

7 pm

PAID
7750

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1289
Date 3/17/17 4.20.17

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

I, (we) Greg Shepard of 1450 Ocean Rd South Wales
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 Greg Shepard
Name of Applicant

OF 1450 Ocean Rd South Wales NY 14139
(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 Front Yard 1450 Ocean Rd
SBL # 188.00-4-24 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 Do not quote the Ordinance)

Acc Building Table of District Regulations

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

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

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

STATE OF NEW YORK
COUNTY OF ERIE
_____ of _____

Greg Shepard
Signature(s)
1450 Ocean Rd South Wales
Mailing Address
NY 14139

Gregory Shepard, 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 3rd
day of February, 2017

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

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

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

DO NOT WRITE IN THIS SPACE

Case No.: _____

Received: _____

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

Description of Proposed Action

1. Name of Municipality: Town of Aurora

2. Hearing Schedule: **Date** 4/20/2017 **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 1450 Olean Road PO South Wales

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) Accessory building in the front yard of the residence

8. Other remarks: (ID#, SBL#, etc.) SBL#188.00-4-24

9. Submitted by: Martha L. Librock, Town Clerk 4/4/17

300 Glead Avenue, 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. Librock
(716) 652-3280
townclerk@townofaurora.com

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

TOWN COUNCIL MEMBERS

Susan A. Priess
spriess@townofaurora.com

Jeffrey T. Harris
jharris@townofaurora.com

Jolene M. Jeffe
jjeffe@townofaurora.com

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csnyder@townofaurora.com

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

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

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

TOWN ATTORNEY
Ronald P. Bennett

TOWN JUSTICE
Douglas W. Marky
Jeffrey P. Markello

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

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

Gregory Shepard
1450 Olean Rd.
~~East Aurora, NY 14052~~
SOUTH WALES NY 14139

2/3/2017

Re; Accessory building in front yard

Gregory,

The Building Department has reviewed your application to erect an accessory structure on your property at 1450 Olean Rd. We have denied your application because it fails to meet the requirements as stipulated by Aurora Town Code section 116-4 (Definitions).

Required: no buildings shall be erected in any front yard.
Request: an accessory building between the street and the main building.
Variance: an accessory building in the front yard.

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



Town of Aurora
300 Glead Avenue
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name Greg Slepod
 Address 1450 Ocean Rd South Wales NY 14139
 Telephone (716) 489-6466 (489-6465) greg@advancedsafety.com
 Address of appeal 1450 Ocean Rd (SAME)
 Zoning District A
 Zoning Code Section Table of District Reg. Accessory Bldg

Type of Appeal:

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

GROUND FOR VARIANCE: (may continue on separate sheet)

No Room or Access to Back Yard
of Forest
of Hill / Slope
ATTACHED Pictures

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 2-3-17
 Owners Signature [Signature] Date 2-3-17

1450 Olean Rd

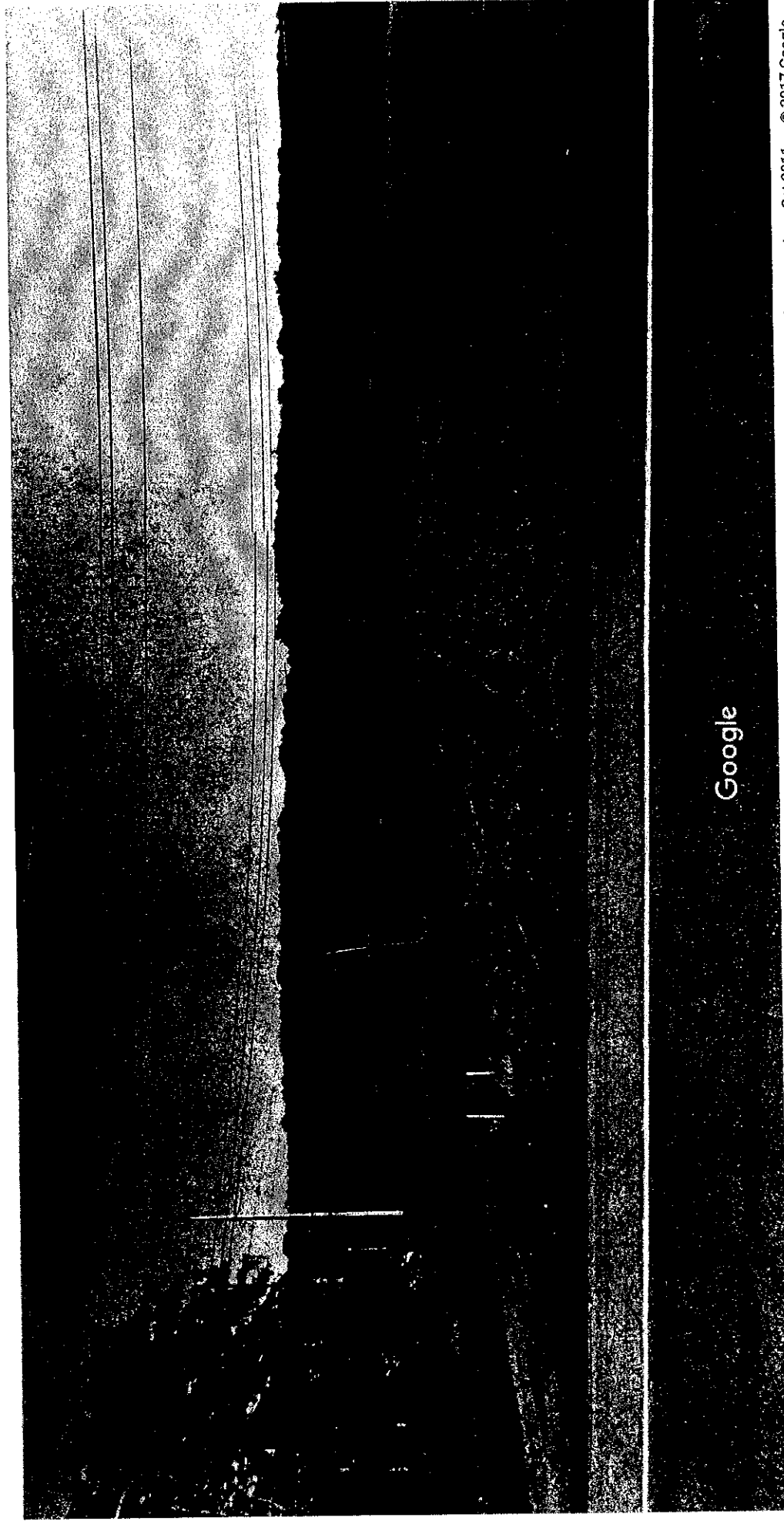


Image capture: Oct 2011 © 2017 Google

South Wales, New York

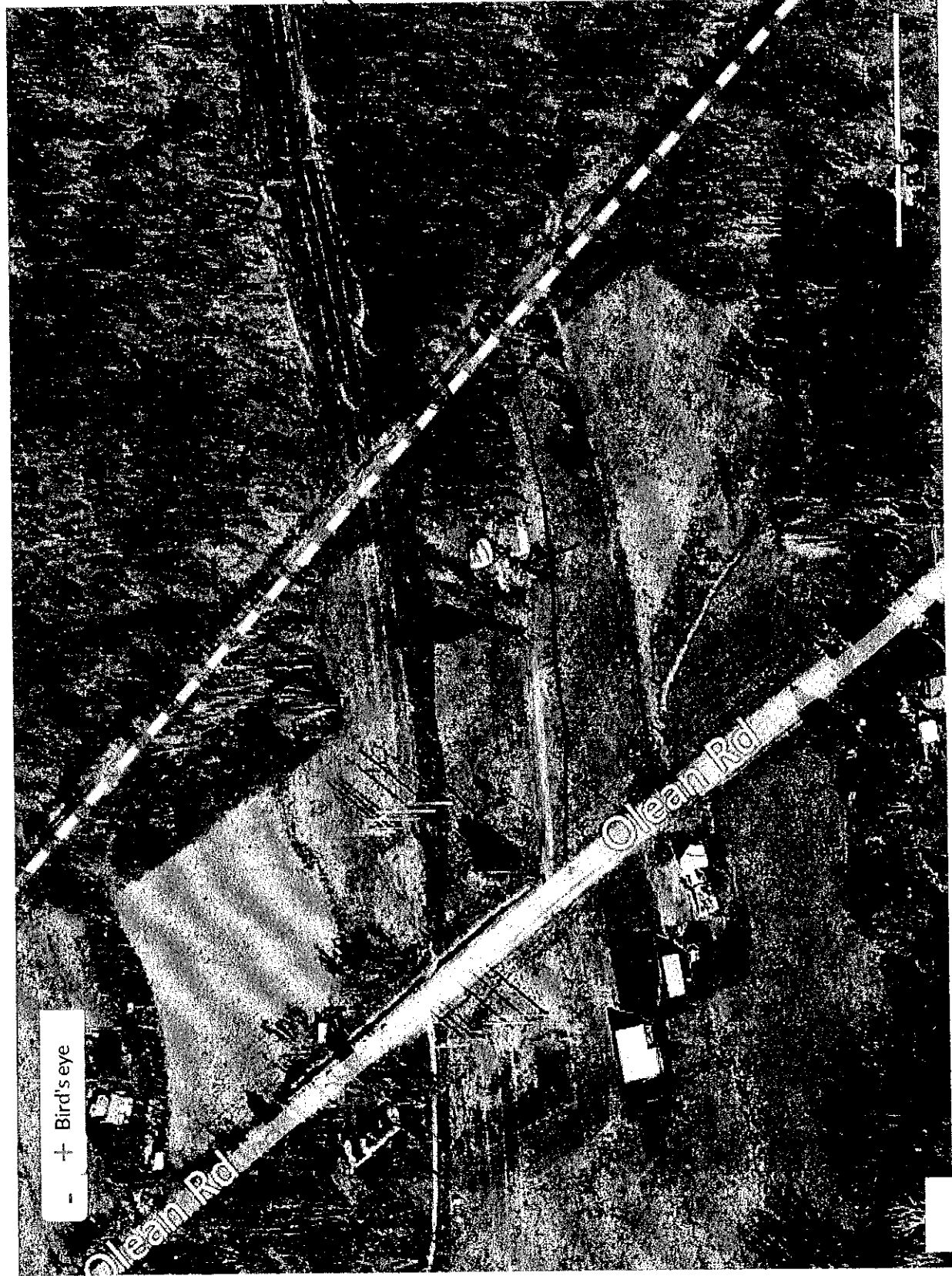
Street View - Oct 2011

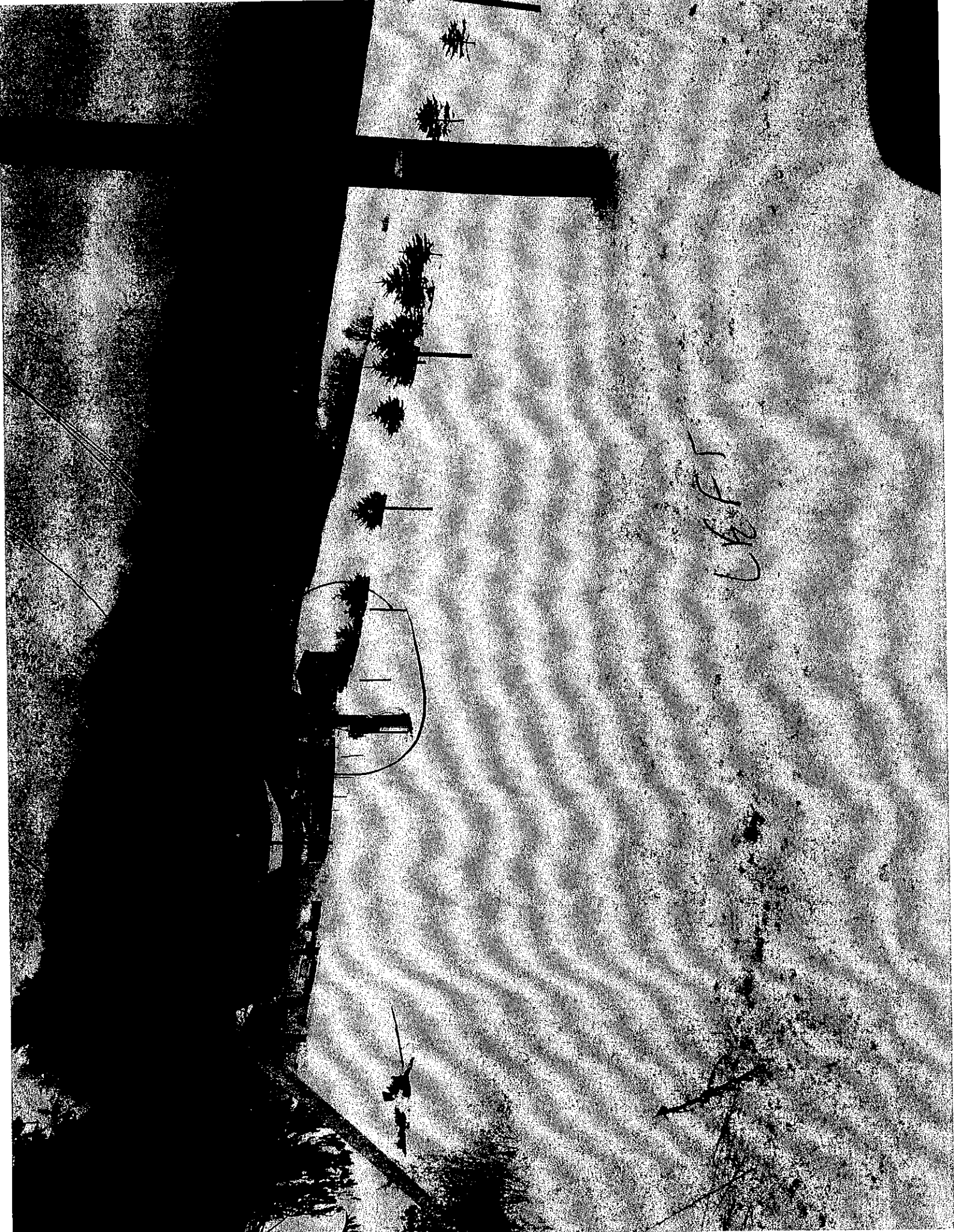
GET THE APP

MY RE/MAX

SAVE ALERTS PLACES SHARE

+ Bird's eye





WEST

Petitioner: Gregory Shepard
1450 Olean Rd
South Wales, NY 014139

SBL#: 188.00-4-24

=====

Abutting Properties: Mailing Address (if different)

SBL: 188.00-4-7.2
Ross & Debra Thompson
V/L Olean Rd

4226 Reiter Rd
East Aurora, NY 14052

SBL: 188.00-4-25
SBL: 188.00-3-20.1
SBL: 188.00-4-6
E-NY State Electric & Gas
V/L Olean Rd

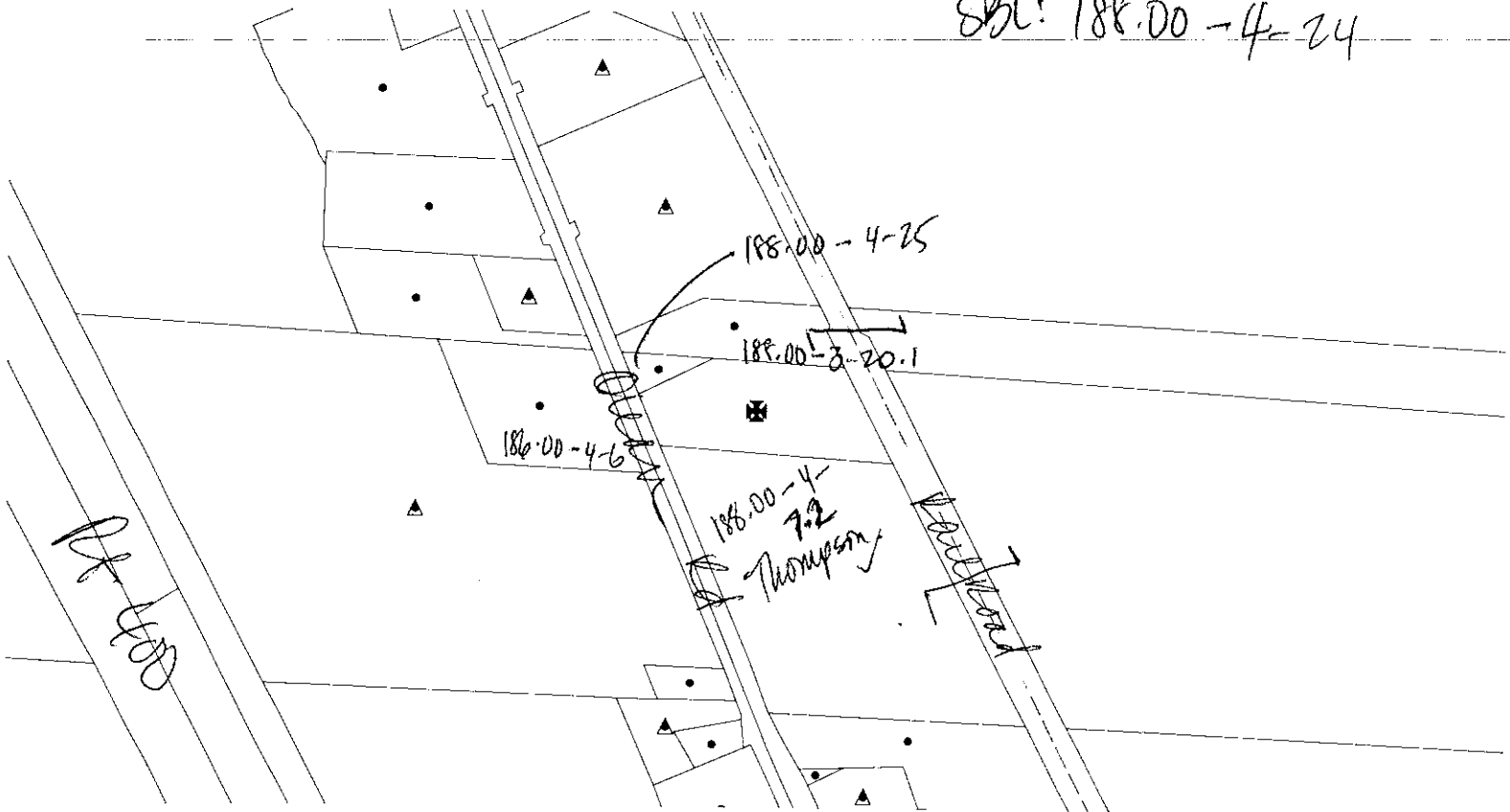
70 Farm View Dr
New Gloucester, ME 04260

Gregory Shepard

1450 Olean Rd

Swales 14139

SWL: 188.00-4-24



OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
\$7500

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1290
Date 4/20/17

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

I, (we) GREGORY SCHNEIDER of 686 QUAKER RD, EA
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 Gregory Schneider
Name of Applicant

OF 686 Quaker Rd East Aurora, N.Y.
(Street & Number) (Municipality) (State)

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

1. LOCATION OF THE PROPERTY 686 Quaker Road
SBL# 175.05-1-1.2 ZONING DISTRICT A

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)
116-34B(3) and 116-34A(4)

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

[Signature]
Signature(s)
686 Quaker Rd E.A.N.Y.
Mailing Address
14052

GREGORY SCHNEIDER, 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 15th
day of March, 2017

[Signature]
NOTARY PUBLIC

MARTHA L. LIBROCK
Notary Public, State of New York
No. 01LI5028312
Qualified in Erie County
My Commission Expires May 31, 2018

Rec'd 3/15/17
ck # 5386
228664

Tax
Bill

**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** 4/20/2017 **Time** 7:15pm **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 686 Quaker Road, PO East Aurora

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) (2) signs being proposed do not meet code

8. Other remarks: (ID#, SBL#, etc.) SBL#175.05-1-1.2

9. Submitted by: Martha L. Libroch, Town Clerk 4/4/17

300 Glead Avenue, 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. Librock
(716) 652-3280
townclerk@townofaurora.com

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

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sfriess@townofaurora.com

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jharris@townofaurora.com

Jolene M. Jeffe
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Charles D. Snyder
csnyder@townofaurora.com

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highway@townofaurora.com

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

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

DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
chris@townofaurora.com

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Robert L. Goller
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historian@townofaurora.com

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

Gregory Schneider
686 Quaker Rd.
East Aurora, NY 14052

3/13/2017

Re: Signage

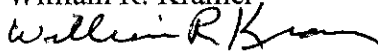
Greg,

The Building Dept. has reviewed your application for two signs at 686 Quaker Rd. We have denied your application because the proposed signs do not meet the regulations specified in the Town of Aurora Code chapter 116 section 34. We therefore request that you apply to the Town Zoning Board of Appeals for approval and a variance if you wish to continue with this project.

Sign 1 which advertises your professional office in an A District is required to get ZBA approval under 116-34 B (3). That section also requires that such sign shall be a free standing sign, not attached to the building

Sign 2 which is an identification sign would fall under section 116-34 A (4). This section allows for "a sign of not more than 4 square feet in area displaying a street number, name of occupant(s) and/or name by which the property is known". The area of this proposed sign is 9.88 square feet, requiring a variance 5.88 square feet.

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



Town of Aurora
 300 Glead Avenue
 East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name

Gregory Schneider

Address

686 Quzker Road

Telephone

655.3110

Address of appeal

686 Quzker Road East Aurora.

Zoning District

'A' Agricultural

Zoning Code Section

chapter 116 section 34 B (3) # 116-34 A(4)

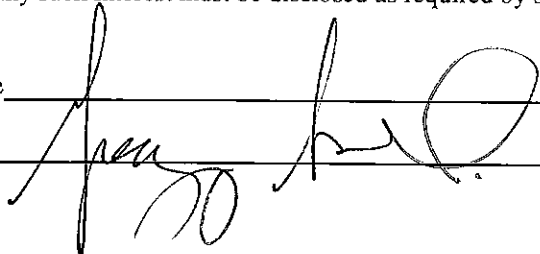
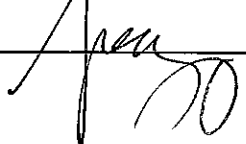
Type of Appeal:

- 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) 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  Date _____
 Owners Signature  Date 3.16.17



686 Olean Road, East Aurora, NY 14052
716-655-3110 www.auroraarch.com

March 15, 2017

**Re: 686 Quaker Road
East Aurora, New York 14052
Grounds for a Variance**

Sign #1

Advertises my professional office in A district. This 5.2 square feet two-sided wooden sign would be mounted to the front porch columns for visibility and to clearly identify the front porch as the office entrance. The house is close to the road and the speed limit is 45 mph. Due to the locations of the existing hedgerow and trees, this "traditional" location for a professional office sign and house number is most practical.

Sign #2

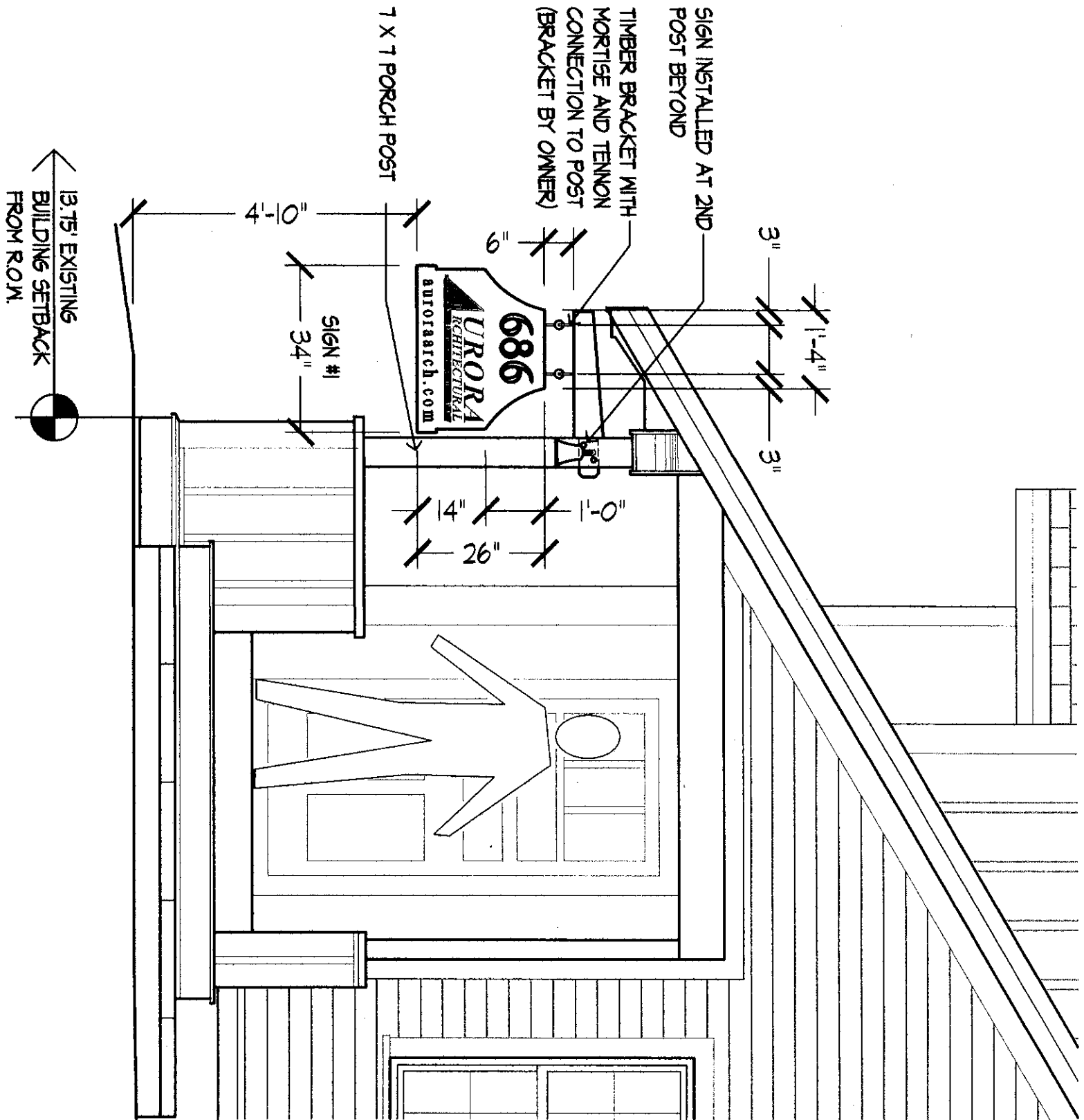
An identification sign for my Farm Restoration Project "Arcosant'i Springs". This sign would identify the existing west driveway as the entrance to the farm. This sign include a reversible panel. When the farm is open for sale of produce, the OPEN side would be exposed. The 9.88 square feet size and location is required due to the speed of traffic on Quaker Road. The "Identification Sign" consists mainly of artwork depicting my farm plan and layout.

Thank you.

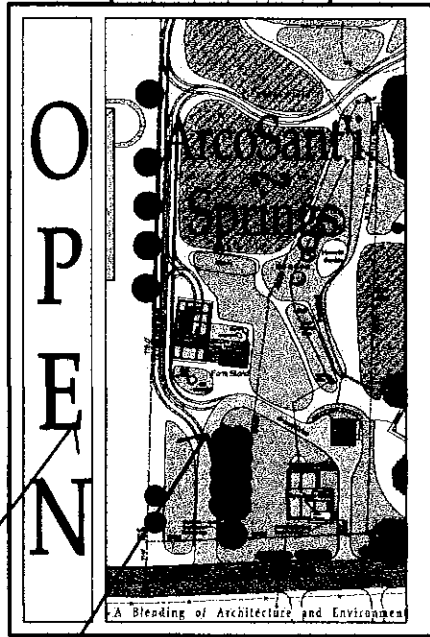
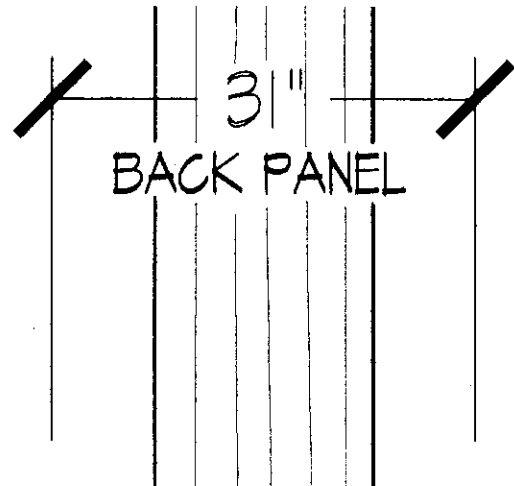
Regards,

Aurora Architectural Design PC
Gregory K. Schneider RA

Sign #1



Sign #2

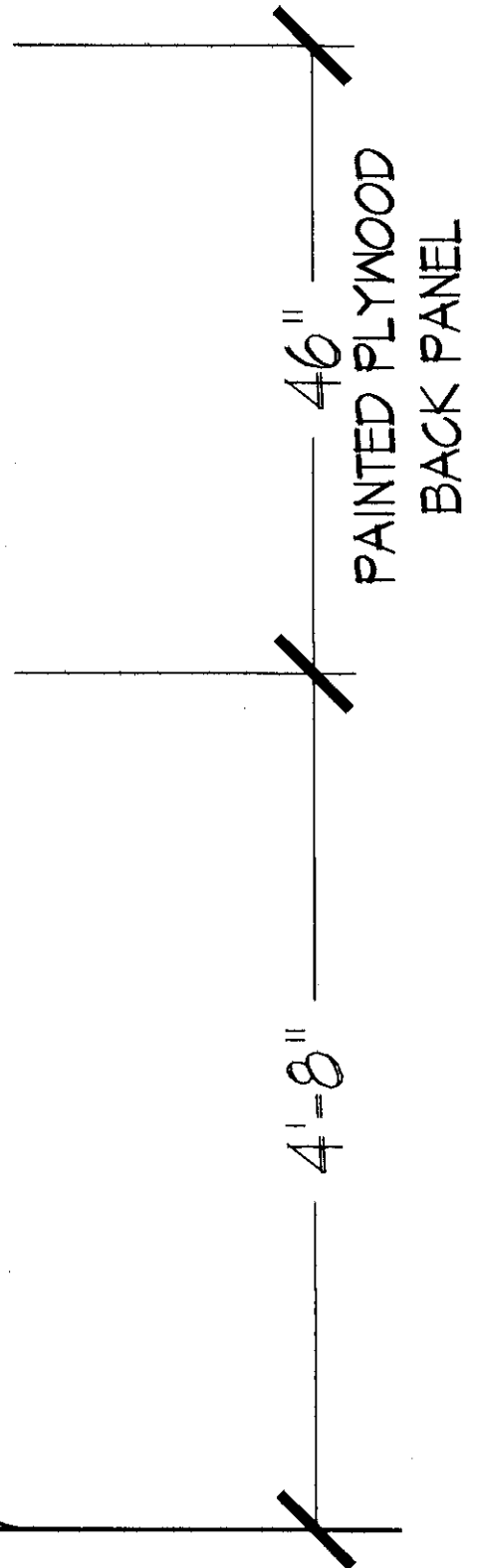


REVERSABLE
6" X 44"
OPEN/PRIVATE

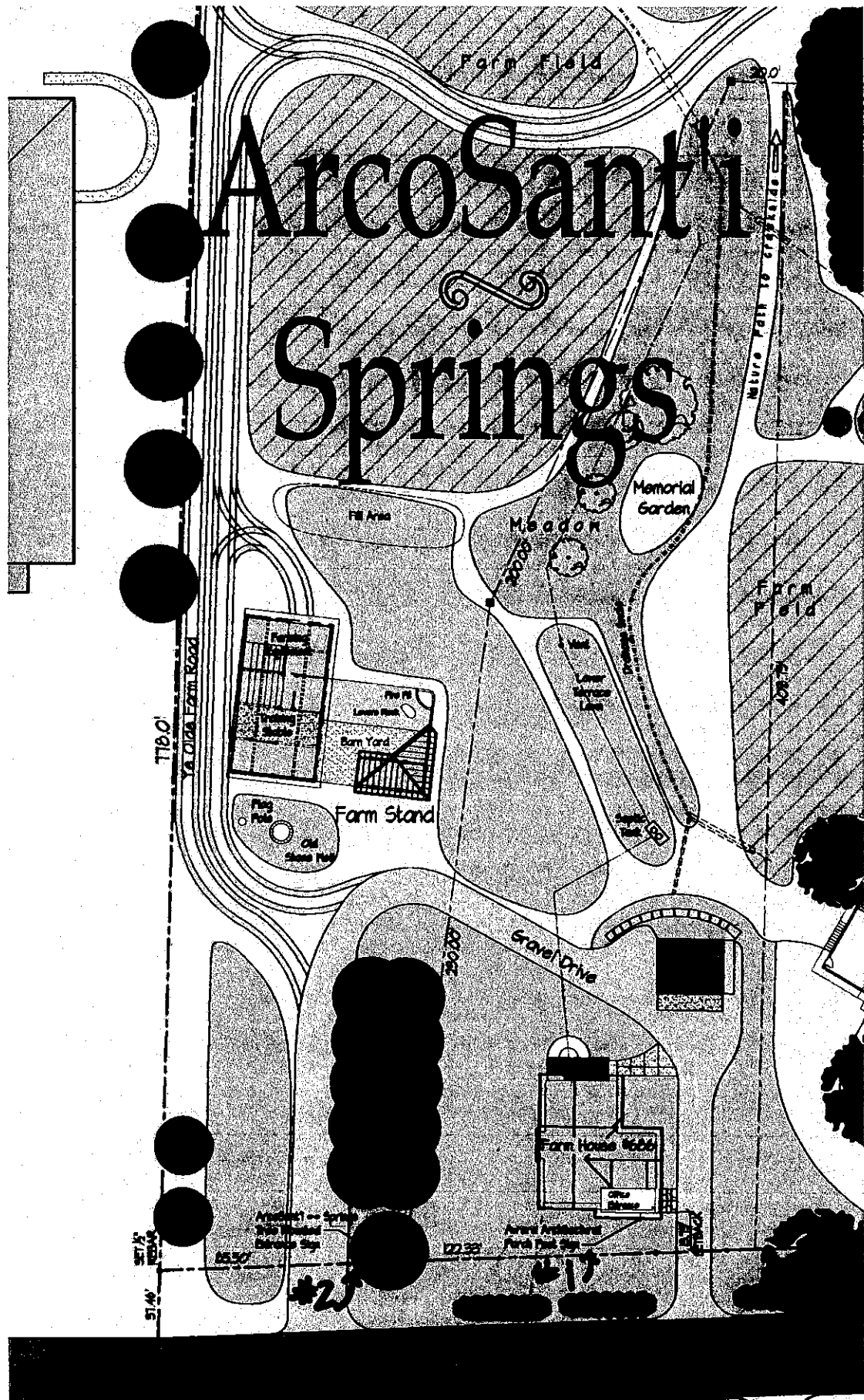
22" X 44"
ALUMINUM SIGN
PANEL

BACK PANEL
SECURED TO
EXISTING TREE

SIGN #2



Arcosanti Springs



A Blending of Architecture and Environment

Petitioner: Gregory Schneider / KATHLEEN SCHNEIDER
686 Quaker Rd
East Aurora, NY 14052

SBL#: 175.05-1-1.2

=====

Abutting Properties: Mailing Address (if different)

SBL: 175.05-1-11
Felicitas Kusch-Lango
V/L Quaker Rd
542 Quaker Rd
East Aurora, NY 14052

SBL: 175.09-2-1
Gordon & Pamela McGee
669 Quaker Rd
East Aurora, NY 14052

SBL: 175.05-1-2
Carol & Edward Rockhill
680 Quaker Rd
East Aurora, NY 14052

SBL: 175.09-1-13
Richard & Elaine Moran
685-687 Quaker Rd
1601 North Beach St
Ormond, FL 32174

SBL: 175.09-1-12
Robert & Mary Galati
V/L Quaker Rd
693 Quaker Rd
East Aurora, NY 14052

SBL: 175.09-1-11
Robert & Mary Galati
693 Quaker Rd
East Aurora, NY 14052

SBL: 175.09-1-10
Executor of the Estate of Kenneth E Nuwer
701 Quaker Rd
East Aurora, NY 14052

SBL: 175.05-1-16
Trinity Park Housing Development
710 Quaker Rd
525 Washington St
Buffalo, NY 14213

SBL: 175.09-1-14
Linda Fino
305 Grover Rd
East Aurora, NY 14052

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

65 Hickory Ln
East Aurora, NY 14052

SBL: 164.00-2-6.1
People of NYS Ofc Parks
Attn: Ray Goll
V/L Knox Rd

PO Box 1132
Niagara Falls, NY 14303

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request



Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1291
Date 4/20/17

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

I, (we) Neil Hopkins of Quaker Auto Service
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 Neil Hopkins
Name of Applicant

OF 1055 DAUI's, 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 1055 DAUI'S RD West Falls
SBL # 186.00-5-32.11 ZONING DISTRICT B2

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

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

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

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:

See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
_____ of _____

Neil Jd
Signature(s)
1055 DAUI's PO Box 32 West Falls NY
Mailing Address 14170

Neil Hopkins, 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 24th
day of March, 2017

Sheryla A. Miller
NOTARY PUBLIC



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

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

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

DO NOT WRITE IN THIS SPACE

Case No.: _____
Received: _____

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Description of Proposed Action

1. Name of Municipality: Town of Aurora

2. Hearing Schedule: **Date** 4/20/2017 **Time** 7:30pm **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 1055 Davis Road, PO W. 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) sign being requested does not meet code

8. Other remarks: (ID#, SBL#, etc.) SBL#186.00-5-32.111

9. Submitted by: Martha L. Librock, Town Clerk 4/4/17

300 Glead Avenue, East Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

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1. The proposed action is not subject to review under the law.
2. Form ZR-3, Comment on Proposed Action is attached hereto.
3. The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which is attached hereto.
4. No recommendation; proposed action has been reviewed and determined to be of local concern

By the Division of Planning: _____ Date: _____

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



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

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

TOWN COUNCIL MEMBERS

Susan A. Friess
sfriess@townofaurora.com

Jeffrey T. Harris
jharris@townofaurora.com

Jolene M. Jeffe
jjeffe@townofaurora.com

Charles D. Snyder
csnyder@townofaurora.com

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

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

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

DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
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

Neil Hopkins
PO Box 32
West Falls, NY 14170

3/27/2017

Re: Signage

Neil,


The Building Dept. has reviewed your application for a sign at 1055 Davis Rd. We have denied your application because the proposed sign does not meet the regulations specified in the Town of Aurora Code chapter 116 section 34C(2). We therefore request that you apply to the Town Zoning Board of Appeals for approval and a variance if you wish to continue with this project.

Required: Sign not to exceed 32 sq. ft. in area.

Request: 54 sq. ft. sign.

Variance: 22sq. ft.

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

William R. Kramer

Code Enforcement Officer

Permit #.....

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

Circle one	Town or Village	Date <u>3/24/2019</u>
Permit Fee \$	<u>Y</u> or N	
ZBA		

Sign: Permanent = \$45.00
Temporary = \$25.00

APPLICATION FOR SIGN PERMIT
A drawing or picture must accompany all applications

<input checked="" type="checkbox"/>	Sign, attached to building	Sandwich Board	Painted Wall
<input type="checkbox"/>	Post	Marquee	Freestanding
<input type="checkbox"/>	Ground	Awning	Temporary (not to exceed 30 days)
<input type="checkbox"/>	Permanent	Banner	

PLEASE PRINT

Location of proposed Sign(s)**: Address LOSS DAU'S RD
Cost of proposed Sign 4000.00

Applicant:

Name Neil Hopkins
Address PO Box 8
Telephone 716-863-3632

Owner:

Name: SAME
Address: _____
Telephone: _____

Zoning District B 2

SBL# _____

The undersigned hereby certifies that all of the information contained in this petition is correct and true.

OWNER SIGNATURE Neil Hopkins

APPLICANT SIGNATURE Neil Hopkins

Bldg. Dept. Use Only		ZBA	
Examined	<u>20</u>	Date	_____
Approved	<u>20</u>	Reason	_____
Disapproved	<u>20</u>	Approved/Denied	_____

..... 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



Town of Aurora
 300 Glead Avenue
 East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name Neil Hopkins
 Address 1055 DAVIS RD
 Telephone 716-863-3632
 Address of appeal 1055 DAVIS RD West Falls NY 14170
 Zoning District B2
 Zoning Code Section _____

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'S FOR VARIANCE: (may continue on separate sheet)

Building is BACK FROM THE ROAD
THE MANUFACTURED SIGN IS A predetermined size

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 Neil Hopkins Date 3/24/2017

External Geocortex Visualization for Google Maps™

Synchronize



Google

3'

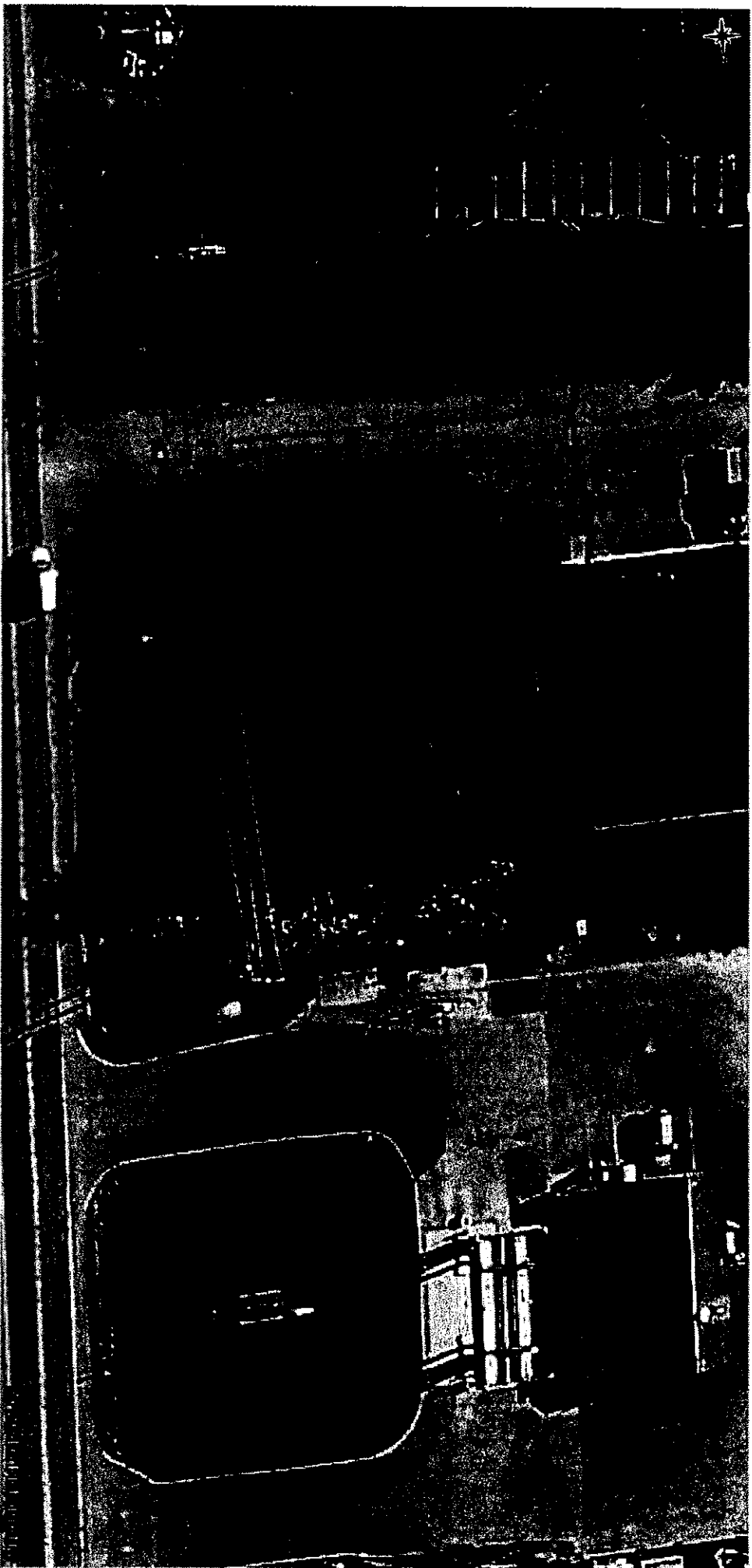


**AUTOCARE
CENTER**

18'

QUAKER AUTO SERVICE

© 2000 NAPA AUTO PARTS



04/17/2016

Petitioner: Neil Hopkins
1055 Davis Rd
West Falls

PO Box 32
West Falls, NY 14170

*RNH 1055 LLC
145 ELLICOTT RD
W. FALLS, NY 14170
(see below)*

SBL#: 186.00-5-32.111

=====

Abutting Properties:

Mailing Address (if different)

SBL: 186.00-5-6.111
County of Erie
119 Ellicott Rd

County Hall
95 Franklin St
Buffalo, NY 14202

SBL: 186.00-5-10
Mark Potter
63 Ellicott Rd
West Falls, NY 14170

SBL: 186.00-5-11.2
Bernard & Patricia Cwiklinski
45 Ellicott Rd
West Falls, NY 14170

SBL: 186.00-5-11.1
RNH 1055 LLC
V/L Ellicott

145 Ellicott Rd
West Falls, NY 14170

SBL: 186.00-5-12
Dean & Mary Foss
41 Ellicott Rd
West Falls, NY 14170

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

6529 Basswood Dr
Lakeview, NY 14085

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

901 North Davis Rd
Elma, NY 14059

SBL: 186.00-5-32.2
Marc Capretto
1045 Davis Rd
West Falls, NY 14170

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

SBL: 186.00-4-56.2
Fred & Lisa Darstein
1062 Davis Rd
West Falls, NY 14170

SBL: 186.00-5-38
Charles D Snyder
1073 Davis Rd

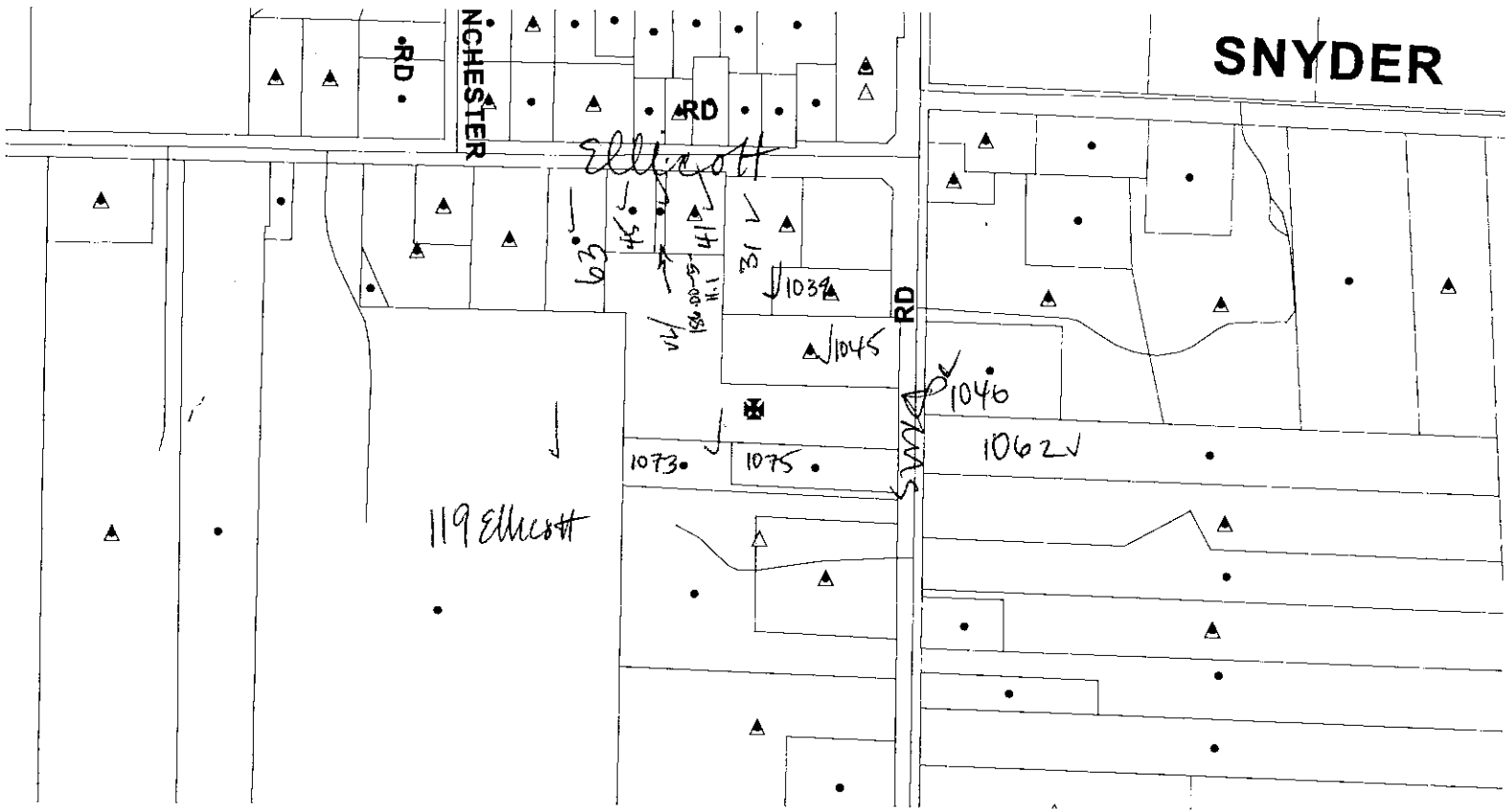
459 Snyder Rd
East Aurora, NY 14052

SBL: 186.00-5-37
Edward Sixt
1075 Davis Rd
West Falls, NY 14170

Neil Hopkins

1055 Dansk Rd
WF

Sbr: 186.00-5-32.111



OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request



Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1292
Date 4/20/17

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

I, (we) JAMES M WALCZYK of 2031 DAVIS RD WEST FALLS NY 14170
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 JAMES M WALCZYK
Name of Applicant

OF 2031 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 SAME AS ABOVE
SBL # 199.03-1-42 ZONING DISTRICT _____

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

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

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

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

STATE OF NEW YORK
COUNTY OF ERIE
Town of Aurora

Christine M Walczyk
Signature(s)
2031 Davis Rd, West Falls NY 14170.
Mailing Address

CHRISTINE M. WALCZYK, 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.

3/29/2017 BLS
228673

Sworn to before me this 29th
day of March, 2017
Martha Librock
NOTARY PUBLIC

MARTHA L. LIBROCK
Notary Public, State of New York
No. 01L15028312
Qualified in Erie County
My Commission Expires May 31, 2018

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** 4/20/2017 **Time** 7:45pm **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 2031 Davis Rd., PO W. 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) Height of accessory building does not meet code

8. Other remarks: (ID#, SBL#, etc.) SBL#199.03-1-42

9. Submitted by: Martha L. Librock, Town Clerk 4/4/17

300 Glead Avenue, 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. Librock
(716) 652-3280
townclerk@townofaurora.com

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

TOWN COUNCIL MEMBERS

Susan A. Friess
sfriess@townofaurora.com

Jeffrey T. Harris
jharris@townofaurora.com

Jolene M. Jeffe
jjeffe@townofaurora.com

Charles D. Snyder
csnyder@townofaurora.com

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

SUPT. OF BUILDING
Patrick J. Blizniak
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building@townofaurora.com

ASSESSOR
Richard L. Dean
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(716) 652-0011

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Christopher Musshafen
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HISTORIAN
Robert L. Goller
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historian@townofaurora.com

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

This institution is an equal opportunity provider and employer.

James Walczyk
2031 Davis Rd.
West Falls, NY 14170

3/30/2017

Re: Accessory building second story/ mean height

James,

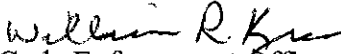
The Building Dept. has reviewed your application for an accessory building at 2031 Davis Rd. We have denied your application because the proposed building does not meet the zoning regulations for accessory buildings as specified in the Town of Aurora Table of District Regulations. We therefore request that you apply to the Town Zoning Board of Appeals for an area variance if you wish to continue with this project.

Required: One Story, not to exceed 15' mean height

Requested: Two Story, with 19' 8" mean height

Variance required: Two Story Accessory Building & 4' 8" height variance.

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



Town of Aurora
300 Glead Avenue
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name JAMES M WALCZYK
 Address 2031 DAVIS RD WEST FALLS NY 14170
 Telephone 716-796-5497
 Address of appeal 2031 DAVIS RD WEST FALLS NY 14170
 Zoning District _____
 Zoning Code Section _____

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)

PLEASE 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 *James M Walczyk* Date 3/29/17
 Owners Signature _____ Date _____

James M Walczyk
2031 Davis Road
West Falls, NY 14170
(716) 796-5497
Jim2691@roadrunner.com

March 27, 2017

To whom it may concern,

My wife, Christine and I, reside at 2031 Davis Road in West Falls, NY 14170. We are applying for a variance to the Town Code 116 regarding the mean height of our barn/garage that we wish to have built. The current barn is in disrepair and we would like to replace it with a building that we can use. My wife and I have had a discussion of renovating the current barn to fit our needs and expectations and have determined that it would cost as much, if not more than building a new building. The current footprint for the barn is approximately 20 foot wide by 30 foot deep and 2 story. (please see picture below).



As you can see, the barn is leaning to the left, the foundation is gravel and there is a significant buckling of the upper floor. We cannot trust the current structure to store our larger belongings, nor can we park our vehicles in it. The house itself has a rather small basement for storage. We would also be pouring a cement floor. Anything stored in the existing barn is often covered in mold because of the moisture and openness to the outside, and there are often critters such as squirrel and raccoons that often find nesting space in there.

We are replacing this building with a building with a slightly larger foot print, widthwise, at 24 foot wide by 30 foot deep. We intend to use the 2nd floor mainly for storage and a room in the back overlooking the yard with a porch for relaxation. The variance request is based on the mean height, and the 2nd floor. The barn that we would like to build would have several purposes.

The 1st floor would have the following:

1. 2 car garage for our 2 vehicles to protect them from the elements;

2. Workshop for my tools to keep them from rusting and degradation;
3. A garden workshop area that will also house our riding lawnmower

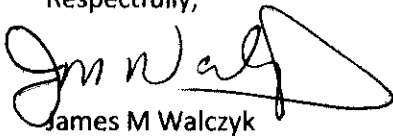
The 2nd floor would have the following:

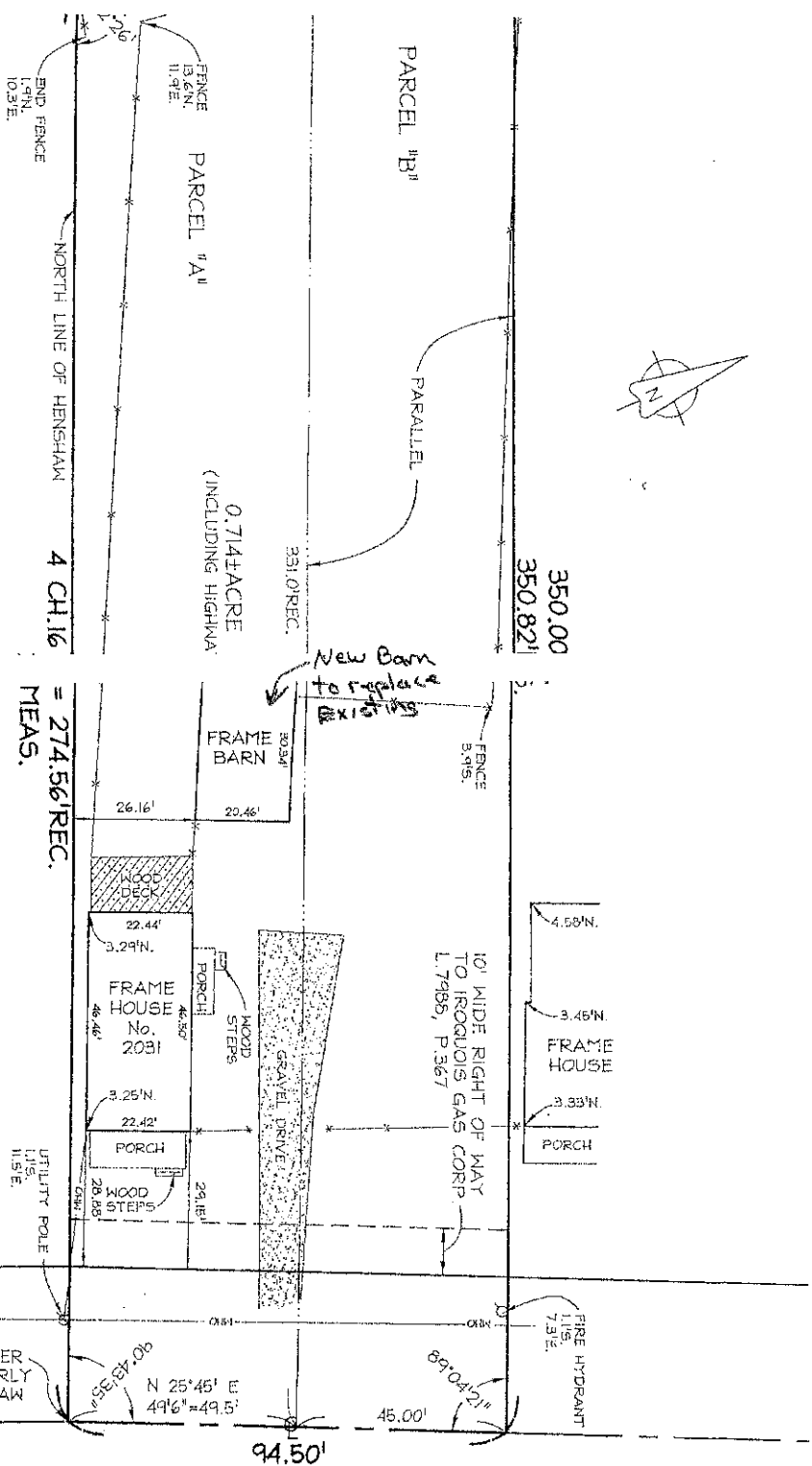
1. Storage for our larger belongings, such as lawn furniture, other outdoor furnishings and our kayaks. I plan to have shelving to store bins for miscellaneous storage;
2. The back part of the upstairs will be an entertainment/recreational area with a porch overlooking the back yard for relaxation.

In conclusion, I am asking to replace the existing barn with a barn with a slightly larger footprint. The height on the new barn would be approximately the same as the old barn. It would also have a 2nd floor, the same as the old barn. It would add appeal to the property as well as value, it would be closed to the elements, and it would not affect the neighborhood or neighbors. The most significant factor would be its usefulness, which is a vast contrast to the existing structure.

Thank you, in advance, for your consideration in granting this variance.

Respectfully,


James M Walczyk



MEAS. = 274.56 REC.

New Barn to replace existing

10' WIDE RIGHT OF WAY TO ROQUOIS GAS CORP L 7985, P 367

NORTHEAST CORNER OF LANDS FORMERLY OWNED BY HENSHAW

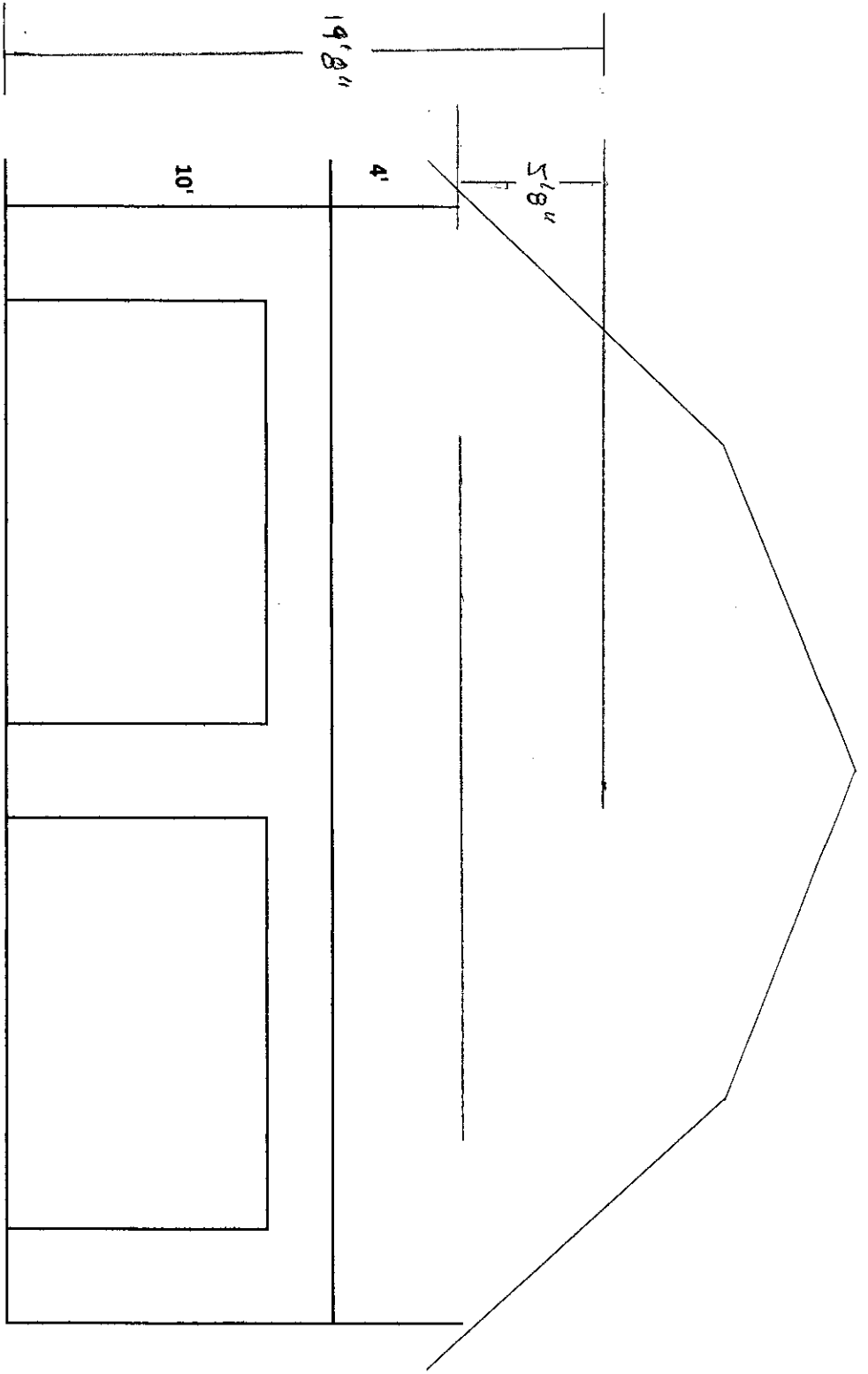
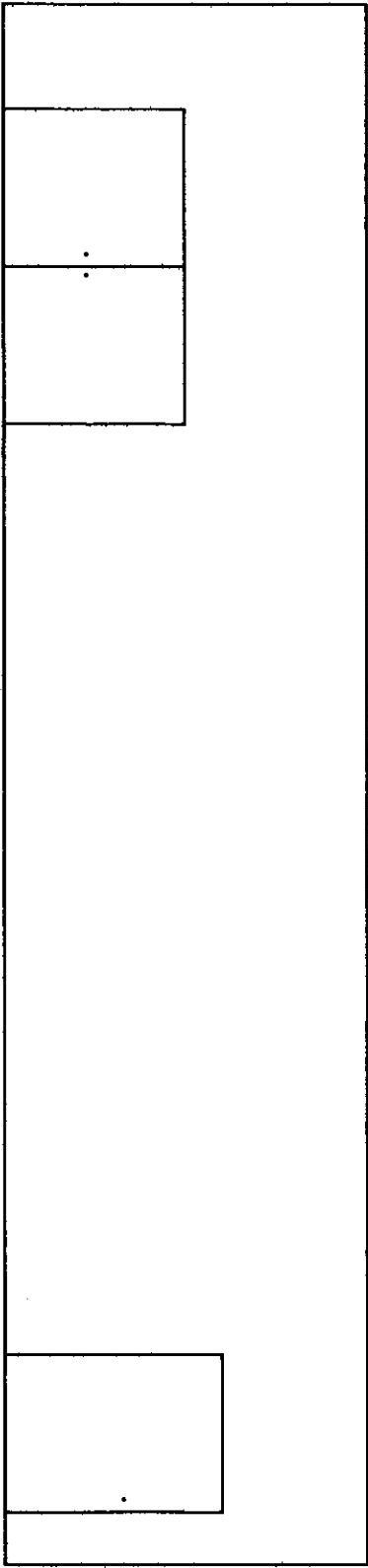
DAVIS (66' WIDE) ROAD ROUTE 240

(ALSO KNOWN AS AURORA-GLENWOOD ROAD AND FORMERLY KNOWN AS COLDEN & BUFFALO PLANK ROAD)

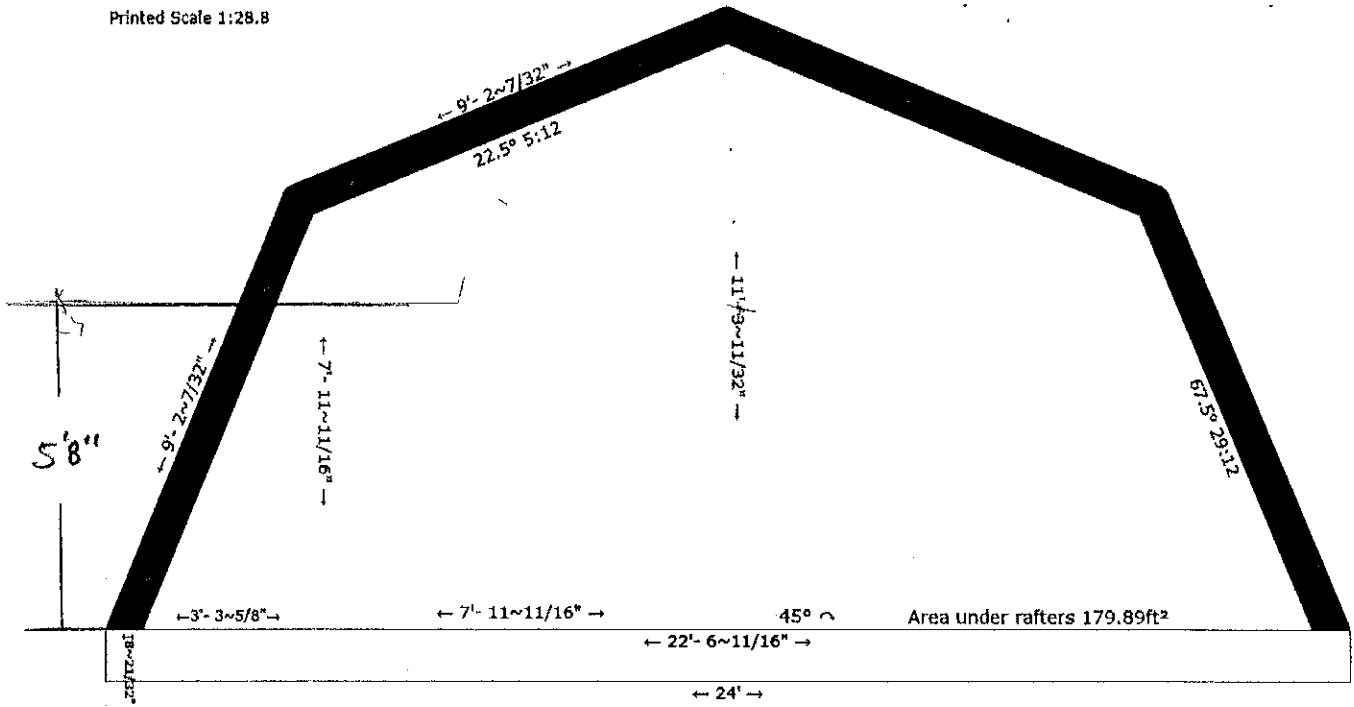
SET OR FOUND AT PROPERTY

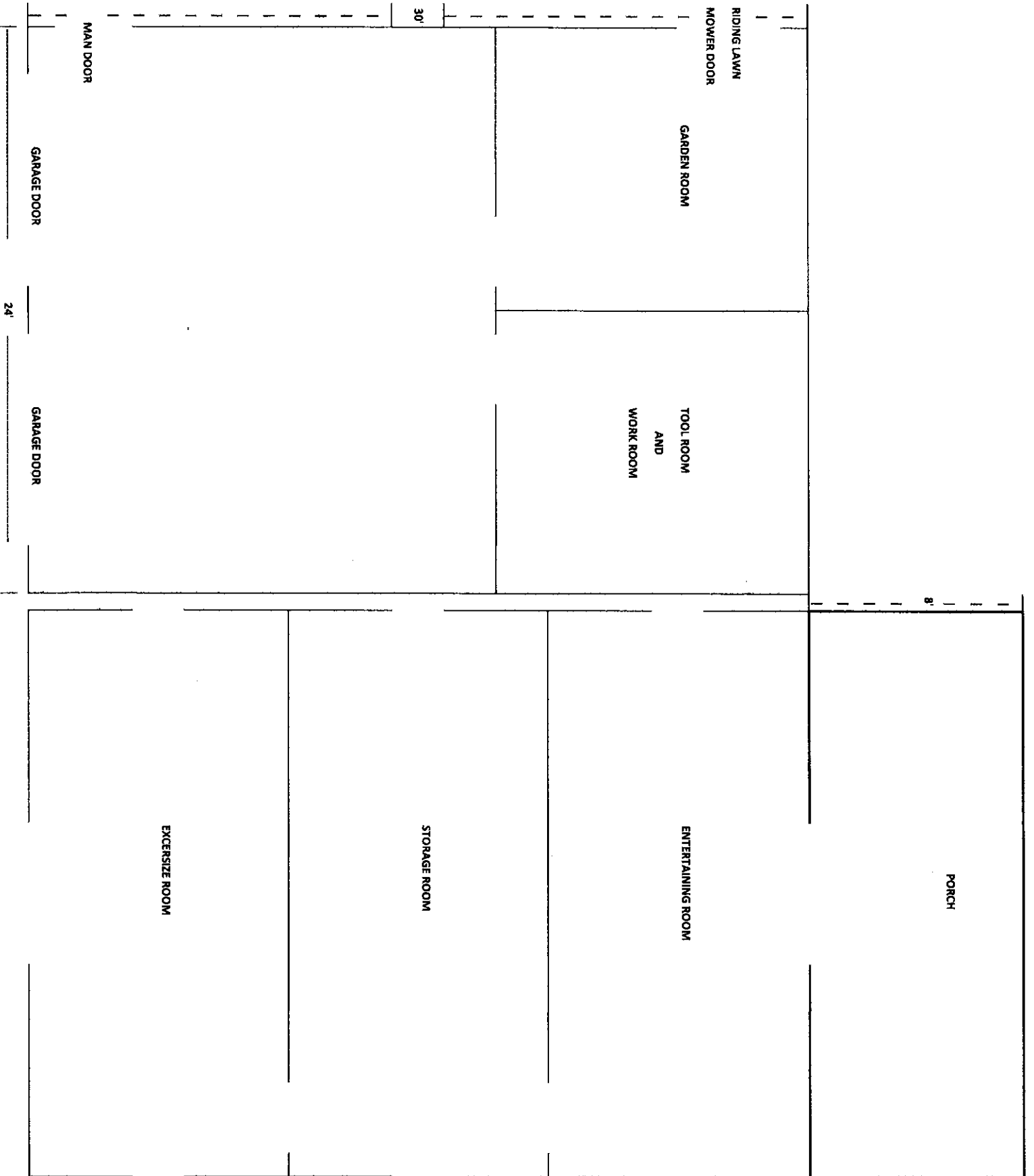
PART OF LOT(S) - 57	SECTION - 9	TOWNSHIP - 9	RANGE - 6
LOCATION - TOWN OF AURORA	COUNTY OF ERIE	STATE OF NEW YORK	5C
KIND - SURVEY		DATE - 6/7/13	REQUESTED BY - HALL, RICKETTS, PARKY & GURBAU

Handwritten signature



Printed Scale 1:28.8





Petitioner: James Walczyk & CHRISTINE WALCZYK
2031 Davis Rd
West Falls, NY 14170

SBL#: 199.03-1-42

=====

Abutting Properties:

Mailing Address (if different)

SBL: 199.03-1-41
Paul & Karen Wangler
2023 Davis Rd
West Falls, NY 14170

SBL: 199.03-3-1
Donald & Elizabeth Kress
2037 Davis Rd
West Falls, NY 14170

SBL: 199.03-3-2
Donald Kress
2039 Davis Rd

2037 Davis Rd
West Falls, NY 14170

SBL: 199.03-2-21.11
Michael Cummings
2018 Davis Rd
West Falls, NY 14170

SBL: 199.03-2-22.1
Jeanelle Martin & Jeffrey Bantle
2028 Davis Rd
West Falls, NY 14170

James Walczyk
2031 DAVIS
WF

SBL: 199-03-1-42

