



CASE NO. 1369  
DATE OF HEARING 11/19/2020

Town of Aurora Zoning Board of Appeals  
300 Glead Avenue, East Aurora, New York 14052

### Zoning Board of Appeals Application Form

#### I. TYPE OF REQUEST

AREA VARIANCE     SPECIAL USE PERMIT     USE VARIANCE     INTERPRETATION

#### II. APPLICANT/PETITIONER

Applicant's Name JEFFERY HALT  
Address 700 MILL RD  
City EAST AURORA State N.Y. ZIP 14052  
Phone (716) Fax \_\_\_\_\_ Email SJ  
Interest in \_\_\_\_\_ (or/purchaser/developer) OWN @GMAIL.COM

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

Property Owner(s) Name(s) \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

#### III. PROPERTY INFORMATION

Property Address 700 MILL RD EAST AURORA N.Y 14052  
SBL# 175.00-2-1.2  
Property size in acres 1 Property Frontage in feet 135'  
Zoning District \_\_\_\_\_ Surrounding Zoning \_\_\_\_\_  
Current Use of Property RESIDENCE

#### IV. REQUEST DETAIL

(check all that apply)  
 Variance from Ordinance Section(s) # \_\_\_\_\_  
Special Use Permit for: \_\_\_\_\_  
Use Variance for: \_\_\_\_\_  
Interpretation of \_\_\_\_\_

**V. SIGNATURES** (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 5 )

Jeffery Halt  
Signature of Applicant/Petitioner

JEFFERY HALT  
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 13 day of OCTOBER in the year 2020 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

Martina L. Librock  
Notary Public

(Notary stamp)

MARTHA L. LIBROCK  
Notary Public, State of New York  
No. 01LI5028312  
Qualified in Erie County  
My Commission Expires May 31, 2020

Office Use Only: Date received: 10/20/2020 Receipt #: 304564

Application reviewed by: [Signature]

ECDP ZR-1 form sent to EC: \_\_\_\_\_ Hearing publication date: 11/19/2020

**PREVIOUS APPEAL(S):**

A previous appeal to the Zoning Board of Appeals ( ) has ( ) has not been made with respect to this property.

**Previous appeals:**

Date: \_\_\_\_\_ Type of Appeal: \_\_\_\_\_ Granted \_\_\_\_\_ Denied \_\_\_\_\_

Date: \_\_\_\_\_ Type of Appeal: \_\_\_\_\_ Granted \_\_\_\_\_ Denied \_\_\_\_\_

## PETITIONER'S LETTER OF INTENT

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

REQUEST TO BUILD BARN STYLE SHED IN FRONT OF HOUSE  
LOCATED ON SOUTH SIDE OF DRIVEWAY. I NEED TO  
BUILD IN THIS LOCATION CLOSE TO DRIVEWAY TO STORE SNOW  
REMOVAL TRACTOR + SNOWBLOWER. ALL OTHER BUILDINGS ARE  
TOO FAR AWAY FROM HOUSE AND POSE A PROBLEM CROSSING WET  
AREAS GETTING TO DRIVEWAY. THE NEW BUILDING WILL CROSS  
A PROPERTY LINE OF AN ADJACENT PARCEL OF LAND WHICH I ALSO OWN,  
BUT WILL BE RESURVEYED AND TRANSFERRED IN THE NEAR FUTURE.

### TO BE COMPLETED ONLY WHEN A USE VARIANCE IS BEING REQUESTED:

A Use Variance is requested because the applicable regulations and restrictions in the Zoning Code of the Town of Aurora have caused unnecessary hardship as demonstrated by the following:

1) I cannot realize a reasonable return on my property for each and every permitted use allowed in the current zoning classification as demonstrated by the accompanying financial evidence (provide financial evidence to support your argument).  
Financial Evidence Provided Yes  No  (financial evidence is required per NYS Town Law)

2) Describe why your alleged hardship relating to the subject property is unique and does not apply to other properties in the zoning district or neighborhood: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3) Describe why you believe that the essential character of the neighborhood/community will not change if the Zoning Board of Appeals grants you a use variance: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4) Is your need for a use variance a result of your own actions (is your difficulty self-created)? Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional pages if needed)

SUPERVISOR  
James J. Bach  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



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

**TOWN OF AURORA**  
**Aurora Municipal Center**  
575 Oakwood Avenue, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

Oct. 15, 2020

Jeffery Halt  
700 Mill Rd.  
East Aurora NY 14052

Jeff,

The Building Department has reviewed your application for an accessory structure in your front yard at 700 Mill Rd. We have denied your application because you fail to meet the zoning requirements for accessory buildings in a R1 Zoning District. 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.

116-18A(1)

Required: No accessory building in any front yard  
Requested: An accessory building in the front yard  
Variance: An accessory building in the front yard

116-8F(2)

Required: Side yard setback equal to the Mean Hgt. of the accessory structure.  
700 Mill Rd.; 10.5 ft. + SBL 175.00-2-1.1; 10.5 Ft.  
Requested: 700 Mill Rd.; 0 Ft. + SBL 175.00-2-1.1; 0 Ft.  
Variance: 700 Mill Rd.; 10.5 Ft. + SBL 175.00-2-1.1; 10.5 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 needed to support your request for a variance from the Town Code. If you have any questions contact the Building Department at 652-7591.

William R Kramer  
  
Code Enforcement Officer

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <span style="font-size: 1.2em; font-family: cursive;">BARN STYLE SHED</span>							
Project Location (describe, and attach a location map): <span style="font-size: 1.2em; font-family: cursive;">NEXT TO DRIVE WAY (SOUTH SIDE) FRONT OF HOUSE</span>							
Brief Description of Proposed Action: <span style="font-size: 1.2em; font-family: cursive;">BUILD 17 X 24 BARN STYLE SHED</span>							
Name of Applicant or Sponsor: <span style="font-size: 1.2em; font-family: cursive;">JEFFERY HALT</span>		Telephone: E-Mail: <span style="font-size: 1.2em; font-family: cursive;">SJ@gmail</span>					
Address: <span style="font-size: 1.2em; font-family: cursive;">700 MILL RD, EAST AURORA NY 14052</span>							
City/PO: <span style="font-size: 1.2em; font-family: cursive;">EAST AURORA</span>		State: <span style="font-size: 1.2em; font-family: cursive;">N.Y</span>	Zip Code: <span style="font-size: 1.2em; font-family: cursive;">14052</span>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>1</u> acres					
b. Total acreage to be physically disturbed?		<u>N/A</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>6</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>  <input type="checkbox"/>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input 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"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?  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?	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>



**BUILDING DEPARTMENT**  
**Town of Aurora/Village of East Aurora**  
**300 Gleed Avenue, East Aurora, NY**  
**Phone (716) 652-7591**

Permit # \_\_\_\_\_  
 Reissued \_\_\_\_\_  
 Date \_\_\_\_\_

**APPLICATION FOR BUILDING PERMIT**

Please check one:  New Building  Addition  Alteration/Renovation  Fence  
 Accessory Building  Accessory Structure  Generator  Other \_\_\_\_\_

Property Owner Name JEFFERY HALT Phone # 998-0841  
 Property Address 700 MILL BRO EAST AURORA NY 14052  
 SBL # 175.00-2-1.2 Zoning District \_\_\_\_\_  
 Applicant (if not Owner) \_\_\_\_\_ Phone # \_\_\_\_\_

- Brief description of request/intention for building permit: BUILD BARN STYLE SHED
- Use:  Residential  Commercial Occupancy/Occupancy Load: \_\_\_\_\_
- Construction Type:  I  II  III  IV  V
- Size of completed construction 14 ft wide 24 ft long 10 ft high Total sq ft 336
- Construction Cost \$6,000
- Name of Architect \_\_\_\_\_  
 Address of Architect \_\_\_\_\_ Phone # N/A
- Name of Contractor CREEKSIDE SHEDS  
 Address of Contractor 4753 RT 241 CONEWAY NY 14720 Phone # N/A
- Contractors GL/WC/Disability Insurance Certificates with Town & Village as Certificate holder **Yes/No**
- 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 N/A SEWER TAP N/A BACKFLOW PREVENTER N/A GREASE TRAP N/A

**IMPORTANT**

- The work covered by this application may not be commenced before the issuance of Building Permit.
- No building shall be occupied or used in whole or in part for any purpose whatsoever until a Certificate of Occupancy shall have been granted by the Building Department.

**APPLICATION IS HEREBY MADE to the Code Enforcement Officer for the issuance of a Building Permit pursuant to the NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODE for the construction of buildings, additions and alterations, as herein described. The applicant agrees to comply with all applicable codes, laws, and regulations. The undersigned hereby certifies that all of the information contained in this application is correct and true.**

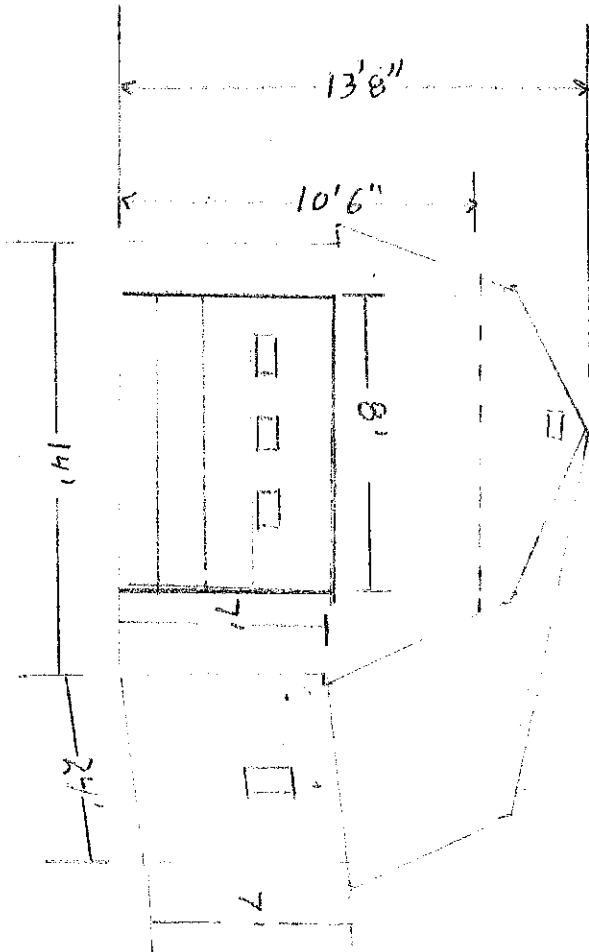
Owner Name JEFFERY HALT  
 (Contractor and Corp/LLC must complete affidavit on back to sign as owner's agent)

Telephone 998-0841 E-mail Stop Chopper I @ GMAIL.COM

Jeffery Halt 10/7/20  
 SIGNATURE OF OWNER DATE

Town or Village	Bldg Dept	ZBA
App Fee \$ _____	Reviewed by _____	Reason _____
Permit Fee \$ _____	Appr on _____	Approved/Denied on _____
Park/Rec Fee \$ _____		Case # _____
..... Signature of Code Enforcement Officer		
Receipt is hereby acknowledged of the sum of \$..... equal to the fees schedule established by the Town Board of the Town of Aurora NY.....		
TC/DTC	Date: _____	Receipt _____





\* DRAWING NOT TO SCALE

BUILT BY CREEK SIDE SHEDS

4845 RT 241 CONEWAINGO Valley N.Y. 14726

14'x24' BARN STYLE SHED. 10'6" HIGH

2"x4" WALL STUDS. 24" O.C.

2"x4" RAFTERS. 24" O.C.

2"x6" FLOOR JOIST 16" O.C.

3/4" PRESSURE TREATED FLOOR

4- 4"x6" LARCH SKIDS

4- 16x8x4 CONCRETE BLOCKS PER SKID

8'x7' D.H GARAGE DOOR

2- 24"x36" WINDOWS 1- IN CENTER OF EACH 24' WALL

1- MAN DOOR LEFT FRONT OF 24' WALL

METAL ROOF

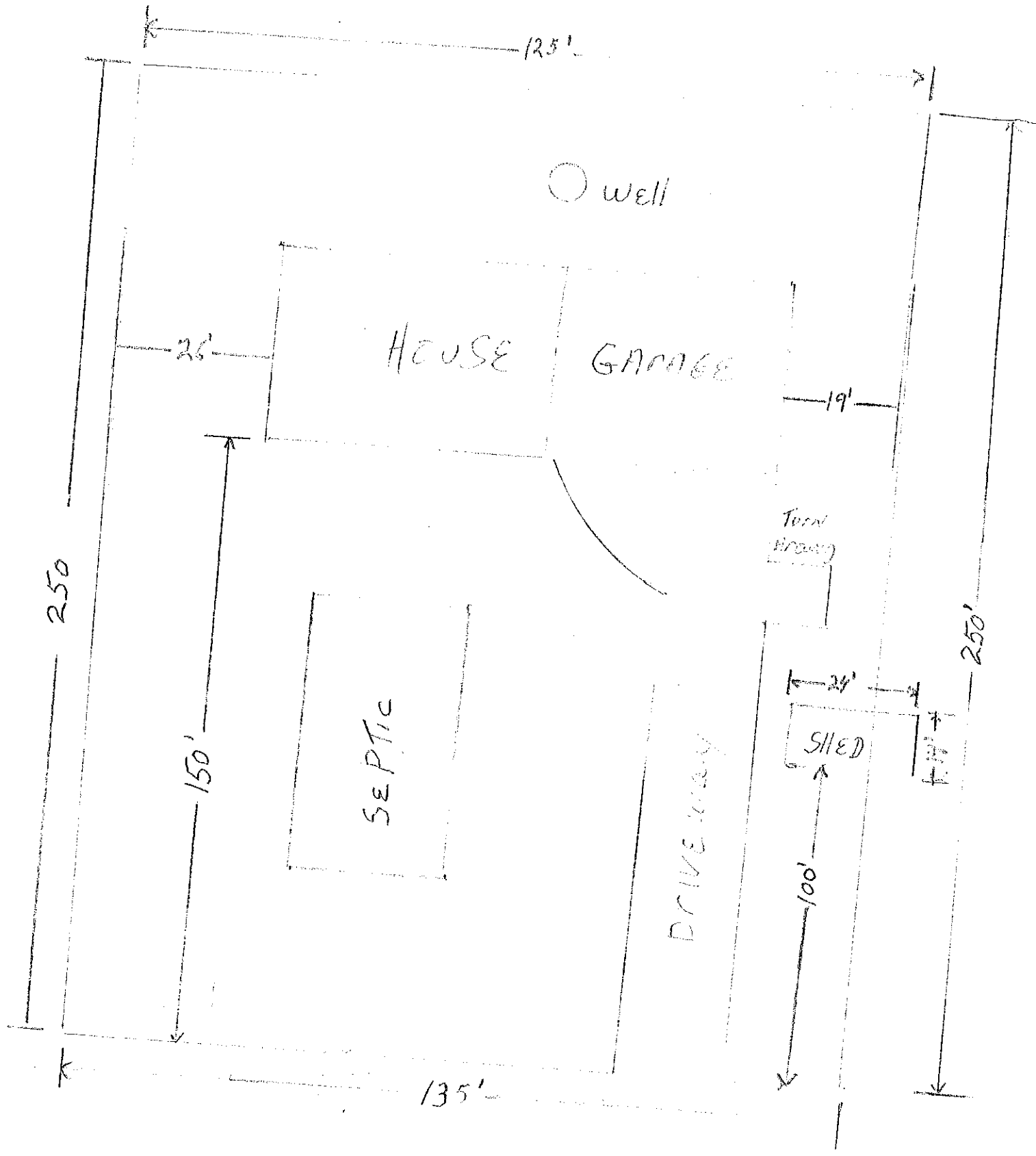
1"x6" ROOF PURLINS 24" O.C.

1"x10" BOARD + BATTEN SIDING

2- AIR VENTS

ALL STRUCTURAL LUMBER IS ROUGH CUT HEMLOCK

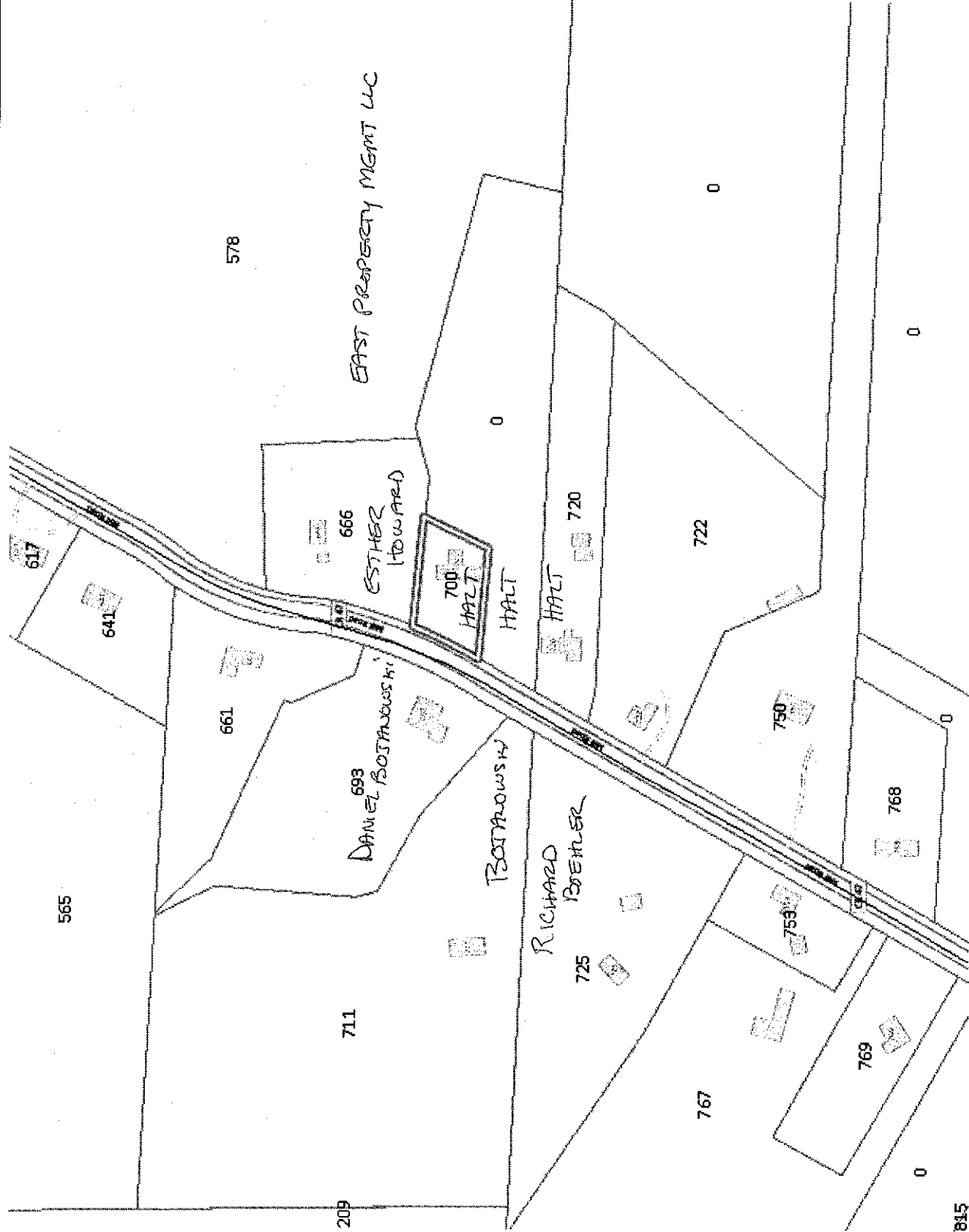
700 mill RD  
EAST AURORA NY, 14052



mill ROAD

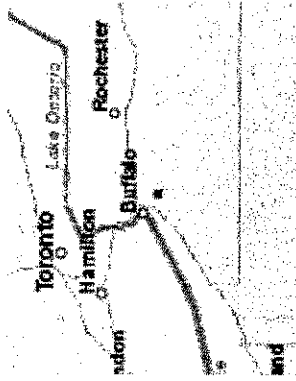


# Erie County On-Line Mapping Application



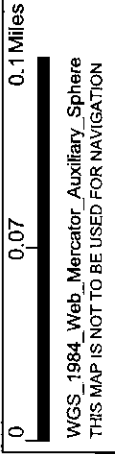
## Legend

- Parcels
- Streets and Highways**
- Interstate
- Primary State Road
- Secondary State Road
- County Road
- Local Road



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

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



1: 4,514

