



CASE NO. 1317  
DATE OF HEARING 4/19/18

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

### Zoning Board of Appeals Application Form

#### I. TYPE OF REQUEST

AREA VARIANCE     SPECIAL USE PERMIT     USE VARIANCE     INTERPRETATION

#### II. APPLICANT/PETITIONER

Applicant's Name Polo Grounds Condominium Assoc. (Tom Kosakowski) President  
Address 4075 MANTINGALE CT  
City EAST AURORA State NV ZIP 14052  
Phone [redacted] Fax [redacted] Email ko [redacted]  
Interest in the property (ex: owner/purchaser/developer) President

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

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

#### III. PROPERTY INFORMATION

Property Address 350 Quaker Rd. and Farrier Ln West Side.  
SBL# 175.06-21  
Property size in acres 15.8 Property Frontage in feet 213.96  
Zoning District R2 Surrounding Zoning R2, A, R1, I  
Current Use of Property Green Space (Entrance)

#### IV. REQUEST DETAIL

(check all that apply)  
 Variance from Ordinance Section(s) # 116-34 A (4)  
 Special Use Permit for: \_\_\_\_\_  
 Use Variance for: \_\_\_\_\_  
 Interpretation of \_\_\_\_\_

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



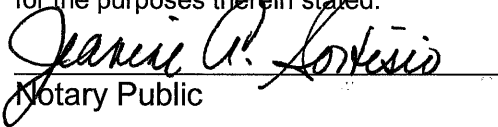
Signature of Applicant/Petitioner

THOMAS W KOSAKOWSKI

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 5 day of Feb in the year 2018 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

  
Notary Public

(Notary stamp)

**JEANINE A. SORTISIO**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
**QUALIFIED IN ERIE COUNTY**  
**COMMISSION EXPIRES MAY 28, 2018**

Office Use Only:      Date received: 3-6-18      Receipt #: 229113

Application reviewed by: \_\_\_\_\_

ECDP ZR-1 form sent to EC: \_\_\_\_\_      Hearing publication date: \_\_\_\_\_

**PREVIOUS APPEAL(S):**

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

**Previous appeals:**

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

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

**PETITIONER'S LETTER OF INTENT**

#2

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

REPLACE the current 10 square ft Polo Grounds Sign with a (2) SIDED 9 square ft BLACK SIGN 32x40x2" HUNG FROM A 4x4x4" ARM BUILT INTO A 21x(84-96)"<sup>3</sup> CAPPED BRICK PIER. BRICK WILL MATCH THE SAME AS USED ON HOMES IN POLO GROUNDS

LOCATION would be approx 1' from shoulder of the road, perpendicular to Quaker Rd.

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

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

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

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

3) Describe why you believe that the essential character of the neighborhood/community will not change if the Zoning Board of Appeals grants you a use variance: THIS SIGN IS ONLY SIMILAR TO OTHER ENGRAVED SIGNS IN THE TOWN AVE ALONG QUAKER RD.

4) Is your need for a use variance a result of you own actions (is your difficulty self-created)? Please explain: NO

(Attach additional pages if needed)

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



TOWN CLERK  
**MARTHA L. LIBROCK**  
(716) 652-3280  
[townclerk@townofaurora.com](mailto:townclerk@townofaurora.com)

**TOWN OF AURORA**  
5 South Grove Street, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

Polo Grounds Condominium Assoc.  
Tom Kosakowski (President)  
4175 Martingale Ct.  
East Aurora, NY 14052

3/09/2019

Re: Development Identification Sign

Tom,

The Building Dept has reviewed your proposal for a sign at the intersection of Farrier Ln. and Quaker Rd. We have denied your application because you fail to meet the requirements of the Town of Aurora Sign Code.

Section 116-34A(4); Signs in any R District not more than four square ft. displaying the name by which a property is known.

Request; a sign 8.85 sq. ft.

Variance; 4.85 sq. ft.

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

William R. Kramer  
  
Code Enforcement Officer

**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** 4/19/2018 **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 350 Quaker 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)** Property identification sign larger than allowed by code

**8. Other remarks: (ID#, SBL#, etc.)** SBL#175.06-2-1

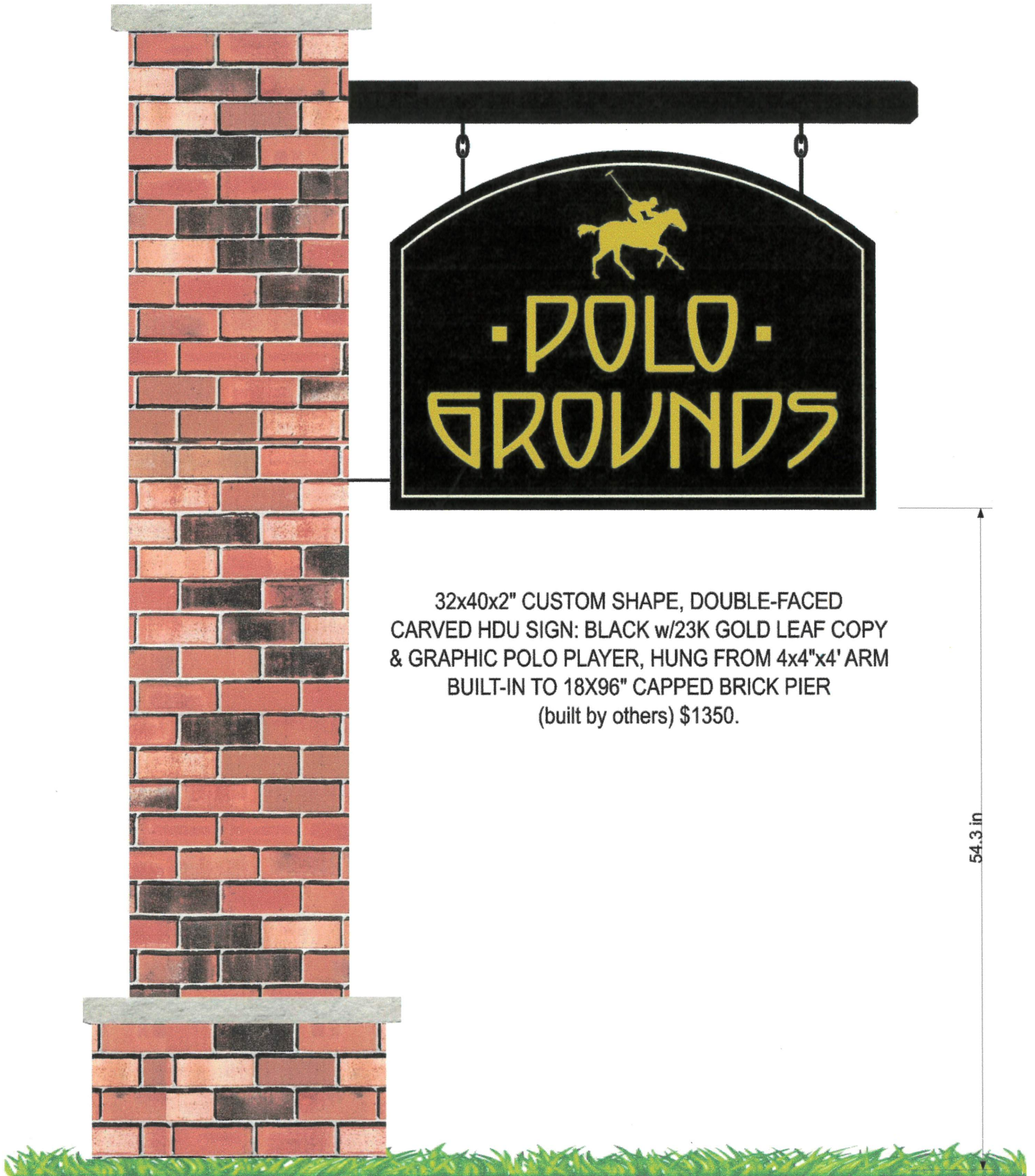
**9. Submitted by:** Martha Librock, Town Clerk 3/19/18  
300 Glead Ave., E. Aurora, NY 14052

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

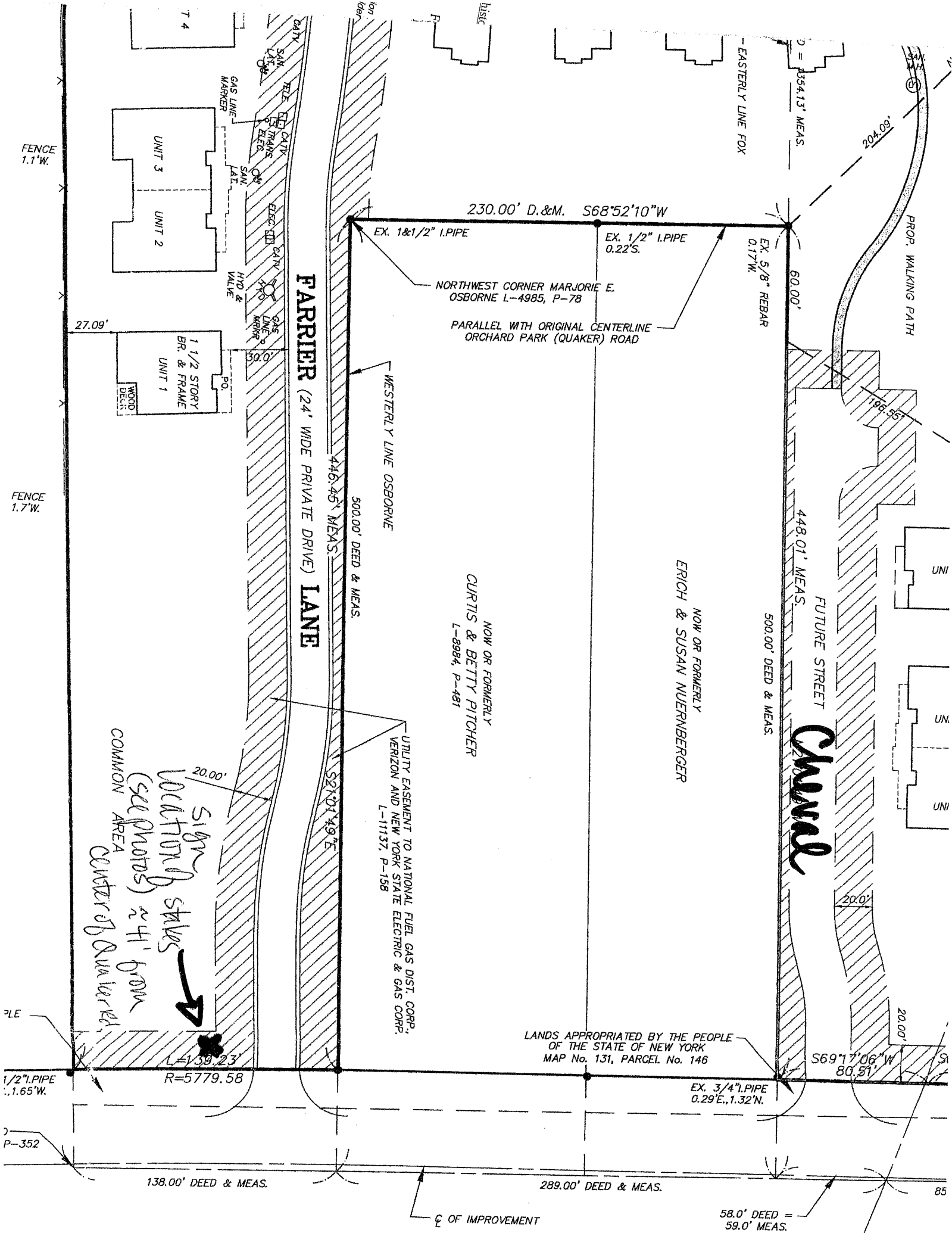
By the Division of Planning: \_\_\_\_\_ Date: \_\_\_\_\_



32x40x2" CUSTOM SHAPE, DOUBLE-FACED  
CARVED HDU SIGN: BLACK w/23K GOLD LEAF COPY  
& GRAPHIC POLO PLAYER, HUNG FROM 4x4"x4' ARM  
BUILT-IN TO 18X96" CAPPED BRICK PIER  
(built by others) \$1350.

54.3 in





FENCE 1.1' W.

FENCE 1.7' W.

UNIT 3  
UNIT 2

1 1/2 STORY BR. & FRAME UNIT 1  
WOOD DECK

**FARRIER (24' WIDE PRIVATE DRIVE) LANE**

WESTERLY LINE OSBORNE  
500.00' DEED & MEAS.

NOW OR FORMERLY CURTIS & BETTY PITCHER  
L-8994, P-481

NOW OR FORMERLY ERICH & SUSAN NUERNBERGER

448.01' MEAS.  
FUTURE STREET

**Church**

UNI  
UNI  
UNI

Handwritten note: *sign location of stakes (see photos) ~41' from center of Quaker Rd.*

UTILITY EASEMENT TO NATIONAL FUEL GAS DIST. CORP., VERIZON AND NEW YORK STATE ELECTRIC & GAS CORP.  
L-11137, P-158

LANDS APPROPRIATED BY THE PEOPLE OF THE STATE OF NEW YORK  
MAP No. 131, PARCEL No. 146

1/2" I.P.I.PE .1.65' W.  
R=5779.58

EX. 3/4" I.P.I.PE 0.29'E., 1.32' N.

138.00' DEED & MEAS.

289.00' DEED & MEAS.

58.0' DEED = 59.0' MEAS.

3' OF IMPROVEMENT



# Short Environmental Assessment Form #2

## Part 1 - Project Information

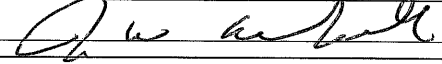
### Instructions for Completing

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

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

<b>Part 1 - Project and Sponsor Information</b>							
POLO Grounds Condominium Assoc.							
Name of Action or Project: Corner of Quaker Rd + Farmer Lane.							
Project Location (describe, and attach a location map):							
Brief Description of Proposed Action: Put up a new 32x40x2. custom shape, Double Faced Curved HDU sign. Black w 23K Gold Leaf, Hung from 4x4" x 4" Arm Built into 21x(34-96") capped Brick Pier. This replaces current 10' square sign.							
Name of Applicant or Sponsor: Tom Kojakowski		Telephone: [REDACTED]					
		E-Mail: [REDACTED]@m					
Address: 4175 Martingale Ct.							
City/PO: East Aurora		State: N.Y.	Zip Code: 14052				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? <u>0.1</u> acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	<b>NO</b>	<b>YES</b>	<b>N/A</b>		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?				
			<b>NO</b>	<b>YES</b>	
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	<b>NO</b>			<b>YES</b>	
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<b>NO</b>			<b>YES</b>	
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?				<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<b>NO</b>			<b>YES</b>	
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	<b>NO</b>			<b>YES</b>	
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	<b>NO</b>			<b>YES</b>	
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<b>NO</b>			<b>YES</b>	
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<b>NO</b>			<b>YES</b>	
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban					
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<b>NO</b>			<b>YES</b>	
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<b>NO</b>			<b>YES</b>	
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	<b>NO</b>			<b>YES</b>	
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____				<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>

<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)? If Yes, explain purpose and size: _____ _____</p>	<p><b>NO</b></p> <input checked="" type="checkbox"/>	<p><b>YES</b></p> <input type="checkbox"/>
<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? If Yes, describe: _____ _____</p>	<p><b>NO</b></p> <input checked="" type="checkbox"/>	<p><b>YES</b></p> <input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p><b>NO</b></p> <input checked="" type="checkbox"/>	<p><b>YES</b></p> <input type="checkbox"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Thomas W Kosakowski</u></p>	<p>Date: <u>2/5/18</u></p>	
<p>Signature: <u></u></p>		

# Pologrounds Condo. Assoc

Tom Kosakowski, President, agent  
Mailing: 4175 Martingale Ct Et. 14052

SBL: 164.00-2-38.1

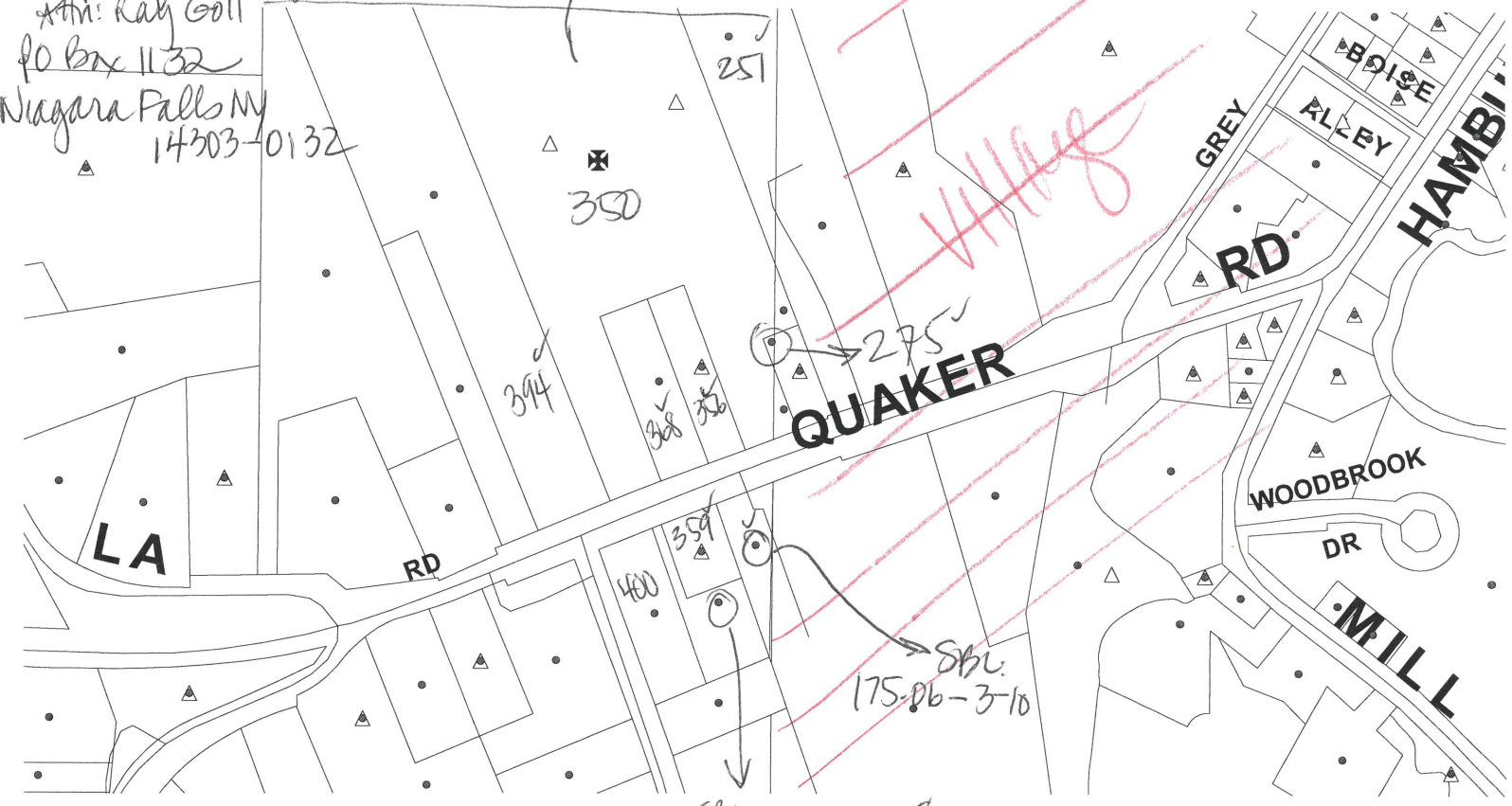
\* V/L Knox

People of NYS Office of Parks  
Attn: Ray Goll

PO Box 1132

Niagara Falls NY  
14303-0132

350 Quaker Rd.  
SBL: 175.06-2-1



Town of Aurora, 251 Quaker (V/L town) SBL: 175.06-2-5  
→ mailing 300 Gleeed Ave Et.

Keith Clifford, 275 Quaker (V/L town) SBL: 175.06-2-4  
→ mailing 275 Quaker Et.

Dennis McCarthy, 356 Quaker Rd Et.

Curtis & Betty Pitcher, 368 Quaker Rd Et.

Erich & Susan Nuernberger, 394 Quaker Rd Et.

Api Selwan v/L Quaker SBL: 175.06-3-10  
→ mailing 270 Quaker Rd Et.

PBI Holdings of NY, Inc, 359 Quaker Rd Et

3095 Southwestern Blvd Inc v/L Quaker Rd SBL 175.06-3-8 mailing below  
400 Quaker Rd Et.



CASE NO. 1318  
DATE OF HEARING 4/19/18

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

### Zoning Board of Appeals Application Form

#### I. TYPE OF REQUEST

AREA VARIANCE  SPECIAL USE PERMIT  USE VARIANCE  INTERPRETATION

#### II. APPLICANT/PETITIONER

Applicant's Name Sara Root  
Address 220 Hamlin Avenue  
City East Aurora State ny ZIP 14052  
Phone [redacted] Fax [redacted] Email Fran [redacted] com  
Interest [redacted] ner/purchaser/developer owner

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

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

#### III. PROPERTY INFORMATION

Property Address 220 Hamlin Avenue East Aurora, ny 14052  
SBL# 1164.15-3-20  
Property size in acres 1 Property Frontage in feet 74'  
Zoning District R-1 Surrounding Zoning R-1 district  
Current Use of Property Residential

#### IV. REQUEST DETAIL

(check all that apply)

Variance from Ordinance Section(s) # \_\_\_\_\_  
 Special Use Permit for: chicken ownership 116-19A  
 Use Variance for: \_\_\_\_\_  
 Interpretation of \_\_\_\_\_

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

*Sara Root*

Signature of Applicant/Petitioner

Sara Root

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 15<sup>th</sup> day of March in the year 2018 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

*Wendy K Francis*  
Notary Public

(Notary stamp)

WENDY K. FRANCIS  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN ERIE COUNTY  
My Commission Expires Dec 22, 2020

Office Use Only: Date received: 3/15/18 Receipt #: 229125

Application reviewed by: \_\_\_\_\_

ECDP ZR-1 form sent to EC: \_\_\_\_\_ Hearing publication date: \_\_\_\_\_

PREVIOUS APPEAL(S):

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

Previous appeals:

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

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

**PETITIONER'S LETTER OF INTENT**

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

In efforts of enhancing my gardening efforts; providing a first-hand/hands-on responsibility opportunity for my children; and streamline the carbon foot print for quality, fresh eggs... I am petitioning to own and raise up to 5 chickens on my property.

My plan is to purchase chicks (hens only) from Masterson's and raise them semi-free range within our 100% fenced in property. When the chickens are not ranging (under supervision), they will reside within their "Omlet Eglu-Go" coop (see attached image).

Their food/manure/coop nesting <sup>excess</sup> will be recycled through my enclosed compost system, and used w/in my gardens.

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

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

1) I cannot realize a reasonable return on my property for each and every permitted use allowed in the current zoning classification as demonstrated by the accompanying financial evidence (provide financial evidence to support your argument).

Financial Evidence Provided Yes \_\_\_ No \_\_\_ (financial evidence is required per NYS Town Law)

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

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

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

(Attach additional pages if needed)

**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** 4/19/2018      **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 220 Hamlin Ave, E. Aurora, NY

**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)** Chickens in a residential zone.

**8. Other remarks: (ID#, SBL#, etc.)** SBL#164.15-3-20

**9. Submitted by:** Martha Librock, Town Clerk      3/19/18  
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

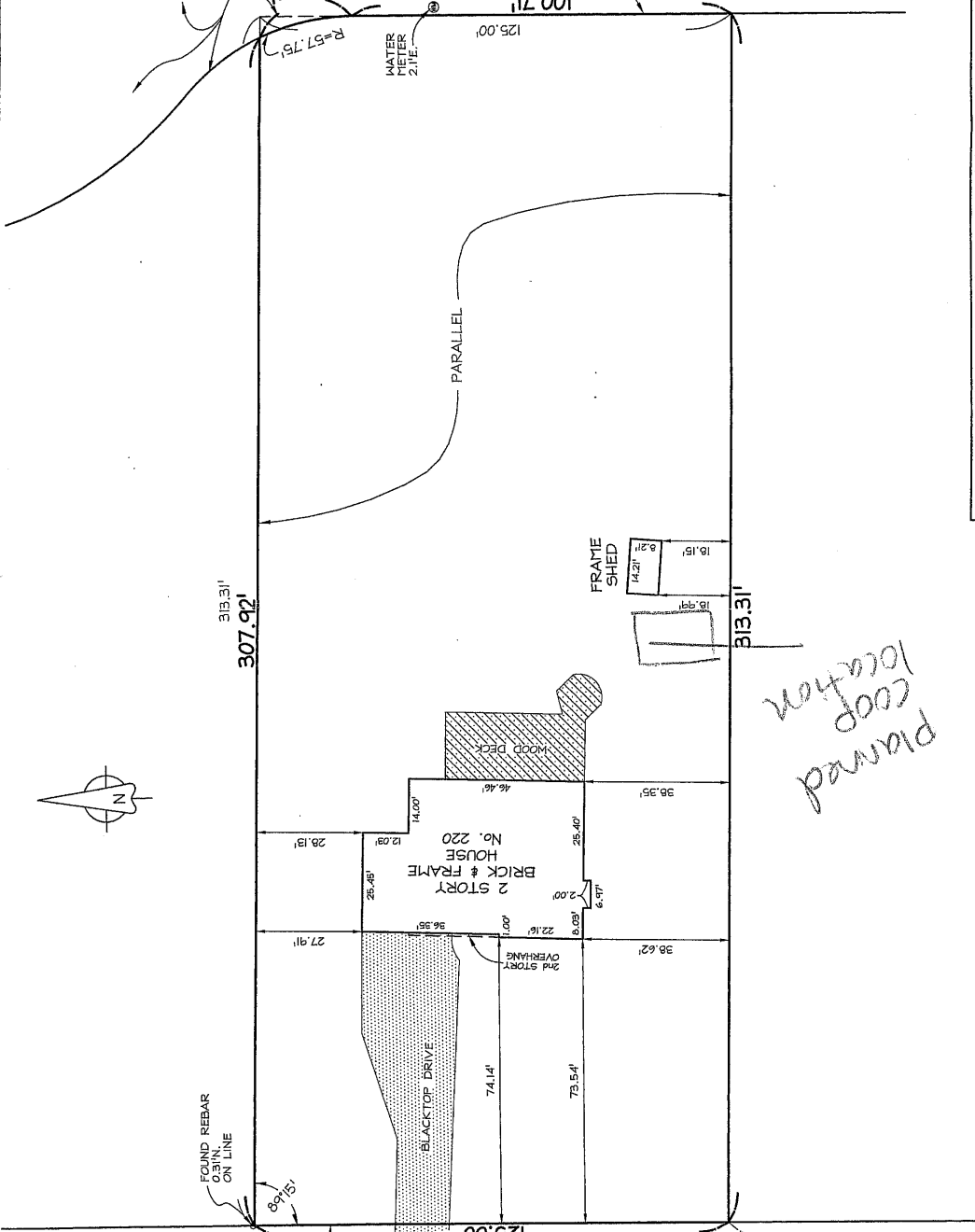
By the Division of Planning: \_\_\_\_\_ Date: \_\_\_\_\_





WILLOW STREET (49'5" WIDE)

LANDS DEEDED TO THE TOWN OF AURORA, L.2946, P.110  
EXTENSION OF THE WEST LINE OF WILLOW STREET



*planned coop location*

PART OF LOT(S) : 32	SECTION : 9	TOWNSHIP : 6	RANGE : 6
LOCATION : TOWN OF AURORA	COUNTY OF ERIE	STATE OF NEW YORK	SCALE: 1" = 30'
KIND SURVEY	DATE 5/23/13	REQUESTED BY LOUIS M. CACCIATO, ESQ.	JOB NO. B.14-0716
84 Sweeney Street, Suite C-113 North Tonawanda, New York 14120 (716) 692-0800			

Successors to the records of Graf Land Surveyors  
Successors to the records of James L. Shisler, Land Surveyor

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

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.

COPYRIGHT © 2013, NUSSBAUMER & CLARKE, INC.

*Therese A. Kenyon*

HAMLIN AVENUE (49' WIDE)

## Planned Chicken Coop

URL:

[https://www.omlet.us/shop/chicken\\_keeping/eglu\\_go\\_up/](https://www.omlet.us/shop/chicken_keeping/eglu_go_up/)

Description:

Plastic house comes with integrated nesting box with opening at the back door, optional wheels, making it easy to move, and the fox-resistant chicken run is extendable to give hens even more room. Easy to clean and insulated, the Eglu Go UP is a superb hen house for up to four birds.

Image:



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <i>R-1 District Chicken ownership</i>							
Project Location (describe, and attach a location map): <i>R-1 District (220 Hamlin Ave. East Aurora, ny 14052</i>							
Brief Description of Proposed Action: <i>Enclosed chicken coop with 3m run attached. Plan to have 4 (up to 5) chickens (hens only). Bedding and waste will be composted in on-site enclosed bin.</i>							
Name of Applicant or Sponsor: <i>Sara Root</i>		Telephone: <i>716 220 1711</i>					
		E-Mail: <i>From: sara@jill.com</i>					
Address: <i>220 Hamlin Avenue</i>							
City/PO: <i>East Aurora</i>		State: <i>ny</i>	Zip Code: <i>14052</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>Special Use Permit, Town of Aurora</i>			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	n/A
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	n/A
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	n/A
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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)? If Yes, explain purpose and size: _____ _____ _____	<b>NO</b>  <input checked="" type="checkbox"/>	<b>YES</b>  <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	<b>NO</b>  <input checked="" type="checkbox"/>	<b>YES</b>  <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	<b>NO</b>  <input checked="" type="checkbox"/>	<b>YES</b>  <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Sara Root</u>	Date: <u>3.15.2018</u>	
Signature: <u>Sara Root</u>		



# Erie County On-Line Mapping Application



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.

SAR: 164.15-3-20  
 Sara Lent + Corey  
 220 Hamden Ave  
 SA 14052

**Legend**  
 Parcels  
 Municipal Boundaries

Matthew T. Hawley  
 223 Hamden Ave  
 SA  
 SAR: 164.15-4-11.12  
 Theresa Barry  
 216 Hamden Ave SA  
 SAR: 164.15-3-19  
 Denise Bucklent  
 Thomas Wood  
 220N Willow St SA  
 SAR: 164.15-3-14.2  
 Steven Zagrobelny  
 230N Willow St SA  
 SAR: 164.15-3-14.12  
 Laura M. Kefkin  
 11 Beekwood  
 Making: 230 Hamden Ave SA  
 SAR: 164.15-3-21

1: 2,257



CASE NO. 1319  
DATE OF HEARING 4/19/18

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

### Zoning Board of Appeals Application Form

#### I. TYPE OF REQUEST

AREA VARIANCE     SPECIAL USE PERMIT     USE VARIANCE     INTERPRETATION

#### II. APPLICANT/PETITIONER

Applicant's Name MARCO RACHELI  
Address 560 JEWETT HOLMWOOD RD  
City EAST AURORA State NY ZIP 14052  
Phone 716 Fax \_\_\_\_\_ Email MARCO ALL.COM  
Interest in \_\_\_\_\_ (owner/purchaser/developer) OWNER

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

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

#### III. PROPERTY INFORMATION

Property Address 560 JEWETT HOLMWOOD RD  
SBL# 174.00-2-35.1  
Property size in acres 2.2 Property Frontage in feet 89 267.61'  
Zoning District RR/A Surrounding Zoning RR/A  
Current Use of Property PRIMARY RESIDENCE

#### IV. REQUEST DETAIL

(check all that apply)

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


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

  
Signature of Applicant/Petitioner

MARCO RACUNILI  
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 13<sup>th</sup> day of March in the year 2018 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

  
Notary Public

(Notary stamp)

**SHERYL A. MILLER**  
Reg. #01MI6128663  
Notary Public, State of New York  
Qualified In Erie County  
Commission Expires June 13, 2021

-----  
Office Use Only:      Date received: 3/13/18       Receipt #: 229122

Application reviewed by: \_\_\_\_\_

ECDP ZR-1 form sent to EC: \_\_\_\_\_      Hearing publication date: \_\_\_\_\_

**PREVIOUS APPEAL(S):**

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

**Previous appeals:**

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

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



**PETITIONER'S LETTER OF INTENT**

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

BUILD 2 CAR GARAGE WITH ATTIC STORAGE AREA AS  
DETAILED IN THE ATTACHED PLAN BEHM 1476-4

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

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

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

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

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

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

(Attach additional pages if needed)

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

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

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

TOWN COUNCIL MEMBERS  
Susan A. Friess  
[sfriess@townofaurora.com](mailto:sfriess@townofaurora.com)

3/14/2018

Marco Racheli  
560 Jewett Holmwood Rd.  
East Aurora, NY 14052

Jeffrey T. Harris  
[jharris@townofaurora.com](mailto:jharris@townofaurora.com)

Re: Accessory building second floor and side yard setback

Jolene M. Jeffe  
[jjeffe@townofaurora.com](mailto:jjeffe@townofaurora.com)

Marco,

Charles D. Snyder  
[csnyder@townofaurora.com](mailto:csnyder@townofaurora.com)

The Building Dept. has reviewed your application for an accessory building at 560 Jewett Holmwood 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 Code for an RR District. We therefore request that you apply to the Town Zoning Board of Appeals for an area variance if you wish to continue with this project.

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

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

116-8.4B(2)- Required: Mean Height of Acc. Building not to exceed 15'  
Requested: 17'2" feet  
Variance required: 2'2"

ASSESSOR  
Richard L. Dean  
[assessor@townofaurora.com](mailto:assessor@townofaurora.com)  
(716) 652-0011

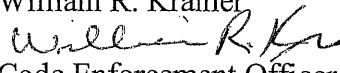
116-18 B-Required: Accessory buildings not over 1 story  
Requested: Two story accessory building  
Variance required: A two story accessory building

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

TOWN ATTORNEY  
Ronald P. Bennett

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.

TOWN JUSTICE  
Jeffrey P. Markello  
Anthony DiFilippo IV

William R. Kramer  
  
Code Enforcement Officer

HISTORIAN  
Robert L. Goller  
(716) 652-7944  
[historian@townofaurora.com](mailto:historian@townofaurora.com)

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

**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** 4/19/2018 **Time** 7:00pm **Location** 300 Gleed 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 560 Jewett Holmwood Rd., E. Aurora, NY

**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 and second story of accessory building exceed code.

**8. Other remarks: (ID#, SBL#, etc.)** SBL#174.00-2-35.1

**9. Submitted by:** Martha Librock, Town Clerk 3/19/18

300 Gleed Ave., E. Aurora, NY 14052

**Reply to Municipality by Erie County Division of Planning**

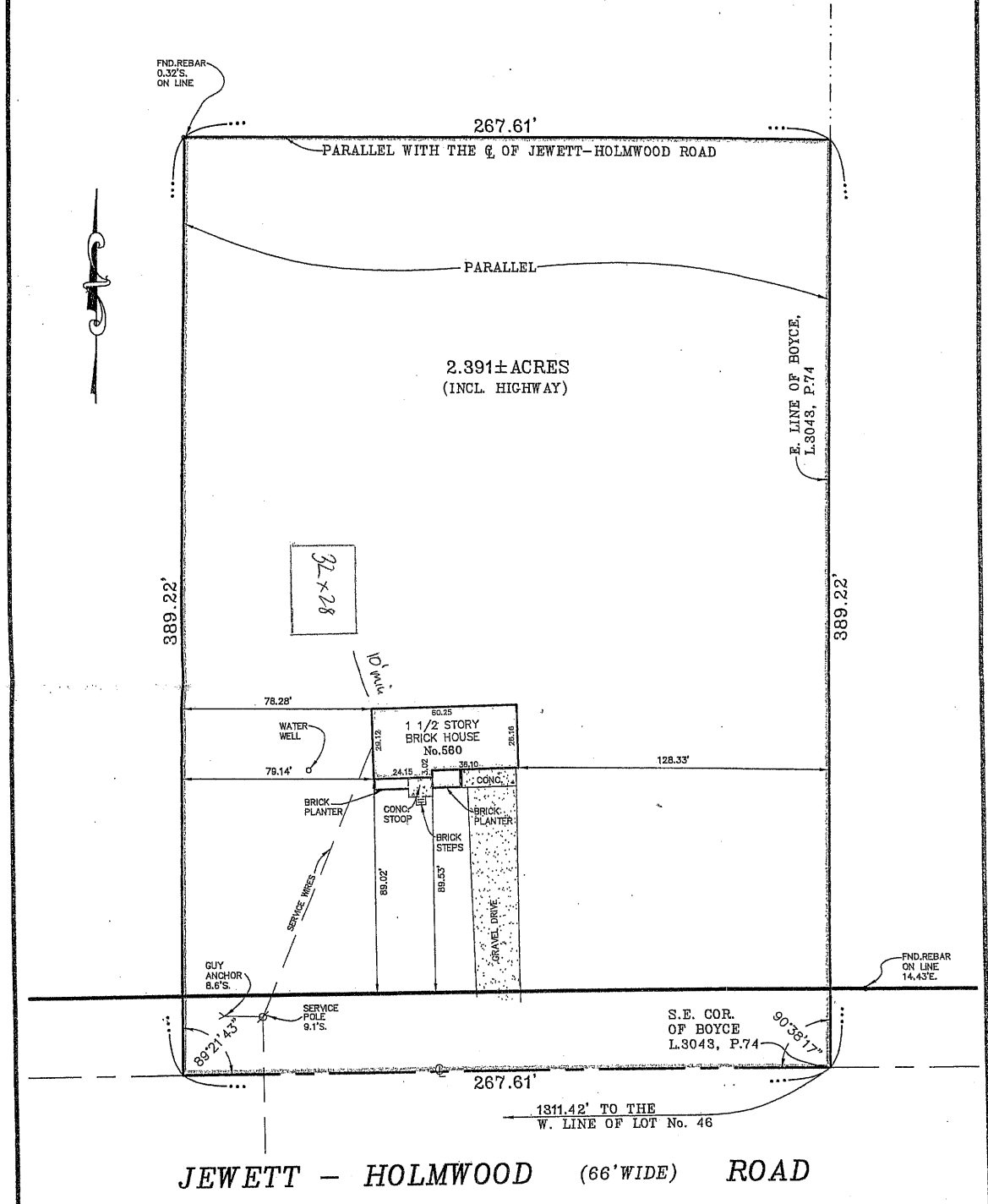
Receipt of the above-described proposed action is acknowledged on \_\_\_\_\_. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

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: \_\_\_\_\_

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



HOLLAND LAND COMPANY'S SURVEY  
PART OF L 46 T 9 R 6, TOWN OF AURORA, COUNTY OF ERIE, STATE OF NEW YORK

RESURVEY			JAMES L. SHISLER, L.S., P.C. PROFESSIONAL LAND SURVEYORS	
DATE	JOB	DESCRIPTION	P.O. BOX 516 EAST AURORA, NEW YORK 14052-0516	(716) 655-1058
			DRAWN BY: DMS	SCALE: 1" = 40'
			CHECKED BY: JLS	DATE: 6/5/07
			JOB NO.: 07301	SHEET NO.: C-4017

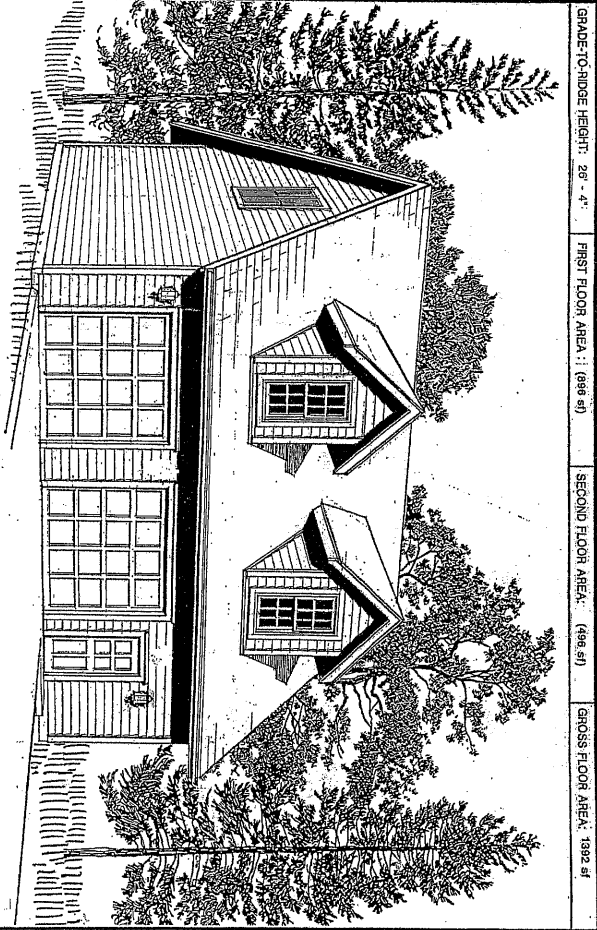
*James L. Shisler*

**Building Materials List for Plan #1476-4**

- Local building code approved substitutions may be made to this list -  
 Verify in construction methods and materials can require modification of this list. Any changes to quantities or materials should be approved by the architect. It is recommended that materials be specified by manufacturer and finish as recommended before materials packages to finalized under stipend.

Quantity	Description	Unit	Notes
193 pcs	2 x 4 x 10-1/2 HRPF stud wall framing	193 pcs	
1 pc	2 x 4 x 16 HRPF stud wall framing	1 pc	
10 pcs	2 x 4 x 12 HRPF stud wall framing	10 pcs	
4 pcs	2 x 4 x 10 HRPF stud wall framing	4 pcs	
64 ft	2 x 4 x 10 HRPF stud wall framing	64 ft	
88 ft	2 x 4 HRPF No. 2 2x wall studs, blocking	88 ft	
15 pcs	2 x 4 x 8 HRPF No. 2 2x plate metal	15 pcs	
12 pcs	2 x 4 x 8 HRPF No. 2 2x plate metal	12 pcs	
4 x 8 sheet	2 x 4 HRPF No. 2 2x pressure treated metal (column plate)	4 x 8 sheet	
120 ft	2 x 4 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	120 ft	
4 x 8 sheet	2 x 4 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	4 x 8 sheet	
127 ft	2 x 4 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	127 ft	
5 pcs	1 x 11/2" o.s.b. 3/4" sheath	5 pcs	
54 sheets	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	54 sheets	
70 ft	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	70 ft	
800 ft	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	800 ft	
4 x 8 sheet	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	4 x 8 sheet	
157 ft	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	157 ft	
4 x 8 sheet	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	4 x 8 sheet	
157 ft	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	157 ft	
4 x 8 sheet	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	4 x 8 sheet	
157 ft	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	157 ft	
4 x 8 sheet	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	4 x 8 sheet	
157 ft	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	157 ft	
4 x 8 sheet	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	4 x 8 sheet	
157 ft	2 x 8 HRPF No. 2 2x 1/2" x 1/4" LVL header 2550/24 2x 4	157 ft	

NOTE: ELECTRICAL & MECHANICAL NOT INCLUDED IN THIS LIST



**Two Car Garage With Loft Plan #1476-4**  
 (Attic Truss Version)

**Truss Requirements**

1. Truss design shall be in accordance with the International Building Code, 2003 Edition, and the American Institute of Steel Construction, Inc. (AISC) 13th Edition, 2005 Edition. Truss design shall be provided with the following information:
  1. Slope of eaves, gable and roof pitch.
  2. Location of joints.
  3. Location of bracing.
  4. Location of bracing.
  5. Location of bracing.
  6. Type of steel used.
  7. Location of steel used.
  8. Location of steel used.
  9. Location of steel used.
  10. Location of steel used.
  11. Location of steel used.
  12. Location of steel used.
  13. Location of steel used.
  14. Location of steel used.
  15. Location of steel used.
2. Truss design shall be in accordance with the International Building Code, 2003 Edition, and the American Institute of Steel Construction, Inc. (AISC) 13th Edition, 2005 Edition. Truss design shall be provided with the following information:
  1. Slope of eaves, gable and roof pitch.
  2. Location of joints.
  3. Location of bracing.
  4. Location of bracing.
  5. Location of bracing.
  6. Type of steel used.
  7. Location of steel used.
  8. Location of steel used.
  9. Location of steel used.
  10. Location of steel used.
  11. Location of steel used.
  12. Location of steel used.
  13. Location of steel used.
  14. Location of steel used.
  15. Location of steel used.

<b>BEHM DESIGN</b> www.behmdesign.com	QUESTIONS? CALL US 1-800-210-6776
	PLAN NO. 1476-4
SHEET CONTENTS PROJECT ILLUSTRATION PROJECT DATA BUILDING MATERIALS LIST	DESIGN DRAWN DATE
SHEET <b>1</b> OF 9	CONSTRUCTION TYPE: "N" GRADE-TO-RIDGE HEIGHT: 24'-10" GROSS BUILDING AREA: 1392 SF

## 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: <b>TWO CAR GARAGE</b>							
Project Location (describe, and attach a location map): <b>560 JEWETT HOLMWOOD RD EAST AURORA NY 14052</b>							
Brief Description of Proposed Action: <b>BUILD TWO CAR GARAGE ACCORDING TO ATTACHED BUILD PLANS BEHM 1478-4</b>							
Name of Applicant or Sponsor: <b>MARCO RACHIELI</b>		Telephone: [REDACTED]					
		E-Mail: <b>M [REDACTED]@MAIL.COM</b>					
Address: <b>560 JEWETT HOLMWOOD RD</b>							
City/PO: <b>EAST AURORA</b>		State: <b>NY</b>	Zip Code: <b>14052</b>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<b>2.2</b> acres					
b. Total acreage to be physically disturbed?		<b>0.02</b> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>2.2</b> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" 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							

5. Is the proposed action, a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: MARCO RACHIELI Date: 3/13/2018

Signature: *Marco Racheli*



**FILED**

AUG 30 2007

EXECUTORS DEED

THIS INDENTURE, made the 24<sup>th</sup> day of August, 2007, between MARY HYNDS and ERIE COUNTY  
MICHAEL WUTZ, as Executors of the Last Will and Testament of Pearl M. Boyce, late of CLERK'S OFFICE

Town of Aurora, New York, deceased, respectively residing at 253 Ansley Court, West Seneca,  
New York 14224 and 6103 Reger Drive, Lockport, New York 14094, parties of the first part, and

MARCO RACHELI and ADRIENNE RACHELI, Husband and Wife, residing at 94 Susan  
Lane, Buffalo, New York 14225, parties of the second part:

**WITNESSETH**, That the parties of the first part, by virtue of the power and authority to them given in and by the said Last Will and Testament, and in consideration of One Hundred Sixty-Five Thousand Nine Hundred Dollars and No Cents (\$165,900.00), lawful money of the United States, paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Aurora, County of Erie and State of New York, being the east one-half (½) of the following described tracts or parcels of land situate in the said Town of Aurora, County of Erie and State of New York and further distinguished as being the northwest part of Lot Number forty-six (46) and the southwest part of Lot Number forty-seven (47) in said Town, bounded and described as follows:

**BEGINNING** on the west line of said Lot Number forty-six (46) in the center line of the highway, thence north on said west line to the northwest corner of said lot; thence east on the north line of said lot, nineteen (19) chains, eighty-seven (87) links; thence south on a line parallel with the west line of said lot to the center of said highway; thence westerly along the center of said highway to the place of beginning, be the same more or less.

**ALSO** the east one-half (½) of all that certain piece or parcel of land situate, lying and being in the Town of Aurora, aforesaid, described as follows:

**BEGINNING** at the northwest corner of the premises above described and in the southwest corner of said Lot Number forty-seven (47); thence northerly along the west line of said Lot Number forty-seven (47), eight (8) chains, forty-four and one-half (44 ½) links; thence easterly parallel with the north bounds of said above described premises and south line of Lot Number forty-seven (47), twenty (20) chains, eleven (11) links; thence southerly eight (8) chains, forty-four and one-half (44 ½) links to the north bounds of said premises and south line of said Lot Number forty-seven (47); thence westerly along said northerly bounds of said above described premises and south line of said Lot Number forty-seven (47) to the place of beginning.

**EXCEPTING THEREFROM** those lands conveyed by deeds recorded in Erie County Clerk's Office in Liber 8384 of Deeds at page 313, Liber 9401 of Deeds at page 511 as corrected by deed recorded in said Clerk's Office in Liber 9418 of Deeds at page 640.

**TOGETHER** with the appurtenances, **AND ALSO** all the estate which the said Testatrix had at the time of her decease, in said premises, **AND ALSO** the estate therein, which the parties of the first part have power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

**TO HAVE AND TO HOLD** the premises herein granted unto the parties of the second part, their heirs and assigns forever.

**AND** the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

AND ALSO, that this conveyance is subject to the trust fund provisions of section thirteen of the Lien Law.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

*Mary Hynds* [L.S.]  
MARY HYNDS, as Executor

*Michael Wutz* [L.S.]  
MICHAEL WUTZ, as Executor

STATE OF NEW YORK )  
  ) SS.:  
COUNTY OF ERIE )

On the 24<sup>th</sup> day of August, 2007 before me, the undersigned, personally appeared MARY HYNDS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names is subscribed to the within instrument and she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual act, executed the instrument.

*Joseph M. Reynolds*  
Notary Public  
[Affix Stamp or Seal]

Joseph M. Reynolds  
Notary Public State of NY  
Qualified in Erie County  
My Commission Expires 4/12/11

STATE OF NEW YORK )  
  ) SS.:  
COUNTY OF ERIE )

On the 24<sup>th</sup> day of August, 2007 before me, the undersigned, personally appeared MICHAEL WUTZ, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names is subscribed to the within instrument and he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual act, executed the instrument.

*Joseph M. Reynolds*  
Notary Public  
[Affix Stamp or Seal]

Joseph M. Reynolds  
Notary Public State of NY  
Qualified in Erie County  
My Commission Expires 4/12/11

Google Maps 560 Jewett Holmwood Rd

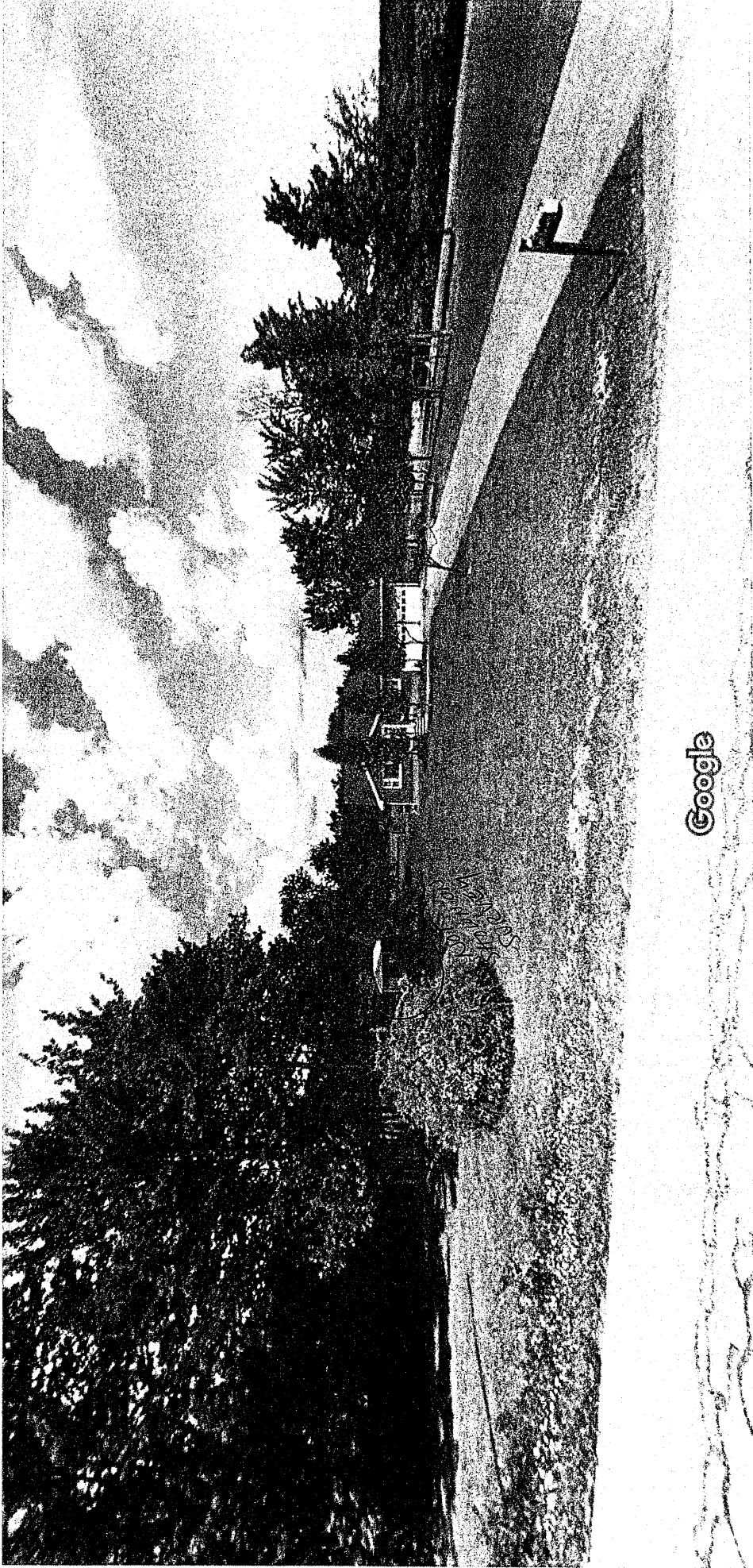
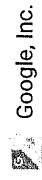


Image capture: Aug 2017 © 2018 Google

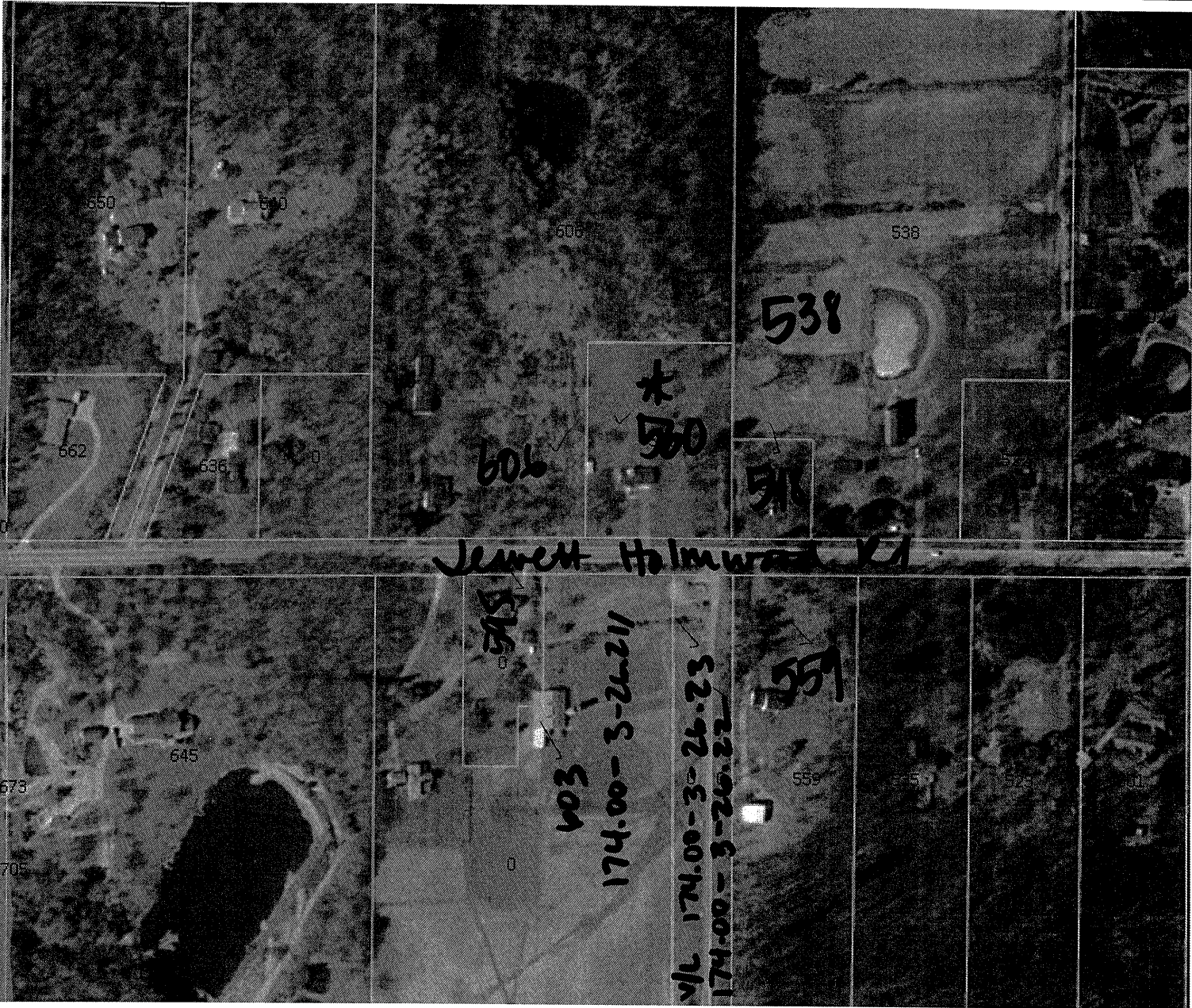
East Aurora, New York



Street View - Aug 2017



# Erie County On-Line Mapping Application



0 376.17 752.3 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 outp  
 an Internet mapping site and is for referer  
 Data layers that appear on this map may  
 not be accurate, current, or otherwise r

Applicant: <sup>+ Adrienne</sup> Marco Racheli, 560 Jewett Holmwood Rd EA SBL: 174.00-2-35.1  
 Benjamin & Lynn Dodge, 559 Jewett Holmwood Rd EA SBL: 174.00-3-27.3  
 Patrick Leach, 606 Jewett Holmwood Rd EA SBL: 174.00-2-36.1  
 John & Barbara Best, 548 Jewett Holmwood Rd EA SBL: 174.00-2-34  
 Michael McGee, 538 Jewett Holmwood Rd EA SBL: 174.00-2-33.1  
 Sarah Connaughton, 603 Jewett Holmwood Rd EA SBL: 174.00-3-26.21  
 645 Jewett Holmwood LLC owner of  $\downarrow$  Mailing: 136 Brookedge Dr, Williamsville NY 14221  
 ① 595 Jewett Holmwood Rd SBL: 174.00-3-26.11 and ③ v/L Jewett Holmwood SBL: 174.00-3-26.23  
 ② v/L Jewett Holmwood Rd SBL: 174.00-3-26.22