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TOWN OF AURORA

Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

To: Aurora Planning Board

From: Aurora Town Board

Date: January 26, 2021

Re: Rezoning Application – Davis Road

At their January 25, 2021 meeting the Town Board voted unanimously to forward the application from Gary Dellaneve requesting to rezone a non-conforming vacant lot on Davis Road from R2 (residential 2) to B1 (business 1) for review and recommendation. The lot is SBL#199.01-2-25, located on the west side of Davis between Mill and Tannery Roads (see map).

Supervisor Bach requested that the Planning Board be made aware of a concern noted at their meeting that this is spot zoning and out of character with the neighborhood.

(Submit in Triplicate)

Fee: \$35.00

PETITION

TO AMEND THE ZONING MAP OF THE TOWN OF AURORA, NEW YORK, OR FOR USE PERMIT BY THE TOWN BOARD

TO: THE TOWN BOARD OF THE TOWN OF AURORA, NEW YORK

Pursuant to Article IX of the Zoning Ordinance of the Town of Aurora, the undersigned owner(s) and petitioner(s) hereby request that the Zoning Map of the Town of Aurora, be amended as follows:

1. Gary J Dellaneve
Name (First) (Middle Initial) (Last)

2. Location of property to be rezoned: DAVIS ROAD SBL 199.01-2-25

3. Area, in square feet, of the property to be rezoned: 0.31 ACRE
Dimension of the property to be rezoned: 80' x 174'

4. If the petitioner is not the owner of the property:
EUGENE NOWAK
Owner's Name and Address
51 EAGLE TERRACE, DEPEW NY
Owner's Name and Address
14043

What is the interest of the petitioner in the proposed rezoning?
PROSPECTIVE BUYER

5. Petitioner understands and agrees to furnish any of the following if requested by the Town Board or its agencies: An accurate survey map prepared by a licensed surveyor showing all dimensions, including interior angles or bearing of lines, and the location, proposed use and height of all buildings; location of all parking and truck loading areas, with access and egress drives thereto; location of outdoor storage, if any; location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; description of method of sewage disposal and location of such facilities; location and size of all signs; location and proposed development of buffer areas; location and design of lighting facilities; and the amount of building area proposed for retail sales, if any.

6. Attach the legal description of the property to be rezoned.

7. Present zoning classification of the property: RESIDENTIAL

8. Proposed zoning classification of the property: COMMERCIAL B1

9. Present use of the property: VACANT LAND

10. Proposed use of the property: storage of company vehicles

11. Description of uses on all adjacent properties and a general description of the type of neighborhood in which the subject property is located: _____

RESIDENTIAL

12. Names and Addresses of Owners of Abutting Properties:

- 1. _____
- 2. _____
- 3. _____
- 4. see attached
- 5. _____
- 6. _____
- 7. _____

13. Additional information which the petitioner believes will assist the Town Board in its consideration of this request for rezoning: _____

14. Petitioner(s) acknowledge that payment of the application fee is for administrative and advertising expense to the Town as a result of this application and in no way relates to either approval or disapproval of the application and is not refundable.

Date: 1/8/2021

[Signature]
(Signature of Petitioner)

[Signature]
(Signature of Owner)

1/6/2021

STATE OF NEW YORK }
COUNTY OF ERIE } SS:
TOWN OF AURORA }

On this 8 day of JANUARY, ✓, personally appeared before me
GARY JACOB DELLANEVE 7411 Seneca St, Aurora
(Name) (Address)

the petitioner, to me known to be the same person described in and who signed and executed the foregoing petition and who duly acknowledged to me the execution of the same for the purpose therein mentioned.

[Signature]
(Notary Public)

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ST GEORGE RC CHURCH
 DB-3300, P-442
 S-B-L 199.01-1-25

N/E JAMES STOLL
 DB-1228, P-5010
 S-B-L 199.01-2-24

**SITE PLAN FOR S-B-L 191.00-2-25
 DAVIS ROAD FOR MR JAKE DELLANEVE**

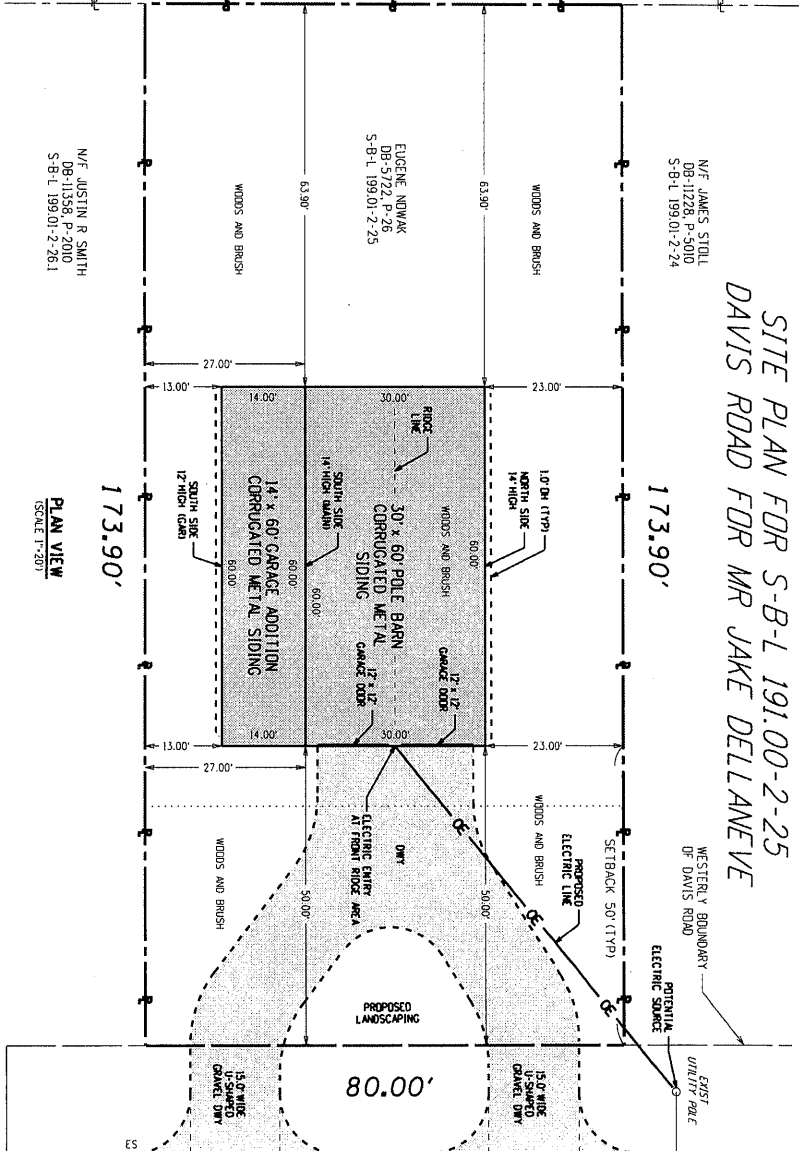
N/E BALTIMORE & OHIO RR

80.00'

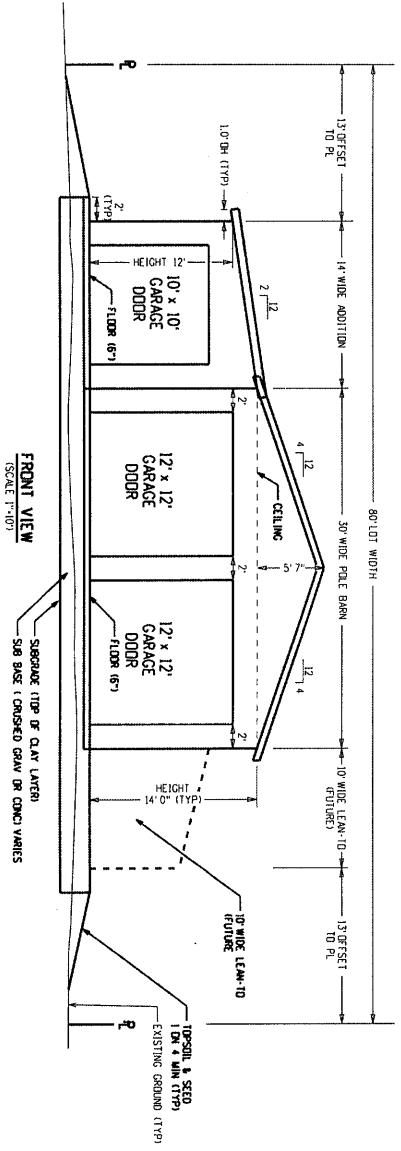
SHARON L. BELZ
 DB-1186, P-123
 S-B-L 199.01-1-26

N/E JUSTIN R. SMITH
 DB-11358, P-2010
 S-B-L 199.01-2-26.1

EUGENE NDWAK
 DB-5722, P-26
 S-B-L 199.01-2-25

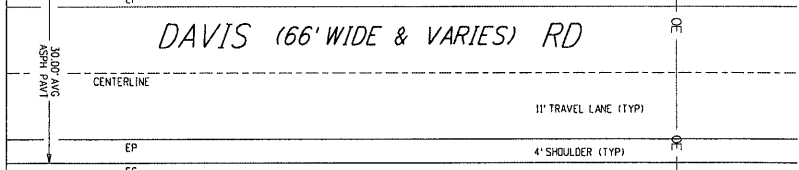


173.90'
PLAN VIEW
 (SCALE 1"=20')

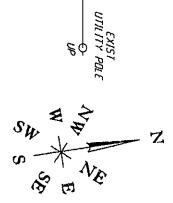


FRONT VIEW
 (SCALE 1"=10')

SHEDROOF TYPE OF CLAY LATER
 SIB BASE (CONCRETE OR CMU) VARIES



DAVIS (66' WIDE & VARIES) RD



LINE STYLES



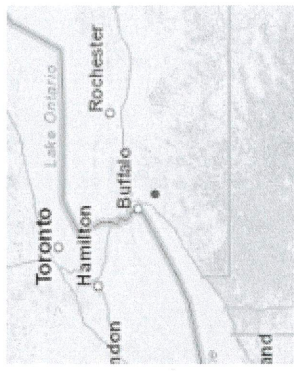
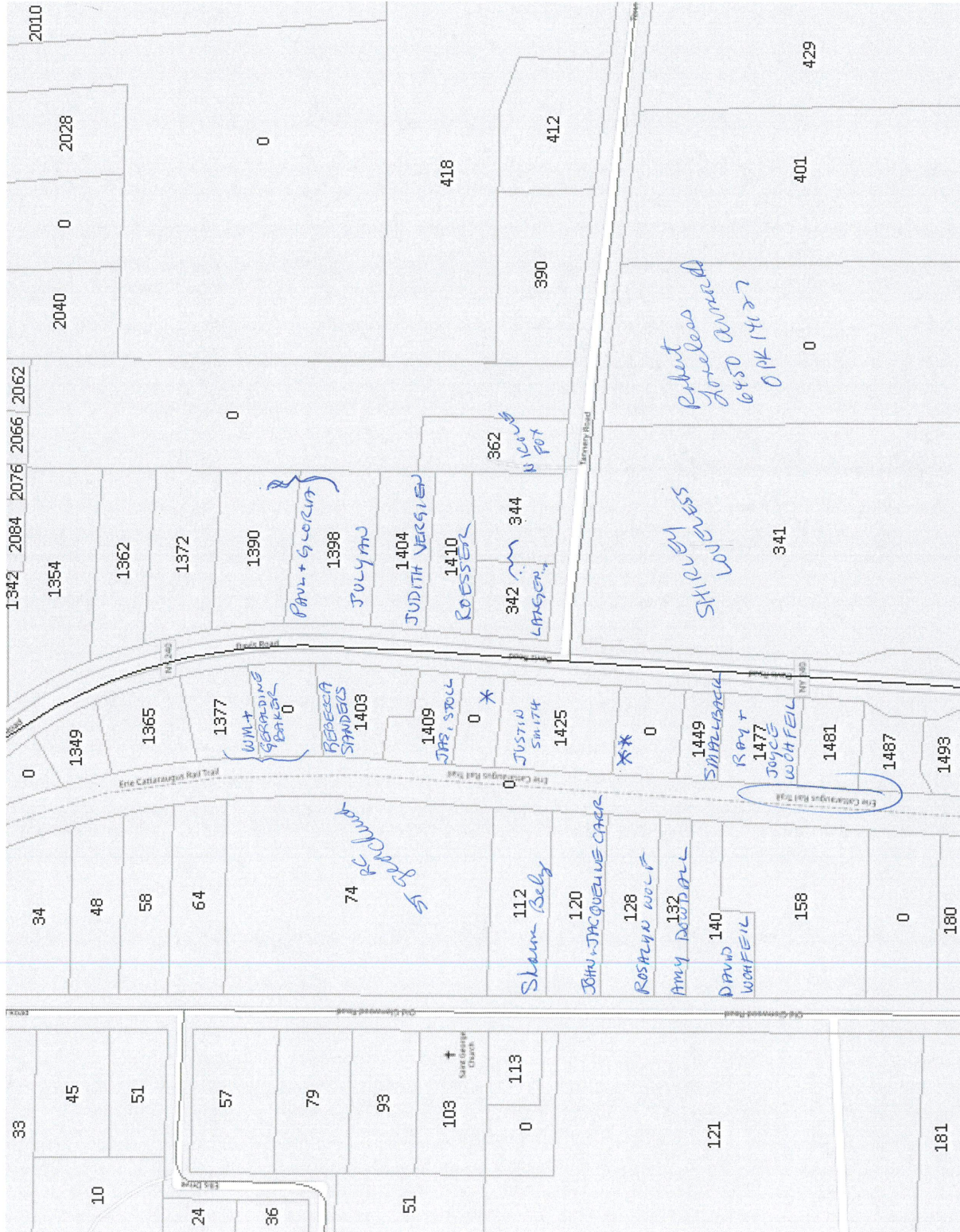
LEGEND & ABBREVIATIONS

- DR - DRIVE
- DN - DRAINAGE
- FR - FENCE
- PL - PROPERTY LINE
- TR - TYPICAL
- DB - DECK
- DB - DECK BOX
- 5-B-L - 5-B-L
- CAN - CAN
- ASH - ASPHALT
- EP - EDGE OF PARKING
- ES - EDGE OF SHOULDER
- DN - DRAINAGE
- FR - FENCE
- PL - PROPERTY LINE
- TR - TYPICAL
- DB - DECK
- DB - DECK BOX
- 5-B-L - 5-B-L
- CAN - CAN
- ASH - ASPHALT
- EP - EDGE OF PARKING
- ES - EDGE OF SHOULDER

- NOTES:**
- 1) Lot dimensions taken from the map are approximate.
 - 2) Building will be parallel with the side lines.
 - 3) No utility exploration was conducted.



Erie County On-Line Mapping Application



Legend

- Parcels
- Streets and Highways
 - Interstate
 - Primary State Road
 - Secondary State Road
 - County Road
 - Local Road

* EUGENE NOWAK
51 EAGLE TRAIL, DEPEW 14043

1425 CITIZENS BANK
DAVIS 13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

* LINDA RUSINSKI
52 BIELAK RD
ORCUT PK 14127

1449 Don + Patricia SMALLBACK
DAVIS

1410 MELVIN + DIANE
DAVIS
+ 344
342 TANNER
MARK + CHERYL LANGENDORFER

0 0.07 0.1 Miles

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: 4,514



Map View

Explore the area around Davis Rd.

Street view

Take a virtual walk around the neighborhood.

Schools

- 1 Elementary School
- 1 Middle School
- 1 High School

Crime

Low of th

" LOT OF RECORDS "

Description

Vacant lot on Davis Road, West Falls, 14170, north opposite Tannery Rd.

80 ft wide, 174 ft deep, 0.31 acres. (13,920 sq ft)

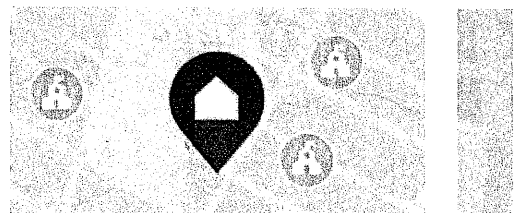
2018 taxes; School \$127.75, County \$177.22

Zoned R-2, frontage is grandfathered *nonconforming* as an approved building lot being less than 100 feet.

SBL 199.01-2-25, between 1409 & 1425 Davis Road.

For Sale By Owner.

See More



Home Details for Davis Rd

- Days on Market: 180+ Days on Trulia
- Property Type: Lot Land
- Lot Size: 0.31 acres

R 2
 Min 100' frontage
 32670 sq ft
 B1 same
 B2 same

Price History for Davis Rd

Date	Price	Event
10/07/2020	\$9,000	PriceChange
02/28/2020	\$9,500	PriceChange
01/31/2020	\$10,000	PriceChange

- R1 - Residence 1
- R2 - Residence 2
- R3 - Residence 3
- RR - Rural Residential

- A - Agriculture
- B1 - Business 1
- B2 - Business 2
- I - Industrial

