



CASE NO. 1365

DATE OF HEARING 9/17/2020

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

Zoning Board of Appeals Application Form

I. TYPE OF REQUEST

AREA VARIANCE SPECIAL USE PERMIT USE VARIANCE INTERPRETATION

II. APPLICANT/PETITIONER

Applicant's Name Ashley Strazzella
Address 971 Lawrence Avenue
City East Aurora (Town of Aurora) State NY ZIP 14052
Phone 716-341-4987 Fax _____ Email ashtrazzella@gmail.com
Interest in the property (ex. owner/purchaser/developer) Renter

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

Property Owner(s) Name(s) Sarah + Steve Tasker
Address 16 Gypsy Lane
City East Aurora State NY ZIP 14052
Phone 716-209-5144 Fax _____ Email SarahTasker20@gmail.com

III. PROPERTY INFORMATION

Property Address 971 Lawrence Avenue
SBL# ~~144200156002282~~ 165.14-4-6
Property size in acres 0.99 acres Property Frontage in feet 60'
Zoning District Town of Aurora R-1 Surrounding Zoning Residential R-1
Current Use of Property Rented house

IV. REQUEST DETAIL

(check all that apply)
 Variance from Ordinance Section(s) # _____
 Special Use Permit for: Chickens (5 Hens) on Residential Property
 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

Ashley Strazzella
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 10th day of August in the year 2020 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.


Notary Public

(Notary stamp)

RICHARD L HAZARD JR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6277044
Qualified in Erie County
Commission Expires 2/25/2021

Office Use Only: Date received: 8/11/20 Receipt #: 364428
\$100.00 CK# 110

Application reviewed by: MLL

ECDP ZR-1 form sent to EC: 8266020 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 am a Veteran Chicken Owner of 6 years, I recently moved to 971 Lawrence and would like to bring my 5 Hens and beautiful Amish Built coop with me. Landlord has approved this. I am very versed in owning chickens. The coop is very visually appealing and will be kept in fenced in backyard. Area will be kept free of smells. We just want to continue to have fresh eggs daily.

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)

Town of Aurora
300 Glead Avenue
East Aurora, NY 14052
www.townofaurora.com

**Zoning Board of Appeals
Application
Owner Authorization**


The undersigned, who is the owner of the premises know as:

971 Lawrence Avenue, identified as Tax Map (SBL)# 1442001560022
(address)

hereby authorizes Ashley Strazzella to bring an application for () area variance
 special use permit () use variance () interpretation before the Town of Aurora Zoning Board of
Appeals for review and potential approval. The undersigned further permits the Town or its authorized
representative(s) access to the property to review existing site conditions during the review process.

Sarah L. Tasker
Owner (print)

8/7/2020
Date


Owner (signature)

STATE OF NEW YORK)
) SS
COUNTY OF ERIE)

On this 7 day of August, 2020, before me, the undersigned, a notary public in and for said state,
personally appeared Sarah L Tasker, personally known to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their
signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,
executed the instrument.


Notary Public

JENNIFER S. AUSTIN
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01AU653455
COMM. EXP. 01/23/2021

SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y. AND REPLY TO MUNICIPALITY

Send original to Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202.
Retain a copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: ZR-20-377

Postmark/Delivery Date: 8/27/20

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** 9/17/20 **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 Lead Agency Other: _____
- 5. Location of Property:** Entire Municipality Specific as follows: 971 Lawrence Avenue

- 6. Referral required as Site is within 500' of:** County Road County Sewer District Municipal Boundary State Highway Expressway
- Other State or County Property/Institution Farm Operation located in an Agricultural District Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use (be specific): Requesting to have chickens in a residential zone

8. Other remarks (SBL#, etc.): SBL#165.14-4-6

9. Submitted by: Martha L. Librock, Town Clerk 8/26/20

10. Return Address: 300 Glead Ave., East Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 8/27/20. 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. Comment on proposed action is attached hereto.
3. The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4. No Recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning: Sarah Gatti

Digitally signed by Sarah Gatti
Date: 2020.08.28 13:16:15 -04'00'

Date: 8/28/20

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: Permit for Chickens in town of Aurora			
Project Location (describe, and attach a location map): 971 Lawrence Avenue backyard			
Brief Description of Proposed Action: Permit for 5 Hens, No Roosters, I've had chickens for the past 5 years and want to continue to have fresh eggs at our new Residence 971 Lawrence Ave.			
Name of Applicant or Sponsor: Ashley Strazzella		Telephone: [REDACTED]	
		E-Mail: C [REDACTED] gmail.com	
Address: 971 Lawrence Avenue			
City/PO: East Aurora, NY		State: NY	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.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1 acres	
b. Total acreage to be physically disturbed?		0.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1 acres	
4. Check all land uses that occur on, are adjoining or 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 checked="" type="checkbox"/> Parkland Preserved land behind home			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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: _____ _____	<input checked="" type="checkbox"/>	<input 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: <u>Town water</u>	<input checked="" type="checkbox"/>	<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: <u>Town Sewage</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 plan?	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,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<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"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Ashley M Srazzella</u> Date: <u>08/10/2020</u>		
Signature: <u>[Signature]</u> Title: <u>MS</u>		

Ashtley Strazzella

971 Lawrence Avenue

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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.

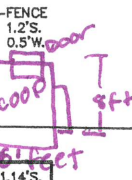
W. LINE OF SUB LOT 23

S 00°28' E
60' REC.
60.03' MEAS.

END FENCE
0.2' N.
0.1' E.

FND. I.P.
0.16' S.
ON LINE

FND. I.P.
0.25' S.
ON LINE



SHED
1.56' W.



SHED
1.12' N.

SUB LOT 12

MAP COVER 1556

FR. BLDG.
(EAVES CLEAR)
1.26' S.
10.3

← chicken wire fence

leach field

approx location of septic

FENCE
0.8' S.

fence already in place

CONC. WALK



1 STORY FRAME HOUSE No. 971 (EAVES CLEAR)

N 89°32' E
214.75'

215.69'
S 89°32' W

PARALLEL WITH THE C. OF SOUTH POMANDER SQUARE

PARALLEL WITH THE C. OF SOUTH POMANDER SQUARE

SERVICE WIRES

SERVICE WIRES

FND. I.P.

GUY ANCHOR
0.7' S.
1.8' E.

UTIL. POLE
1.4' S.
6.0' W.

OVERHEAD WIRES

UTIL. POLE
2.4' S.
9.0' W.

60.04'
N 00°26' E

180.04' TO THE C. OF SOUTH POMANDER SQUARE (49.5' WIDE)

LAWRENCE (49.5' WIDE) AVENUE

1034

1018018

996996

DENNIS RAMSDALELL

984

ARLENE RICE YE
VALERIE
GROSS 974

LEONARD + JEWELLY
MAZURKIEWICZ

964

944

1015

130

180
180

2000

ERIC MCWALLY
SEIJA MASIS

121
121

STEVEN + SARAH JASKOL (OWNER)
16 GYPSY LN

971

971

141

DORIS BOLTZ
DONALD
DANIEL
BOLTZ

151

151

171

171

178.73 ft

953

BRAD
GARLOW
770 OLEAN RD
CA

Pomander Square

EMERSON AVENUE

VILLAGE OF E. ANCHORAGE