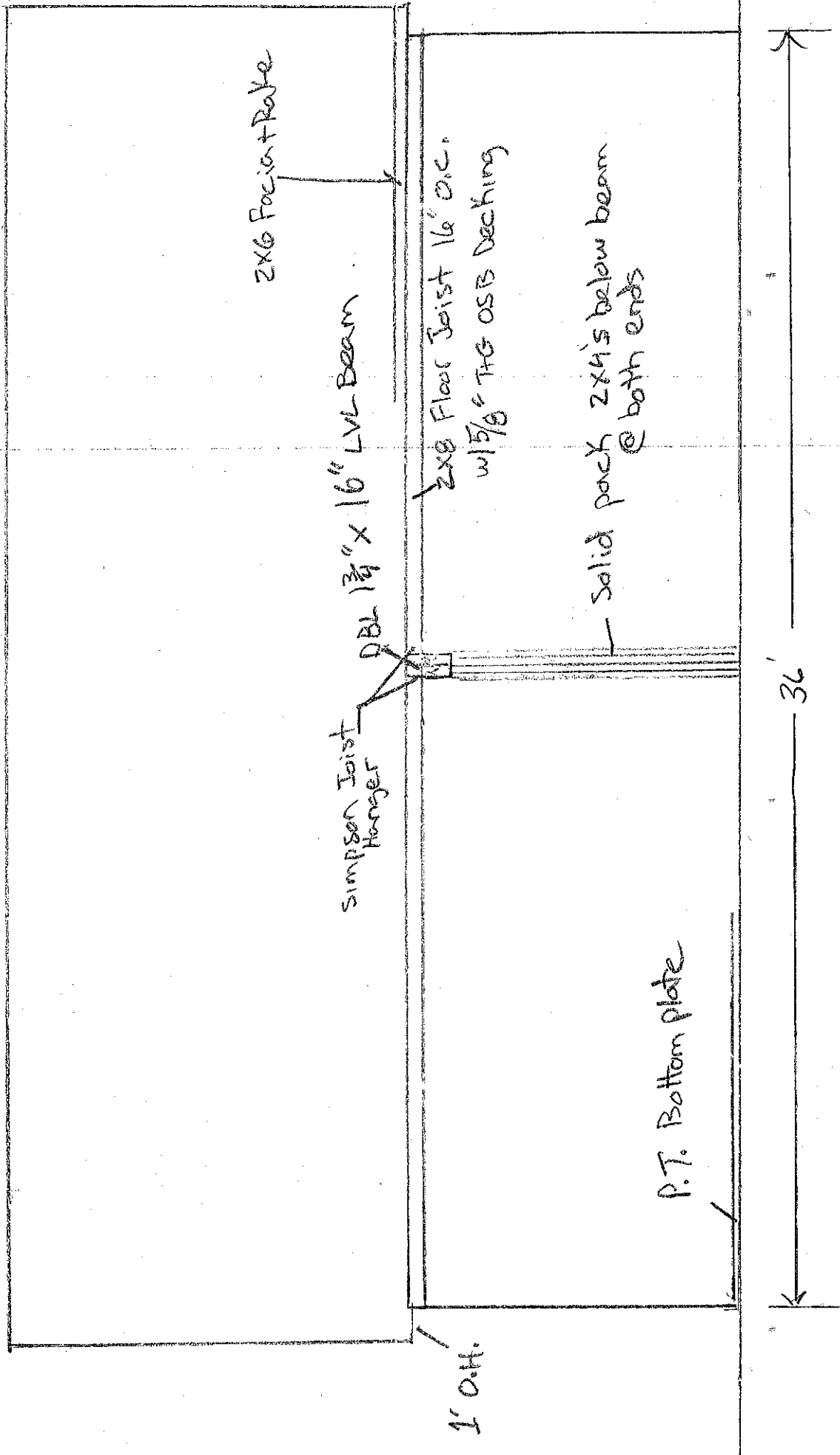
5-4-15

I, KAREN IACOBUCCI GRANT M.F. SEBASTIANO & SONS
 PERMISSION TO REPRESENT ME IN ALL ASPECTS OF
 BUILDING PERMITS AND VARIANCE APPLICATIONS.

M.F. SEBASTIANO & SONS MAY ACT AS MY
 REPRESENTATIVE AT MEETINGS AS WELL

Karen Iacobucci

JACOBUCCI RESIDENCE
187 GYPSY LN
EAST AURORA



2x6 Facia + Rake

DBL 3/4" x 16" LVL Beam

Simpson Joist Hanger

2x8 Floor Joist 16" o.c.
w/ 5/8" T&G OSB Decking

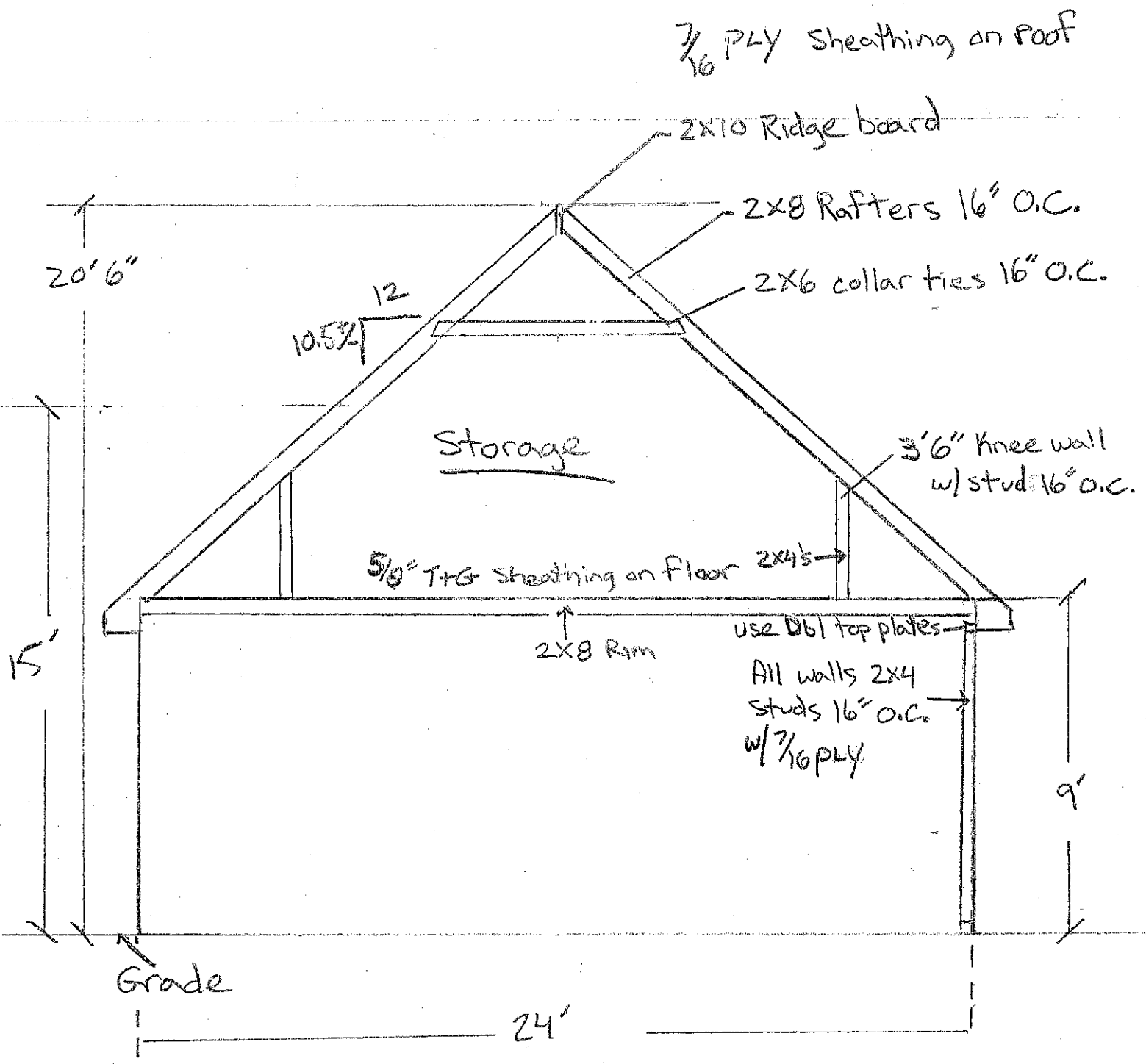
Solid pack 2x4's below beam
@ both ends

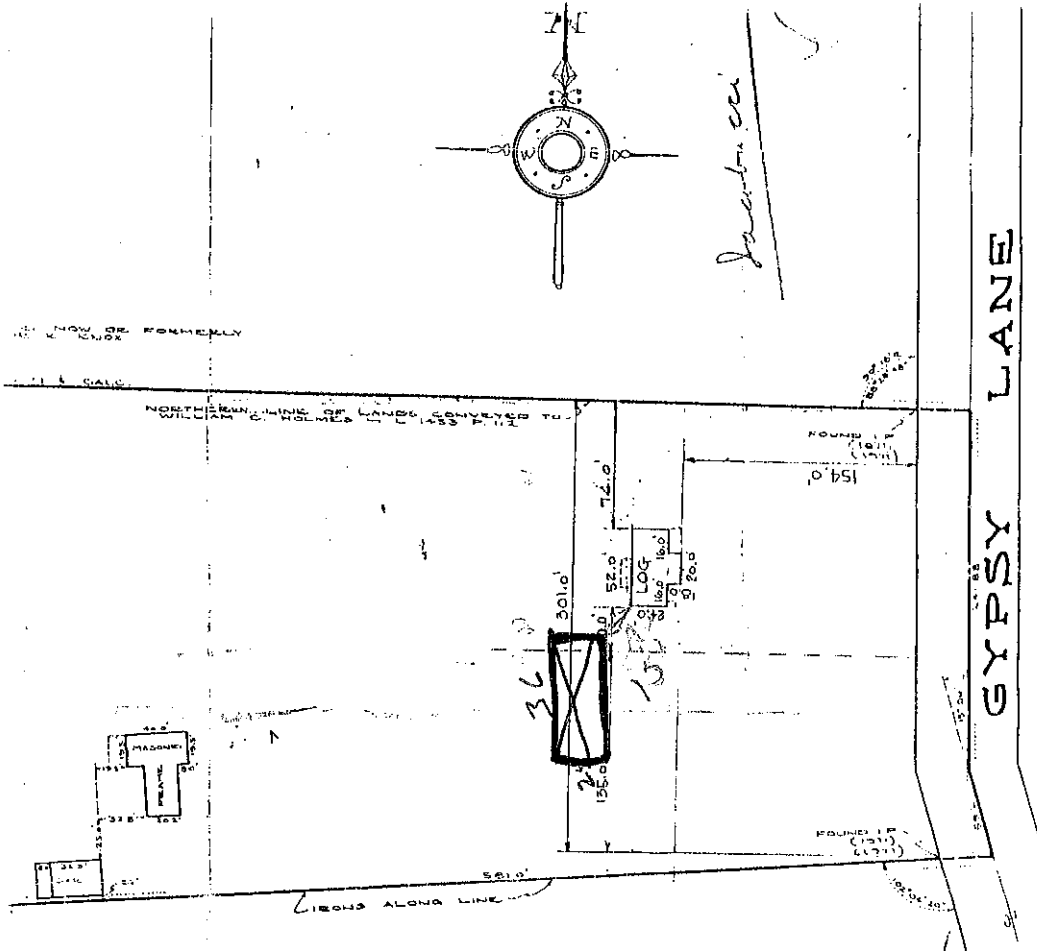
1' Off.

P.T. Bottom plate

36'

Jacobucci Residence
187 Gypsy Ln
East Aurora





3/23/00
 TOWN OF AURORA
 DEPT. OF BLDGS.
K. Jacobson
 183-187 Gypsy
 00-21

**SURVEY OF
 183 GYPSY LANE**

L. 7411 P. 318

PART OF LOT 39, TOWN 3, RANGE 6
 TOWN OF AURORA
 ERIE COUNTY NEW YORK

OCTOBER 24, 1968 SCALE 1" = 60'

JOB No. 68431

6/24/43-ADDED LOG HERE

Michael

Petitioner: Karen Iacobucci
~~403-8~~ 187 Gypsy Ln
East Aurora, NY 14052

*mailing
address:*

Agent: Mike Sebastiano
Mike Sebastiano & Sons
135 Gunnville Rd
Lancaster, NY 14086

SBL#: 164.00-2-23

=====

Abutting Properties:

Mailing Address (if different)

SBL: 164.00-2-24
164.00-2-6.1
164.00-2-38.1
People of NYS Office of Parks
V/L Knox

Attn: Ray Goll
PO Box 1132
Niagara Falls, NY 14303

SBL: 164.00-2-37.1
David & Linda Beyer
170 Gypsy Ln
East Aurora, NY 14052

SBL: 164.00-2-17
Shawna Colgrove
175 Gypsy Ln
East Aurora, NY 14052

SBL: 164.00-2-18
James & Susan Bach
26 Sanford Rd

26 Hickory Ln
East Aurora, NY 14052

SBL: 164.00-2-19
Michael & Beth Hoag
34 Sanford Rd

34 Hickory Ln
East Aurora, NY 14052

SBL: 164.00-2-20
Paul & Carol Kostusiak
62 Sanford Rd

65 Hickory Ln
East Aurora, NY 14052

SBL: 164.00-2-21
Paul & Carol Kostusiak
80 Sanford Rd

65 Hickory Ln
East Aurora, NY 14052

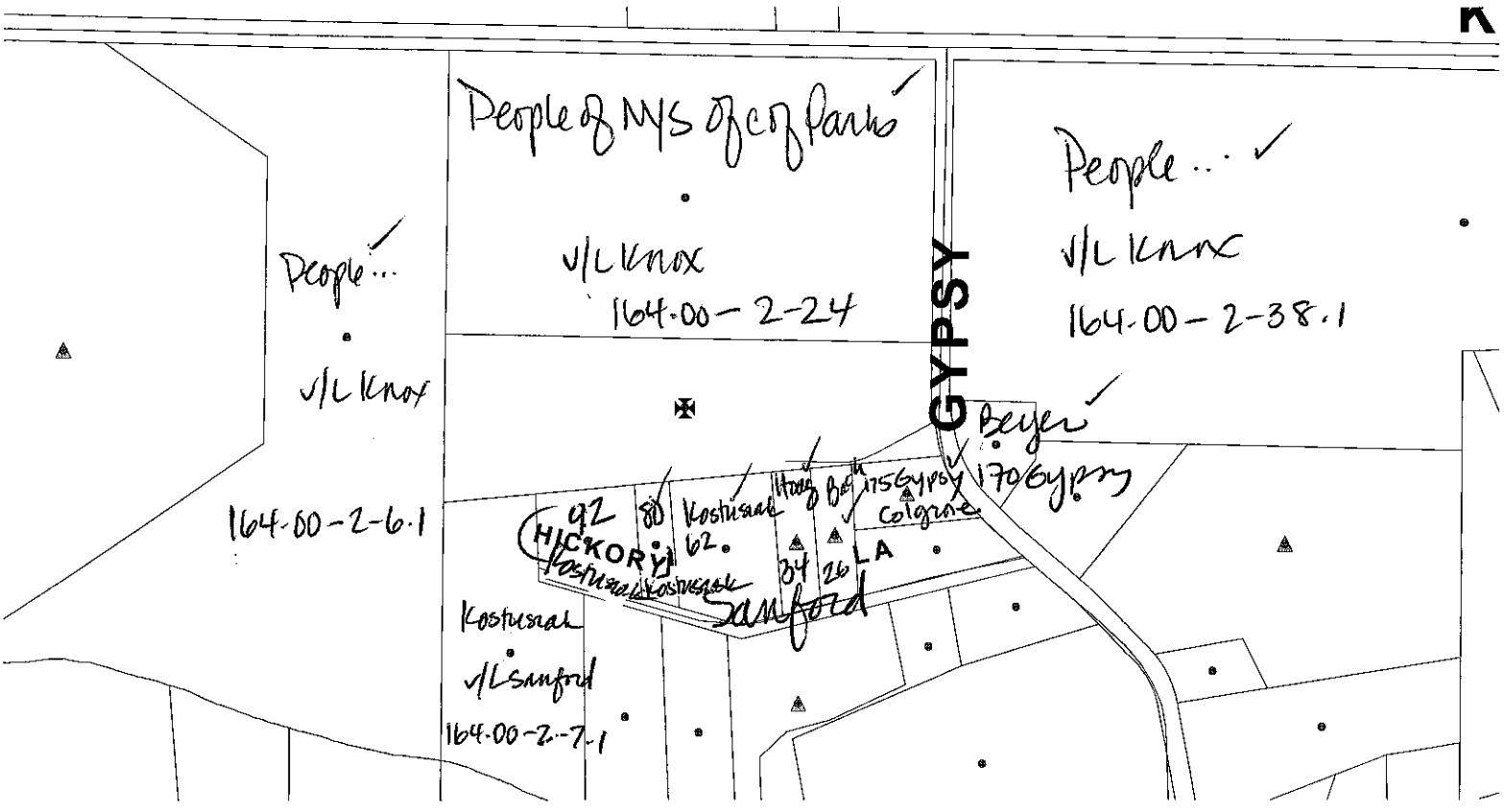
SBL: 164.00-2-22
Paul & Carol Kostusiak
92 Sanford Rd

65 Hickory Ln
East Aurora, NY 14052

SBL: 164.00-2-7.1
Paul & Carol Kostusiak
V/L Sanford Rd

65 Hickory Ln
East Aurora, NY 14052

Karen Iacobucci
1834 187 Gypsy Ln



OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
\$7500
1244

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1244
Date 6/18/15

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) Patrick Blizniak of 1256 Sweet E.A.
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO Patrick Blizniak
Name of Applicant

OF 2005 Mill Rd West Falls NY
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A PERMIT FOR OCCUPANCY

1. LOCATION OF THE PROPERTY 2005 Mill Rd - EA WF
SBL # 186.06-4-37 ZONING DISTRICT A

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)

Table of District Regulations - Front Yard Setback

3. TYPE OF APPEAL. Appeal is made herewith for:
 An interpretation A variance - to the Zoning Ordinance
 An exception A temporary permit

4. A PREVIOUS APPEAL has has not been made with respect to this decision of the Building Inspector or with respect to this property

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:

See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
Town of Aurora

Patrick Blizniak
Signature(s)
1256 Sweet Rd. E.A
Mailing Address

PATRICK BLIZNIAK, being duly sworn, deposed and says that he is the petitioner in this action; that he has read the foregoing Request and knows the contents thereof; that the same is true to the knowledge of deponent.

Sworn to before me this 26th
day of MAY, 15

Martha L. Librock
NOTARY PUBLIC

MARTHA L. LIBROCK
COMM. #01LI5028312
QUALIFIED IN ERIE COUNTY
MY COMMISSION EXPIRES MAY 31, 2018



Town of Aurora
300 Glead Avenue
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name Patrick Blizniak
Address 1256 Sweet
Telephone 863-2617

Address of appeal 2005 Mill Rd
Zoning District A
Zoning Code Section Table of District Regs FRONT 1/400 setback

Type of Appeal:

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A PERMIT FOR OCCUPANCY

GROUND FOR VARIANCE: (may continue on separate sheet)

I would like to add an 8' x 32' front porch to my house
The house setback is 60 1/2 feet and I'm asking for 8
feet closer leaving 52 1/2 feet setback resulting in a 22 1/2
variance

ACKNOWLEDGMENT:

Pursuant to Section 809 of the New York State General Municipal Law, the appellant shall state in his written appeal that to the best of his knowledge, no state officer or officer or employee of the Town of Aurora, has any interest in the appellant as defined in Section 809 of the General Municipal Law. If this statement cannot be made, the nature of any such interest must be disclosed as required by said State Law

Petitioners Signature Patrick Blizniak Date 5/26/15
Owners Signature _____ Date _____

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, NY
AND REPLY TO MUNICIPALITY**

Note: Please complete in triplicate. Send original and one copy (with attachments) to
Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202.
Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: _____

Received: _____

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal Action, such reply must be considered.

Description of Proposed Action

1. Name of Municipality:	Town of Aurora		
2. Hearing Schedule:	Date 6/18/2015	Time 7:00pm	Location 300 Glead Ave., E. Aurora, NY
3. Action is before:	<input type="checkbox"/> Legislative Body	<input checked="" type="checkbox"/> Board of Appeals	<input type="checkbox"/> Planning Board
4. Action consists of:	<input type="checkbox"/> New Ordinance	<input type="checkbox"/> Rezone/Map Change	<input type="checkbox"/> Ordinance Amendment
	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Use Permit
		<input type="checkbox"/> Other	
5. Location of Property:	<input type="checkbox"/> Entire Municipality	<input checked="" type="checkbox"/> Specific as follows	2005 Mill Road, PO West Falls, Town of Aurora
6. Referral required as Site is within 500' of:	<input type="checkbox"/> State or County Property/Institution	<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> Farm Operation located in an Agricultural District
	<input type="checkbox"/> Expressway	<input checked="" type="checkbox"/> County Road	<input type="checkbox"/> State Highway
			<input type="checkbox"/> Proposed State or County Road, Property, Building/Institution, Drainageway
7. Proposed change or use: (be specific)	Owner proposes a front porch on the residence - closer to r.o.w. than allowed by town code - 75' setback is required by town code		
8. Other remarks: (ID#, SBL#, etc.)	SBL# 186.00-4-37		
9. Submitted by:	Martha L. Librock, Town Clerk	5/29/2015	
300 Glead 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. Form ZR-3, Comment on Proposed Action is attached hereto.
3. The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which 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



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

TOWN OF AURORA
Southside Municipal Center
300 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

TOWN COUNCIL MEMBERS

Susan A. Friess
sfriess@townofaurora.com

Jeffrey T. Harris
jharris@townofaurora.com

Jolene M. Jeffe
jjeffe@townofaurora.com

Charles D. Snyder
csnyder@townofaurora.com

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

SUPT. OF BUILDING
Patrick J. Blizniak
(716) 652-7591
building@townofaurora.com

ASSESSOR
Richard L. Dean
assessor@townofaurora.com
(716) 652-0011

DIR. OF RECREATION
Peggy M. Cooke
(716) 652-8866
peggy@townofaurora.com

TOWN ATTORNEY
Ronald P. Bennett

TOWN JUSTICE
Douglas W. Marky
Jeffrey P. Markello

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507
NYS Relay Number:
1(800) 662-1220

Patrick Blizniak
PO Box 570
East Aurora, NY 14052

5/26/2015

Re: 2005 Mill Rd. front yard setback

Patrick,

The Building Dept. has reviewed your application to construct a new covered porch on the front of the residence at 2005 Mill Rd. We have denied your application, because the proposed porch does not meet the required front yard setback as specified in the Town of Aurora Table of District Regulations. We therefore request that you apply to the Town of Aurora Zoning Board of Appeals for an area variance if you wish to continue with this project.

Required: 75ft from the right of way.

Requested: 52.49 ft.

Variance required: 22.51 ft.

If you wish to pursue this matter further you must apply to the Town of Aurora Zoning Board of Appeals for an Area Variance. You must include your application, application fee, and any information you need to support your need for a variance from the Town Code. If you have any questions contact us at 652-7591.

William R. Kramer


Code Enforcement Officer

5/26/2015

Saundra Beutler

36 Manchester

East Aurora NY 14052

To Whom It May Concern;

I hereby give Patrick Blizniak permission to act as my agent in the formal application to the Zoning Board of Appeals regarding the construction of a porch located at 2005 Mill Road, that violates the Town's front yard setback rules.

Thank You,

A handwritten signature in cursive script that reads "Saundra Beutler". The signature is written in black ink and is positioned below the typed name.

Saundra Beutler

BUILDING DEPARTMENT
Town of Aurora/Village of East Aurora
300 Glead Avenue, East Aurora, NY
Phone (716) 652-7591
Fax (716) 652-3507

Permit # _____
 Reissue from _____

Circle one <input checked="" type="checkbox"/> Town or Village	Date _____
Permit Fee \$	Public Hearing and/or Mailing
ZBA (\$75/\$100) <input checked="" type="checkbox"/> or N	\$50.00/\$100.00

APPLICATION FOR BUILDING PERMIT

New Building	Addition	Demolition	Solid Fuel Appliance
Alteration-Renovation	Accessory Building <input checked="" type="checkbox"/>	Accessory Structure	Special Use
Temporary Accessory Building	Tower	Generator	

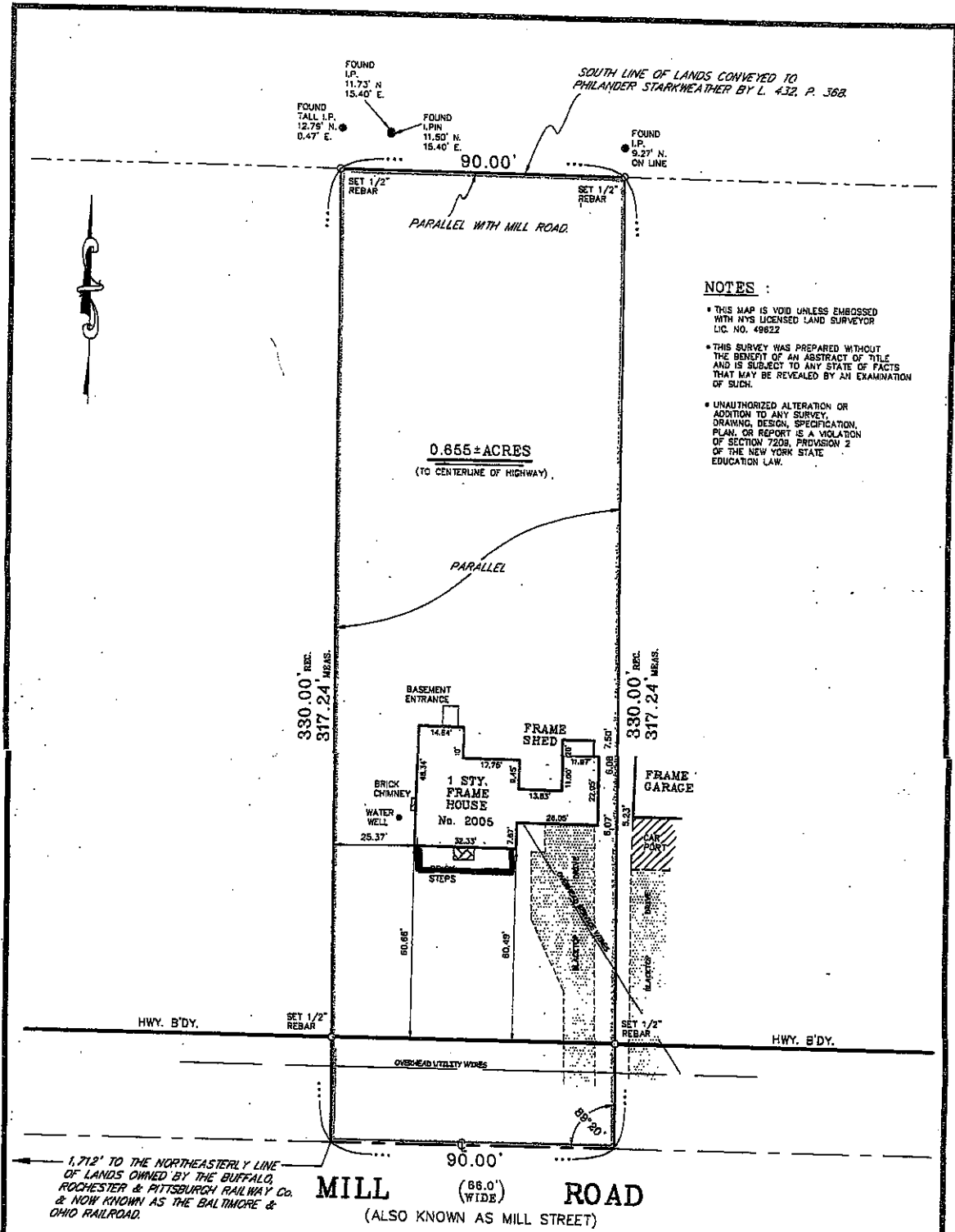
Location 2005 Mill Rd. SBL# 182.00-4-37
 Property Owner Name Sandra Bentler

- Give a brief description of request/intention for building permit: FRONT PORCH
- Existing use and occupancy Residential Commercial _____ (Check which applicable)
 Intended use and occupancy Residential Commercial _____ (Check which applicable)
 Is there more than one dwelling on the parcel? No
- Size of completed building 8 ft wide 32 ft long _____ ft high _____ stories Total sq ft 256 sq ft
- Estimated Cost (determined by Building Department) * _____
- Zone or use district in which premises are situated A
- Does proposed construction violate any zoning law, ordinance or regulation? yes Front yard setback
- Name of Architect _____
 Address of Architect _____ Phone Number _____
- Name of Contractor Patrick Blizniak
 Address of Contractor _____ Phone Number 963-2617
- Contractors GL/WC/Disability Insurance Certificates on file _____
 Number of Policy _____ Date of Expiration _____
- Electrical work done, to be inspected by, and a Certificate of Approval obtained from an inspection agency approved by the Town of Aurora. Yes _____ NA
- DPW Action Required WATER TAP _____ SEWER TAP _____ CURB CUT _____ BACKFLOW PREVENTER _____
 GREASE TRAP _____

Bldg Dept Use Only	ZBA
Examined _____ 20 _____	Reason _____
Approved _____ 20 _____	Approved/Denied _____
Disapproved _____ 20 _____	Case # _____
..... Signature of Code Enforcement Officer/Building Inspector	
Receipt is hereby acknowledged of the sum of \$..... equal to the permit fee established by the Town Board of the Town of Aurora NY	
..... Town Clerk/ Deputy Clerk	

PLEASE READ BEFORE SIGNING APPLICATION

- This application must be completely filled in by typewriter or in ink and submitted to the Building Department.
- Survey showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application. Indicate distance to nearest building on adjoining lot.
- This application must be accompanied by 2 complete set of plans (3 sets for commercial applications) showing proposed construction and 1 complete set of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical, electrical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of Building Permit.
- Upon approval of this application, the Building Department will issue a Building Permit to the applicant. Such permit shall be kept on the premises available for inspection throughout the progress of the work.



NOTES :

- THIS MAP IS VOID UNLESS EMBOSSED WITH NYS LICENSED LAND SURVEYOR L.C. NO. 49622
- 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 ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR REPORT IS A VIOLATION OF SECTION 720B, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

1,712' TO THE NORTHEASTERLY LINE OF LANDS OWNED BY THE BUFFALO, ROCHESTER & PITTSBURGH RAILWAY Co. & NOW KNOWN AS THE BALTIMORE & OHIO RAILROAD.

MILL ROAD (86.0' WIDE)
(ALSO KNOWN AS MILL STREET)

PART OF L 51 S T 9 R 6, TOWN OF AURORA, COUNTY OF ERIE, STATE OF NEW YORK

RESURVEY		
DATE	JOB	DESCRIPTION

JAMES L. SHISLER, L.S., P.C.
PROFESSIONAL LAND SURVEYOR

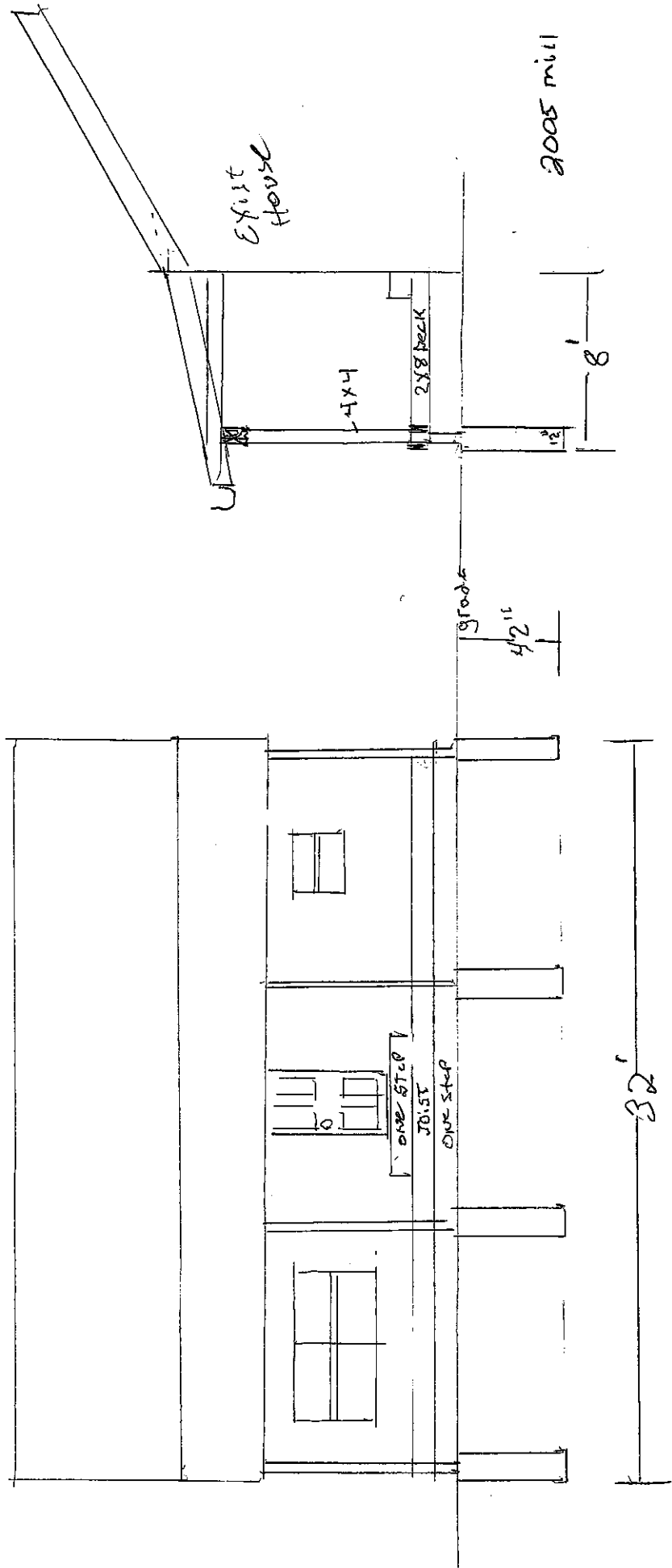
P.O. BOX 516
EAST AURORA, NEW YORK 14052-0516 (716) 655-1058

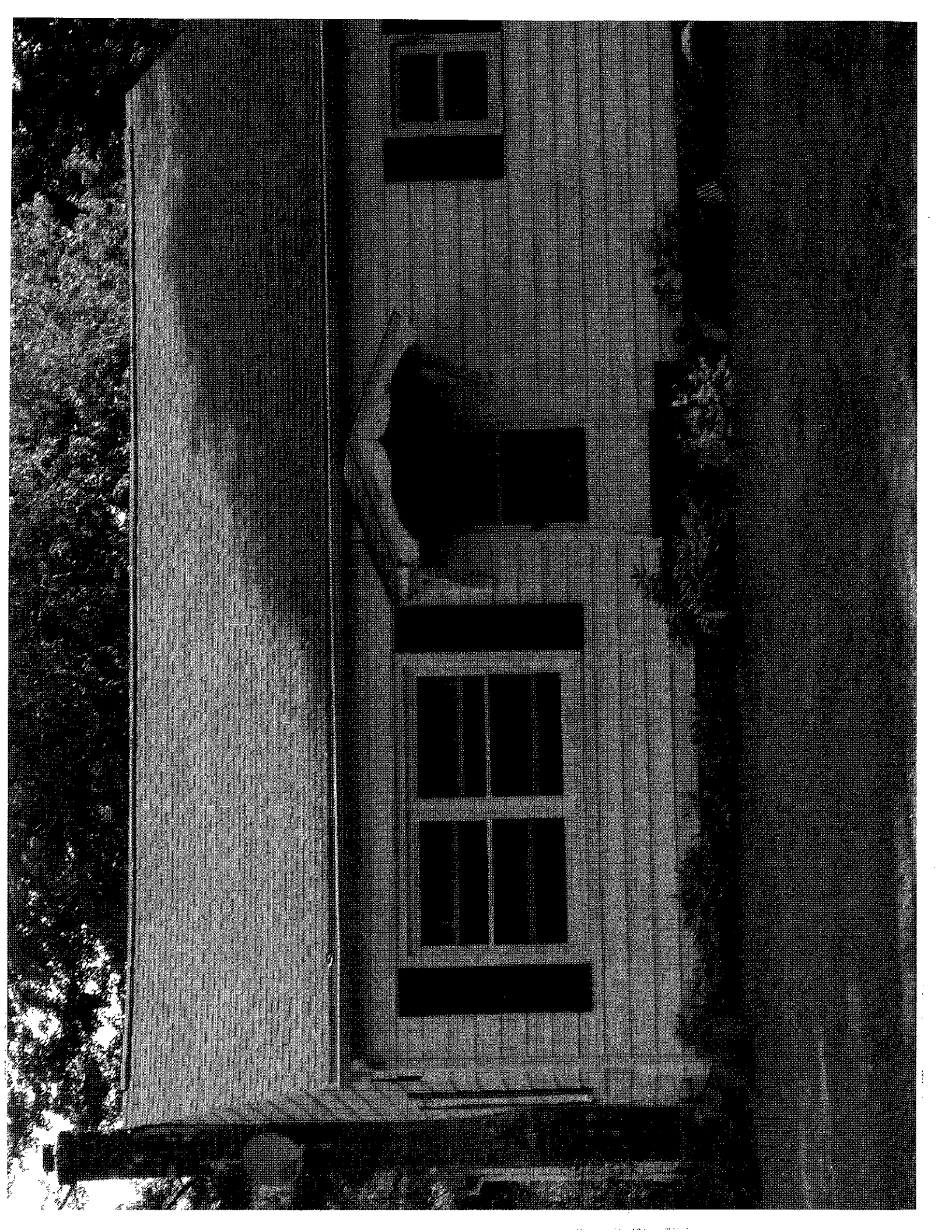
DRAWN BY: P.G.P. SCALE: 1" = 30'
CHECKED BY: J.L.S. DATE: 8/21/01

JOB NO.: 01535 SHEET NO.: C-3002

James L. Shisler

2005 MILL





Petitioner: Patrick Blizniak aaf Sandra Beutler
2005 Mill Rd
~~East Aurora, NY 14052~~ 14170
W Falls

SBL#: 186.00-4-37

=====

Abutting Properties: Mailing Address (if different)

SBL: 186.00-4-40.12
1963 Mill LLC
1963 Mill Rd
West Falls, NY 14170

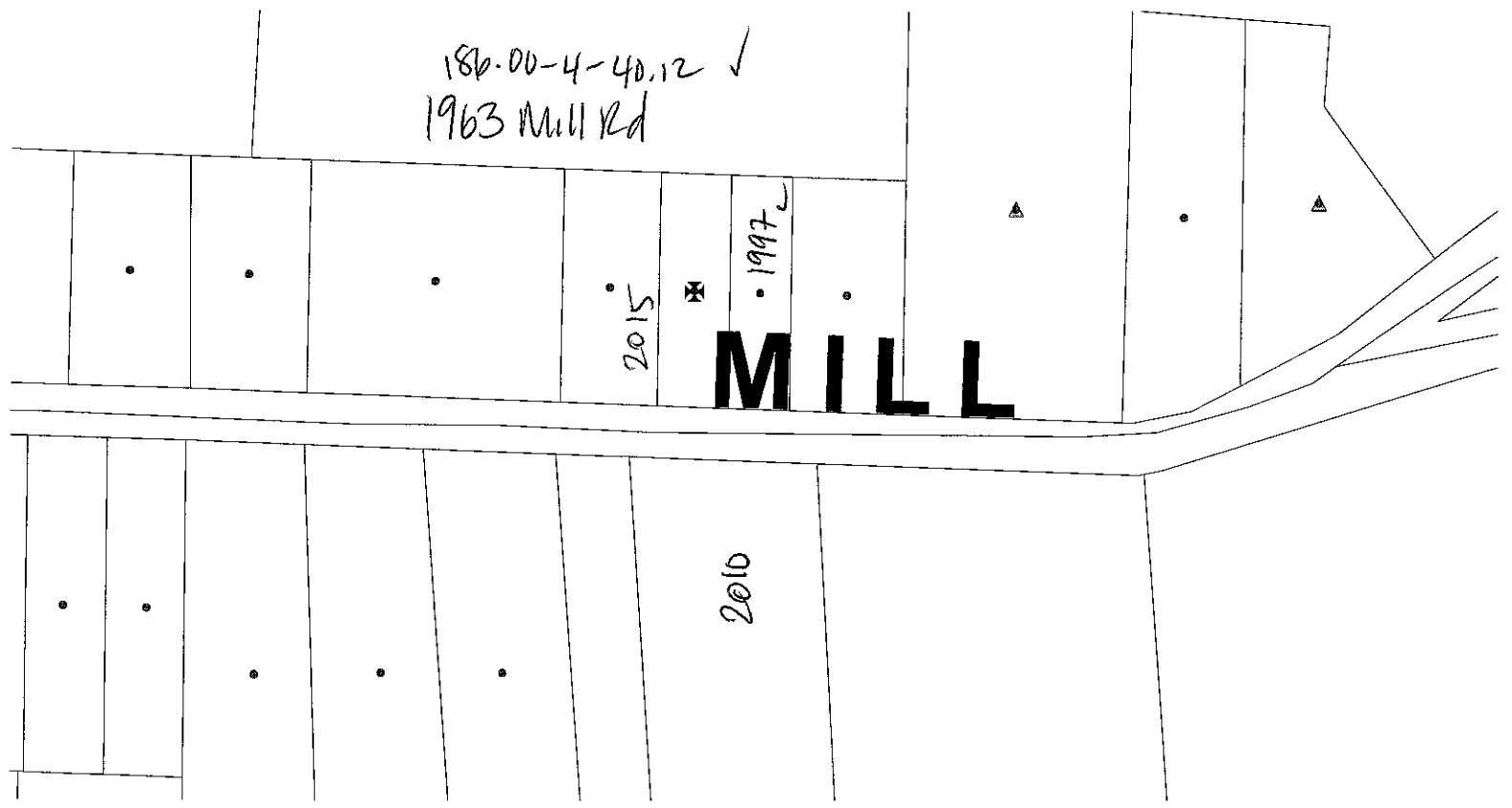
SBL: 186.00-4-36
Hans Tamberg
1997 Mill Rd
West Falls, NY 14170

SBL: 186.00-3-2
Joseph & Lisa Stearns
2010 Mill Rd
West Falls, NY 14170

SBL: 186.00-4-38
Kathleen Eckert L/E
Clarence Eckert
Christopher Eckert
2015 Mill Rd
West Falls, NY 14170

Patrick Blizniak
and Sandra Bentler
2005 Mill Rd
West Falls 14170
SBL: 186.00-4-37

186.00-4-40.12 ✓
1963 Mill Rd



OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
175 (1)

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1245
Date 6-18-15

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) Ed Neudeck of Morton Buildings
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO Chris Muttly
Name of Applicant

OF 4445 Transit Rd Town of Aurora NY
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A PERMIT FOR OCCUPANCY

1. LOCATION OF THE PROPERTY 4445 Transit Rd
SBL # 174.00-1-34.112 ZONING DISTRICT A

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)

3. TYPE OF APPEAL. Appeal is made herewith for:
 An interpretation A variance - to the Zoning Ordinance
 An exception A temporary permit

4. A PREVIOUS APPEAL has has not been made with respect to this decision of the Building Inspector or with respect to this property

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:
See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
_____ of _____

E Neudeck
Signature(s)
407 Sanders Rd Strykersville NY
Mailing Address

14145

Edward Neudeck, being duly sworn, deposed and says that he is the petitioner in this action; that he has read the foregoing Request and knows the contents thereof; that the same is true to the knowledge of deponent.

5/29/15 Rec. 687435
Bostalt DTC

Sworn to before me this 29th
day of May, 2015

Sheryl A Miller
NOTARY PUBLIC

SHERYL A. MILLER
Reg. #01M16128663
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 13, 2017

SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, NY AND REPLY TO MUNICIPALITY

Note: Please complete in triplicate. Send original and one copy (with attachments) to Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202. Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: _____

Received: _____

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal Action, such reply must be considered.

Description of Proposed Action

1. Name of Municipality: Town of Aurora

2. Hearing Schedule: **Date** 6/18/2015 **Time** 7pm **Location** 300 Glead Ave., E. Aurora

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 Specific as follows 4445 Transit Rd, PO Orchard Park

Town of Aurora

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: (be specific) Mean height of accessory building is in excess of 15 feet allowed by code

8. Other remarks: (ID#, SBL#, etc.) SBL# 174.00-1-34.112

9. Submitted by: Martha L. Librock Town Clerk 05/29/2015

300 Glead 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. Form ZR-3, Comment on Proposed Action is attached hereto.
3. The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which 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



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

TOWN OF AURORA
Southside Municipal Center
300 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

TOWN COUNCIL MEMBERS

Susan A. Friess
sfriess@townofaurora.com

Jeffrey T. Harris
jharris@townofaurora.com

Jolene M. Jeffe
jjeffe@townofaurora.com

Charles D. Snyder
csnyder@townofaurora.com

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

SUPT. OF BUILDING
Patrick J. Blizniak
(716) 652-7591
building@townofaurora.com

ASSESSOR
Richard L. Dean
assessor@townofaurora.com
(716) 652-0011

DIR. OF RECREATION
Peggy M. Cooke
(716) 652-8866
peggy@townofaurora.com

TOWN ATTORNEY
Ronald P. Bennett

TOWN JUSTICE
Douglas W. Marky
Jeffrey P. Markello

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507
NYS Relay Number:
1(800) 662-1220

Christopher Muttu
4445 Transit Rd.
East Aurora, NY 14052

5/29/2015

Re: Mean Height

Chris,

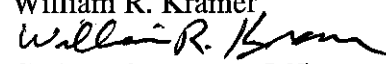
The Building Dept. has reviewed your application for an accessory structure at 4445 Transit Rd. We have denied your application because the proposed building does not meet the required building height as specified in the Town of Aurora Table of District Regulations. We therefore request that you apply to the Town Zoning Board of Appeals for an area variance if you wish to continue with this project.

Required Mean Height: 15'

Requested: 22' 10"

Variance required: 7' 10"

If you wish to pursue this matter further you must apply to the Town of Aurora Zoning Board of Appeals for an Area Variance. You must include your application, application fee, and any information you need to support your need for a variance from the Town Code. If you have any questions contact us at 652-7591.

William R. Kramer

Code Enforcement Officer

05/28/15 UBMD Orthopaedics & Sports Medicine

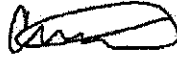
Acct#: 2223527

Patient Name: Office Mutty

DOB: 00/00/0000 Sex: M Age:

Dear Sir Madam:

Edward Neudeck, of Morton buildings, may speak on my behalf at the June 18th meeting of the zoning board to discuss my new building if I am called away to the hospital during that time. Thank you.



Seen by: Electronically signed by Mutty, Christopher E., M.D.

Disclaimer: Dragon voice-recognition is used to prepare this typewritten note. Although each note is personally scanned for syntactic or grammatical errors, unintended but conspicuous translational errors can occur. Please call me if there are any questions about the contents of this note.

05/28/15 UBMD Orthopaedics & Sports Medicine

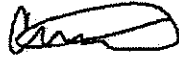
Acct#: 2223527

Patient Name: Office Mutty

DOB: 00/00/0000 Sex: M Age:

Dear Sir Madam:

I am replacing a pole barn on my property with a new Morton building. I designed the building with Edward Neudeck (of Morton buildings) to accommodate tall objects such as a small sailboat with mast erected. The building will be used as a hobby shop for myself and my family. Thank you.



Seen by: Electronically signed by Mutty, Christopher E., M.D.

Disclaimer: Dragon voice-recognition is used to prepare this typewritten note. Although each note is personally scanned for syntactic or grammatical errors, unintended but conspicuous translational errors can occur. Please call me if there are any questions about the contents of this note.

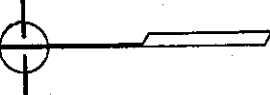
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0.36N 0.27W

500.00

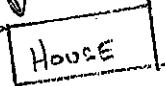
WEST LINE
L.1265 P.163

SET 5/8"
REBAR

94° 29'



PARALLEL TO NORTH
LINE LOT 63



1253.22

1253.40

600

5445 TRANSIT RO
S-B-L 174.00-1-34.112

SET 5/8" REBAR

SET 5/8" REBAR

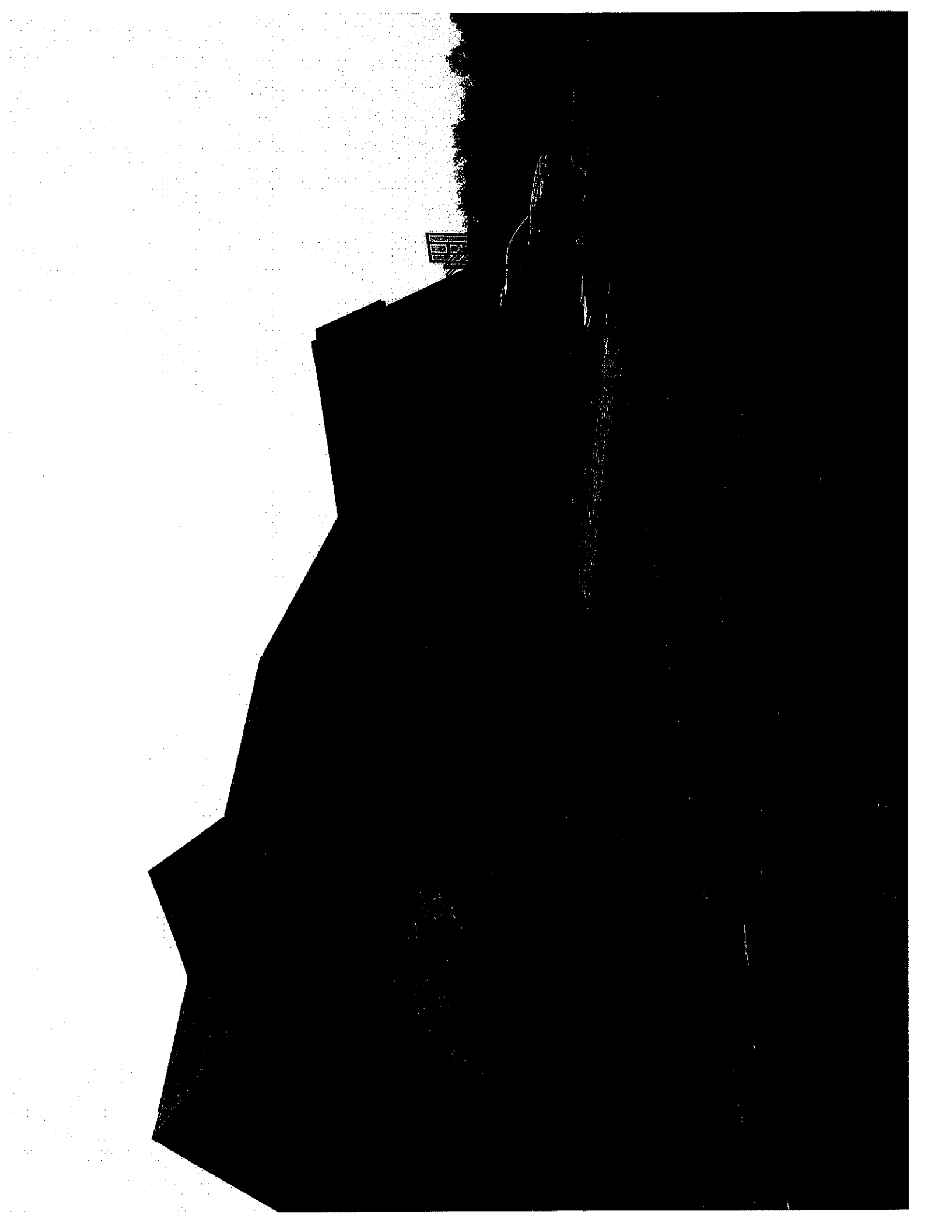
14° 25' 27"

TOWN LINE OF AUROR
DITCH
EDGE OF PAVE

500.00

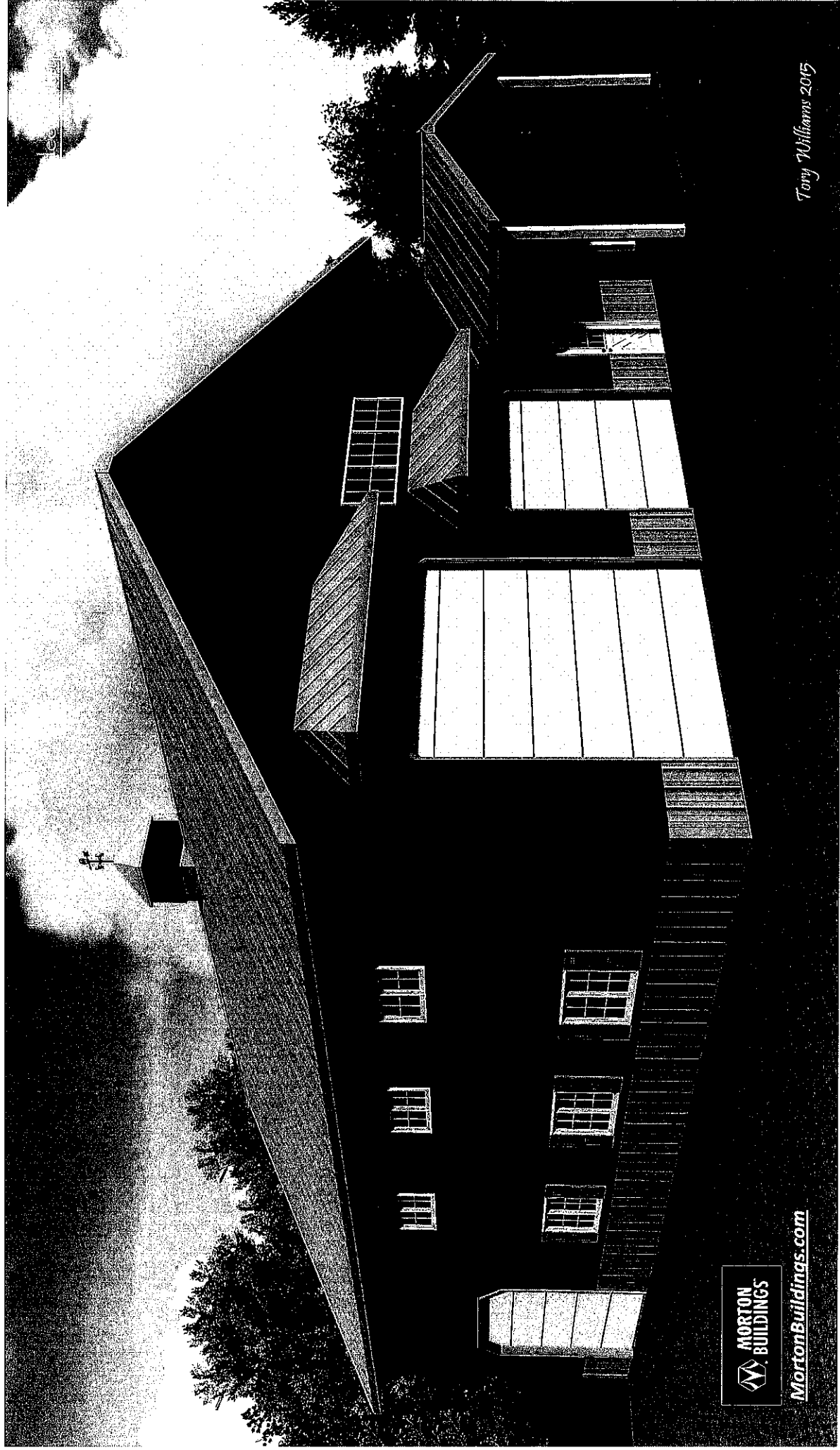
TRANSIT (100' WIDE) ROAD

WEST LINE LOT 63
TOWN LINE OF ORCHARI







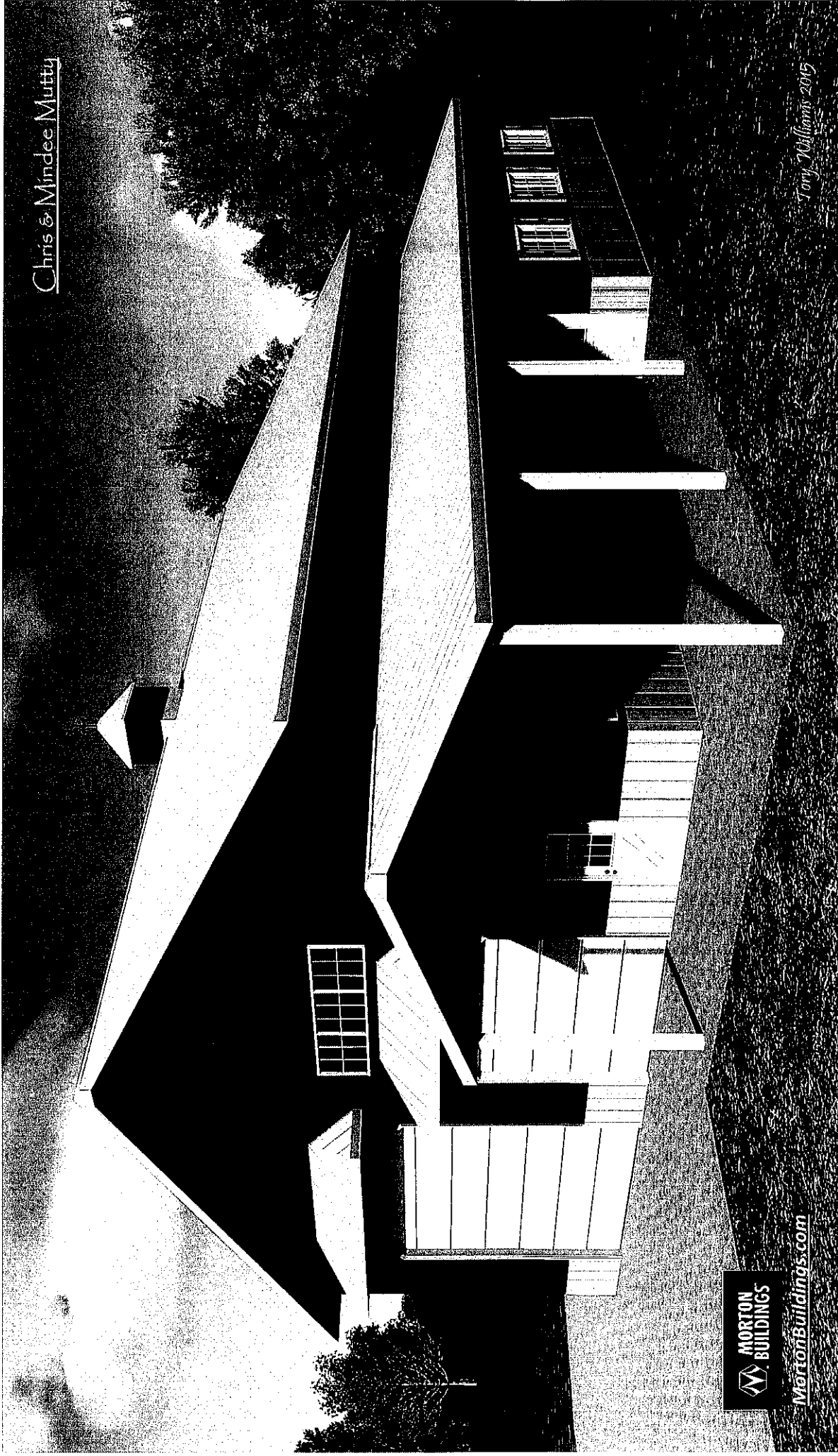


Tony Williams 2015



MORTON BUILDINGS
MortonBuildings.com

Chris & Mindee Muttly



Tony Williams 2015



MORTON BUILDINGS

MortonBuildings.com



**MORTON
BUILDINGS**

MortonBuildings.com

Tony Williams 2015

DATE: 02/28/11
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN

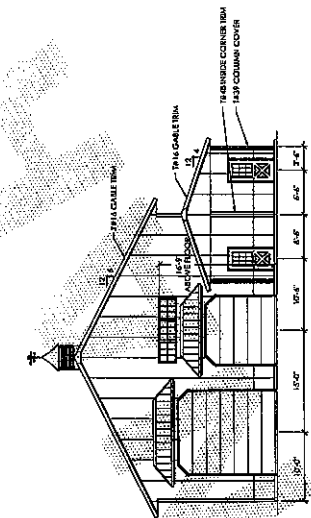
CHRIS OR MINDE MUTY
 CHICAGO PARK, ILL.
 ALLIED DESIGN ARCHITECTURAL ENGINEERING GROUP, P.C.
 100 S. PEARSON ST. SUITE 110, MORTON, IL 61550
 PHONE: 815.228.2000 FAX: 815.228.2001

PROJECT: 1105
 DATE: 02/28/11
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 REVISIONS:
 REVISION DATE:

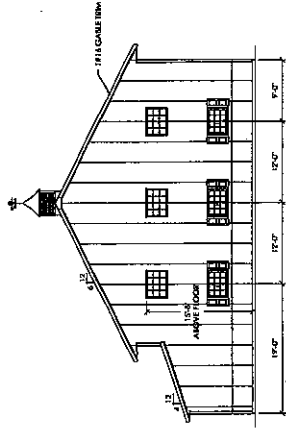
**NOT
 CREATED**
 TARGET DATE:

SCALE: AS SHOWN
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 54 of 110

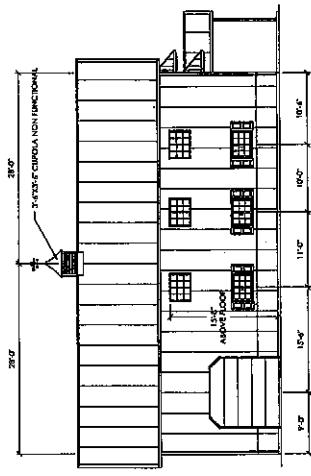
DESIGN AND EXPLANATORY NOTES
 1. EXTERIOR DOOR AND WINDOW LOCATIONS SHOWN FROM THE EXTERIOR FACE OF THE WALLS AND ARE TO THE CENTER OF DOOR AND WINDOW UNIT. VERIFY ALL DOOR AND WINDOW LOCATIONS WITH THE OWNER.



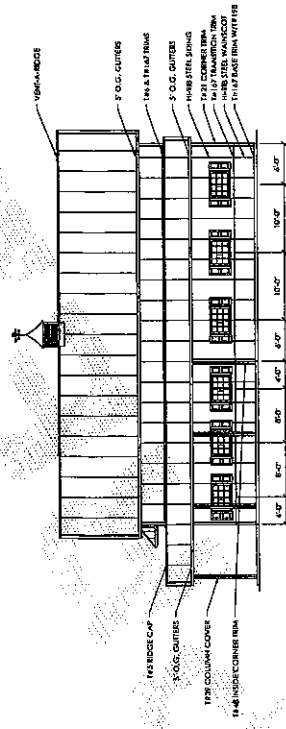
WEST ELEVATION



EAST ELEVATION

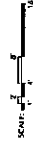


NORTH ELEVATION

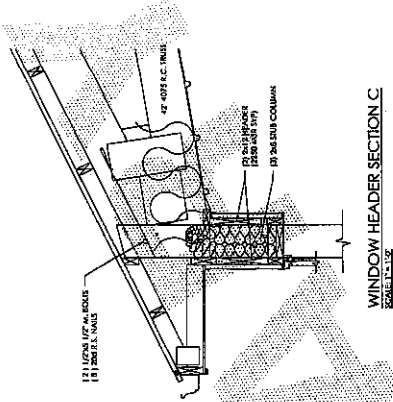


SOUTH ELEVATION

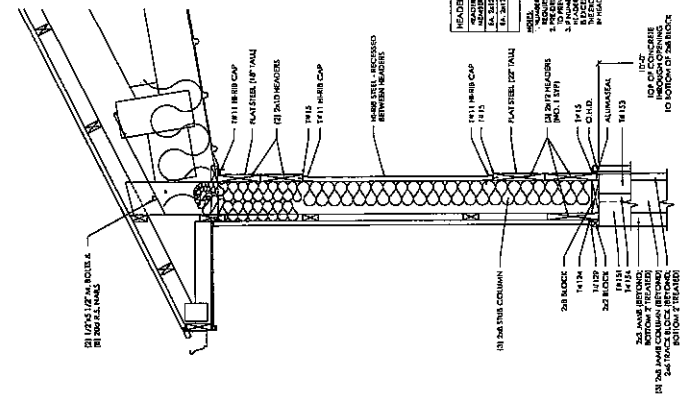
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CHRIS OR MINDEE MUTTY
 ARCHITECT



WINDOW HEADER SECTION C
 SCALE: 1/2\"/>

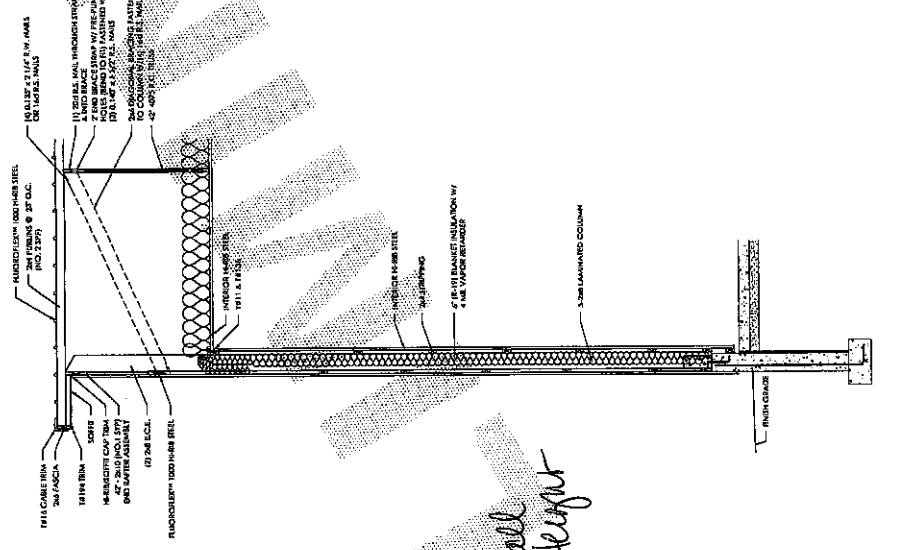


OHD HEADER SECTION D
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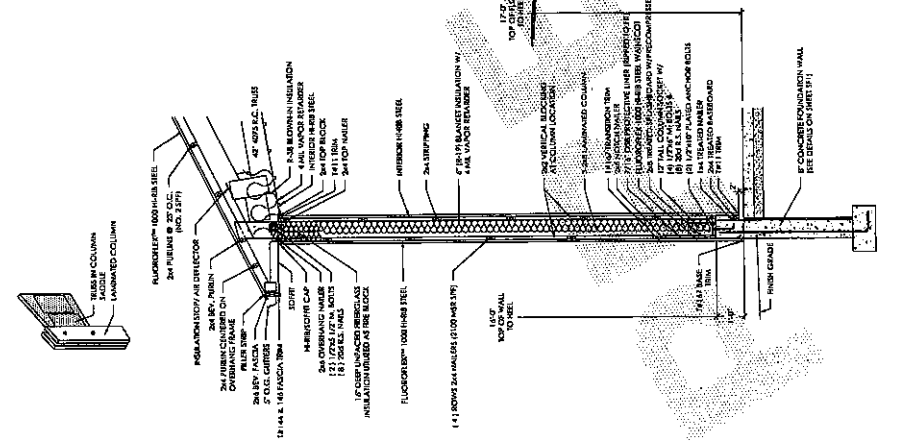
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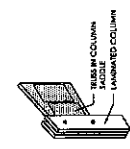


ENDWALL SECTION B
 SCALE: 1/2\"/>



SIDEWALL SECTION A
 SCALE: 1/2\"/>

Wall Height



Petitioner: Christopher & Mindee Beth Mutt
4445 Transit Rd
Orchard Park, NY 14127

SBL#: 174.00-1-34.112

=====

Abutting Properties:

Mailing Address (if different)

SBL: 174.00-1-1.1
Murray Brothers Nurseries, Inc
4399 Transit Rd

4735 Transit Rd
Orchard Park, NY 14127

SBL: 174.00-1-35.3
Leonard Ciolek
V/L Transit Rd

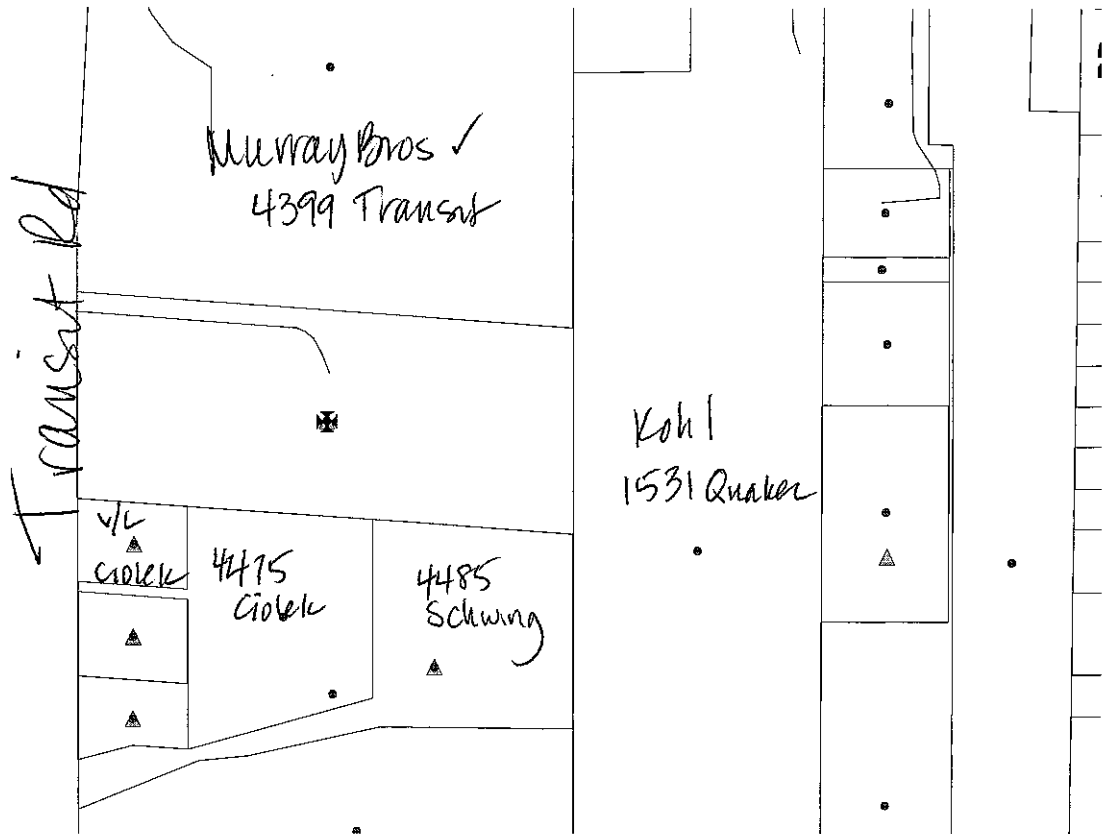
4475 Transit Rd
Orchard Park, NY 14127

SBL: 174.00-1-35.2
Leonard Ciolek
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Orchard Park, NY 14127

SBL: 174.00-1-42
David Schwing
4485 Transit Rd
Orchard Park, NY 14127

SBL: 174.00-1-4
George Kohl
1531 Quaker Rd
Orchard Park, NY 14127

Christopher & Munde Beth Muty
4445 Transit Rd
(OP mailing)
SBL: 174.00-1-34.112



OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request - AMENDMENT

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1229-17
Date 6/18/15

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) Larry Castanza of 940 Quaker Rd
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO LARRY CASTANZA
Name of Applicant

OF 940 QUAKER E. AURORA N.Y.
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A PERMIT FOR OCCUPANCY

1. LOCATION OF THE PROPERTY 940 Quaker Rd
SBL # 174.00-2-13.212 ZONING DISTRICT A

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)
Accessory Building in Front Yard

3. TYPE OF APPEAL. Appeal is made herewith for:
 An interpretation A variance - to the Zoning Ordinance
 An exception A temporary permit

4. A PREVIOUS APPEAL has has not been made with respect to this decision of the Building Inspector or with respect to this property Case 1229
OCT 16, 2014

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:
See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
of _____

Larry Castanza
Signature(s)
940 QUAKER RD E. AURORA NY
Mailing Address

Larry Castanza, being duly sworn, deposed and says that he is the petitioner in this action; that he has read the foregoing Request and knows the contents thereof; that the same is true to the knowledge of deponent.

Sworn to before me this 7th
day of May, 2015

5/7/15 BATH DTC
Rec. 687395

Sheryla A. Miller
NOTARY PUBLIC
SHERYLA A. MILLER
Reg. #01MI6128663
Notary Public, State of New York
Qualified In Erie County
Commission Expires June 13, 2017



Town of Aurora
 300 Glead Avenue
 East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name LARRY CASTANZA
 Address 940 QUAKER RD
 Telephone 716-481-0589

Address of appeal 940 QUAKER RD.
 Zoning District A
 Zoning Code Section Accessory Building in Front yard

Type of Appeal:

- A PERMIT FOR USE A CERTIFICATE OF EXISTING USE
 A VARIANCE FROM ZONING ORDINANCE A PERMIT FOR OCCUPANCY
 A TEMPORARY PERMIT OR EXTENSION THEREOF

GROUND FOR VARIANCE: (may continue on separate sheet)

NO ACCESS OR SPACE NEAR HOUSE
TOPOGRAPHY ISSUES FOR CONSTRUCTION

ACKNOWLEDGMENT:

Pursuant to Section 809 of the New York State General Municipal Law, the appellant shall state in his written appeal that to the best of his knowledge, no state officer or officer or employee of the Town of Aurora, has any interest in the appellant as defined in Section 809 of the General Municipal Law. If this statement cannot be made, the nature of any such interest must be disclosed as required by said State Law

Petitioners Signature *L. Castanza* Date _____
 Owners Signature *L. Castanza* Date 5.5.2015

SUPERVISOR
James J. Bach
(716) 652-7590
jbach@townofaurora.com



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

TOWN OF AURORA
Southside Municipal Center
300 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

Larry Castanza
940 Quaker Rd.
East Aurora NY 14052

RE: 940 Quaker Rd.

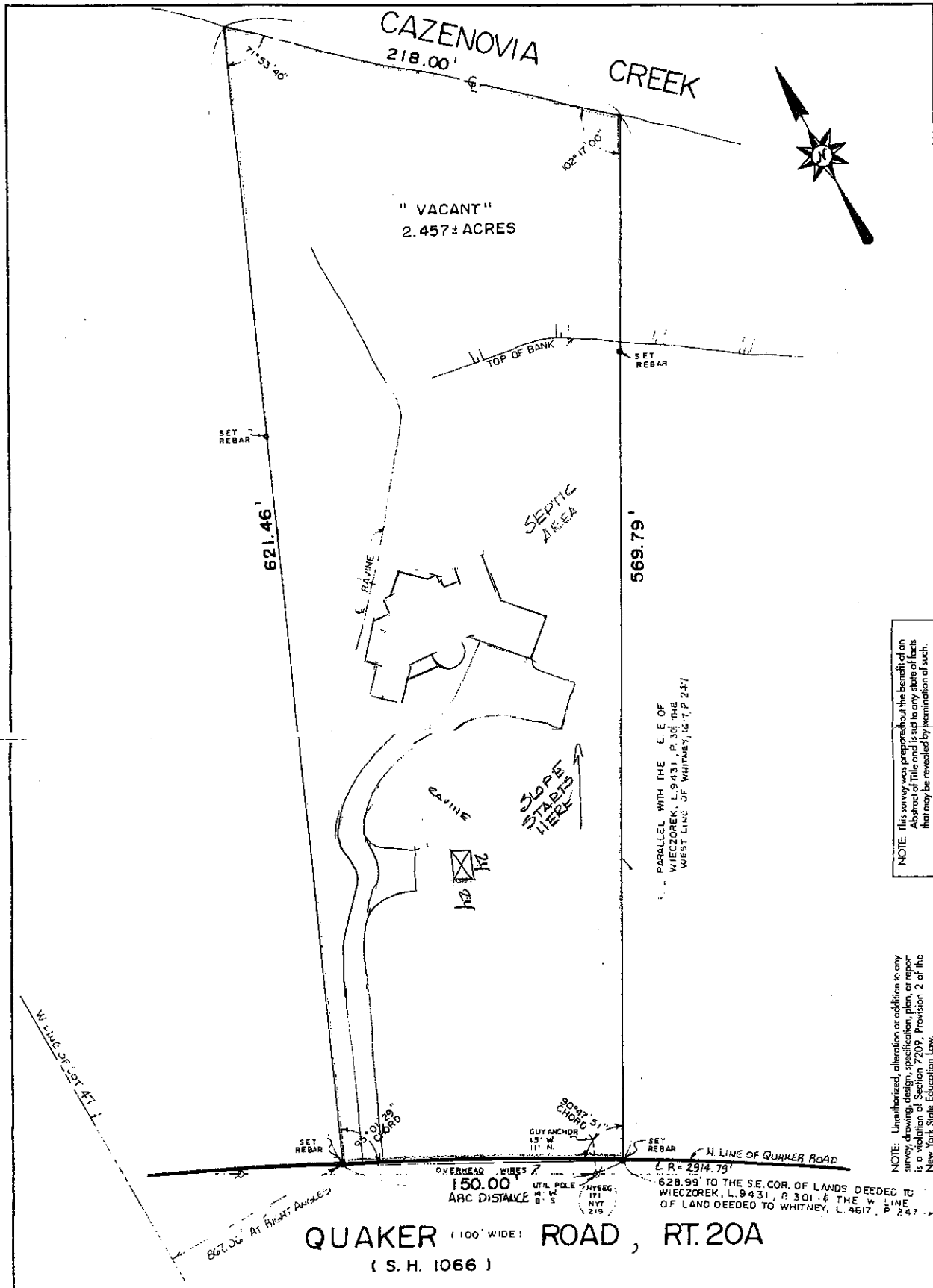
Dear Mr. Castanza:

The Building Department has reviewed your application to build an accessory building at your Quaker Rd. property. We have denied your application because it violates our local zoning code that deals with accessory buildings and their placement on your property. According to Town Of Aurora Code 116-18A(1), "No accessory Building shall be erected or altered so as to be in any front yard..."

If you wish to pursue relief from this Code due to unique circumstances, an application to the Aurora Zoning Board of Appeals must be submitted as well as a \$75 fee and a letter addressed to the ZBA explaining your need for this relief. If you have any other questions or comments, feel free to contact me at (716) 652-7591.

Patrick Blizniak

Superintendent of Building



PART OF L. 47, S. 9, T. 9, R. 6, TOWN OF AURORA, COUNTY OF ERIE, NEW YORK

RESURVEY		
DATE	JOB	DESCRIPTION

JAMES L. SHISLER, L.S., P.C.
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 516
 EAST AURORA, NEW YORK 14052-0516 716-655-1058

DRAWN BY: DMS SCALE: 1" = 50'
 CHECKED BY: OIS DATE: JAN. 6, 2003

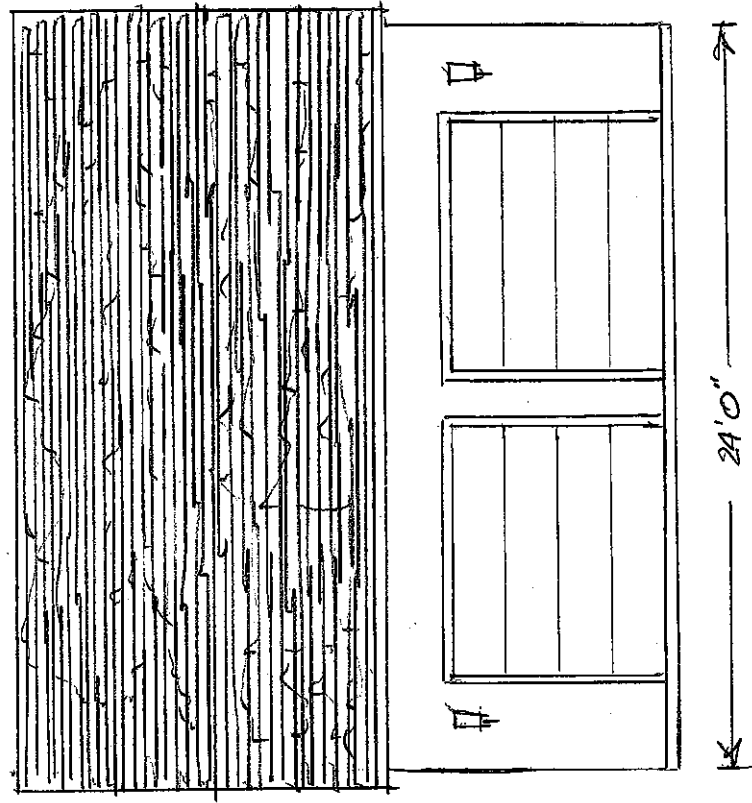
JOB: 02433 SHEET: C-3177

James L. Shisler

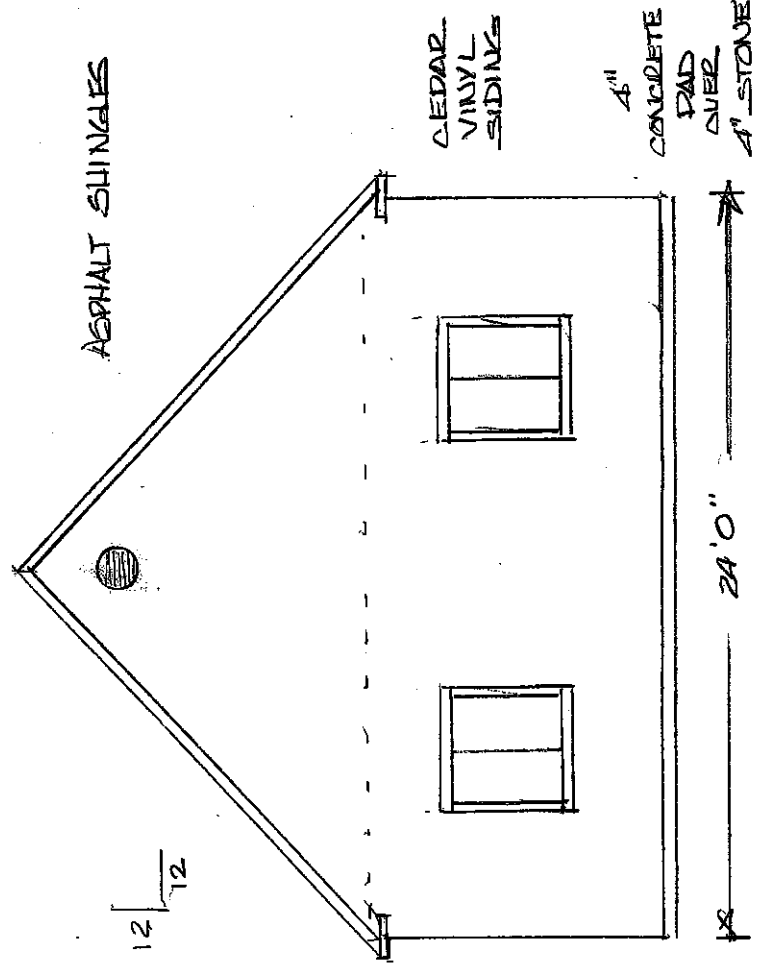
SUPERGRAT

940 QUAKER RD

2 - CAR DETACHED GARAGE



WEST ELEVATION



SOUTH ELEVATION

1/4" = 1'0"

Petitioner: Larry Castanza
940 Quaker Rd
East Aurora, NY 14052

SBL#: 174.00-2-13.212

=====

Abutting Properties:

Mailing Address (if different)

SBL: 164.00-2-6.2
Peter Linder
Jode Edmunds
V/L Knox

661 Knox Rd
East Aurora, NY 14052

SBL: 174.00-2-13.23
Andrew & Melissa Royce
904 Quaker Rd
East Aurora, NY 14052

SBL: 174.00-2-13.221
Thomas & Susan Zolnowski
912 Quaker Rd
East Aurora, NY 14052

SBL: 174.00-2-13.1
Deborah Kanter
925 Quaker Rd

17 Rogers St
Plymouth, MA 02360-3258

SBL: 174.00-2-13.211
Richard Wiczorek
V/L Quaker Rd

795 Choctaw Ln
Shalimar, FL 32579

SBL: 163.00-2-34
Stanley & Margaret Rachwal
958 Quaker Rd
East Aurora, NY 14052

Larry Castanza
940 Quaker
SBL: 174.00-2-13.212

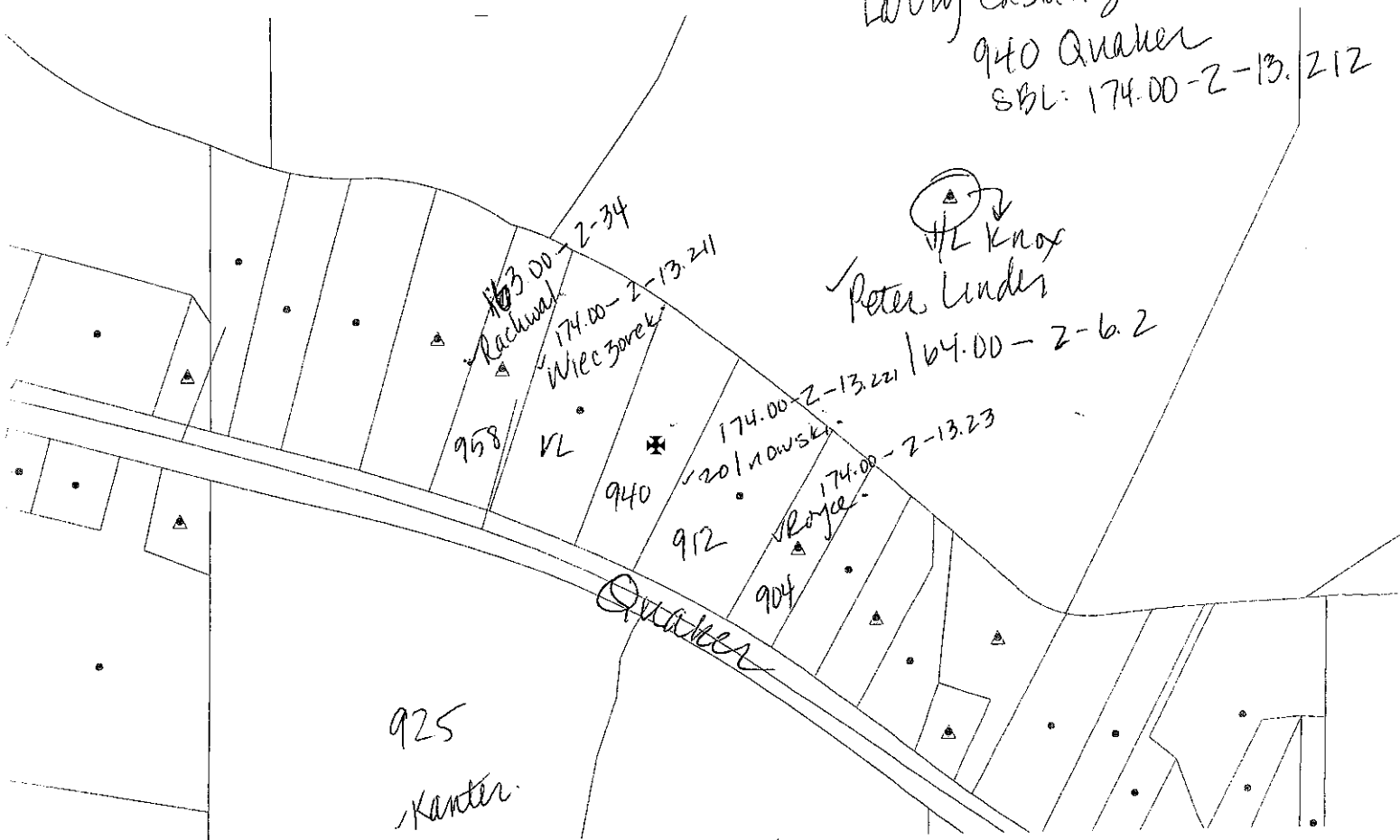
HL Knox
Peter Linder
164.00-2-6.2

173.00-2-34
Rachwal
174.00-2-13.211
Wieczorek

958
940
174.00-2-13.221
Zolnowski
912
174.00-2-13.23
Rojce
904

925
Kanter

174.00-2-13.1/A



OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1241-A
Date 6-18-15

*Amendment
Request*

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) Jerry & Meghan Hughes of 100 Stewart Ct
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO Jerry & Meghan Robinson
Name of Applicant

OF 100 Stewart, Aurora, N.Y.
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A PERMIT FOR OCCUPANCY

1. LOCATION OF THE PROPERTY 100 Stewart
SBL # 163.03-1-2 ZONING DISTRICT A

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)
116-28A

3. TYPE OF APPEAL. Appeal is made herewith for:
 An interpretation A variance - to the Zoning Ordinance
 An exception A temporary permit

4. A PREVIOUS APPEAL has has not been made with respect to this decision of the Building Inspector or with respect to this property

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:
See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
TOWN of Aurora

Meghan Hughes
Signature(s)
100 Stewart rd. Aurora, NY
Mailing Address

Jerry Hughes Jr., being duly sworn, deposed and says that he is the petitioner in this action, that he has read the foregoing Request and knows the contents thereof; that the same is true to the knowledge of deponent.

Sworn to before me this 30th
day of April, 2015

James R. Overdorf
NOTARY PUBLIC
JAMES R. OVERDORF
Notary Public, State of New York
No. 02OV5054013
Commission Expires January 2, 2016

June 5, 2015

Jerry Hughes Jr
100 Stewart Ct
East Aurora, 14052

Dear East Aurora Council,

After careful consideration it appears that the best route for the fence would be the original plan I purposed. I've spoken with the contractors and they have ran into various problems when asked to move the fence behind the trees. Problem number one would be running into the gas and electric lines if fence was to be pushed back behind the tree line. Problem number two I was quoted for a 20 foot wide gate if we move it back behind the trees i will need a wider fence and will initially change the price. There's also an electrical box that sits parallel with the trees and I want to secure the electrical box inside of the gate. The 6ft fence will be the same decorative fence that my neighbor has around his pool it'll just be 6 foot instead of the standard height.

825-0600

**IROQUOIS FENCE, INC.**

51 North America Dr.
West Seneca, NY 14224
TEL. 674-5745 FAX 674-3557

6/5/15

To whom it may concern,

I am writing to you today to help explain why we need to install Mr. Hughes' fence on the South side of the existing tree line. There are many factors to consider with the placement of his fence. We need to be concerned with the location of the underground utilities, the topography and how it relates to the flow of the fence, the location and swing of the gates and the aesthetics of the overall project.

The location of the existing utilities greatly limit where the posts can be installed. There is an electric transformer located just inside the tree line. In order to miss the transformer and the underground lines, the fence will need to be installed well inside the tree line. If this is done, there is a drainage ditch that now comes into play, further limiting where the fence can be placed. We definitely do not want to interfere with the drainage of the property. The proposed location, installing the fence on the South side of the tree line, avoids all of these utility issues and keeps the drainage ditch unobstructed.

The topography is another concern. The land on the South side of the tree line is relatively flat. The flow of the decorative fence will be much more attractive if it's installed on relatively flat ground. On the North side of the tree line, the ground has many undulations which will negatively impact the fence installation. Some of this is due to the drainage swale and some of it is due to how the land was graded. The fence will have many "up's and down's" if it is installed over the uneven ground.

The placement of the front gate is another concern. If the fence is installed on the South side of the tree line, the gates will run in line with the rest of the fence, which is always aesthetically more pleasing. If we attempt to install the fence on the North side of the tree line, the gates will need to be installed on an angle from the rest of the fence. This is due to the curve of the driveway. Beyond aesthetics, the swing of both gates needs to be considered. If the fence is installed on the South side of the trees, the gates will swing open and clear the driveway completely, allowing easy access for all vehicles. If we install them on the North side of the tree line, they may not completely clear the driveway when open, due to the curvature of the driveway. This will lead to problems and possible accidents in the future.

Lastly, the type of fence Mr. Hughes has chosen is an extremely decorative fence. The placement of the fence, on the South side of the tree line, is the proper location for such an eloquent fence. The fence compliments the house and will enhance the estate like feel of the property. To hide such a fence, behind a bunch of trees, running it up and down the uneven ground, altering the path to avoid utility issues, all while attempting to facilitate a functional gate opening, will have the exact opposite effect on the property... it will diminish the estate like feel.

I hope this letter helps to explain some of the reasons why the fence should be installed on the South side of the tree line. Functionally and aesthetically, it is the proper place to install the fence.

Sincerely,
Daniel Reardon



The New Standard Of Quality

HOME	ABOUT US	PRODUCTS	DEALER LOCATOR	CONTACT US	BROCHURE REQUEST	WARRANTY	1.800.243.6256
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info@specrail.com

Products

FENCES

"Click here to print out brochure"

STYLE-1 BENNINGTON



This fence is designed to blend into the natural cadence of virtually any landscape. Embracing a traditional fence style, it comes with an accent of spear points across the top.

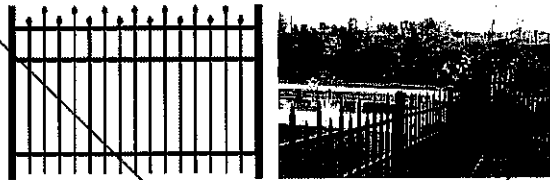
Residential Bennington Fence Specifications

Residential Wide Bennington Fence Specifications (Coming Soon!)

Commercial Bennington Fence Specifications (Coming Soon!)

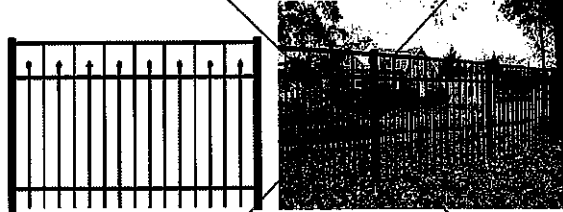
Industrial Bennington Fence Specifications (Coming Soon!)

STYLE-2 BERKSHIRE



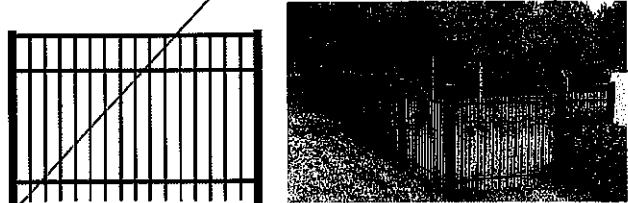
Like the Bennington, the Berkshire recreates elegant tradition but comes with staggered spear point picket tops.

STYLE-3 ESSEX

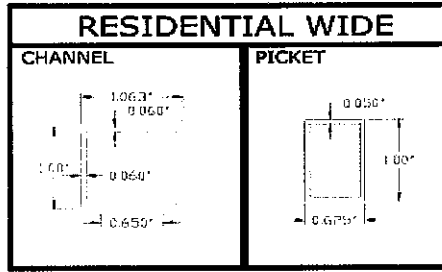


With its classic smooth rail top & traditional spear points below, the Essex is designed to meet the most demanding aesthetic needs.

STYLE-4 SAYBROOK



This classic design with smooth rail top reflects the mood of a late spring evening.

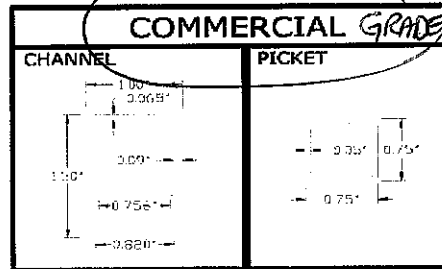


RESIDENTIAL WIDE GRADE

SPECRAIL enhances its residential line further with its wide picket fence system. Applying the new system to SPECRAIL residential grade lends an industrial appearance to your classic perimeter. 8' sections are available in wide picket system.

SPECRAIL Residential Wide (SW) aluminum fencing offers a combination of durability, strength and clean appearance, and will keep their attractive finish over a lifetime. SPECRAIL's residential grade fence is the perfect choice to complement any architectural or landscape design. Like all SPECRAIL systems, matching gates are available for all of the styles.

WIDE PICKET	1.00 x .625 x .050
STRINGERS Side Wall Top Wall	1.00 x 1.063 x 1.00 .080 .080
POSTS Walls	2" x 2" 0.060
GATE POSTS	2"sq. x 0.125" wall thickness
PICKET SPACING Style SR 7,8	5.00" O.C. 2.50" O.C.
HEIGHTS AVAILABLE	36", 42", 48", 60", 72", custom



COMMERCIAL GRADE

The SPECRAIL commercial (SC) fencing system applies industrial strength to a less obtrusive appearing fencing system. The commercial system can be applied to apartment complexes, factories, swimming pools, schools, shopping centers, churches or cemeteries. Available in 6' or 8' fully assembled panels.

PICKETS	.75 x .75 x .050
STRINGERS Side Wall Top Wall	1.50 x 1.00 x 1.50 .090 .065
POSTS Walls	2.5" x 2.5" 0.075
GATE POSTS	3" x 3" x .125
PICKET SPACING Style SR 7,8	4.312" O.C. 2.156" O.C.

That Make The Grade



SC-9

Specrail Commercial (SC) fencing system is available in either 6' or 8' wide panels to accommodate any design. The commercial system can be applied to apartment complexes, factories, swimming pools, schools, shopping centers, churches or cemeteries.



SI-1 with Type B Finials

Specifications for the Specrail Industrial (SI) fencing system are most commonly applied to high traffic public areas, industrial complexes, and commercial areas. Other applications may include municipal buildings, schools, churches or apartment complexes.

Commercial SC



Specrail Commercial (SC) fencing system is the perfect complement to any landscape. This unique grade of fencing is ideal for areas where you need the strength of a commercial product with the aesthetic appearance of a narrower picket.

Like all Specrail fencing, the components of this system are constructed of high-strength aluminum alloy, 6105-T5, and this material will not rust.

It is consistently specified by architects, landscape designers, specifiers and municipalities.

The SC system is available in either 6' or 8' wide panels.

Table of Dimensions

COMMERCIAL GRADE (SC)	
PICKETS	.75" x 75" x .050" wall
STRINGERS	1.5" x 1.0" x 1.5"
Side wall	0.090"
Top wall	0.065"
POSTS	2.5" x 2.5" x 0.0750 walls
GATE POSTS	4" x 4" x 0.125 wall
PICKET SPACING	4.312" o.c.
Spacing between pickets	3.562"
Style SR 7, 8	1.437"
HEIGHTS AVAILABLE	36", 42", 48", 60", 72", 84", 96"
ALLOY	6105-T5-35,000 PSI
OPTIONAL POST	2" x 2" x .060" wall 3" x 3" x 0.125" wall

Industrial SI

Specrail Industrial (SI) aluminum fencing system combines its heaviest gauge aluminum extrusions for high visibility and substantial appearance, with aesthetic excellence. The finished product will beautify property lines while creating a deterrent to illegal entry.

The SI system is also available in either 6' or 8' wide panels.

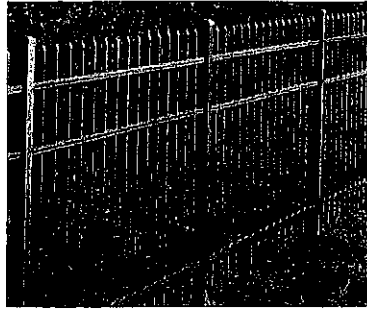
Table of Dimensions

INDUSTRIAL GRADE (SI)	
PICKETS	1" x 1" x .065"
STRINGERS	1.625" x 1.250" x 1.625"
Side wall	0.100"
Top wall	0.070"
POSTS	2.5" x 2.5" x 0.075" wall
GATE POSTS	4" x 4" x 0.125" wall
PICKET SPACING	5.00" o.c.
Spacing between pickets	4"
Style SR 7, 8	1.5"
HEIGHTS AVAILABLE	36", 42", 48", 60", 72", 84", 96"
ALLOY	6105-T5-35,000 PSI
OPTIONAL POST	3" x 3" x 0.125" wall 4" x 4" x 0.125" wall

Distinctive Elegance *By Design*

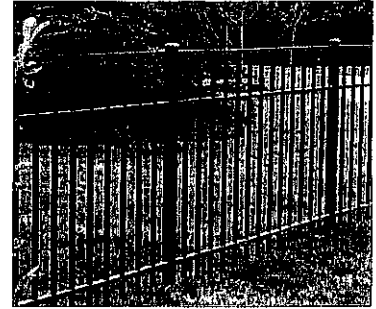
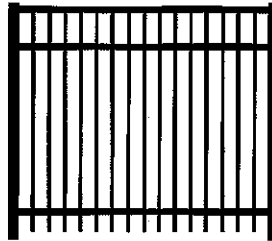
S1 - Bennington ^A

This fence is designed to blend into the natural cadence of virtually any landscape. Embracing a traditional fence style, it comes with an accent of spear points across the top.



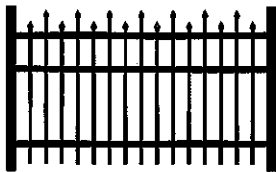
S4 - Saybrook ^A

This classic design with smooth rail top reflects the mood of a late spring evening.



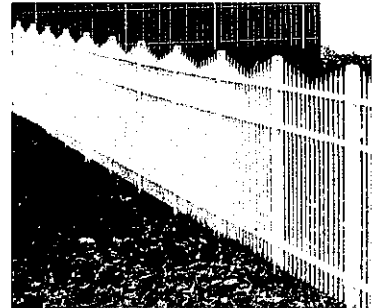
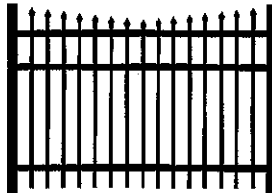
S2 - Berkshire ^A

Like the Bennington, the Berkshire recreates elegant tradition but comes with staggered spear point picket tops.



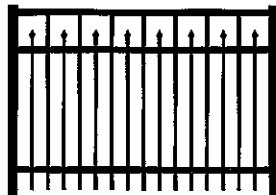
S5 - Newport

Inspired by the life of the ocean, this scallop design with traditional spear points is a statement of grace.



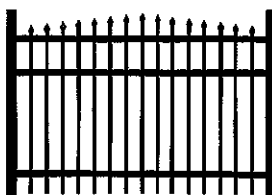
S3 - Essex ^A

With its classic smooth rail top and traditional spear points below, the Essex is designed to meet the most demanding aesthetic needs.



S6 - Citadel

The Citadel's crown design with traditional spear points suggests the power of authority with a subtle ease.



^A Indicates available also in our patented ALUMINATE[®] screwless design in all grades.

