



CASE NO. 1327

DATE OF HEARING 9/20/18

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 James F. Brooks Jr
Address 785 Davis Rd.
City East Aurora State NY ZIP 14052
Phone 716-912-8384 Fax _____ Email aa2tn@juno.com
Interest in the property (ex. owner/purchaser/developer) OWNER

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

Property Owner(s) Name(s) SAME
Address _____
City _____ State _____ ZIP _____
Phone _____ Fax _____ Email _____

III. PROPERTY INFORMATION

Property Address 797 Davis Rd. East Aurora, NY 14052
SBL# 186.00-1-31.1
Property size in acres 1 acre Property Frontage in feet 150
Zoning District RR Surrounding Zoning RR/A
Current Use of Property Residential

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)

James F. Brooks Jr.
Signature of Applicant/Petitioner

James F. Brooks Jr.
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 14th day of August 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.

Sheryla A. Miller
Notary Public

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

(Notary stamp)

Office Use Only: Date received: 8/14/18 Receipt #: 6006959

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)

I would like to build an addition of 32'x18' to the end of my existing pole barn 32'x56' for more storage. The newest setbacks would require 14'9" off the back line instead of the old 3'. With a variance my addition would be approx 10' off the back line. I own the property next door & the Bus Garage (First Student) owns the opposite side & behind. There are currently buses parked directly behind the area where I would like to build.

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

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

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

TOWN COUNCIL MEMBERS
Susan A. Friess
sfriess@townofaurora.com

8/23/2018

James F. Brooks Jr.
785 Davis Rd.
East Aurora, NY 14052

Jeffrey T. Harris
jharris@townofaurora.com

Re: Accessory building rear yard setback

Jolene M. Jeffe
jjeffe@townofaurora.com

Jim,

Charles D. Snyder
csnyder@townofaurora.com

The Building Dept. has reviewed your application for an accessory building at 785 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 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

Building Department
William R. Kramer
(716) 652-7591
building@townofaurora.com


116-8.4G(2)- Required: Set back required equal to the Mean Height (14.75')
Requested: 10" feet
Variance required: 4.75'

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

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

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 ATTORNEY
Ronald P. Bennett

William R. Kramer

Code Enforcement Officer

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

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.: 2P-18-454
Received: 8/23/18

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** 9/20/2018 **Time** 7pm **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 797 Davis 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) Addition to accessory building closer to rear lot line than allowed by code.

8. Other remarks: (ID#, SBL#, etc.) SBL#186.00-1-31.1

9. Submitted by: Martha Librock, Town Clerk 8/22/2018

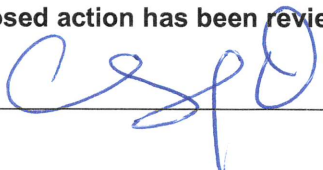
300 Glead Ave., E. Aurora, NY 14052 townclerk@townofaurora.com

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 8/27/18. 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: _____

8/27/18

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.

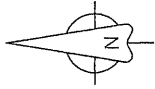
Part 1 - Project and Sponsor Information							
Name of Action or Project: <i>Addition to existing pole barn.</i>							
Project Location (describe, and attach a location map): <i>797 Davis Rd. EA, NY 14052. Property abuts the Bus Garage on two sides.</i>							
Brief Description of Proposed Action: <i>To extend a 32'x56' Pole building 18' more feet to add storage.</i>							
Name of Applicant or Sponsor: <i>James F. Brooks Jr.</i>		Telephone: [REDACTED]					
		E-Mail: [REDACTED]					
Address: <i>785 Davis Rd.</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:			<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?		<i>.923</i> acres					
b. Total acreage to be physically disturbed?		<i>.0125</i> acres <i>570 sq. ft.</i>					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>2.26</i> 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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input checked="" 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?	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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 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 Storage
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/> Suburban	None		
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	NO	YES	
	<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: _____	NO	YES	
	<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 <input checked="" type="checkbox"/>	YES <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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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

Applicant/sponsor name: James F. Brooks Jr Date: 7/24/18
 Signature: James F. Brooks Jr



DAVIS (66' WIDE) ROAD

150.00'

550.06' TO THE SOUTHEAST CORNER OF LOT 61

E. LINE OF LOT 61

88° 45' 15" REC
88° 15' 00" REC
15.00' 0.00' 0.00'

88° 45' 15" REC
88° 15' 00" REC
15.00' 0.00' 0.00'

FOUND IRON
0.50' N
0.57' W

TELEPHONE BOX

GAS MARKER
1.2'E

UTILITY POLE

LANDS DEEDED TO BROOKS
L. 9926, P. 100

1 1/2 STORY
FRAME
HOUSE
No. 797

268.00'

268.00'

CONCRETE PAD

30.25' 30.32'
24.25' 24.25'
30.00' 29.83'

BLACKTOP & GRAVEL DRIVE

WOOD PORCH

27.69'

CONC. BLOCK WALL
5.7' N

SHED
8.07' S

FRAME SHED

FRAME GARAGE

GAR
29.56' S

WALL
2.2' N

FOUND IRON ON LINE
0.24' W

SHED
9.84' S
11.44' W

SHED
12.32' W

150.00'

PARALLEL WITH THE EAST LINE OF LOT 61

FOUND IRON

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

509 Main Street, P.O. Box 516, East Aurora, NY 14052
p (716) 655-1058 f (716) 655-1964 www.nussclarke.com

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 alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.



BOUNDARY SURVEY
797 DAVIS ROAD
Part of Lot 61, Township 9, Range 6
Holland Land Company's Survey
Town of Aurora
County of Erie, State of New York

Thornton A. Kenyon

Date of Survey: 8/7/18

Scale: 1" = 40'

Project No.: 18J3-0405

Successors to the records of Graf Land Surveyors

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



Erie County On-Line Mapping Application



Legend

- Parcels
- Municipal Boundaries

0 188.08 376.2 Feet

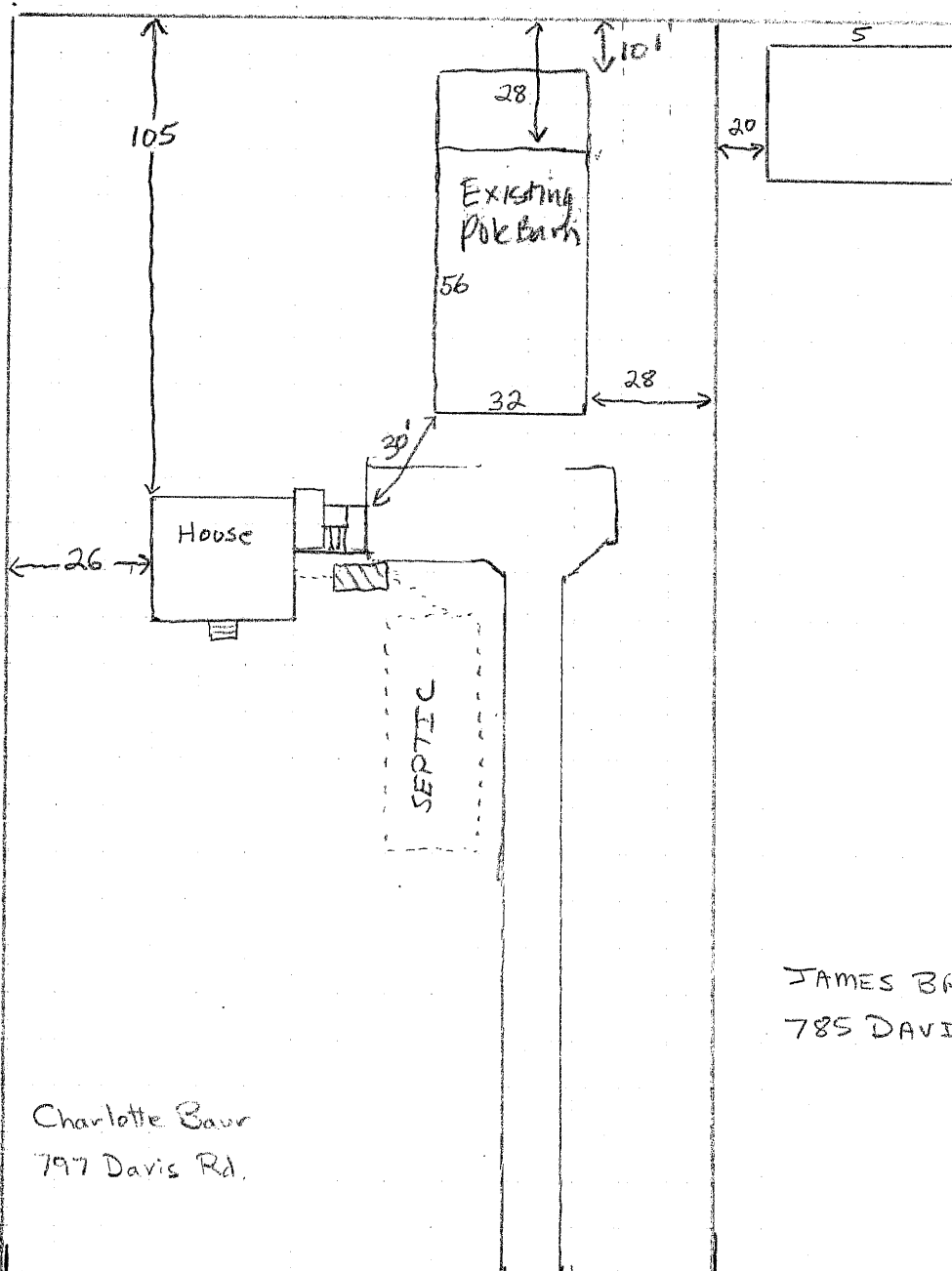
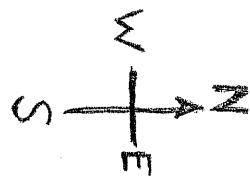
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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



1: 2,257



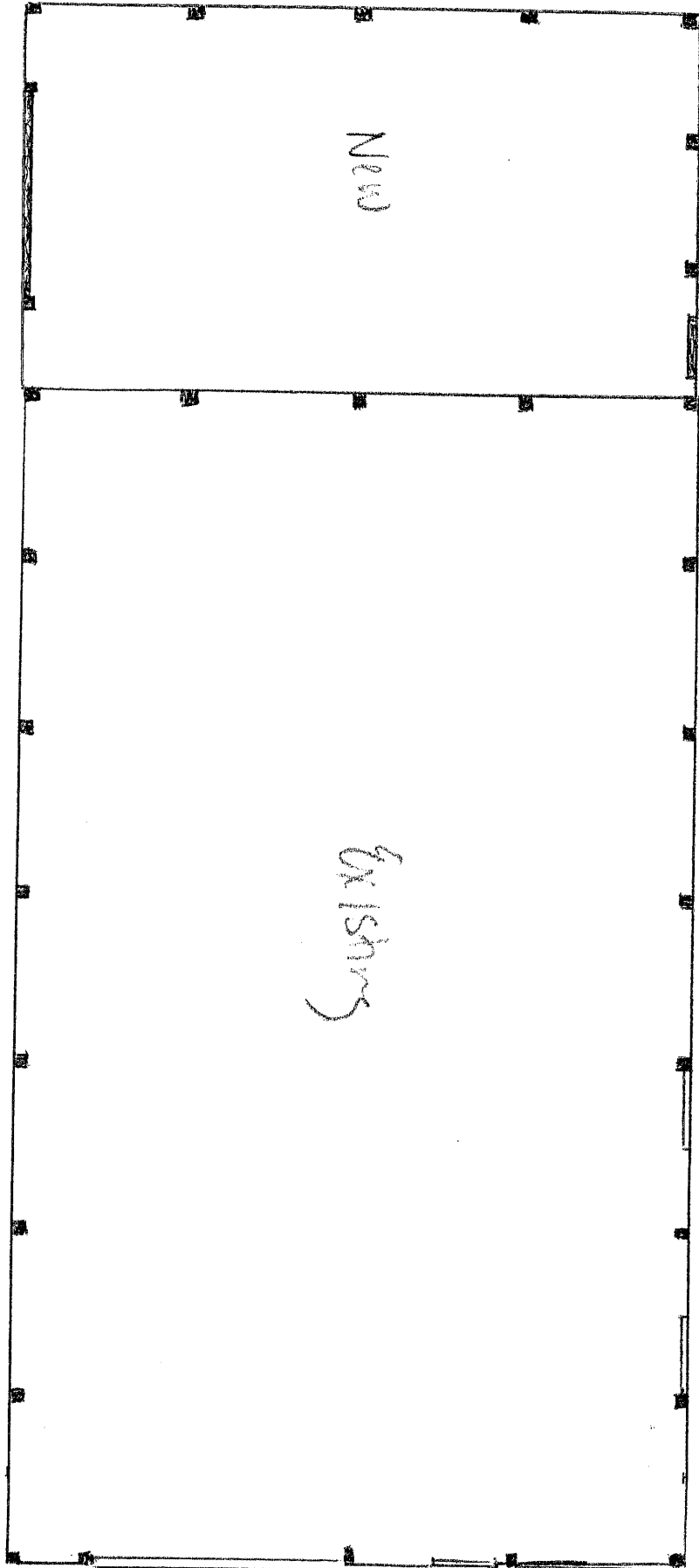
BUSS GARAGE
PROPERTY

Charlotte Saur
797 Davis Rd.

JAMES BROOKS
785 DAVIS RD

DAVIS ROAD

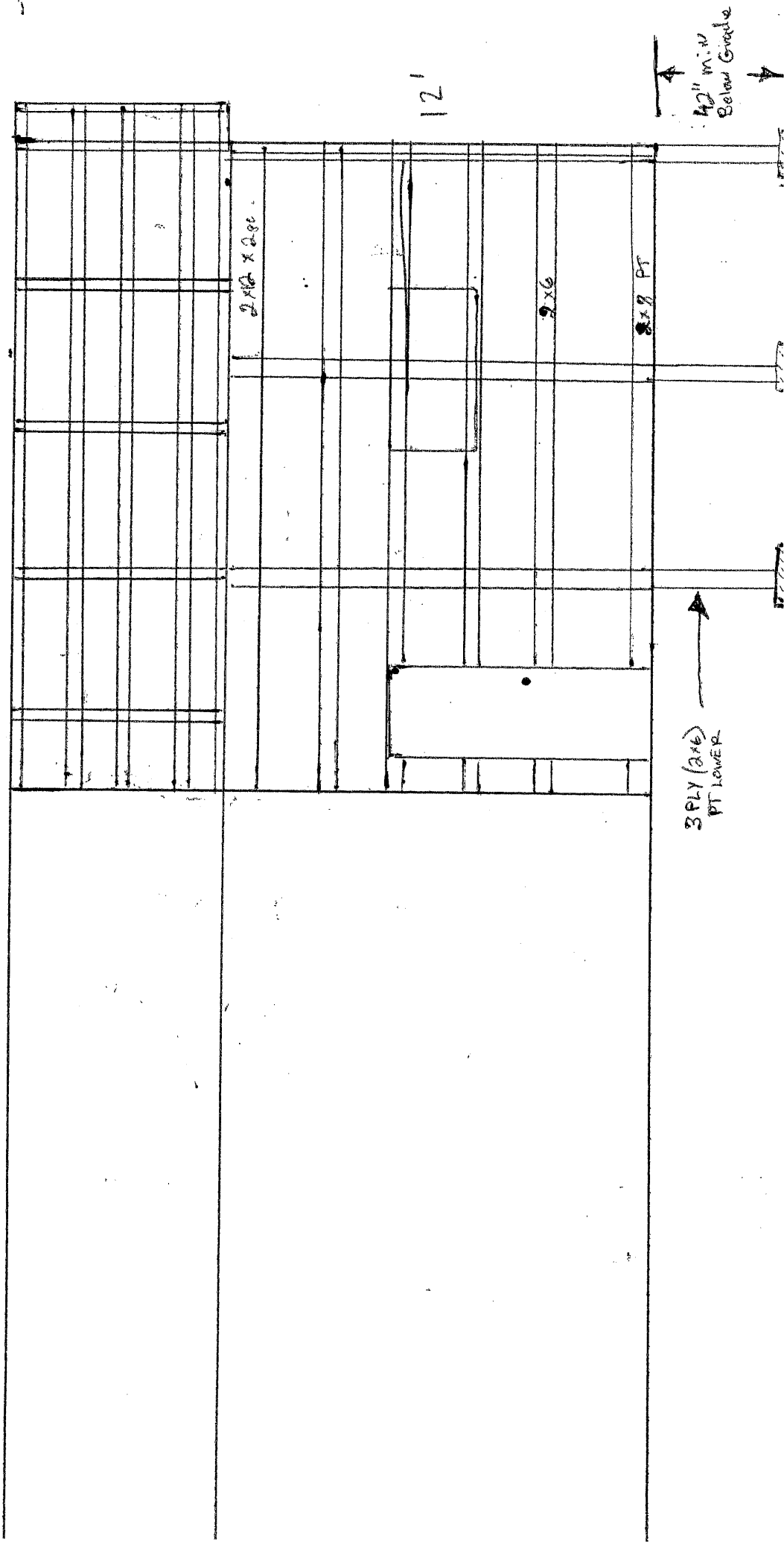
10' = 10'



New

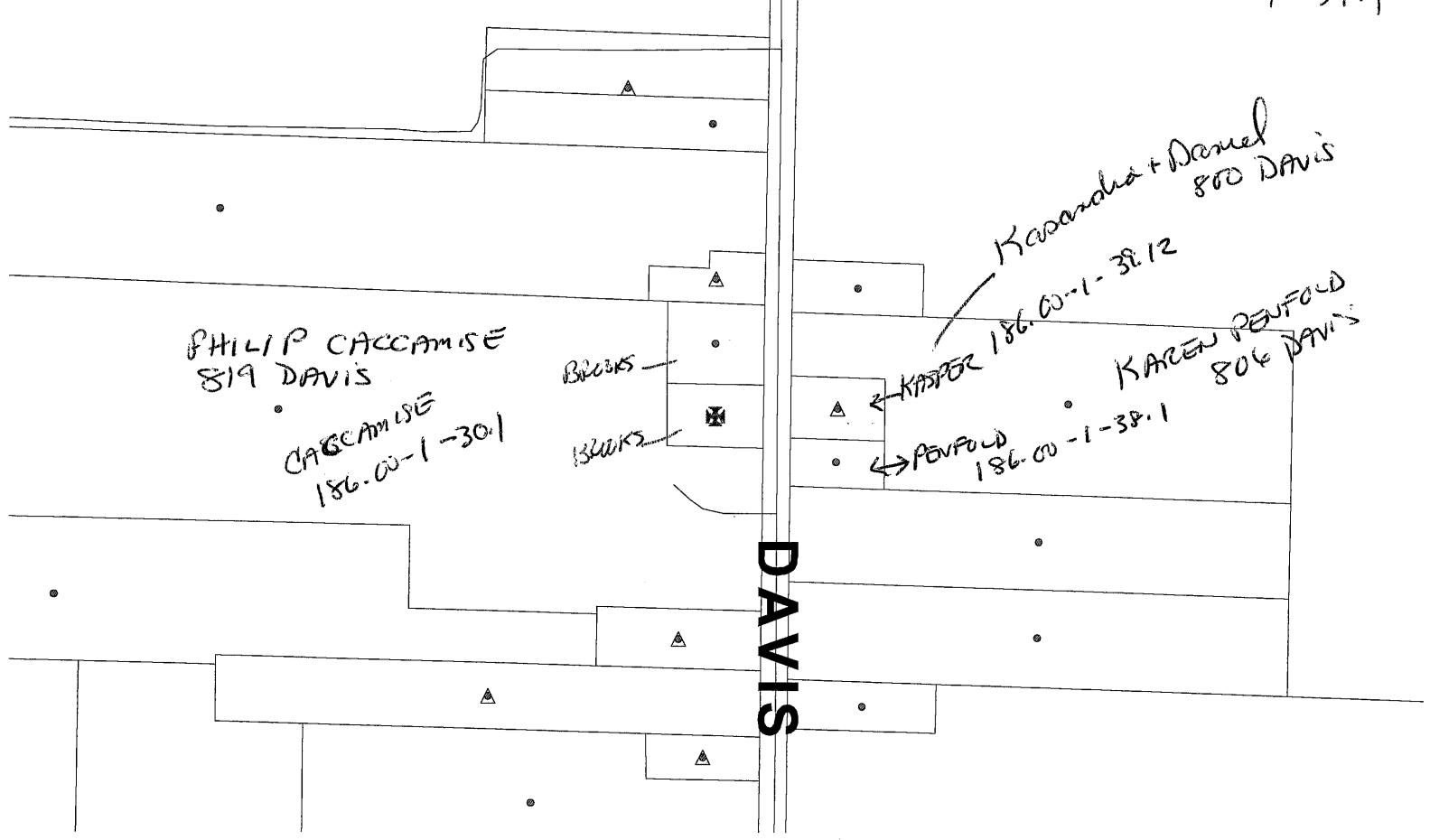
Existing

NORTH



#1327

~~James Brooks~~
+ ~~James Brooks~~ Maline
James Brooks Jr
Mailing 785 Davis
797 Davis Rd
East Aurora NY
Sbr: 186 00-1-31.1





CASE NO. 1328
DATE OF HEARING 9/20/18

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 Scott Socha
Address 871 Knox Rd
City East Aurora State NY ZIP 14052
Phone [redacted] Fax [redacted] Email [redacted].com
Interest in [redacted] (owner/purchaser/developer) or [redacted]

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

Property Owner(s) Name(s) Scott Socha
Address _____
City _____ State _____ ZIP _____
Phone _____ Fax _____ Email _____

III. PROPERTY INFORMATION

Property Address 871 Knox Rd
SBL# 163.00-3-20.12
Property size in acres 25 15.3 (#10.7) Property Frontage in feet 573.27'
Zoning District _____ Surrounding Zoning residential - known 163.00-3-20.11
Current Use of Property Residential - vacant land at site of garage

IV. REQUEST DETAIL

(check all that apply)

Variance from Ordinance Section(s) # 116-8.4B(2), 116-17.0, 116-18A1
 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)

SS

Signature of Applicant/Petitioner

Scott Socha

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 21st day of August 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.

Beth A Salansky

Notary Public

BETH A. SALANSKY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 10/17/ 2021

(Notary stamp)

Office Use Only: Date received: 8/22/18 Receipt #: 606973

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)

Want to add a storage building behind our existing detached garage.

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
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(716) 652-7590
jbach@townofaurora.com

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Martha L. Libroek
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TOWN OF AURORA
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www.townofaurora.com

TOWN COUNCIL MEMBERS
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Jolene M. Jeffe
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FAX: (716) 652-3507
NYS Relay Number:
1(800) 662-1220

Scott Socha
871 Knox Rd.
East Aurora, NY 14052

8/23/2018

Re: Accessory building in front yard & Mean Height

Scott,

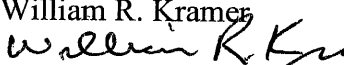
The Building Dept. has reviewed your application for an accessory building at 993 Olean Rd. We have denied your application because the proposed building does not meet the zoning regulations for accessory buildings as specified in the RR District of the Town Code. We therefore request that you apply to the Town Zoning Board of Appeals for an area variance if you wish to continue with this project.

116-8.4.B(2): Required: Maximum Mean Hgt. of Acc. Building of 15'
Requested: 22'10"
Variance required: 7'10"

116-17.D: Required: 9' Maximum garage door height.
Requested: 12' Garage door
Variance required: 3'

116-18A1: Required: No accessory building in the front yard
Requested: An accessory building in the front yard
Variance required: 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

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.: 20-18-455
Received: 8/24/18

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** 9/20/2018 **Time** 7pm **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 871 Knox Road, 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) Accessory building in front yard; building & garage door higher than allowed by code

8. Other remarks: (ID#, SBL#, etc.) SBL#163.00-3-20.12

9. Submitted by: Martha Librock, Town Clerk 8/22/2018

300 Gleed Avenue, E. Aurora, NY 14052 townclerk@townofaurora.com

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 8/22/18. 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: 8/22/18

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

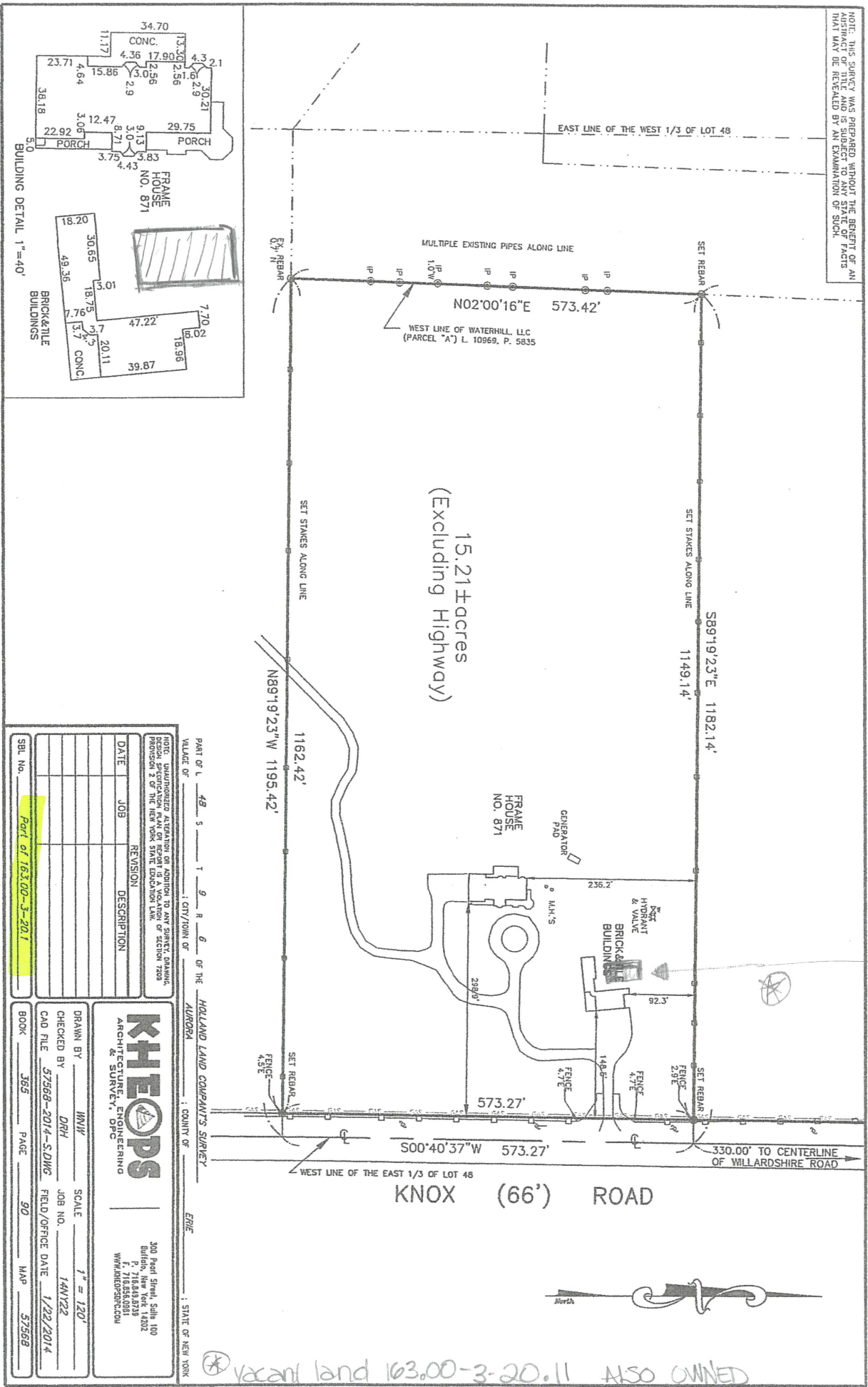
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

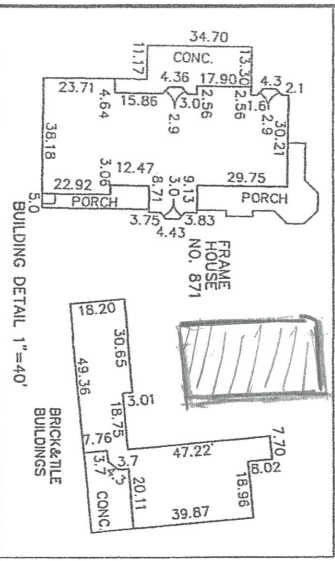
Part 1 - Project and Sponsor Information			
Garage/Barn			
Name of Action or Project:			
Tucked behind existing detached garage			
Project Location (describe, and attach a location map):			
871 Knox Rd			
Brief Description of Proposed Action:			
Storage barn in front yard.			
Name of Applicant or Sponsor:		Telephone:	
Scott Socha			6
Address:		E-Mail:	
871 Knox Rd.		ss	.com
City/PO:		State:	Zip Code:
East Aurora		Ny	14052
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<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?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 25 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 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			

<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>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Scott Socha</u></p>		<p>Date: <u>8/22/18</u></p>
<p>Signature: <u>[Signature]</u></p>		

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN AERIAL PHOTOGRAPHY. ANY DISCREPANCY BETWEEN THIS SURVEY AND ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



PART OF L. 48 - S. 1 - 9 - R. 6 - OF THE HOLLAND LAND COMPANY'S SURVEY	
TOWNSHIP OF AURORA : COUNTY OF : STATE OF NEW YORK	
NOTE: QUANTITIES AND DIMENSIONS ARE GIVEN TO ANY SURVEY, MANUA PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.	
DATE	REVISION DESCRIPTION
DRAWN BY: <u>MMW</u> SCALE: <u>1" = 120'</u>	
CHECKED BY: <u>DRH</u> JOB NO.: <u>144122</u>	
CAD FILE: <u>57568-2014-S.DWG</u> FIELD/OFFICE DATE: <u>1/22/2014</u>	
BOOK: <u>365</u> PAGE: <u>90</u> MAP: <u>57568</u>	



15.21± acres
(Excluding Highway)

* Vacant land 163.00-3-20.11 ALSO OWNED

SBL 163.00-3-20.12

176

Knox Rd

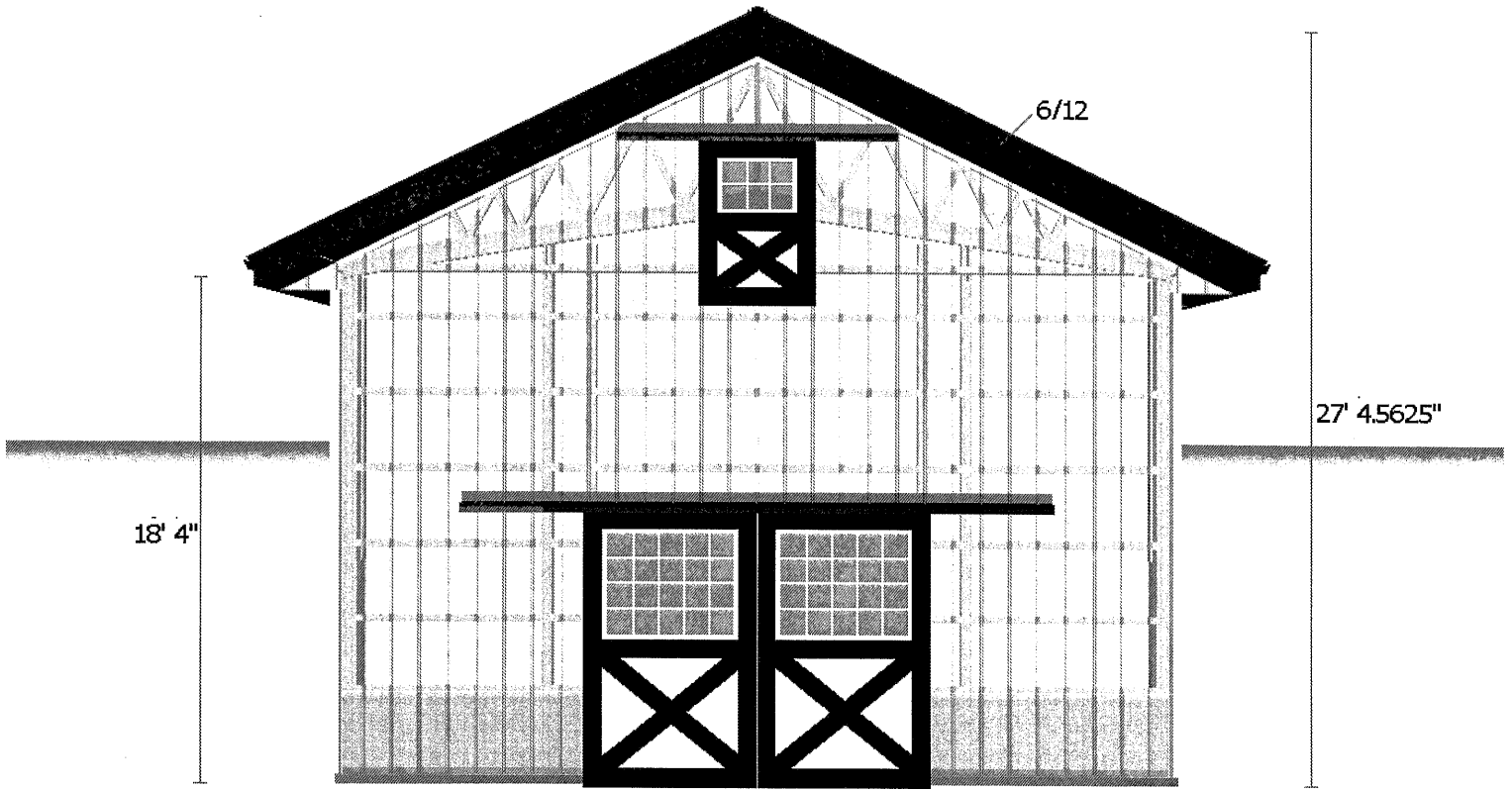
871 Knox Rd. East Aurora, NY

30'x18'x64'

12'away from

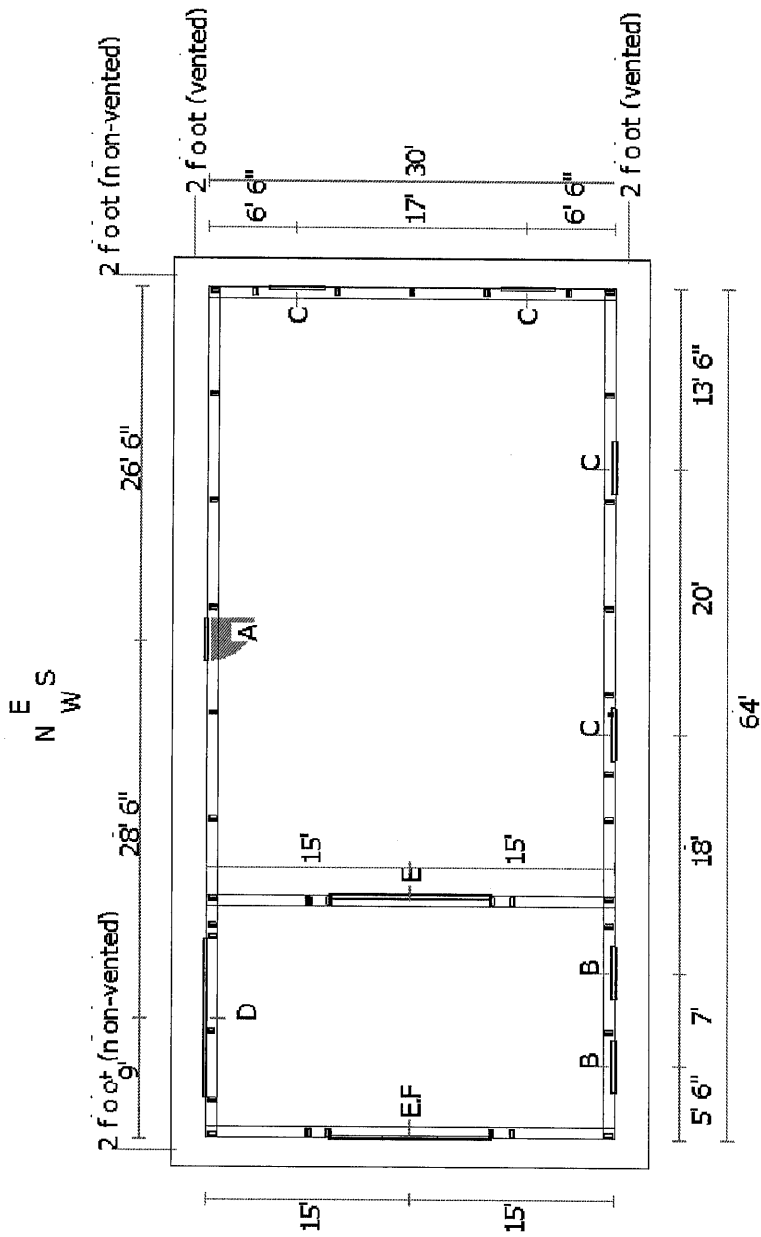
14' away from





Min Hgt 22' 10"

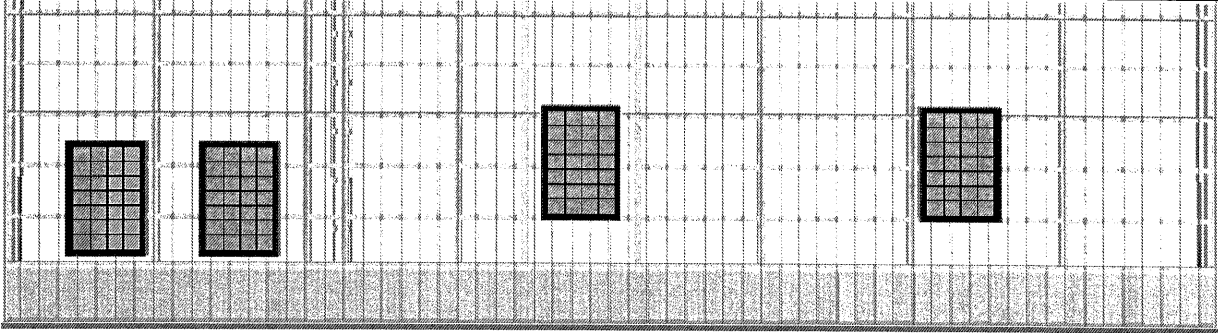
306 30'x18' 4"x64' (#1) Column Plan



32' 32'



18' 4"

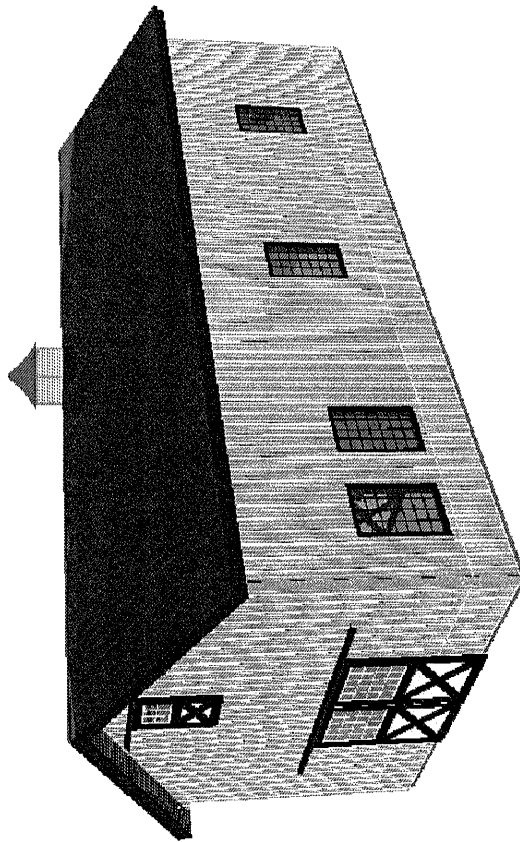


17' 11"

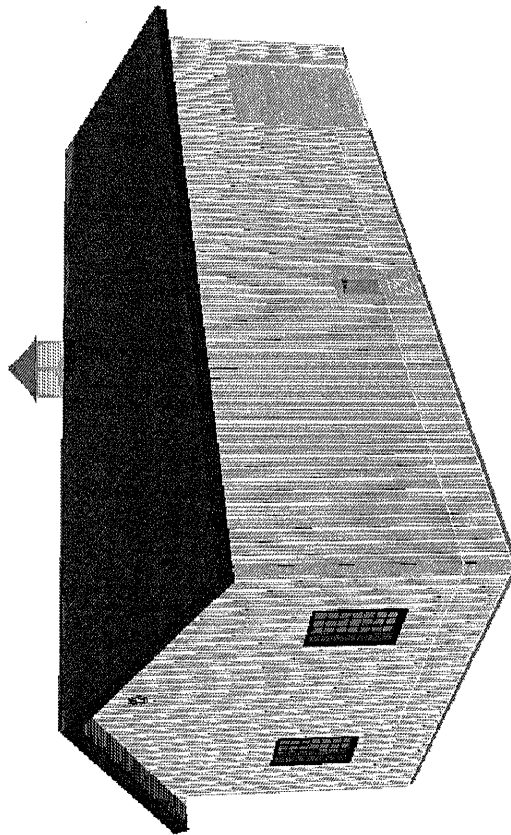


252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Perspective From The Northwest



Building 306 30'x18' 4"x64' (#1) Perspective From The Southeast



1328
+ Karin
Scott Socha
871 Knox Rd
East Aurora NY
SBL: 163.00-3-20.12

