



575 Oakwood Avenue, East Aurora, NY

**TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION**

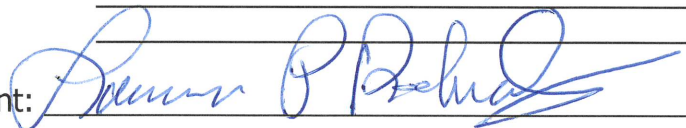
PETITIONER: Name: Lawrence Roland
Address: 757 Center St
East Aurora NY 14052
City State Zip
Phone: _____ Fax: _____ E-Mail: _____

PROPERTY OWNER (if different from petitioner):

Name: _____
Address: _____ Ph. No. _____


PROJECT ADDRESS: 757 Center St 187.02-1-3.31
No. Street SBL No.

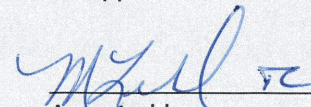
PROJECT DESCRIPTION: agriculture storage barn,
hold items around my house.

Signature of Applicant: 

State of New York) SS:
County of Erie)

On the 5th day of July, in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Lawrence Roland, 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 they 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
SHERYLA A. MILLER
Reg. #01MI6128663
Notary Public, State of New York
Qualified In Erie County
Commission Expires June 13, 2025

OFFICE USE ONLY:
File #: _____ Number of Lots 2 Total Acreage _____ Zoning A
Open Development Area Review Application Fee \$ 150⁰⁰ cash
Materials Received by Town Clerk & Fee Paid  7/7/2022
Accepted by Date

25.8 A(C)
1.11

29

S NO. 3

1.2
1.3 A (C)
125 ¢

DISTRICT

592.10
2.4 A
2.1
573 ¢
180.04
199.9 ¢

5.82 A
3.3

ROLAND

make 3.4
410.3
389.70

400
3.1
106.80
106.80

400 ¢
4
120 ¢

120
5
120 ¢

92
6
92 ¢

92
7
92 ¢

92
8
92 ¢

SEWER

FETZER

7.82 A
3.2

5.2 A(C)
9

S

283 ¢
10
125 ¢

11

2.1A
12.1

COUNTY

MC 1969

13

1969

(66' WIDE)

STREET

C 1969

642.80

244.32

920

356.6

20

920

5.2 A(C)

9

622.80

106.80

120

120

92

92

92

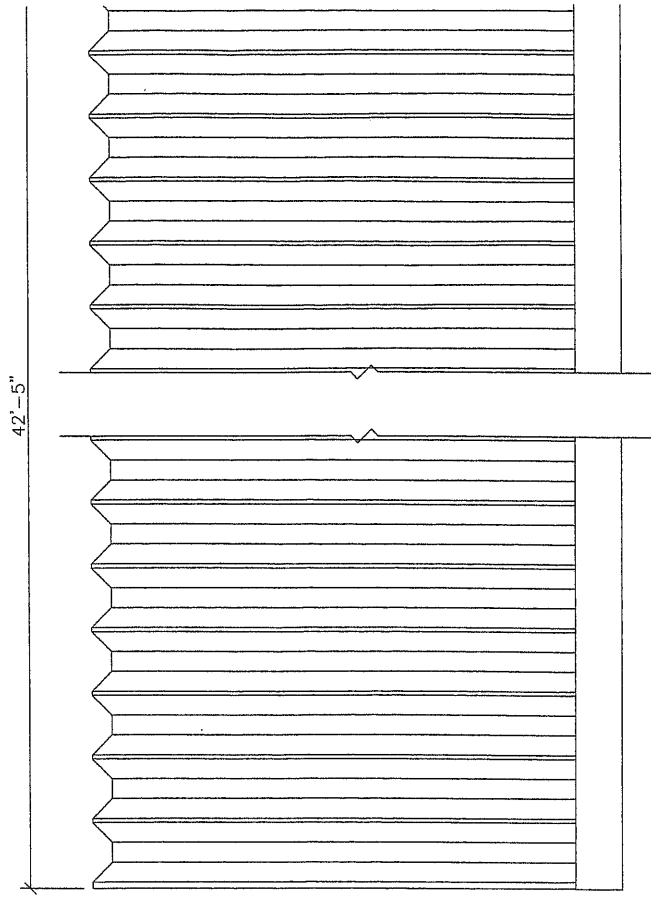
125

484.56 ¢

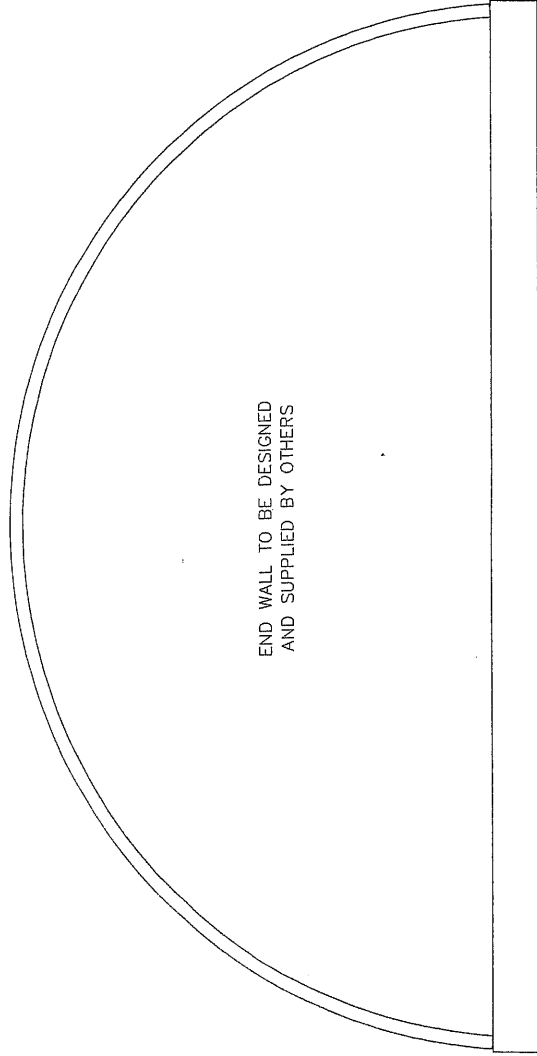
SEC 187.02

BLK 1

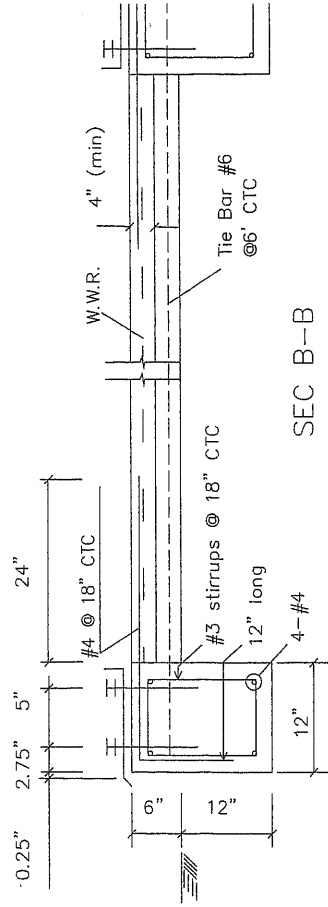
765 CENTER ST



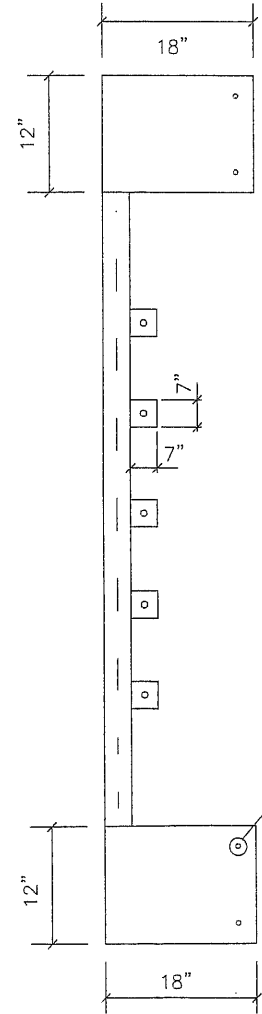
SIDE ELEVATION



REAR ELEVATION



SEC B--B



SEC A--A

WARNING: DO NOT REMOVE OR REDUCE THE CONCRETE FLOOR OR THE REINFORCING STEEL, AND/OR RAISE THE TOPS OF THE FOOTERS ABOVE THE FLOOR OR BUILDING FAILURE MAY RESULT

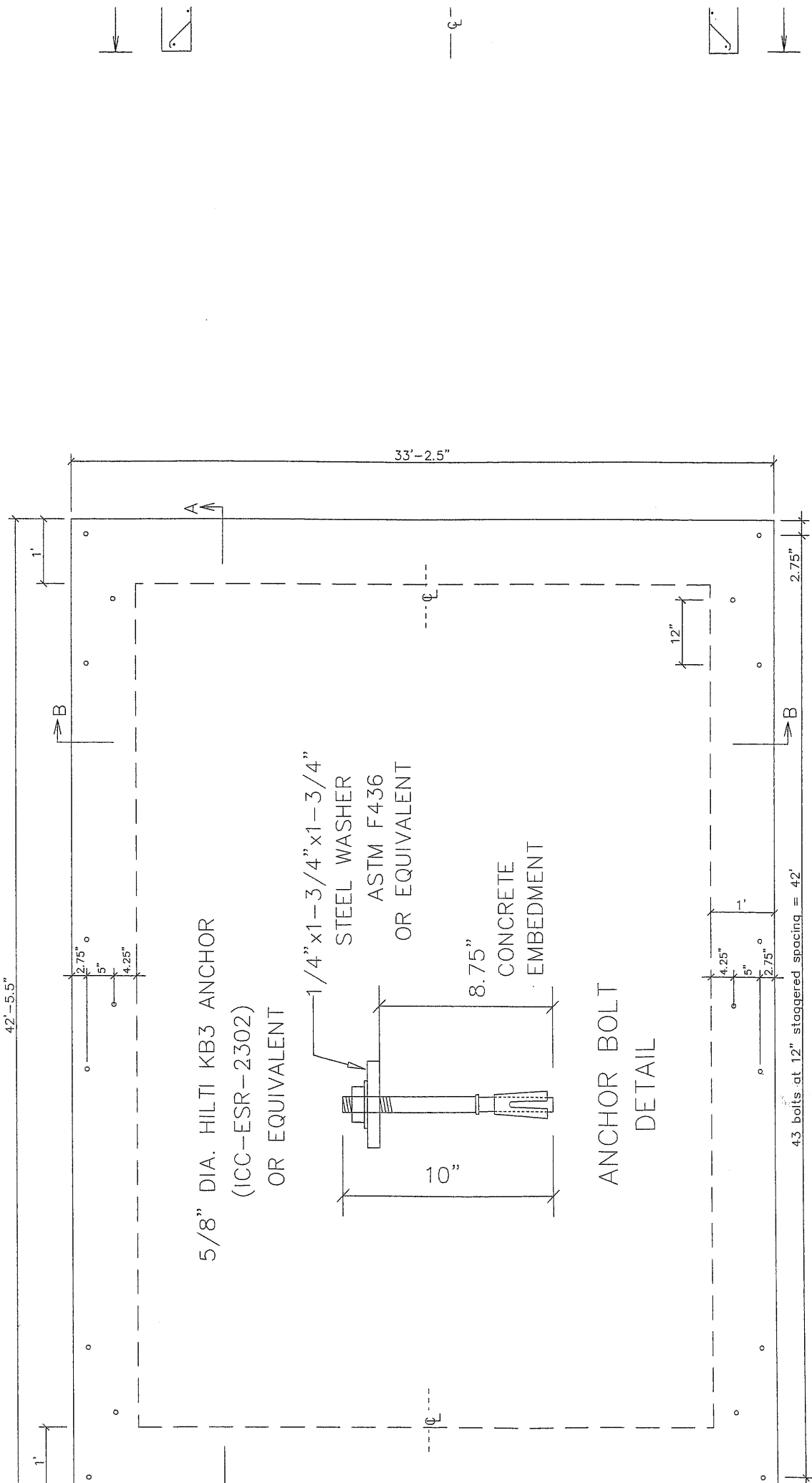
Minimum Concrete Cover:

(a) Concrete Cast against earth:

Total 7 Tie Bars @6' CTC

3"

(c) Concrete not exposed to earth or weather:
0.75"

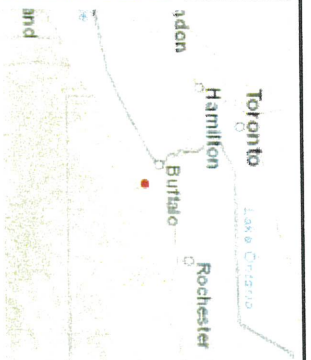


FOUNDATION PLAN





Erie County On-Line Mapping Application



Legend
 Parcels



WGS_1984_Web_Mercator_Auxiliary_Sphere
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

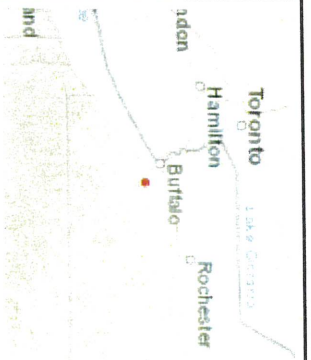
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1 : 2,257





Erie County On-Line Mapping Application



Legend
 Parcels



WGS 1984 Web Mercator Auxiliary Sphere
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1 : 1,128



ZBA #1410
9/14/22

MINUTES OF A MEETING AS HELD BY THE
ZONING BOARD OF APPEALS OF THE
TOWN OF AURORA

September 14, 2022

CASE #1410 Lawrence Roland,
767 Center St, East Aurora, NY

After due deliberation by the members of the Zoning Board of Appeals of the Town of Aurora, County of Erie and State of New York, the following motion was made by Paul Ernst and seconded by Rod Simeone to grant a front yard variance, flag lot frontage width variance of 35 feet and a distance between rights of way variance of 66 feet for an accessory building in the front yard of the residence at 757 Center Street, East Aurora, NY (an Open Development Area lot).

This variance is granted on the condition of obtaining an approved building permit within (1) one year.

The variance is granted in accordance with the testimony and exhibits presented.

This is Type 2 under SEQRA.

Upon a vote being taken:

Ernst Aye

Simeone Aye

Morgan Aye

Carl Aye

Burkhardt Aye

Upon a vote being taken Ayes-Five Noes-No Motion carried.

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



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

TOWN OF AURORA

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

July 7, 2022

TOWN COUNCIL MEMBERS

Charles D. Snyder
csnyder@townofaurora.com

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

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TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

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

FAX: (716) 652-3507

*This institution is an equal
opportunity provider and employer.*

Lawrence Roland
757 Center St
East Aurora, NY 14052

Dear Lawrence:

The Building Department has reviewed request to construct an accessory building on your property at 757 Center St. The request has been denied because it fails to meet the code requirements for an accessory building in the Agriculture (A) Zoning District in which it is located. Additionally, variances are needed from the current ODA regulations.

Section 116-8.5F(2) & 116-18A(1)

Required: No accessory building/structure shall be erected in the front yard.

Requested: Accessory building in the front yard

Variance: Accessory building in the front yard

Section 99-31A(2)

Required: The flagpole portion of the lot must have a minimum 75' frontage on an existing state, county, or Town road and maintain a minimum 75' wide ROW retained by the property owner.

Requested: Existing ingress/egress of 40'

Variance: 35'

Section 99-31A(9)

Required: Minimum distance between rights-of-ways of 100'

Requested: Existing ROW is approximately 34' to ROW at 765 Center St

Variance: 66'

This letter serves as notice that we have received the application and fee for the Zoning Board of Appeals. You will receive notification from the Town Clerk with the date and time of the next available hearing. If you have any questions, please contact our office at 652-7591.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Cassidy".

Elizabeth Cassidy
Code Enforcement Officer



CASE NO. 1410

DATE OF HEARING 8/18/2022

Town of Aurora Zoning Board of Appeals
575 Oakwood 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 Lawrence Roland
Address 757 Center St
City East Aurora State NY ZIP 14052
Phone _____ Fax _____ Email _____
Interest in the property (ex: owner/purchaser/developer) _____

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 757 Center St East Aurora NY 14052
SBL# 187.02-1-3.31
Property size in acres 11.5 Property Frontage in feet 0 (Easement)
Zoning District A Surrounding Zoning A/RM 40'
Current Use of Property residential

IV. REQUEST DETAIL

(check all that apply)

Variance from Ordinance Section(s) # 116-8.5 F(2) & 116-18 A(1.5); 99-31 A(2);
 Special Use Permit for: _____ 99-31 A(1)
 Use Variance for: _____
 Interpretation of _____

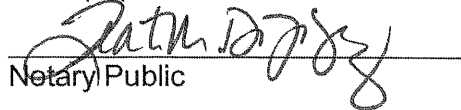
V. SIGNATURES (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 5)


Signature of Applicant/Petitioner

Lawrence P Polanski
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 30th day of June in the year 2022 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)

Leah M. Di Filippo
NOTARY PUBLIC, NYS
Erie County, #01DI6210715
My Comm expires Aug. 31, 2025

Office Use Only: Date received: 7/7/22 Receipt #: 385850

CASH

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 am requesting this due to a request to go in front of the zoning board for the building of my agricultural storage barn. My residents is not visible by the human eye from all four sides of my property. This barn will be for use of items around my home. The residents to my left are my daughter and brother in law who both are pleasant to have this new building built.

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:

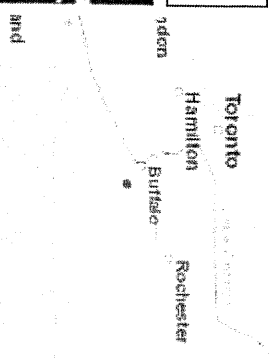
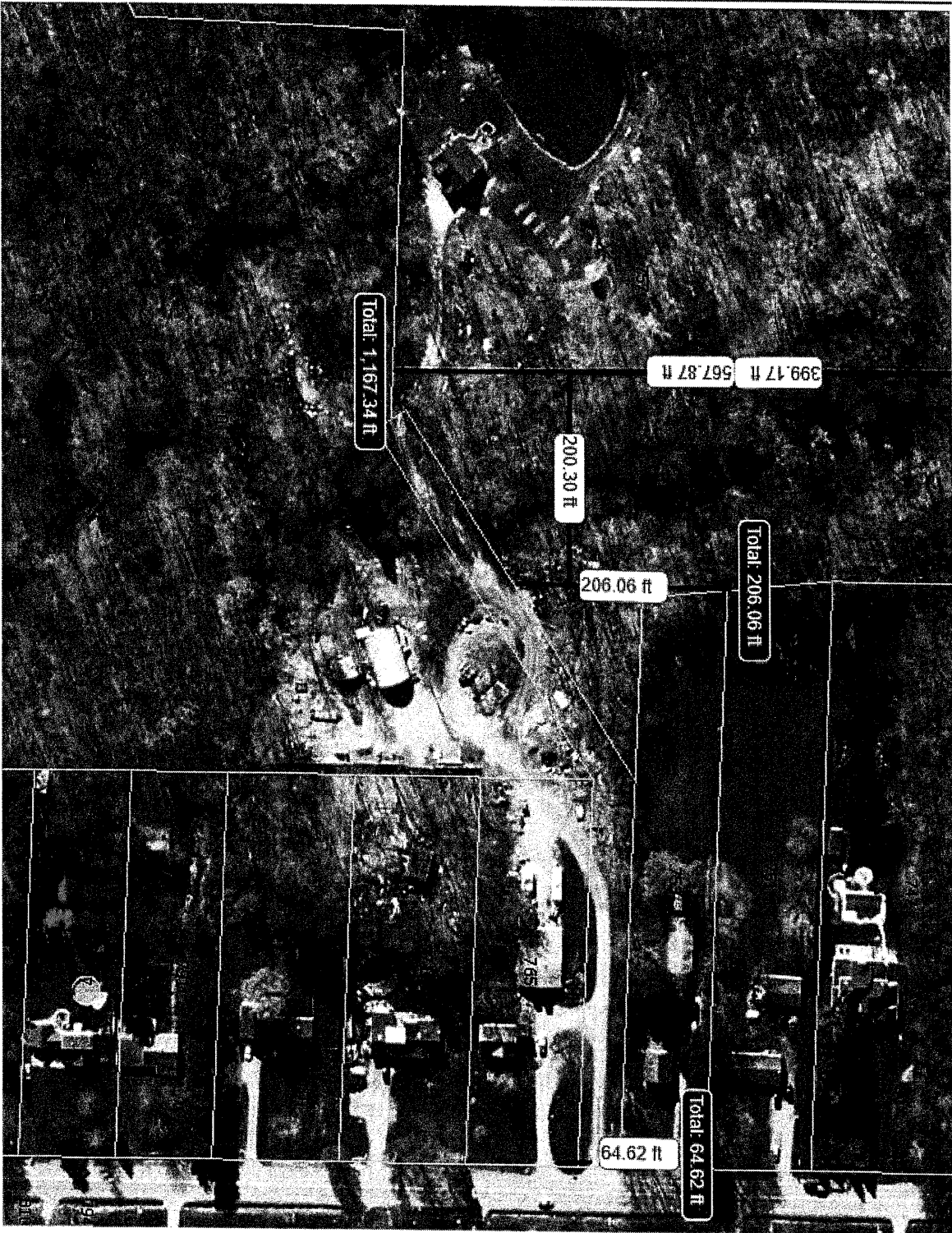
3) Describe why you believe that the essential character of the neighborhood/community will not change if the Zoning Board of Appeals grants you a use variance: no one will be affected by the location or the building no one can see the building.

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

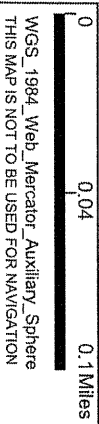
(Attach additional pages if needed)



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Legend
 Parcels



WGS, 1984, Web, Mercator, Auxiliary, Sphere
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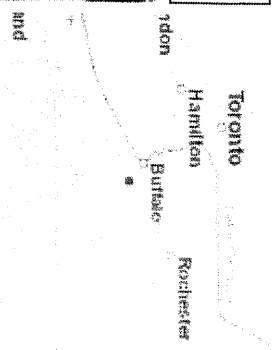


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□ Parcels

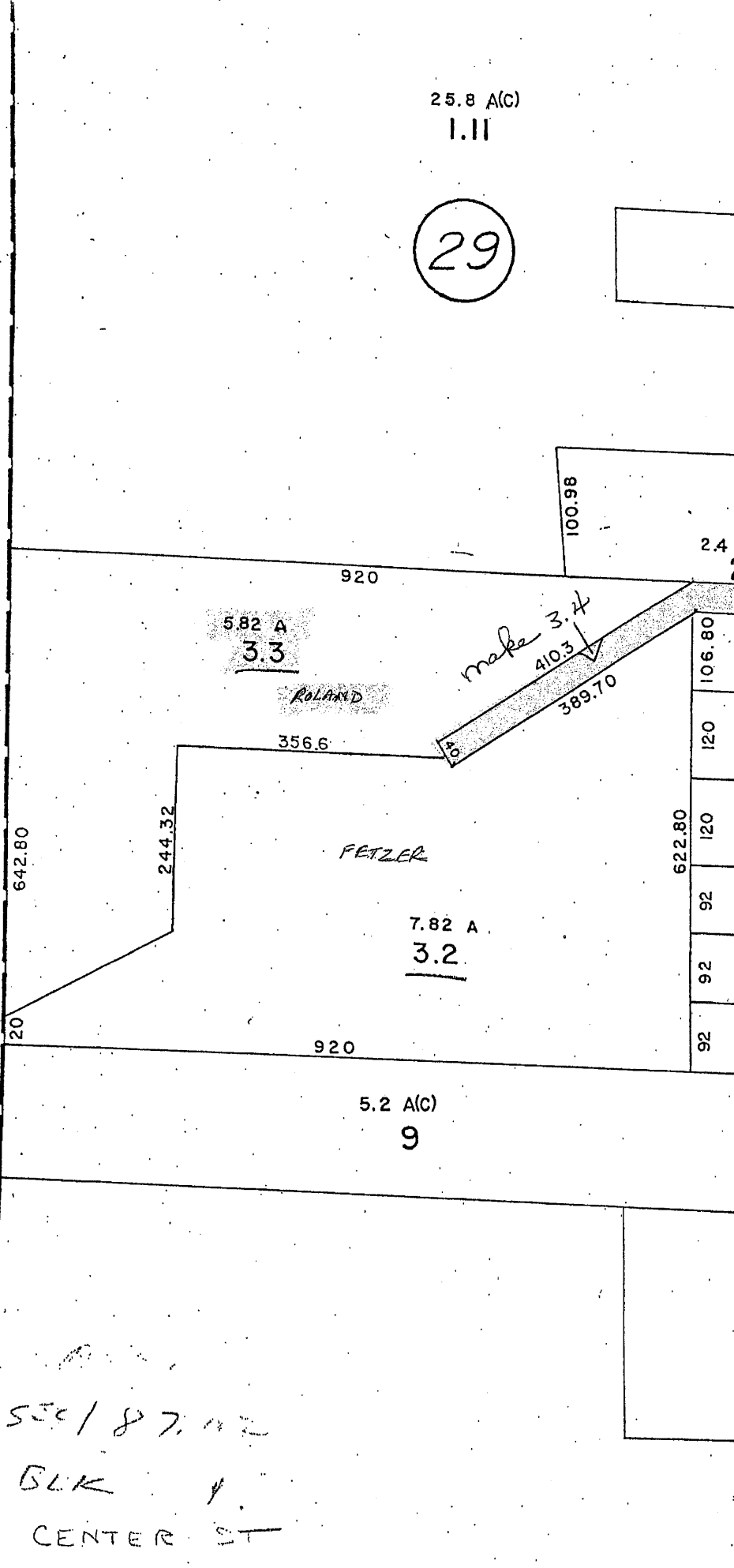
1: 1,128



25.8 A(C)
1.11

29

NO. 3	484.56 €
1.2 1.3 A (C)	125 €
DISTRICT	199.9 €
592.10	180.04 €
2.1 2.4 A	573 €
400	106.80 €
3.1	106.80 €
400 €	120 €
4	120 €
SEWER	120 €
5	120 €
6	92 €
7	92 €
8	92 €
400 €	120 €
9	120 €
283 €	125 €
10	125 €
2.1A	125 €
12.1	125 €
COUNTY	125 €
MC 1969	125 €
13	125 €

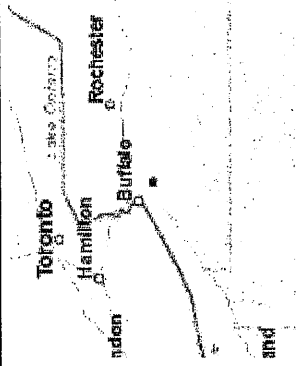


765
 550 / 87.112
 BLK 1
 CENTER ST

STREET (66' WIDE)

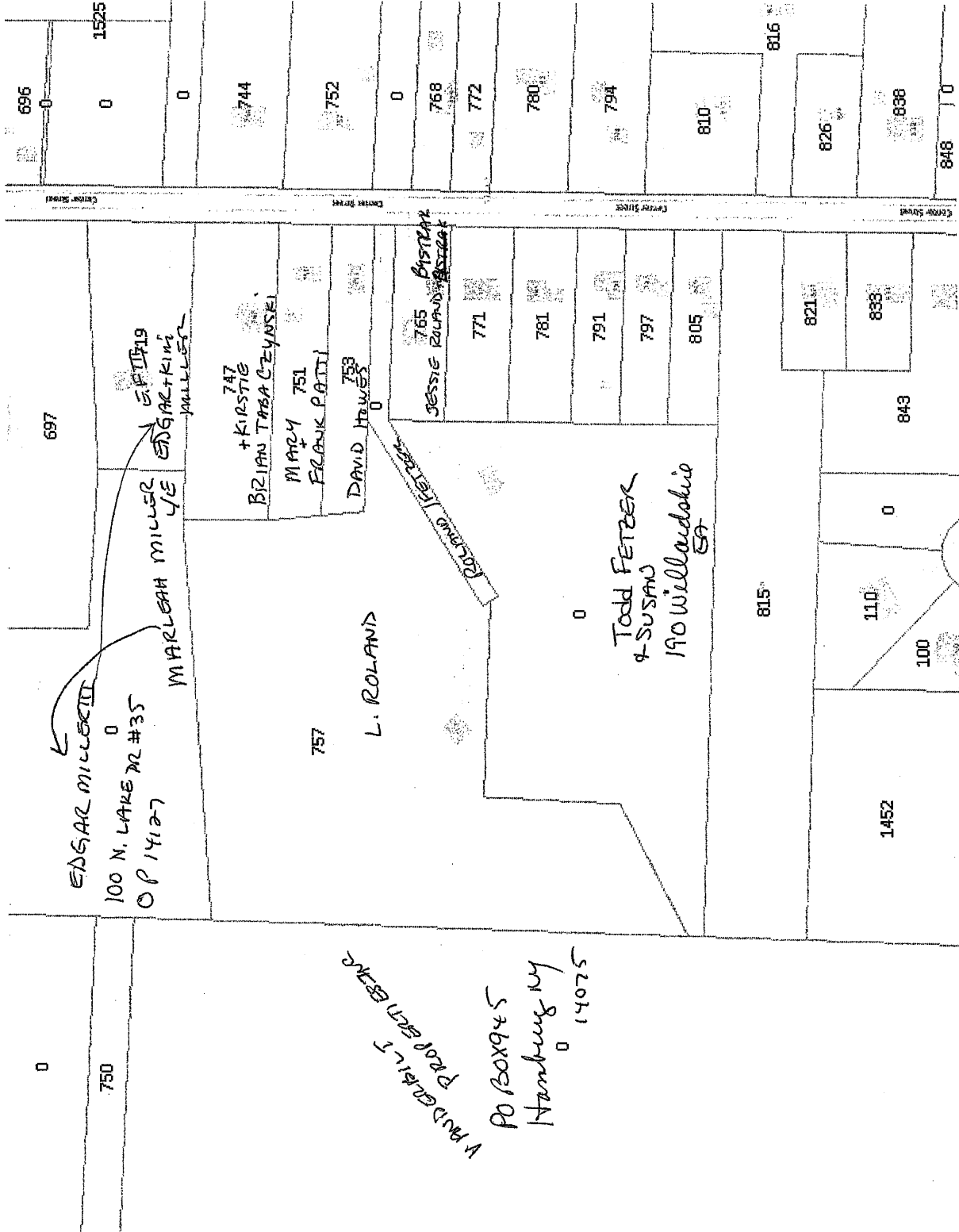


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Legend

□ Parcels



0 0.07 0.1 Miles
WGS 1984, Web_Mercator_Auxiliary_Sphere
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