

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request



Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1272
Date 6-16-16

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

I, (we) Judith Malys of 15 Victoria Heights

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 Judith Malys
Name of Applicant

OF 15 Victoria Hts, East Aurora, N.Y. 14052
(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 15 Victoria Heights
SBL # 176-10-342 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 Do not quote the Ordinance)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 - Sideyard 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

Judith A. Malys
Signature(s)
15 Victoria Hts. East Aurora, N.Y.
Mailing Address 14052

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

PAID 5/24/16
936 534

Sworn to before me this 23rd
day of May, 2016

Martha L. Librock
NOTARY PUBLIC

MARTHA L. LIBROCK
Notary Public, State of New York
No. 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

Judith A. Malys

Address

15 Victoria Heights

Telephone

Address of appeal

15 Victoria Heights

Zoning District

A

Zoning Code Section

Table of District Regulations - Sideyard 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)

see attached

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

Judith A. Malys

Date

5/23/14

Owners Signature

Judith A. Malys

Date

5/23/14

Grounds for Variance

1. The architectural garage plans demonstrate an appropriate, aesthetic addition to both 15 Victoria Heights and an aesthetically appealing addition in keeping with the character of the neighborhood.
2. Our home is a multigenerational residence, which my husband and I have adapted to age in place with the help of our daughter. The present garage was used for a handicapped bathroom addition and a level entry mudroom. The garage with breezeway would allow me to park undercover and enter the house safely through a covered breezeway. The covered breezeway "attaches" what would otherwise be a detached garage where only a 10' side yard setback would be required.
3. The requested variance is for 9.95 feet. The requirement is 20 feet from next property and the garage and breezeway would leave a side yard of 10.05 feet. What we are really asking for is the ability to provide the desired connecting cover... otherwise it is a detached garage.
4. This necessity for a variance was self - made to the extent that we chose to age in place in a multi-generational household. To keep with the aesthetic of our Georgian Colonial Home and the neighborhood we love, we sought the guidance of Aurora Architectural.

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

DO NOT WRITE IN THIS SPACE

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.

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** 6/16/2016 **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 15 Victoria Heights

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) Addition to residence closer to lot line than allowed by code

8. Other remarks: (ID#, SBL#, etc.) SBL#176.10-3-42

9. Submitted by: Martha Librock, Town Clerk 5/26/2016
300 Glead Ave., E. Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on _____. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. The proposed action is not subject to review under the law.
2. 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
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ASSESSOR
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(716) 652-0011

DIR. OF RECREATION
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chris@townofaurora.com

TOWN ATTORNEY
Ronald P. Bennett

TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

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

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

Judy Malys
15 Victoria Heights
East Aurora, NY 14052

5/17/2016

Re; side yard setback at 15 Victoria Heights

Judy,

The Building Dept. has reviewed your application to attach a breezeway and garage to your residence at 15 Victoria Heights. We have denied your application because you fail to meet the required setbacks as stipulated by the Town of Aurora District Regulations.

Required: side yard- 20'
Requested: side yard 10.05'
Variance required: .9.95'

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

BUILDING DEPARTMENT
Town of Aurora/Village of East Aurora
300 Glead Avenue, East Aurora, NY

Permit # _____
 Reissue from _____

Phone (716) 652-7591
 Fax (716) 652-3507

Circle one <u>Town or Village</u>	Date _____
Permit Fee \$ _____	Public Hearing and/or Mailing
ZBA (\$75/\$100) Y or N	\$50.00/\$100.00

APPLICATION FOR BUILDING PERMIT

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

Location 15 Victoria Heights SBL# 176.10-3-42
 Property Owner Name Judy Malys

- Give a brief description of request/intention for building permit: Build New Attached Garage & Breezeway
- 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 24 ft wide 22 ft long 13.6 ft high 1 stories Total sq ft 593
- Estimated Cost (determined by Building Department) * Average
- Zone or use district in which premises are situated A
- Does proposed construction violate any zoning law, ordinance or regulation? _____
- Name of Architect Aurora Architectural Design P.C.
 Address of Architect 1051 Olean Rd E.A.N.Y. Phone Number 655-3110
- Name of Contractor Tom Dmuma
 Address of Contractor _____ Phone Number _____
- Name of Contractors Compensation Insurance Carrier _____
 Number of Policy _____ Date of Expiration _____
- Will electrical work be inspected by, and a Certificate of Approval obtained from an inspection agency approved by the Town of Aurora. Yes No _____
- DPW Action Required WATER TAP NA SEWER TAP NA CURB CUT NA BACKFLOW PREVENTER NA
 GREASE TRAP N/A

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

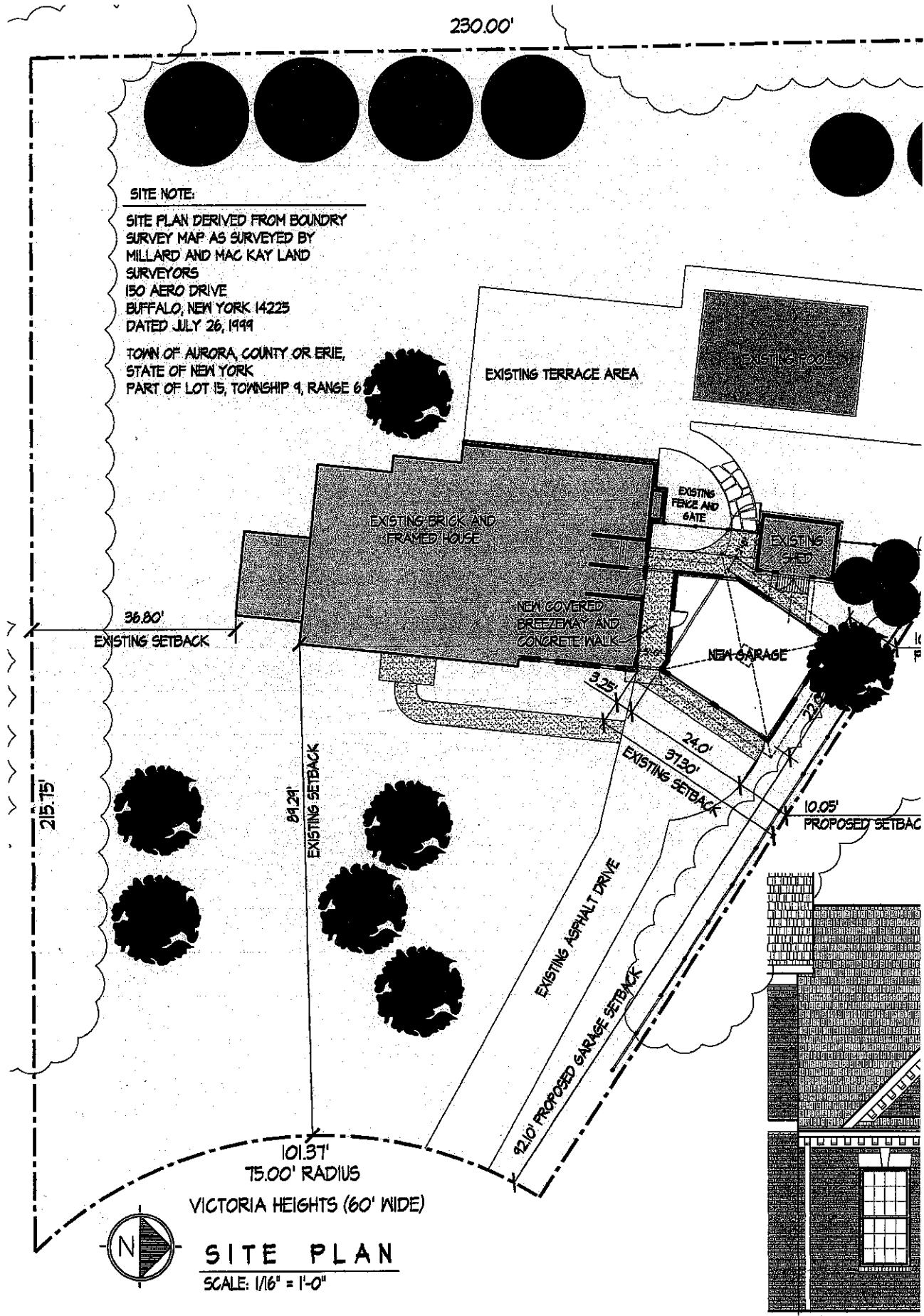
- This application must be completely filled in by typewriter or in ink and submitted to the Building Department.
- Survey showing location of lot and of buildings on premises, relationship to adjoining premises or public streets or areas. and giving a detailed description of layout of property must be drawn on the diagram which is

230.00'

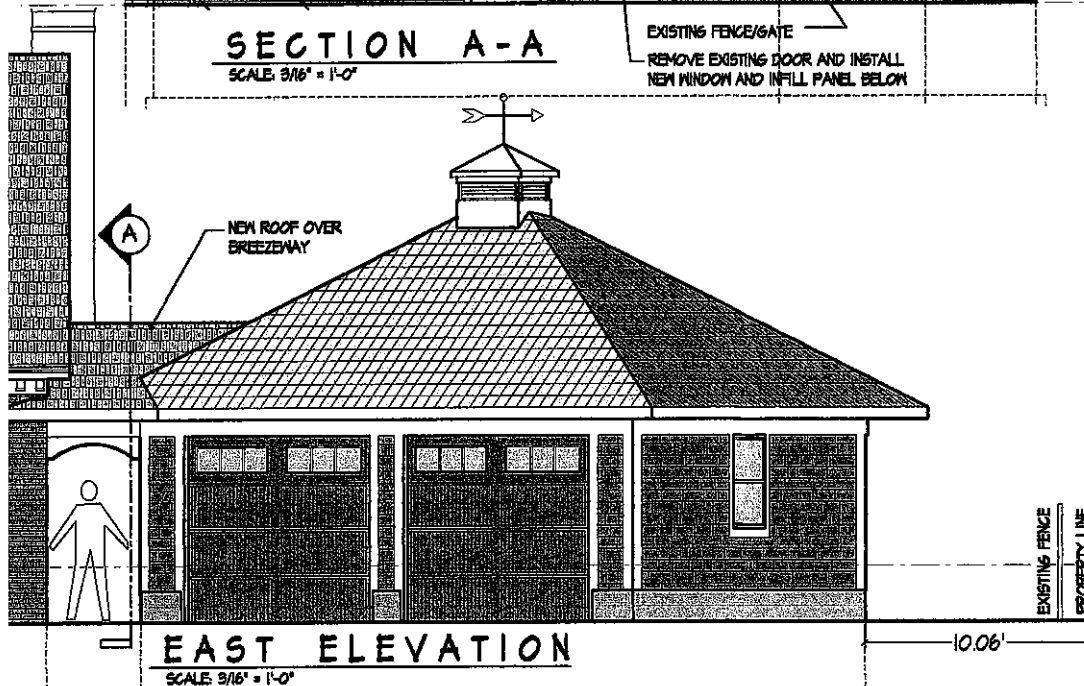
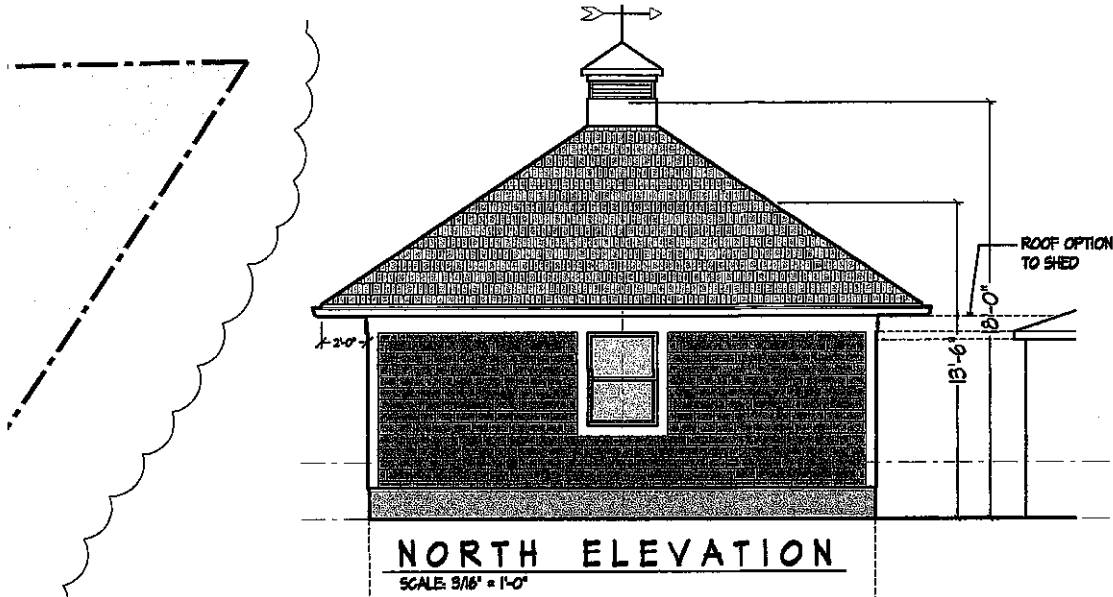
SITE NOTE:

SITE PLAN DERIVED FROM BOUNDARY SURVEY MAP AS SURVEYED BY MILLARD AND MAC KAY LAND SURVEYORS
150 AERO DRIVE
BUFFALO, NEW YORK 14225
DATED JULY 26, 1999

TOWN OF AURORA, COUNTY OF ERIE,
STATE OF NEW YORK
PART OF LOT 15, TOWNSHIP 9, RANGE 6



SITE PLAN
SCALE: 1/16" = 1'-0"



Garage Addition
For The
Malys Residence
15 Victoria Heights, East Aurora, New York

Variance
Application
Drawing

U R O R A
ARCHITECTURAL

1881 Olean Road
East Aurora, N.Y. 14052

(716) 685-3110
FAX: 685-3021

DATE: May 23, 2016
SCALE: As Noted
JOB NO: 16.07
DRAWN BY:
CHECKED: GKS
REVISED:

SHEET:
SITE PLAN AND
EXTERIOR
ELEVATIONS

DRAWING NO.
A-1
IN SET OF 1

Petitioner: Judith Malys
15 Victoria Heights
East Aurora, NY 14052

SBL#: 176.10-3-42

=====

Abutting Properties: Mailing Address (if different)

SBL: 176.10-3-49
Patricia Link
1 Victoria Heights
East Aurora, NY 14052

SBL: 176.10-3-48
Louis & Shirley Marconi
3 Victoria Heights
East Aurora, NY 14052

SBL: 176.10-3-47
Peter & Sharon Philips
5 Victoria Heights
East Aurora, NY 14052

SBL: 176.10-3-43
Daniel & Brigid Dzialga
13 Victoria Heights
East Aurora, NY 14052

SBL: 176.10-3-41
Thomas & Georgia Rosenthal
19 Victoria Heights
East Aurora, NY 14052

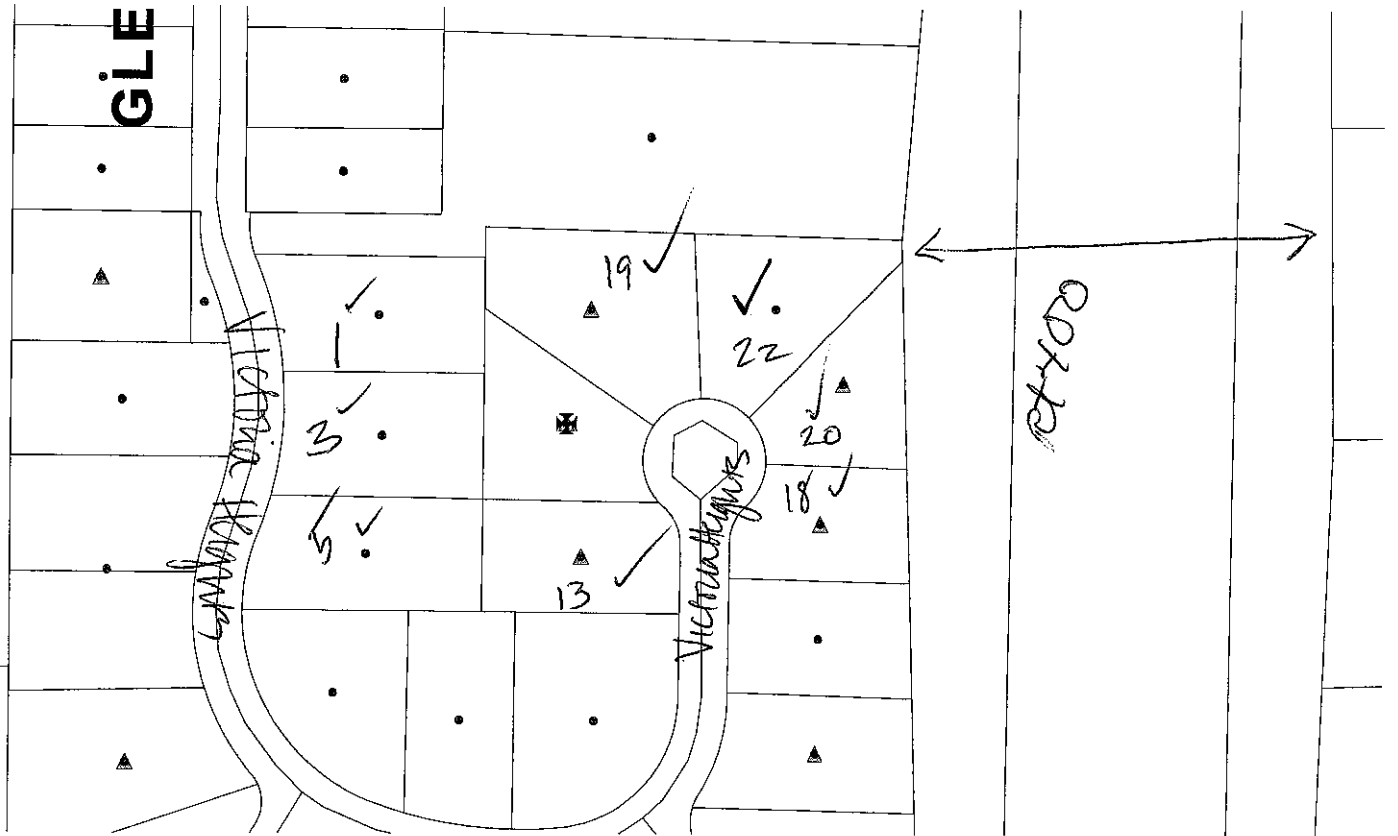
SBL: 176.10-3-40
Donald & Frances Fiscus
22 Victoria Heights
East Aurora, NY 14052

SBL: 176.10-3-39
Frank & Mary Kay LaForce
20 Victoria Heights
East Aurora, NY 14052

SBL: 176.10-3-38
Douglas & Andrea Kasperek
18 Victoria Heights
East Aurora, NY 14052

Judy Malys
15 Victoria Heights
2A

SBL: 176-10-3-42



OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
75
2

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1273
Date 6/16/16

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

I, (we) MARC CAPRETTI of 1354 DAVIS RD W. FALLS
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 MARC CAPRETTI
Name of Applicant

OF 1045 DAVIS 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 1045 DAVIS RD
SBL # 186-00-3-32-2 ZONING DISTRICT B-2

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)
PERMITTED USES Table of District Regulations

3. TYPE OF APPEAL. Appeal is made herewith for:
 An interpretation A variance - to the Zoning Ordinance extension of a special use permit
 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

UAS
Signature(s)
1354 DAVIS RD WEST FALLS NY 14170
Mailing Address

MARC B. CAPRETTI, 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.

5/31/2016 Bst
936544

Sworn to before me this 26th
day of May, 2016
Martha L. Librock
NOTARY PUBLIC

MARTHA L. LIBROCK
Notary Public, State of New York
No. 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 MARC CAPRETE
 Address 1354 DAULS RD W EST FALLS
 Telephone _____

Address of appeal 1045 DAULS
 Zoning District B-2
 Zoning Code Section Table of District Regulations

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)

STORAGE PERMITTED WITH ZONING BOARD APPROVAL
- 2 OTHER EXISTING BUILDINGS TO IMPLY WITH NO AFFECT
TO NEIGHBORHOOD ALL INDOOR STORAGE WITH NO LIGHTING

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 [Signature] Date 5-25-16
 Owners Signature [Signature] Date 5-25-16

**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: _____

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Description of Proposed Action

1. Name of Municipality: Town of Aurora

2. Hearing Schedule: **Date** 6/16/2016 **Time** 7:00pm **Location** 300 Gleed 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 1045 Davis Road, PO West Falls,

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) Additional storage building to be added to current special use permit

8. Other remarks: (ID#, SBL#, etc.) SBL#186.00-5-32.2

9. Submitted by: Martha Librock, Town Clerk 6/1/2016

300 Gleed Ave., East Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

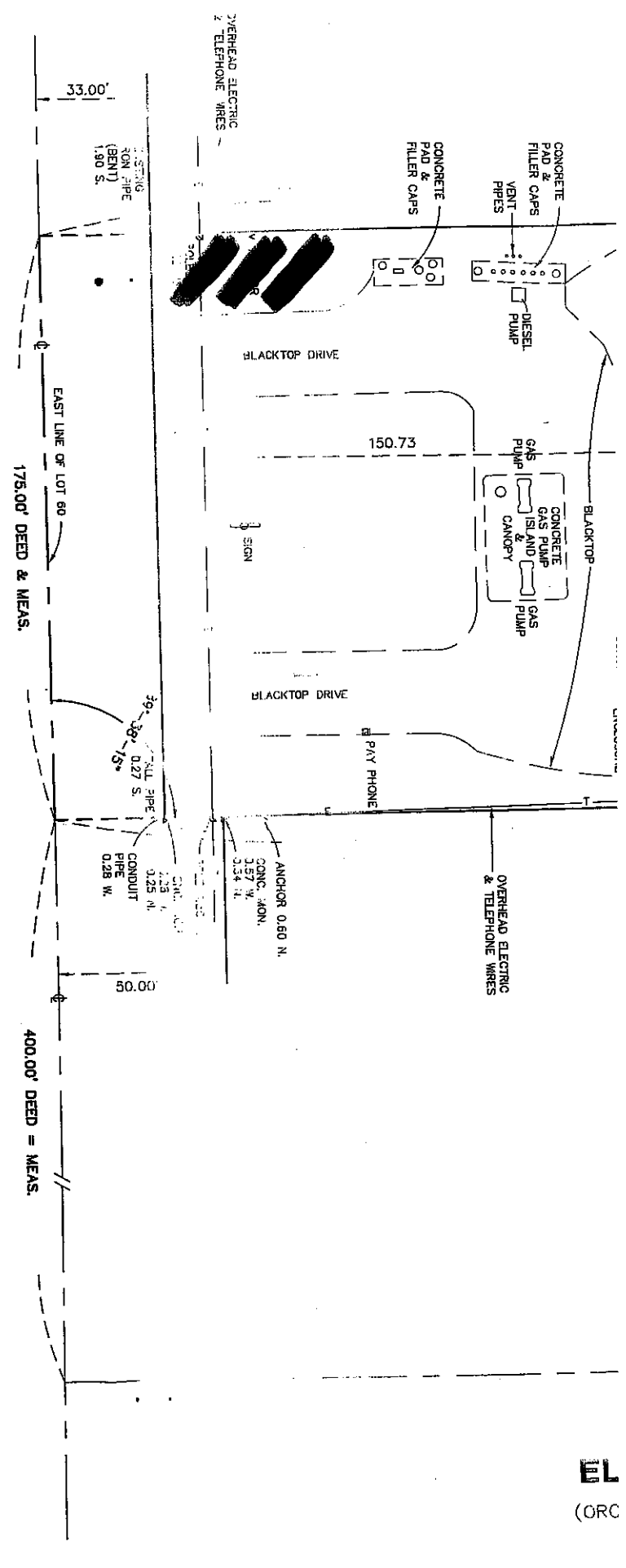
Receipt of the above-described proposed action is acknowledged on _____. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

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: _____



EL
(ORC)




REFERENCE DEED:
LIBER 5973
PAGE 529

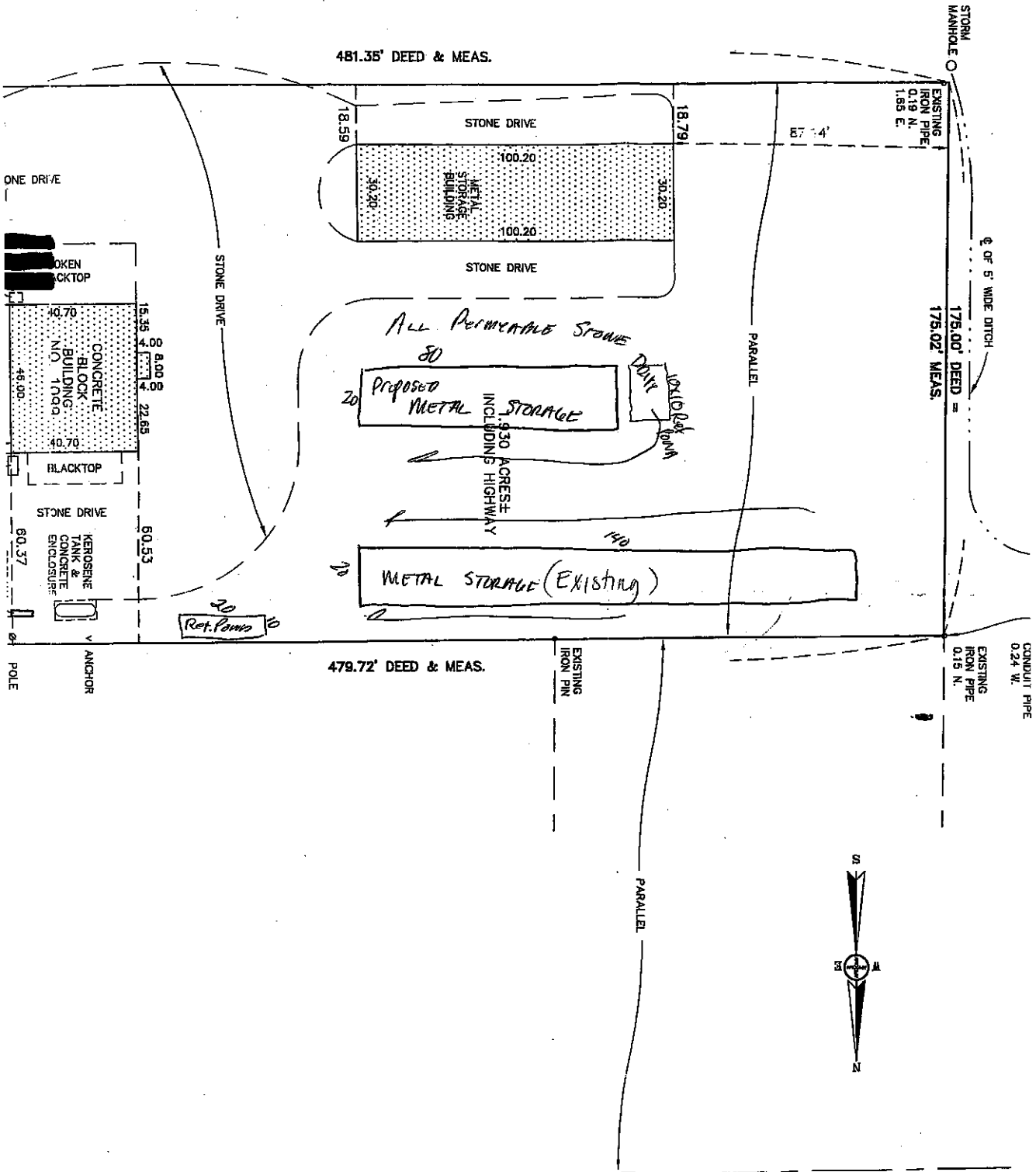
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE ASSISTANCE OF ANY INSTRUMENTATION PROVIDED BY AN EXAMINATION OF THE SAME.

NOTE: ONLY CORNER OF THIS SURVEY MADE FROM THE ORIGINAL AND EXPRESSED WITH THE SURVEYOR'S SEAL SHALL BE VALID CORNER.

NOTE: THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

SBL NUMBER: 186.00-5-32.2

 APEIX CONSULTING SURVEY & ENGINEERING SERVICES, P.C. ERIE COUNTY P.O. BOX 384, BUFFALO, NEW YORK 14223 NIAGARA COUNTY 197 EAST AVENUE, LOCKPORT, NEW YORK 14094 Phone: (716) 439-0188 Fax: (716) 439-0189	
DATE: 9/28/99 SCALE: 1" = 30' REVISIONS:	JOB NO.: 991202 RESURVEY: SURVEY OF PART OF LOT 60, TOWNSHIP 9, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY SITUATE IN THE TOWN OF TONAWANDA, COUNTY OF ERIE AND THE STATE OF NEW YORK.
NOTE: UNAUTHORIZED ALTERATIONS TO THIS MAP ARE PROHIBITED BY SECTION 208, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.	
CHESTER S. BERGER, JR., L.S. N.Y.S. LICENSE NO. 049788	



OTT ROAD (66' WIDE)
 PARK - GRIFFINS MILLS ROAD)

MINUTES OF A PUBLIC HEARING AS HELD BY THE
ZONING BOARD OF APPEALS OF THE
TOWN OF AURORA

January 21, 1999

The hearing was called to order by the Chairman, Peter Keenan, with the following Board members present:

Peter Keenan
Marilyn Marky
Stephanie McCormick
James Whitcomb

Members Absent: Robert Harris
Others Present: Patrick Blizniak, TOA Building Dept.

**CASE # 803-CAPRETTO, ROBERT & KAREN, 1045 DAVIS ROAD, WEST FALLS,
(TOWN OF AURORA), NEW YORK SBL #186.00-5032.2**

The Notice of Public Hearing was read by the recording secretary. The Notice was duly published in the East Aurora Advertiser as evidenced by the Affidavit of Publication, marked exhibit 1. The Affidavit of Posting was marked exhibit 2. The application for a building permit was marked exhibit 3. The application to the ZBA for a variance was marked exhibit 4. A property survey was marked exhibit 5. A copy of the E.C.D.P. application was marked as exhibit 6. Letter from building department Patrick Blizniak was marked as exhibit 7. A sketch of the side and end elevation was marked exhibit 8. A list of abutting property owners was marked exhibit 9. Sketch of proposed building as marked as exhibit 10. Pictures of proposed building was marked as exhibit 11.

The Chairman opened the hearing by stating the purpose and procedure of the hearing and said that after the hearing a meeting would be held to render a decision with respect to a request for a use permit for a garage, storage building located at 1045 Davis Rd., West Falls, (Town of Aurora) New York.

KEENAN- We will operate under the supposition that the neighbors have been notified as our December meeting was canceled.

CAPRETTO-My name is Robert Capretto, owner of 1045 Davis Road. I have some things for the board.

KEENAN-We will mark these as exhibits # 10 A sketch of the building and #11 Pictures (brochure) of the proposed structure.

KEENAN-At 1045 Davis Road you operate a gas station?

CAPRETTO-Yes.

CASE #803 CAPRETTO
1/21/99
page 2

KEENAN- You have had a permit to operate an out side foot stand?

CAPRETTO-Yes. It is no longer there.

KEENAN- You have discontinued that? You had a permit for milk.

CAPRETTO- Yes. Gas station convenience store.

KEENAN- So those are in operation at the moment?

CAPRETTO- Yes. I want to construct a garage , storage building 100 feet by 30 feet in the back of the store. I have plans showing where it's going to go.

KEENAN - Let's have this marked as exhibit 10. This exhibit will show that this is not a part of the present building.

CAPRETTO- Correct. It is about 70 feet west of the present building.

KEENAN - You are in a B2 zone.

CAPRETTO- Yes.

KEENAN - The reason you are here is what you are proposing is not permitted in a B2 zone.

CAPRETTO- Yes.

KEENAN - Immediately adjacent to your property is a public garage. Is that correct?

CAPRETTO- I don't consider it a garage. A garage is for storing a motor vehicle.

KEENAN- That's private property. A garage as defined in the code is " one in which public work on vehicles is done for the public." I think that is next door to you, is it not?

CAPRETTO- Yes.

KEENAN- That definition is quite explicit.

CAPRETTO- Where do you find that definition?

KEENAN - I think you will find it right here. (code book)
B2, section 7, one of the permitted uses is a filling station and public garage. That is listed under the uses

available. You may read that definition in the code.

CASE #803-CAPRETTO

1/21/99

page 3

CAPRETTO-"Any garage other than a private garage, available to the public, that which is used for storage, repair, rental, servicing, adjusting of equipment for other motor vehicles." Storage. That's what I anticipate. Storage of classic cars and household goods on a short term basis.

MCCORMICK-Let's clarify your proposal. You want to construct a building to store cars there. You are not going to fix them.

CAPRETTO- The use will be for storage not repair.

MCCORMICK-You want to provide space for people to store classic cars and what kind of goods? Not yours?

CAPRETTO- Storage space for household goods for the public.

KEENAN - There would be rental space for short or long term storage of public household goods.

CAPRETTO- Yes.

MARKY - He fits under the definition of a public garage.

KEENAN- As I understand it, you would be storing half of the space for public cars and half of the space for public household goods.

CAPRETTO- Yes. I don't know what the ratio would be.

KEENAN - But you are expecting a mix?

CAPRETTO- Yes.

KEENAN - You are not going to advertize for storage of vehicles exclusively?

CAPRETTO- No.

MARKY - How many vehicles do you anticipate storing?

CAPRETTO- There's is going to be 10 stalls, 10 feet by 30 feet. From end to end there will be 20 doors. 15 to 20 cars.

MARKY - Will it be a one story building?

CAPRETTO- Yes. Here is some pictures what the building will look like. Beige or cream with a royal blue accent.

CASE #803-CAPRETTO
1/21/99
page 4

KEENAN- We are looking at exhibit #11 which are pictures of the proposed structure. The building is to be 30 feet by 100 feet, 3000 sq. feet.

CAPRETTO-Yes.

KEENAN- If you were going to store vehicles belonging to people other than yourself and the fact that you were going to store goods other than vehicles, I don't think you would qualify without a variance under B2-7. In the definition of a garage it does say storage. If you were using it exclusively for vehicles, it would cover it. As you desire to store other things, you would need a use permit.

MARKY - Under B2-12, Under warehouse, mini storage, when permitted with board approval. Look up definition of warehouse.

MCCORMICK-We handled this before with a special use permit.

KEENAN - This is not a use variance. We can grant it under B2 12 with a use permit with board approval.

MARKY - Would it be visible from the road?

CAPRETTO-Yes.

MARKY- Would you be able to soften the effects of it?

CAPRETTO-It will be only 30 feet wide fronting the road. I plan to have evergreens in front of building. The driveway will be on the south side of the building. My main building is 50 feet across the front. It would be hard to see the building.

KEENAN - Do you have any expansion plans?

CAPRETTO-I don't know. That depends on the success of the project. The south driveway is the entrance driveway.

KEENAN - Will you have room to turn?

CAPRETTO-Yes. The well head sticks up here. The driveway has to go here. We no longer use that well.

KEENAN - Sketch in the well and the driveway and initial .
Sketch in the septic system. My concern is your turning
distance.

CASE #803 CAPRETTO
1/21/99
page 5

CAPRETTO- There is 20 some feet I'm going to use for the driveway.
It will be a little more than 20 feet. The septic is in
the front.

KEENAN - Where are the tanks?

CAPRETTO-There are on either side. The normal flow of traffic is to
come in on the south end and exit on the north end.
(referring to driveway)

KEENAN - My concern is the turning distance with 18 foot vehicles.

MCCORMICK-That is not our problem. If he makes a mistake, that's
his problem. Could the driveway be moved?

CAPRETTO-I don't want to make a mistake. I would rather leave it
as planned.

BLIZNIAK-I would like to remind the board that this is a commercial
venture and it will come before the Planning Board under
the site plan review. It will have to be approved by them.

MARKY -The reason we are here is to determine the use.

KEENAN -If there is any alteration (change in the location of the
driveway) to the plans shown in exhibit #10, the applicant
would have to come back and appear before this board.

BLIZNIAK-The Planning Board will review it and have to approve the
site plan. This is the first time this situation has come
up as the site plan has just been adopted.

KEENAN - Are there any further statements you wish to make on
behalf of your request?

CAPRETTO-It is a very pleasing building. Hard to see from the road.
I have talked to all my neighbors and they have no
objections. Charlie has stated he wants no outside
storage.

MARKY -Is there going to be outside lighting?

CAPRETTO-Yes. Probably sodium, nothing 30 or 40 foot high during 7-
10 p.m. at night.

KEENAN -Is that the same hours you operate the station?

CAPRETTO-Yes.

CASE #803-CAPRETTO

1/21/99

page 6

MCCORMICK-What about this man Hirst?

CAPRETTO-He comes in every day. He knows about it. He never says a word.

MCCORMICK-So the lights are just on the building, there are not up in the air shining down.

CAPRETTO- No. The lights will be on the structure. I have two lights on a telephone pole.

MCCORMICK-And the landscaping?

CAPRETTO- Yes. I plan to do some landscaping in front of the building.

KEENAN -Is there anybody in the audience that wishes to speak? No. Are there any further questions or comments?

MCCORMICK-These types of buildings are popping up everywhere because of our society needs.

CAPRETTO- This area has the least. It's only one story with a flat roof with 20 doors on each side. The roof is guaranteed for 40 lbs per sq. foot.

KEENAN - Check out the insurance you need. I will close the hearing.

LIST OF EXHIBITS

CASE # 803- CAPRETTO, ROBERT & KAREN 1045 DAVIS ROAD, WEST FALLS,
(TOWN OF AURORA), N.Y. S.L. # 186.00-5032.2

- Exhibit 1 - Affidavit of Publication
- Exhibit 2 - Affidavit of Posting
- Exhibit 3 - Building Permit application
- Exhibit 4 - ZBA application
- Exhibit 5 - Property survey
- Exhibit 6 - E.C.D.P. reply
- Exhibit 7 - Letter from Patrick Blizniak
- Exhibit 8 - Sketch of side and end wall elevation
- Exhibit 9 - A list of Abutting property owners
- Exhibit 10 - Sketch of proposed building
- Exhibit 11 - Pictured brochure of proposed structure

MINUTES OF A MEETING AS HELD BY THE
ZONING BOARD OF APPEALS OF THE
TOWN OF AURORA

January 21, 1999

The meeting was called to order by the Chairman, Peter Keenan, with the following Board members present:

Peter Keenan
Marilyn Marky
Stephanie McCormick
James Whitcomb

Members Absent: Robert Harris
Others present: Patrick Blizniak, TOA Building Department

**CASE # 803 CAPRETTO, ROBT. & KAREN, 1045 DAVIS ROAD, WEST FALLS,
(TOWN OF AURORA), NY**

After due deliberation by the members of the Zoning Board of Appeals of the Town of Aurora, County of Erie, and State of New York, the following motion was made by James Whitcomb and seconded by Stephanie McCormick:

1) The Zoning Board of Appeals grant a use permit to operate a warehouse located at 1045 Davis Road, West Falls, (Town of Aurora), New York, with 10 stalls, 20 doors, operating the same hours as existing business, pursuant to B2-12 of the district regulations, in accordance with the exhibits and testimony presented.

Whitcomb -aye
Marky -aye
McCormick -aye
Keenan -aye

Carried

MINUTES OF A PUBLIC HEARING HELD BY THE
ZONING BOARD OF APPEALS OF THE
TOWN OF AURORA

September 20, 2001

The hearing was called to order by the Chairman, Peter Keenan, with the following board members

present: Peter Keenan
Marilyn Marky
Stephanie McCormick
James Whitcomb
Robert Harris

Case #877 Robert & Karen Capretto, 1045 Davis Rd, West Falls (Town of Aurora) NY 14052

The Notice of Public hearing was read by the recording secretary. The Notice was duly published in the East Aurora Advertiser as evidenced by the Affidavit of Publication, marked Exhibit 1. The Affidavit of Posting marked Exhibit 2. Zoning Board of Appeals application marked Exhibit 3. Copy of property survey marked Exhibit 4. List of abutting property owners marked Exhibit 5. Elevation and layout drawings marked Exhibit 6.

The Chairman opened the hearing by stating the purpose and procedure of the hearing and said that after the hearing a meeting would be held to render a decision with respect to a request for an extension of a Special Use Permit for a self-storage warehouse at 1045 Davis Road, West Falls (Town of Aurora) NY.

Capretto - Robert Capretto, 1045 Davis Rd

Keenan -You have already a storage area. You're in a B-2 zone and you are asking for an extension of a special use permit for additional storage area.

Capretto -I have a drawing to scale here. (Entered in as exhibit 7)

Marky -Will the new metal building be the same as the existing one?

Capretto -It will be a little taller but the colors and construction will be the same with footer and concrete floor. It will abut the original building

Marky -So the entrance would be where?

Capretto -The entrance will be on the North side of the building. We're only going to have 8 doors instead of 20 doors. I'm adding 80 feet. The East wall will be common with building already there.

Harris -Where are you extending your driveway to?

(Mr. Capretto showed where the driveway will be on the plot plan.)

Whitcomb -Will you have a drive on just one side?

Capretto -No. There will be a drive on both sides, but there won't be any doors on the back. The units will be 10 x 30. They are the same size as the others, but there are 2 doors on them. In the original one, I can move the walls around and rent units as 10 x 10, 10 x 20 or 10 x 30. But in this case they will be 10 x 30 with door on just one end.

(Mr. Capretto was asked to identify his property lines on the survey and asked what is behind him.)

Capretto -The building is exactly 7 ½ feet from the property line. The lot behind me is a vacant lot.

Keenan -The question that came to my mind is, we started out with a little gas station, then added a hot dog stand, then added a store inside, then mini-storage and then used cars. What are you planning for this area (north west corner)?

Capretto -Motel, maybe?

(Keenan brought up the fact that this Board gave permission for three used cars to be parked back by the store and that they have been parked substantially closer to the road than that. He questioned whether another permit can be given while the previous permit is not being adhered to as granted. It was explained that Marc Capretto had acted as agent for Robert and Karen Capretto, but that the permit for used car sales was given to Robert & Karen as the owners and not to Marc. Therefore Mr. Capretto is responsible for the permit being followed as given. The reasons for the restrictions were discussed. Mr. Capretto apologized and said he had his son move the cars.)

McCormick -Why is the building going to be taller?

Capretto -It will be three feet taller in order to store motor homes and boats.

Marky -Do you rent by the month, the year...?

Capretto -We rent by the year because they are going to be heated and insulated.

Keenan -Are they going to be lighted?

Capretto -There will be electricity, but no lights except motion detectors.

Keenan -How about advertising?

Capretto -No advertising at all.

Keenan -How large are the doors?

Capretto -They will be 8' 8" wide and 10' high.

McCormick -I do think that he is meeting a need.

Keenan -Do you have anything else you want to tell us, Mr. Capretto, about need and operation?

Capretto -It is going to be just the same as the others. There are 20 some people there now and I usually only see them when they pay their bill once a month. They have their own keys, and I don't have keys to the units.

Keenan -Is it correct that they can only get in there when the station is open?

Capretto -No, they can get in there anytime.

McCormick -Is that usual with storage places?

Capretto -Some are like that, some are gated and locked up.

Keenan -Does the location of the used cars block access to your storage area?

Capretto -No.

Keenan -And we have your guarantee, as the owner of the property that you will be abiding by the permission which was given to you with the Special Use Permit for used cars?

Capretto -Yes.

McCormick -A Use Permit can be withdrawn.

Keenan -Does the Board have any more questions? Is there anyone in the audience who would like to speak? Then this hearing is closed.

LIST OF EXHIBITS

Case #877 Robert & Karen Capretto, 1045 Davis Rd, West Falls (Town of Aurora) NY 14052

Exhibit 1 Affidavit of Publication

Exhibit 2 Affidavit of Posting

Exhibit 3 ZBA application

Exhibit 4 Property Survey

Exhibit 5 List of Abutting Property Owners

Exhibit 6 Elevation and layout drawings

Exhibit 7 Scaled plot plan

MINUTES OF A MEETING AS HELD BY THE
ZONING BOARD OF APPEALS OF THE
TOWN OF AURORA

September 20, 2001

The meeting was called to order by the Chairman, Peter Keenan, with the following Board members present:

Peter Keenan
Marilyn Marky
Stephanie McCormick
James Whitcomb
Robert Harris

Members absent:

Others present: Patrick Blizniak, Superintendent of Buildings
David Thomason, Town Councilman

Case #877 Robert & Karen Capretto, 1045 Davis Rd, West Falls (Town of Aurora) NY 14052

After due deliberation by the members of the Zoning Board of Appeals of the Town of Aurora, County of Erie and State of New York, the following **motion was made by Jim Whitcomb, seconded by Bob Harris to grant a Special Use Permit for construction of proposed metal building for storage which is an extension of an existing Special Use Permit in accordance with exhibits and testimony.**

Harris -aye
Keenan -aye
Marky -aye
McCormick -aye
Whitcomb -aye

Motion carried. Request approved

Petitioner: Marc B Capretto
1045 Davis Rd
West Falls, NY 14170

SBL# 186.00-5-32.2

=====

Abutting Properties:

Mailing Address (if different)

SBL: 186.00-5-34
Creative Land Development LLC
1039 Davis Rd

801 North Davis Rd
Elma, NY 14059

SBL: 186.00-5-33.2
Creative Land Development LLC
31 Ellicott Rd

6529 Basswood Dr
Lakeview, NY 14085

SBL: 186.00-5-32.111
RNH1055 LLC
1055 Davis Rd

145 Ellicott Rd
West Falls, NY 14170

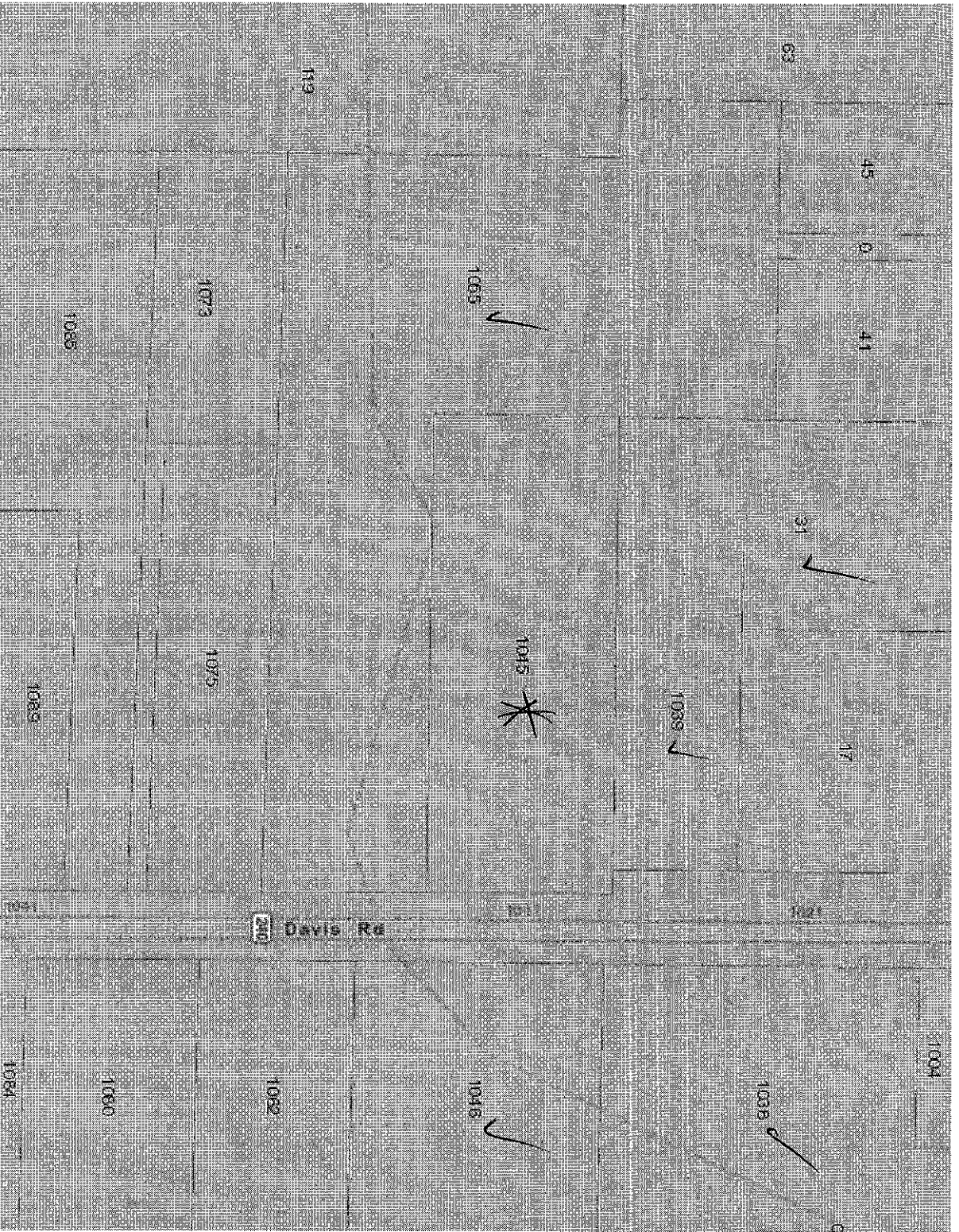
SBL: 186.00-4-67.1
Davis Road Properties, LLC
Attn: Mark & Julie Gemerek
1038-1040 Davis Rd

1865 Reading Rd
West Falls, NY 14170

SBL: 186.00-4-57
Charles & Sharon Ellis
1046 Davis Rd
West Falls, NY 14170



Erie County On-Line Mapping Application



- Legend**
- Parcels
 - Municipal Boundaries

0 188.08 376.2 Feet
 WGS 1984 Web Mercator Auxiliary Sphere
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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

1: 2,257



OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
7500
2

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1274
Date 6/16/16

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

I, (we) Jane Lussier of 1178 Groves Rd, East Aurora
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 Jane Lussier
Name of Applicant

OF 1178 Groves Rd, East 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 1178 Groves Rd, Aurora NY
SBL # 181.00-1-30 ZONING DISTRICT R1

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)

116-18B; 116-17D

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

Jane Lussier
Signature(s)
1178 Groves Rd, East Aurora NY
Mailing Address

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

5731/16 Batt
936545

Sworn to before me this 31st
day of May 2016

Martha L. Librock
NOTARY PUBLIC

MARTHA L. LIBROCK
Notary Public, State of New York
No. 01L15028312
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 Jane Lussier
 Address 1178 Groven Rd East Aurora, NY 14052
 Telephone _____

Address of appeal 1178 Groven Rd, East Aurora
 Zoning District R1
 Zoning Code Section 116-18B; 116-17D

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

GROUNDS FOR VARIANCE: (may continue on separate sheet)

I would like a 11 ft door so I can store
my fifth wheel in it

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 _____ Date _____
 Owners Signature [Signature] Date 5/31/16

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** 6/16/2016 **Time** 7:00pm **Location** 300 Gleed 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 1178 Grover Road, E. 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) Proposed accessory building and overhead door higher than allowed by town code

8. Other remarks: (ID#, SBL#, etc.) SBL#187.00-1-30

9. Submitted by: Martha Librock, Town Clerk 6/1/2016

300 Gleed Ave., East 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

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jharris@townofaurora.com

Jolene M. Jeffe
jjeffe@townofaurora.com

Charles D. Snyder
csnyder@townofaurora.com

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highway@townofaurora.com

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building@townofaurora.com

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assessor@townofaurora.com
(716) 652-0011

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(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

Jane Lussier
1178 Grover Rd.
East Aurora, NY 14052

5/31/2016

Re: Mean Height & Door Height

Jane,

The Building Dept. has reviewed your application for an accessory structure at 1178 Grover Rd. We have denied your application because the proposed building is in excess the required mean building height as specified in Section 116-18 B of the Town Code and the maximum door height for an accessory building in as specified in 116-17D of the Town Code. 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.

116-18B; Required Mean Height: 15'

Requested: 16' 6"


Variance required: 1' 6"

116-17D; Maximum Vehicle Door Height: 8'

Requested Door Height: 13'

Variance Required: 5'

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

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 <u>Town or Village</u>	Date _____
Permit Fee \$ _____	Public Hearing and/or Mailing
ZBA (\$75/\$100) Y or N	\$50.00/\$100.00

APPLICATION FOR BUILDING PERMIT

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

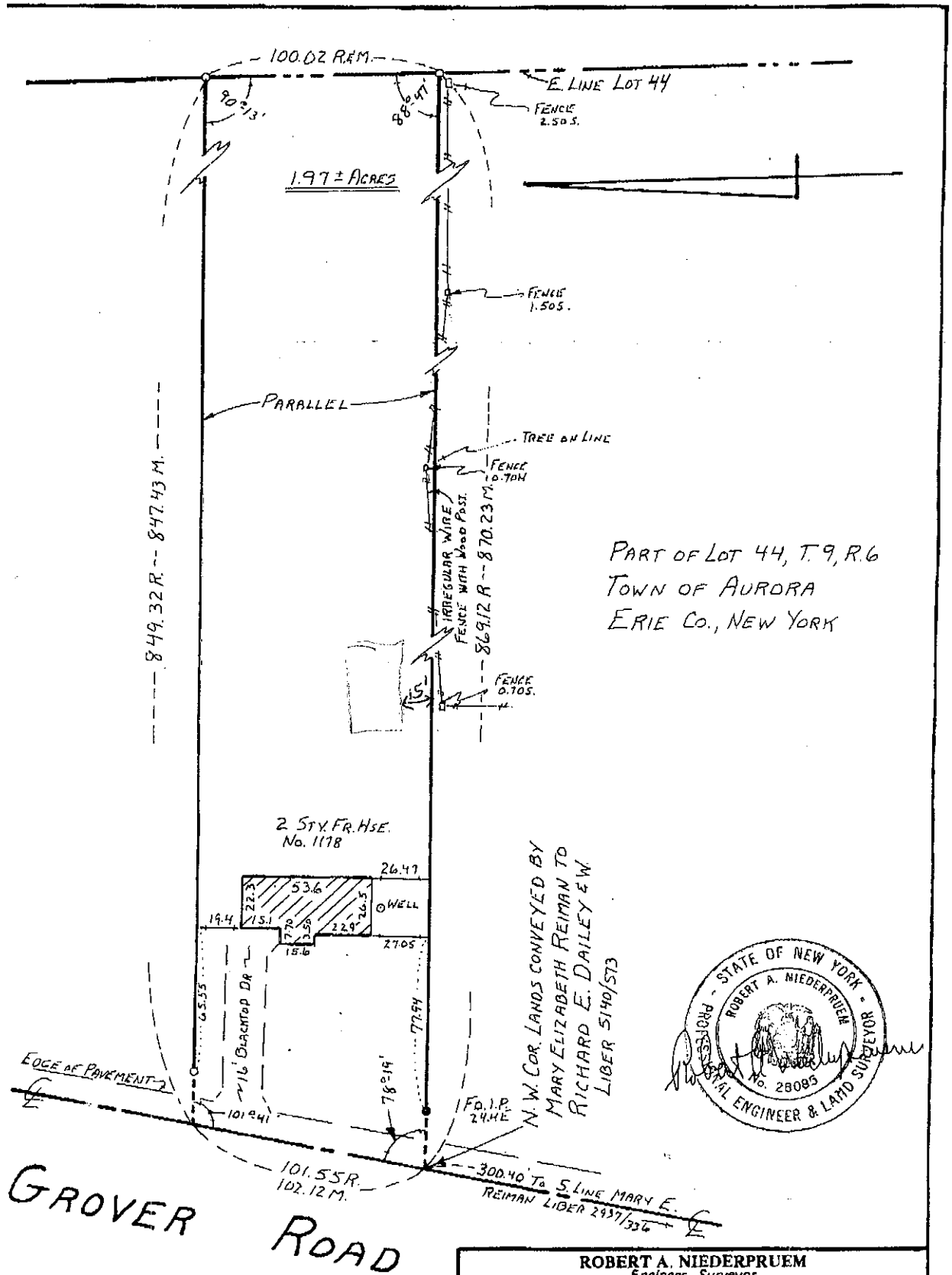
Location 1178 Groves Rd Aurora SBL# 18700-1-30
 Property Owner Name Wm Lussier

- Give a brief description of request/intention for building permit: pole barn
- 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?
- Size of completed building 30.ft wide 40.ft long 14.ft high 1..... stories Total sq ft. 1200.....
- Estimated Cost (determined by Building Department) _____
- Zone or use district in which premises are situated R1
- Does proposed construction violate any zoning law, ordinance, or regulation? _____
- Name of Architect Ben + Jerry Construction
 Address of Architect _____ Phone Number 585-667-2620
- Name of Contractor _____
 Address of Contractor _____ Phone Number _____
- 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 _____

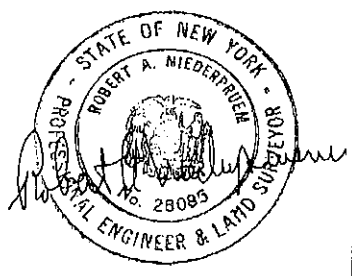
Bldg Dept Use Only	ZBA
Examined _____ 20 _____	Reason _____
Approved _____ 20 _____	Approved/Denied _____
Disapproved _____ 20 _____	Case # _____
..... Signature of Code Enforcement Officer/Building Inspector	
Receipt is hereby acknowledged of the sum of \$..... equal to the permit fee established by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



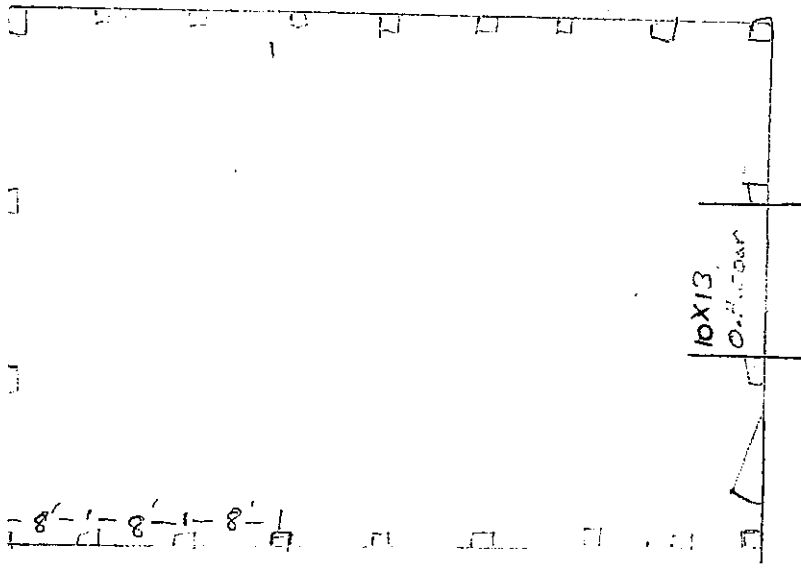
PART OF LOT 44, T. 9, R. 6
TOWN OF AURORA
ERIE CO., NEW YORK



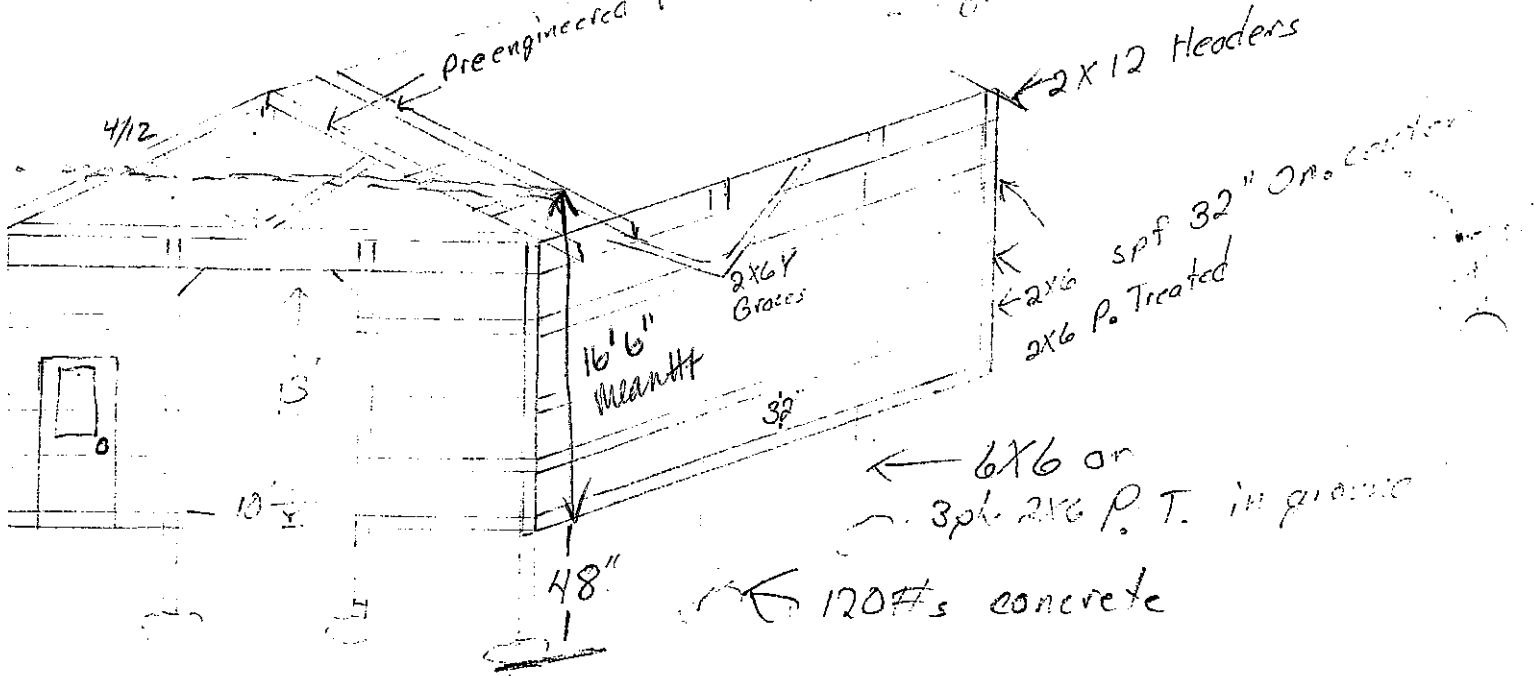
ROBERT A. NIEDERPRUEM Engineer - Surveyor 18 CIRCLE END DRIVE 674-6818 WEST SENECA, NY 14224	
RE-SURVEYED	DATE Nov. 12, 2004
	SCALE 1" = 50'
	FB L.L.
	JOB NO. 8439

○ = SET IRON PIPE = I.P. ● = FOUND IRON PIPE = Fd. I.P.

is map void unless STAMPED with New York State Licensed Land Surveyor's Seal No. 028085. NOTE: This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such. Altering any item on this map in violation of the law, excepting as provided in Section 7208, Part 2 of the New York State Education Law.



Preengineered trusses 24" On Center
 5/8" Sheathing on roof



← 6x6 or
 3ply 2x6 P. T. in place
 ← 120#s concrete

- Metal & Asphalt
 - Roofing
 - Pole Sheds
 - Barns
 - Garages
 - Wooden Fences
- and More . . .

Ben & Jerry's Construction

"The Best Safety Device is a Careful Man"

8224 Ballard Road, Fillmore, NY 14735

585-567-2620

Call between 6:45 pm - 7:15 pm

- QUOTE
- INVOICE
- CONTRACT
See Bottom

BULK MAPLE SYRUP

Name _____ Phone 716-913-2952

Address 1178 Grover Rd East Aurora

Build 30X40X14 garage on poles

40' Long 30' Wide 14' high

Pole 8' On Center on side / 10' ON end

Board & Bat siding

roof ready for shingles & underlayment

1 10X13 overhead door uninsulated no window or opener

1 36" Mandoor solid no window 11,900.⁰⁰

3/2" Concrete in building 4,000.# mix with wire mesh 4,100.⁰⁰

CONTRACTUAL AGREEMENT TERMS **TOTAL** 21,000.⁰⁰

That the \$ 21,000.⁰⁰ shall be paid as follows: pol 1,000.⁰⁰ ch # 1847
1,000.⁰⁰ shall be paid upon signing the contract.
10,000.⁰⁰ shall be paid upon delivery of materials or commence of work.
10,000.⁰⁰ balance due when complete.

By signing their names to this agreement are bound by the terms of this agreement. This agreement may not be changed orally, but only by an agreement in writing and signed by the party against whom enforcement of any waiver, change or discharge is sought.

Contractor not responsible for permits unless stated otherwise.

Contractor *Jerry B* Date 5-24-16
 BEN & JERRY'S CONSTRUCTION

Customer *Jane Russel* Date 5/24/16

Petitioner: Jane Lussier
1178 Grover Rd
East Aurora NY 14052

SBL# 187.00-1-30

=====

Abutting Properties:

Mailing Address (if different)

SBL: 187.00-1-31
Russell & Kelly Parry
1168 Grover Rd
East Aurora NY 14052

SBL: 186.00-1-29
Susan & John Winant
1186 Grover Rd
East Aurora NY 14052

SBL: 187.03-1-1
Town of Aurora
1556 Mill Rd

300 Gleed Ave
East Aurora NY 14052

SBL: 186.00-2-14
Heather Dechert
1177 Grover Rd
East Aurora NY 14052

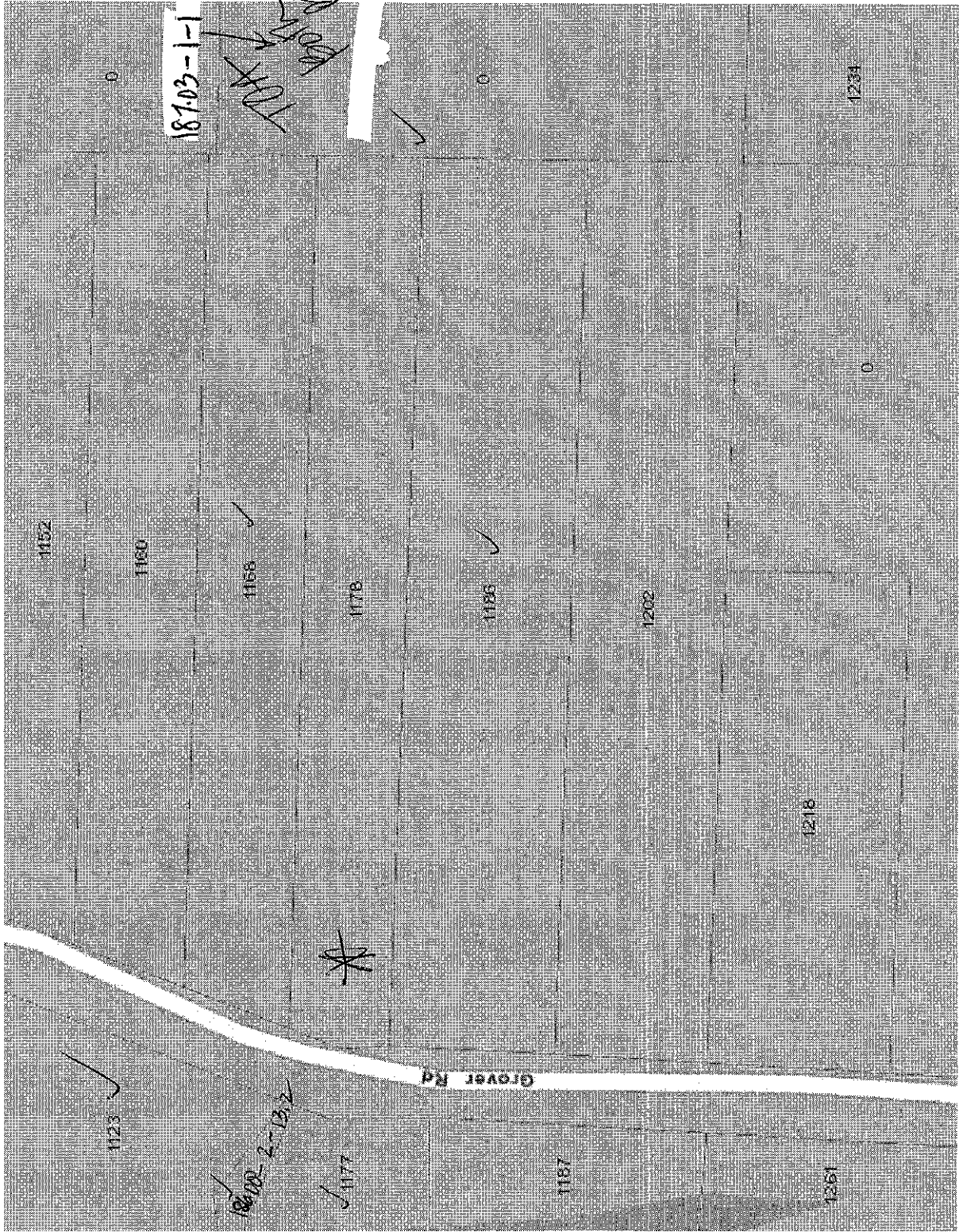
SBL: 186.00-2-13.2
Heather Dechert
V/L Grover Rd

1177 Grover Rd
East Aurora, NY 14052

SBL: 186.00-2-13.1
Hugh & Grace O'Donnell
1123 Grover Rd
East Aurora NY 14052



Erie County On-Line Mapping Application



Legend

- Parcels
- Municipal Boundaries

18703-1-1
1956
1956
1956

0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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

1: 2,257



OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
\$75.00

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1275
Date 6/16/16

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

I, (we) David Rowe of 1796 Center Street
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 NYS Mesonet / Pyramid Network Services

Name of Applicant

V/L Boies Rd

OF 1796 Center St. East 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 1796 Center Street V/L Boies
SBL # 200.00-1-17-11 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
- (X) SPECIM USE 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 _____

David Rowe
Signature(s)

Mailing Address

DAVID ROWE, 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 14TH day of JUNE 2016

[Signature]
NOTARY PUBLIC

Rept # 936549
6/1/16
\$75.00
(M)

JASON M. CARLIN
No. 01CA6126443
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 05/09/2017

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

DO NOT WRITE IN THIS SPACE

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.

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** 6/16/2016 **Time** 7:00pm **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 SBL# 200.00-1-17.11 Boies Road

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) 33' tall weather (communication) tower on vacant parcel

8. Other remarks: (ID#, SBL#, etc.) SBL# 200.00-1-17.11

9. Submitted by: Martha Librock, Town Clerk 5/31/2016

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: _____

Town of Aurora Building Dept
Attn: Bill Kramer
400 Gleed Avenue
East Aurora, NY 14052

To Whom it May Concern:

DAVID ROWE authorize a representative from Pyramid Network Services, acting on behalf of NYS Mesonet, to speak on behalf of my property at any of the Town of Aurora Zoning Board Appeals hearings and/or regarding the application for a weather station.

Signed,



David Rowe
1796 Center Street
East Aurora, NY 14052



Town of Aurora
 300 Gleed Avenue
 East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name NYS Mesonet / Pyramid Network Services
 Address 11 River Road Glenmont, NY 12077
 Telephone (518) 791-0053 Agent: Meredith Matnias
 Address of appeal ... Boises Road (no E-911 number)
 Zoning District Agriculture
 Zoning Code Section § 116-53 Communications Facilities

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)

Installation of a 33' weather station on property owned by David Rowe.
Although this application is being reviewed as a communication facilitating the
station will be solely used for the purpose of weather monitoring by the
State of New York, FEMA and Homeland Security. See attached
letter for additional details.

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 *[Signature]* Date 5/6/14
 Owners Signature *[Signature]* Date 10 MAY 16

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

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jharris@townofaurora.com

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chris@townofaurora.com

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TOWN JUSTICE
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Anthony DiFilippo IV

HISTORIAN
Robert L. Goller
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historian@townofaurora.com

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

Meredithe Smith Mathias
Project Manager, Pyramid Network Services
11 River Rd.
Glenmont, NY 12077

6/01/2016

RE: Variance request for weather tower determination

Meredithe,

After reviewing the site plan for the proposed tower at SBL # 200.00-1-17.11 in the Town of Aurora, I am requesting that as well as seeking approval from the ZBA for a tower permit you also seek relief from Town Code §116-53(E)(4) (a) & (b). These sections deal with the requirements for a road turnaround and parking at the site and also the height of the fence and area to be enclosed by the fence. Please send us a letter explaining your difficulty in complying with these regulations and your need for relief from said regulations.

Thank You,

William R. Kramer



June 1, 2016

Town of East Aurora
300 Gleed Avenue
East Aurora, NY 10452
Attn: Bill Kramer

Re: Application for Rowe Property Installation, 1764 Center Street, East Aurora

Dear Mr. Kramer,

As per our discussion, NYS Mesonet would like to seek relief from the requirements listed in Town Code §116.53 (E) (4) Traffic, Access and Safety pertaining to the following:

(a) Relief from the requirement of a road turnaround and at least one parking space:

No access road or parking area is to be constructed to access the weather station. The construction period is a short timeframe, seven-twelve days depending on weather. During construction, regular sized pick-up trucks (1 or 2) will be present at the site, a small backhoe brought to the site by trailer, and one trip from a concrete truck. Access will be through Mr. Rowe's property.

Following construction and site operation, the station will be visited by SUNY Technicians 3-5 times annually. The Technicians will access the station by foot or small vehicle through Mr. Rowe's property. Snow will not be removed during the winter from the station or on any pathway to access the station. It is the goal and intention of the Mesonet station to adequately measure the local conditions in the Aurora area and snow removal would impact the true measurements.

The tower to be installed is a 'fold-over' tower and will not require the use of a boom or ladder truck to install the tower or equipment. This will assist in the need for heavy equipment throughout the operation of the tower as Technicians will fold the tower down when the equipment on the tower needs to be serviced.

Additionally, it is a requirement of FEMA, one of the sponsors of the NYS Mesonet System, that the physical impact of the station be limited to the area of the station only, therefore no roads are to be constructed to access the stations.

(b) Requirement of a chain-link-type fence eight feet in height, at least 50' from the base of the tower and 100 x 100:

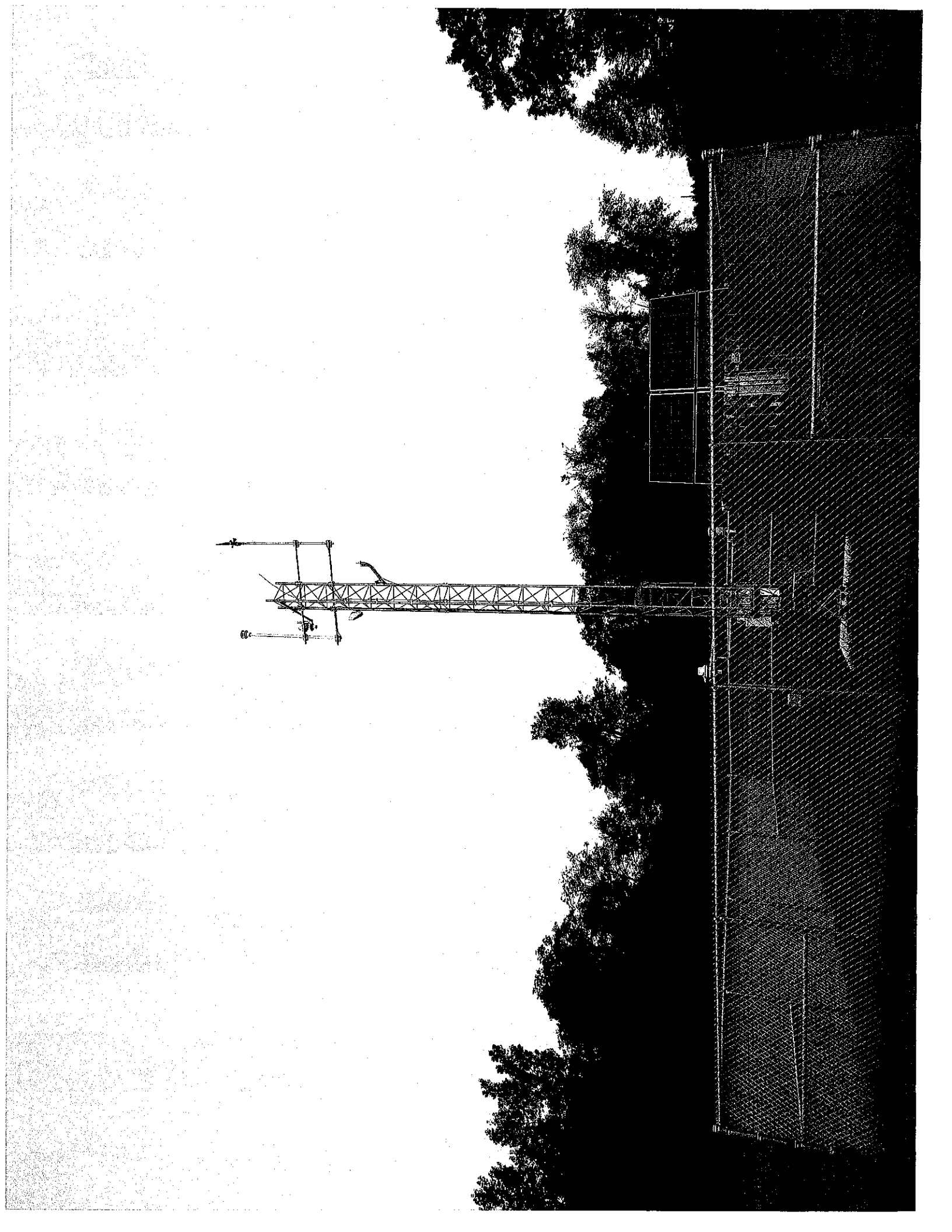
The overall size of the proposed weather station compound is 30' x 30'; therefore meeting the minimum requirements would not be a practical installation and increase the overall footprint of the station. No other future users will be allowed at the station therefore there is no need to keep a portion of the compound open for future tenants. It is the intention of the station to limit the footprint on the host's property and therefore a smaller enclosure is preferred.

Currently a feed-lot agricultural type of fence is proposed; however a chain link fence can be utilized if required. The maximum height of the fence can be 6' for the weather stations due to the impact of shading on the solar panel which powers the station. Also, the increase in metal surrounding the station can have a negative impact on the weather instruments and falsely skew the readings by the increase in metal reflection and heat.

Please review the above in consideration of relief on the requirements within the Code. Included with this letter are some pictures of installed Mesonet stations in New York State, and a current article from The Buffalo News regarding the Mesonet System. Please include these with our application submission for the Planning Board meeting.

Sincerely,

Meredithe Smith Mathias
Project Manager, Pyramid Network Services
Contractor for Mesonet
11 River Road
Glenmont, NY 12077
(518)791-0053
msmith@pyramidns.com





May 6, 2016

Town of East Aurora
300 Gleed Avenue
East Aurora, NY 10452
Attn: Bill Kramer

see June 1, 2016 letter

Re: Application for Rowe Property Installation, 1764 Center Street, East Aurora

Dear Mr. Kramer,

Enclosed please find out application for Site Plan Review for the proposed installation at the above address. The NYS Mesonet system is a series of weather stations throughout New York State which will collect and record weather data including temperature, air pressure, humidity and wind speed. This information will be provided to local, state and federal emergency planners as an accurate and up to data assessment of weather conditions on a localized level. Additionally, agricultural applications of the Mesonet data include improved insect and disease advisories, spraying recommendations, irrigation scheduling, frost protection, planting and harvesting recommendations and prescribed burn advisories.

The development of the Mesonet System was implemented as public safety initiative in response to the impacts of Hurricanes Irene and Sandy, and Tropical Storm Lee.

The proposed weather station at property owned by David Rowe (1764 Center Street, Tax ID 200.00-1-17.11) will feature a 33' steel tower with weather instruments located on the tower, soil sensors, a rain gauge, and will be powered fully by a solar charged battery cabinet. The site will be unmanned and technicians will visit the station three to five years annually.

The Mesonet installations are not regulated under the Telecommunication Act of 1996; the installation will not feature any personal communication service (PCS) transmitters, repeaters or antennas, nor will any equipment on the station requires an FCC license. Additionally, the weather station is not designed to solely measure wind speed and velocity for the purposes of a commercial wind farm. At no time could the station be retrofitted to accommodate any other uses than the Mesonet system. The data recorded at the site will be logged and sent to SUNY Albany by means of existing commercial wireless service (Verizon) as currently available

through their existing network throughout the Town of Aurora. The site is expected to be in operation for +/- thirty years as per the agreement with the landowner.

Additional information on the New York State Mesonet System can be found at:

www.nysmesonet.org

Please review the attached information and let us know what meeting date we will be placed on the agenda. A signed Zoning Board of Appeals Petitioner's Letter of Intent by David Rowe (property owner) will be sent separately to the Town.

Sincerely,



Meredith Smith Mathias
Project Manager, Pyramid Network Services
Contractor for Mesonet
11 River Road
Glenmont, NY 12077
(518)791-0053
msmith@pyramidns.com

Enclosed:
Applications
Construction Drawings
NYS SEQR Form

NYS Mesonet Siting Criteria Summary

The NYS Mesonet Siting team first analyzes and reviews either sites of interested hosts or sites that coincide with our projected/desired state-wide configuration. This analysis occurs once the NYS Mesonet Siting Team receives an email or phone call from a prospective station host. If the interested site host's property is in a location that fits the Siting Team's projected/preferred state-wide station configuration, then they will further investigate the property using Geographic Information System (GIS) tools. Our analysis is based off the following criteria:

- Station is not located in a 100-year flood plain or a federally designated wetland
- Station is not within the view shed of a property on the national registry of historic sites
- Station is **at least** 100 meters (or 330 feet) away from tall obstacles (trees, buildings, etc.) and artificial/reflective heat sources (pavement, concrete, etc.)
 - Station must be distance of at least 10 times the height of a tall crop (i.e. corn, orchard, etc.).
 - *Example:* If corn were to grow up to 8 feet tall in a particular year, then we would require that the center of our station be at least 80 feet away from the corn
 - *Exceptions:*
 - Stations that will be installed in heavily wooded regions such as the Adirondack State Park and the Catskills will likely not meet this criteria.
 - Stations that will be installed in New York City will likely not meet this criteria.
- Station must not be located on severely sloped land (slope of ground > 19 degrees)
- Station within the Adirondack State Park must meet the requirements of the Adirondack Park Agency (APA)
- Station must not be located on a landfill
- Station must be in a location in which the land within 100 meters (330 feet) remains unchanged permanently
 - This is because we intend for these stations to remain in the same location permanently
- Station is preferred to be in a conveniently accessible location, even during winter (where possible)
- Station must be in a desired or convenient location according to the landowner

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: New York State Mesonet Early Warning Weather Detection System, East Aurora Station			
Project Location (describe, and attach a location map): 1764 Center Street			
Brief Description of Proposed Action: The New York State Mesonet Early Warning Weather Detection System is a proposed statewide network of weather stations designed to measure weather observations and to provide detailed data to federal, state and local communities. The proposed weather station at East Aurora is to feature a 33' steel tower on a 39.60 square foot concrete foundation, equipped with weather measuring devices. With the fenced area will hold a rain gauge, soil sensors, and a solar panel/battery cabinet to power the site.			
Name of Applicant or Sponsor: NYS Mesonet/The Research Foundation for the State University at New York		Telephone: (518)462-MESO E-Mail: ekane@albany.edu	
Address: Lecture Center SB 28, 1400 Washington Avenue			
City/PO: Albany	State: NY	Zip Code: 12222	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: FEMA Approval January 2016		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.036 acres	
b. Total acreage to be physically disturbed?		.0015 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.036 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			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>NYS Mexnet</u> Date: <u>5/6/16</u></p> <p>Signature: <u>[Handwritten Signature]</u></p>		

200.00-1-9	200.00-1-12	Center St	200.00-2-43	200.00-2-2.1
	200.00-1-13		200.00-2-42.11	
	200.00-1-14		200.00-2-42.12	
			Aurora 200.00-2-42.13	
200.00-1-17.2	200.00-1-15	200.00-2-3.1	200.00-2-42.2	
	200.00-1-16		Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community	

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.

- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National Register of Historic Places] 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

Petitioner: NYS Mesonet/Pyramid Network Services aaf
David Rowe
V/L Boies Rd

David Rowe see David + Cheryl p 84

SBL#: 200.00-1-17.11

*Agent - Meredith Smith Mathias
Pyramid Network Services
11 River Rd
Pleasant, NY 12077*

Abutting Properties:

Mailing Address (if different)

SBL: 200.00-1-2.1
Cheryl Engasser
1515 Boies Rd
East Aurora, NY 14052

SBL: 200.00-1-3
Susan Baker
1537 Boies Rd
East Aurora, NY 14052

SBL: 200.00-1-4
Colin & Linda Setlock
1555 Boies Rd
East Aurora, NY 14052

SBL: 200.00-1-2.21
Cheryl Engasser
1569 Boies Rd *see above*

1515 Boies Rd
East Aurora, NY 14052

SBL: 200.00-1-24.21
Tara Engasser
1573 Boies Rd
East Aurora, NY 14052

SBL: 200.00-1-24.1
Michael Harderer
1645 Boies Rd

PO Box 711
East Aurora, NY 14052

SBL: 200.00-1-19.2
Judith Natalzia L/E
Diana Szymendera
1698 Boies Rd
East Aurora, NY 14052

SBL: 200.00-1-18.1
Boyd J Underhill Estate
V/L Boies

1784 Boies Rd
East Aurora, NY 14052

Abutting Properties:

Mailing Address (if different)

SBL: 200.00-1-22.2
Thomas & Dana Morris
V/L Boies *all deleted*

1640 Boies Rd
East Aurora, NY 14052

SBL: 200.00-1-22.1
Thomas & Dana Morris
1640 Boies Rd
East Aurora, NY 14052

SBL: 200.00-1-17.12
Louis & Mary Kibler
1600 Boies Rd
East Aurora, NY 14052

SBL: 200.00-1-23
Katharine McCormick
1570 Boies Rd
East Aurora, NY 14052

SBL: 200.00-1-5.112
Timothy & Kathy Ann Cook
1540 Boies Rd
East Aurora, NY 14052

SBL: 200.00-1-5.12
Joseph & Sharon Burgio
1534 Boies Rd
East Aurora, NY 14052

SBL: 187.00-4-37
Gospel Hall of Aurora
1524 Boies Rd

C/O J Smith Trustee
10758 Partridge Rd
Holland, NY 14080

SBL: 187.00-4-54.3
William & Kim Kruse
V/L Boies Rd

635 Harris Rd
East Aurora, NY 14052

SBL: 187.00-4-56
Gary & Diana Calvaneso
1220 Emery Rd
East Aurora, NY 14052

SBL: 187.00-4-55
Jacqueline Sarata & Brian Wilson
1230 Emery Rd
East Aurora, NY 14052

Abutting Properties:

Mailing Address (if different)

SBL: 187.00-4-36
Richard & Lori Manning
1244 Emery Rd
East Aurora, NY 14052

SBL: 187.00-4-35.211
Brendan & Megan Stapley
1266 Emery Rd
East Aurora, NY 14052

SBL: 187.00-4-35.121
Lee L Brink Estate
V/L Boies Rd

54 Woody Ln, Unit 20
Triadelphia, WV 26059-1152

SBL: 187.00-4-35.11
Norm & Karen Merriman
1300 Emery Rd
East Aurora, NY 14052

SBL: 187.00-4-34
Matthew & Ida Butwin
1360 Emery Rd
East Aurora, NY 14052

SBL: 187.00-4-33.2
Kristopher & Rebekka Konopa
1380 Emery Rd
East Aurora, NY 14052

SBL: 187.00-4-33.1
Cynthia Cotton
1400 Emery Rd
East Aurora, NY 14052

SBL: 187.00-4-32.112
David & Michele Bedard
1414 Emery Rd
East Aurora, NY 14052

SBL: 187.00-4-52.211
Timothy & Maureen Kenney
1422 Emery Rd
East Aurora, NY 14052

SBL: 200.00-1-9
Darryl & Cheryl Cassata
1459 Emery Rd
East Aurora, NY 14052

Abutting Properties:

Mailing Address (if different)

SBL: 200.00-1-8
Frank & Martha Haveron
1429 Emery Rd
East Aurora, NY 14052

SBL: 200.00-1-7
Carmela P Ternullo Estate
V/L Boies Rd

C/O Gary B. Ternullo Exec
5508 Quail Ct
Clifton, VA 20124-0905

SBL: 200.00-1-6
Boyd J Underhill Estate
V/L Emery Rd *see pg 1*

1784 Boies Rd
East Aurora, N Y14052

SBL: 200.00-1-17.2
David & Cheryl Rowe
1769 Center St
East Aurora, NY 14052

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 5/6/14

Applicant name: NYS Mesonet

Applicant address: Agriculture

Property owner: David Rowe

Owner's address 1769 Centur Street East Aurora NY 14052

Property address: Boise Road

SBL #(s) 200-06-1-17-11

Prior owner Unknown

Is site adjacent to or within 500 feet of an 'R' District? No

=====

Proposed Project: Weather Station

Commercial Multi family Number of dwelling units N/A

Zone: Agr. Total property Acreage: 14.127 Acreage covered by bldg 0

Square footage of building: 1024 sq ft Cubic footage of building: N/A
of compound

Aggregate square footage of other buildings on property: No other buildings

FEE SCHEDULE

Up to 5000 cu ft (20 x 25 x 10) - \$50 plus (+) \$100 per acre or fraction of acre.
Up to 10,000 cu ft - \$75 plus (+) \$100 per acre or fraction of acre.
Over 10,000 cu ft - \$75 plus (+) \$5 per 1,000 cu ft over 10,000 cu ft plus (+) \$100 per acre or fraction of acre.

Fee: \$ _____
Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

Base fee for cu ft \$ _____
Each 1,000 cu ft over 10,000 \$ _____
Acres \$ _____

SEQR action: Type I (Long EAF) Type II (Long EAF) Unlisted (Short EAF)