



CASE NO. 1426

DATE OF HEARING 11/17/22

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 Edmund A. Fischer, Jr. and Pamela V. Fischer
Address 69 Kelly Court
City Lancaster State NY ZIP 14086
Phone 7 Fax _____ Email p
Interest i er/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 VL Boies Road
SBL# 200.00-4-10.11
Property size in acres 1.754+/- acres Property Frontage in feet 20 Feet
Zoning District Rural Residential/Agriculture Surrounding Zoning Rural Residential/Agriculture
Current Use of Property Vacant Land

IV. REQUEST DETAIL

(check all that apply)

Variance from Ordinance Section(s) # § 99-31(A)(1), § 99-31(A)(2); § 99-31(A)(3); § 99-31(A)(5); § 116-8.5(E)(2).
 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)

Ryan P. McCarthy

Signature of Applicant/Petitioner

Ryan P. McCarthy, Esq.

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 11th day of ~~November~~ October 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.

PS

Notary Public

(Notary stamp)

PETER J. SORGI
Notary Public, State of New York
No. 02SO6102438
Qualified in Erie County
My Commission Expires 12-03

Office Use Only: Date received: 10/14/22 \$ 100 Receipt #: 568030

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)

Please see attached.

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: Please see attached.

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: Please see attached.

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

(Attach additional pages if needed)

AUTHORIZATION

Edmund A. Fischer, Jr. and Pamela V. Fischer, as the record owners of real property commonly referred to as VL Boies Road, Town of Aurora, NY, New York (SBL No. 200.00-4-10 11), consisting of approximately 1.74 acres, hereby authorizes Hopkins Sorgi & McCarthy PLLC (Project Attorney), to seek all required approvals and permits from the Town of Aurora and other involved governmental agencies, included but not limited to the Town of Aurora Zoning Board of Appeals, relative to the development of the aforesaid real property.

Edmund A. Fischer, Jr.
Edmund A. Fischer, Jr.

Pamela V. Fischer
Pamela V. Fischer

Dated: 5-5-2022

Dated: 5-5-2022

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

TOWN COUNCIL MEMBERS

October 13, 2022

Charles D. Snyder
csnyder@townofaurora.com

Hopkins, Sorgi & McCarthy PLLC
Ryan P. McCarthy, Esq
726 Main St, Ste B
East Aurora, NY 14052

Luke Wochensky
lwochensky@townofaurora.com

RE: ODA lot Boies Rd SBL: 200.00-4-10.11

James F. Granville
jgranville@townofaurora.com

Mr. McCarthy:

Joseph M. McCann
jmccann@townofaurora.com

The Building Department has reviewed the ODA application submitted on behalf of your clients Edmund and Pamela Fischer for the above referenced property. The lot fails to meet the code requirements for ODA lots in the Town of Aurora.

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

Section 99-31A(1)
Required: Minimum lot size will be three acres exclusive of the "flagpole" portion of the property.
Requested: Lot area of 1.55 Ac
Variance: 1.45 Ac

CODE ENFORCEMENT
OFFICER
Elizabeth Cassidy
(716) 652-7591
building@townofaurora.com

Section 99-31A(2)
Required: The flagpole portion of the lot must have a minimum of 75' of frontage on an existing state, county, or Town road and maintain a minimum 75' wide ROW retained by the property owner.
Requested: Flagpole of 20'
Variance: 55'

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

Section 99-31A(3)
Required: All access roadways will be located on a private ROW at least 75' wide.
Requested: Private ROW of 20' wide
Variance: 55'

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

Section 99-31A(4)(a)
Required: At every increment of 150' of access roadway length, there will be an additional vehicle pass-by bump-out measuring a minimum 6' wide and 25' long.
Requested: Eliminate 2 bump-outs along flagpole
Variance: Eliminate 2 bump-outs

TOWN ATTORNEY
Brigid M. Maloney

Section 99-31A(5)
Required: Front yard setback of 200' from the boundary line parallel to the street ROW.
Requested: 100' front yard setback
Variance: 100'

TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

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

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.

FAX: (716) 652-3507

Sincerely,

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

Elizabeth Cassidy
Code Enforcement Officer

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

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

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at www.Erie.gov/IRonline, OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N. Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: _____

Postmark/Delivery Date: _____

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 1 - nn
A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

Description of Proposed Action

1. Name of Municipality: Town of Aurora

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.

If the county fails to reply within such period, the referring body may take final action.

However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)

The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

2. Hearing Schedule: **Date** 11/17/2022 **Time** 7:00pm **Location** 575 Oakwood 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 Address: Vacant lot Boies Road, E. Aurora

5a. S.B.L. of Property: 200.00-4-10.11

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: Lot size, frontage, ingress/egress - right of way width, and front yard setback for proposed building
(specify the action, such as the are all less than required by Town Code. Also requesting elimination of driveway bump-outs
scope of variances or site plans) along "flag pole" of lot. (Open Development Area Lot per Town Code)

8. Other remarks: _____

9. Submitted by: Martha Librock, Town Clerk Email: townclerk@townofaurora.com

10. Return Address: 575 Oakwood Ave., East 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. 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: _____ Date: _____



October 10, 2022

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

Re: Request for Area Variances – Lot Size; Lot Frontage; Right-of-Way Width; Front Setback
Property: VL Boies Road, Town of Aurora, NY (SBL No. 200.00-4-10.11)
Property Owners: Edmund A. Fischer, Jr. and Pamela V. Fischer

Dear Zoning Board of Appeals:

Our firm represents Edmund A. Fischer, Jr. and Pamela V. Fischer, the owners of a vacant parcel of land located on Boies Road in the Town of Aurora, New York (the "Property"). The Fischers have owned the Property since 1984 and the Property has existed in its current configuration since 2009. Subsequently, following an extended moratorium, recent changes were made to the Town of Aurora Code including the addition of Open Development Area requirements¹, necessitating several variances for the Fishers' Property to remain a buildable lot.

This Letter of Intent shall explain the grounds for the necessary variances. Attached please find as follows:

- Exhibit A: Deed
- Exhibit B: Survey
- Exhibit C: Town of Aurora Zoning Map Identifying Nearby "Flagpole" Lots

¹ See Town of Aurora Code § DL-1 Disposition of Legislation; Town of Aurora Code § 99 Subdivision of Land and Open Development Area.

Request for Area Variances – Edmund A. Fischer, Jr. and Pamela V. Fischer
 VL Boies Road, Town of Aurora, NY (SBL No. 200.00-4-10.11)
 October 10, 2022

Exhibit D: EAF

Requested Area Variances

<u>VARIANCE #</u>	<u>DESCRIPTION</u>	<u>CODE SECTION</u>	<u>REQUIRED</u>	<u>REQUESTED</u>
1	Lot Size	§ 99-31(A)(1); § 116-8.5(E)(2)	3 Acres	1.55 Acres ✓
2	Lot Frontage	§ 99-31(A)(2)	75 Feet	20 Feet
3	Right-of-Way Width	§ 99-31(A)(3)	75 Feet	20 Feet
4	Front Yard Setback	§ 99-31(A)(5)	200 Feet	100 Feet

Grounds for Area Variances

New York Town Law Section 267-b(3) sets forth the standards for granting area variances as follows:

3. Area variances.

(a) The zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such local law, to grant area variances as defined herein.

(b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider: (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the

**Request for Area Variances – Edmund A. Fischer, Jr. and Pamela V. Fischer
VL Boies Road, Town of Aurora, NY (SBL No. 200.00-4-10.11)
October 10, 2022**

benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

In making its determination, the Zoning Board of Appeals (“ZBA”) must balance “the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.”

The benefit to the Applicant is to allow them to retain the ability to build a single-family home on the Property which they previously had for many years, the loss of which would mean that they could not utilize the property to have a home constructed on it, which was their intent prior to the aforementioned changes to the Town Code.

The Applicant respectfully submits that there is no detriment to the health, safety and welfare of the neighborhood or community, the requested variances relating to access all exceed the requirements under the Residential Code of New York State², all requested variances exceed the requirements of the Rural Residential district comprising all of Boies Road³, and the property is substantially similar to many other “flagpole” lots with residences in the immediate area.⁴ Accordingly, the Property would not result in a “detriment to the health, safety and welfare of the neighborhood or community.”

² See, e.g., Residential Code of New York State § 511 Emergency Vehicle Access for Detached One- and Two- Family Dwellings.

³ Town of Aurora Code § 116-8.4 (D)-(E).

⁴ See Exhibit C Town of Aurora Zoning Map Identifying Nearby “Flagpole” Lots.

The five factors listed in § 267-b(3)(b) provide guidance as to the types of issues the ZBA can consider, but which are not dispositive, regarding area variances.

- 1. “[W]hether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance”:** As discussed above, the requested variances relating to access all exceed the requirements under the Residential Code of New York State, all requested variances exceed the requirements of the Rural Residential district comprising all of Boies Road, and the property is substantially similar to many other “flagpole” lots with residences in the immediate area. The map attached as Exhibit C highlights in green some of the numerous residential “flagpole” lots in the area of the Town adjacent to Boies Road. The granting of the variance and construction of a single-family home would not create an undesirable change in the character of the neighborhood.
- 2. “[W]hether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance”:** There is no other method to achieve the benefit sought. The parcel has been owned by the Applicants in its current configuration for many years, predating the current version of the Town of Aurora Code. The requested variances are necessitated only by recent changes to the Aurora Town Code. Without the requested variances, the changes would prevent the Applicants from building

any structure on their Property, making the Property all but worthless.

3. **“[W]hether the requested area variance is substantial”**: The variance is not substantial when considering they still all exceed relevant New York Residential Code requirements and all Town of Aurora requirements for lots in the Rural Residential District. Similarly, the variance is not substantial as it relates to the area since there are similar “flagpole” lots in the area of the Town adjacent to Boies Road.

4. **“[W]hether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district”**: No adverse physical or environmental impacts exist from the granting of the requested variances. This is an unlisted action pursuant to the New York State Environmental Quality Review Act and unlisted actions, as opposed to Type 1 Actions, do not have a presumption of adverse environmental impact⁵.

Moreover, prior to any construction to occur at the Property following granting of the variances, further approvals are needed from the Town of Aurora.

⁵ Pursuant to 6 NYCRR 617.4(a)(1), “a Type I action carries with it the presumption that it is likely to have a significant adverse impact on the environment and may require an EIS.” However, this Project is an unlisted action pursuant to SEQRA and the definition of an Unlisted Action, set forth at 6 NYCRR 617.2(a), does not carry the presumption that it is likely to have a significant adverse impact on the environment.

5. “[W]hether the alleged difficulty was self-created”: As discussed previously, the Applicant owned the Property in its current configuration prior to the Town’s recent amendments to its Town adding the additional Open Development Area regulations, so the hardship was not self-created.

The Applicants respectfully submit that the granting of the necessary variances will provide a substantial benefit to the Applicants, and would not pose any “detriment to the health, safety and welfare of the neighborhood or community,” and accordingly request that the variances be granted.

If further information is needed, please do not hesitate to contact me. Thank you.

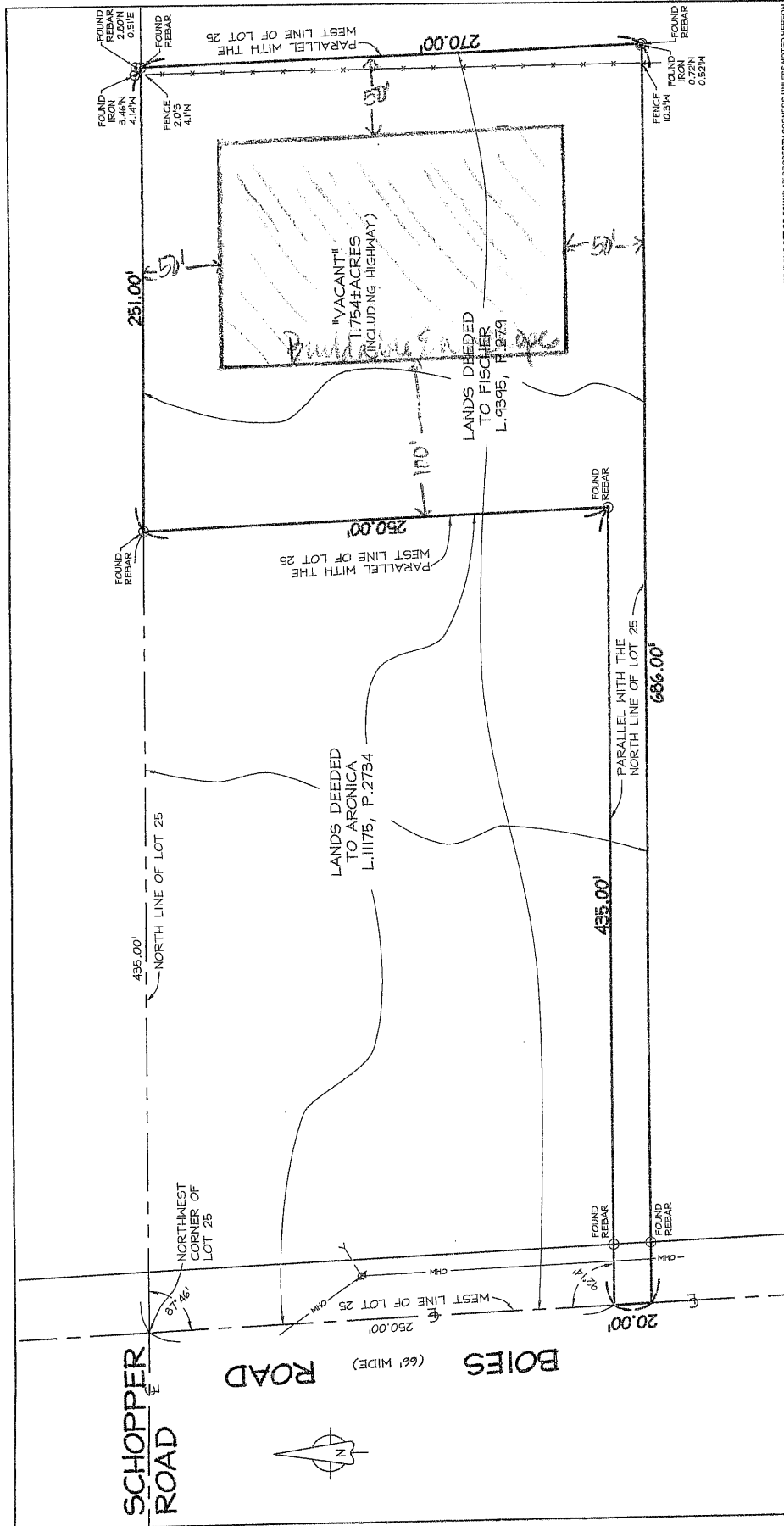
Sincerely,

HOPKINS SORGI & MCCARTHY PLLC


Ryan P. McCarthy, Esq.

Enc.

cc: Edmund A. Fischer, Jr. and Pamela V. Fischer



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

The survey was prepared in accordance with the standards of an International Association of Professional Surveyors or other authority in the absence of title and is subject to any state or local laws, regulations, codes, orders, specifications, plans or reports in a violation of section 7209, provision 2 of the New York State Education Law.

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

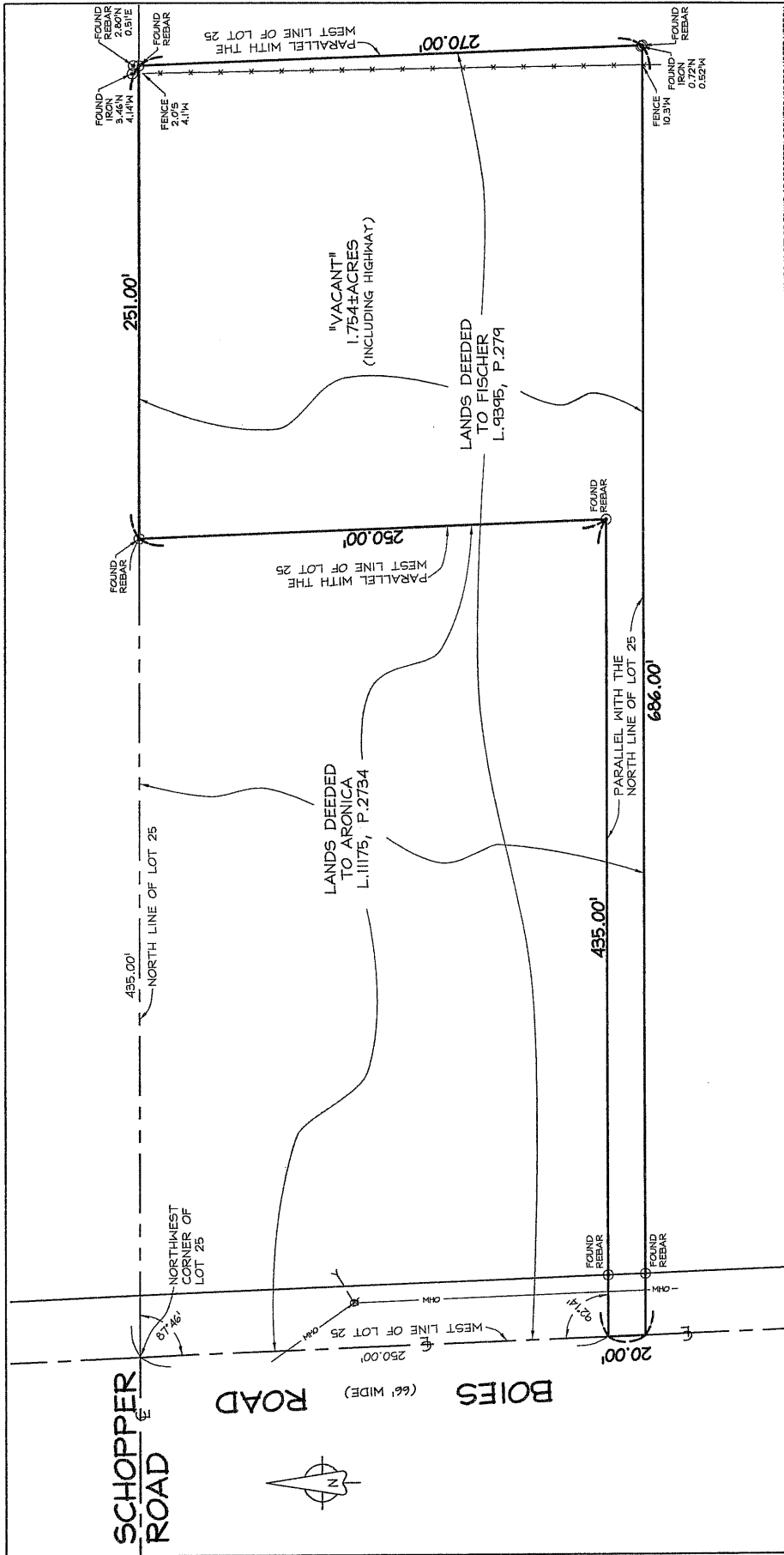
NUSSBAUMER & CLARKE, INC.
 EST. 1927
 ENGINEERS AND SURVEYORS

BOUNDARY SURVEY
VACANT LAND - BOIES ROAD
 Part of Lot 25, Township 9, Range 6
 Holland Land Company's Survey
 Town of Aurora
 County of Erie, State of New York

Date of Survey: 6/28/18 Scale: 1" = 50' Project No.: 1813-0300

Robert A. Kenyon

Successors to the records of Carl Land Surveyors



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED (RECORD)
 This survey was prepared without the benefit of an Unlicensed Alternative or Adjacent to any survey drawing, but may be revealed by an examination of such.
 509 Main Street, P.O. Box 516, East Aurora, NY 14052
 p (716) 655-1058 f (716) 655-1964 www.nussbamer.com

BOUNDARY SURVEY
VACANT LAND - BOIES ROAD
 Part of Lot 25, Township 9, Range 6
 Holland Land Company's Survey
 Town of Aurora
 County of Erie, State of New York

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 Project No.: 18J3-0300

Successors to the records of Oraf Land Surveyors
 Successors to the records of James L. Shiller, Land Surveyor

NUSSBAMER & CLARKE, INC.
 EST. 1911
 ENGINEERS AND SURVEYORS

Jonathan M. Keegan

EXHIBIT C
TOWN OF AURORA ZONING MAP
IDENTIFYING NEARBY "FLAGPOLE" LOTS



● Blue= Property

● Green= Flag lot

Town of Colden

EXHIBIT D

EAF

Short Environmental Assessment Form

Part 1 - Project Information

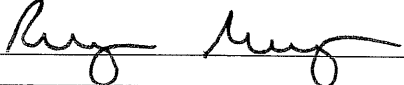
Instructions for Completing

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: Fischer Variance Application			
Project Location (describe, and attach a location map): VL Boies Road, Town of Aurora, NY (SBL No. 200.00-4-10.11)			
Brief Description of Proposed Action: Applicants are requesting variances from the Aurora Town Code to allow for construction of a residence on their property.			
Name of Applicant or Sponsor: Edmund A. Fischer, Jr. and Pamela V. Fischer (c/o Hopkins Sorgi & McCarthy PLLC)		Telephone: 716-805-7191 E-Mail: rmccarthy@hsmlegal.com	
Address: 726 Main Street, Suite B			
City/PO: East Aurora		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"/>
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: Town of Aurora Zoning Board of Appeals grant of area variances			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

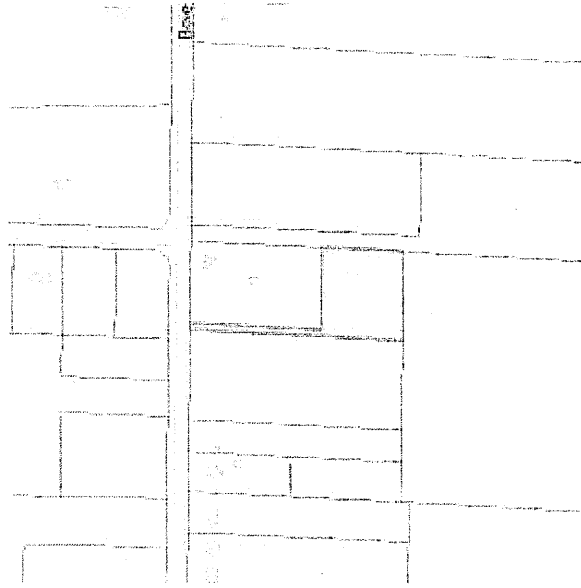
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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, a. Will storm water discharges flow to adjacent properties? 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"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Edmund A. Fischer, Jr. and Pamela V. Fischer</u> Date: <u>10/10/2022</u>		
Signature: <u></u> Title: <u>Attorney for Applicant</u>		

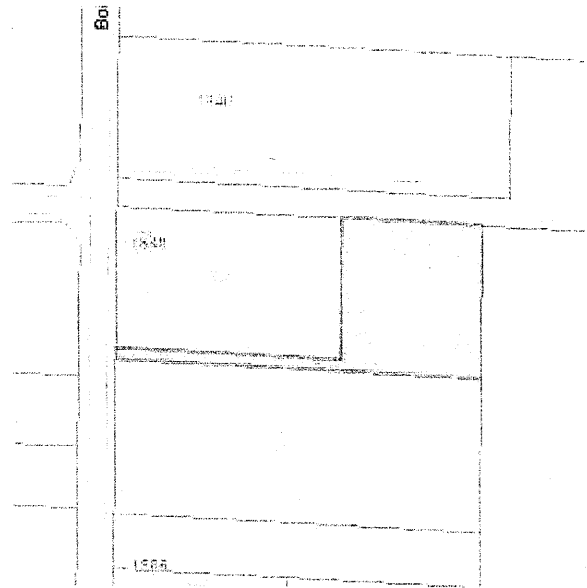
Erie County On-Line Mapping System

Parcel Detail Report

Report generated:
10/11/2022 12:17:45 PM



Parcel Overview Map



Parcel Detail Map

PIN: 142489200000004010110

SBL: 200.00-4-10.11

Address: 0 BOIES RD

Owner 1: FISCHER EDMUND A JR

Owner 2: FISCHER PAMELA V

Mailing Address: 1313 MCKINLEY PKWY

City/Zip: LACKAWANNA NY 14218

Municipality: Aurora

Property Class: 311

Class Description: R - Res vac land

Front: 0

Depth: 0

Deed Roll: 1

Deed Book:

Deed Page:

Deed Date:

Acreage: 1.73938736

Total Assessment: \$2,400

Land Assessment: \$2,400

County Taxes: \$2,400

Town Taxes: \$0

School Taxes: \$0

Village Taxes: \$0

School District: EAST AURORA UNION FREE DISTRICT #1

Year Built: 0

Sqft Living Area: 0

Condition: 0

Heating: 0

Basement: 0

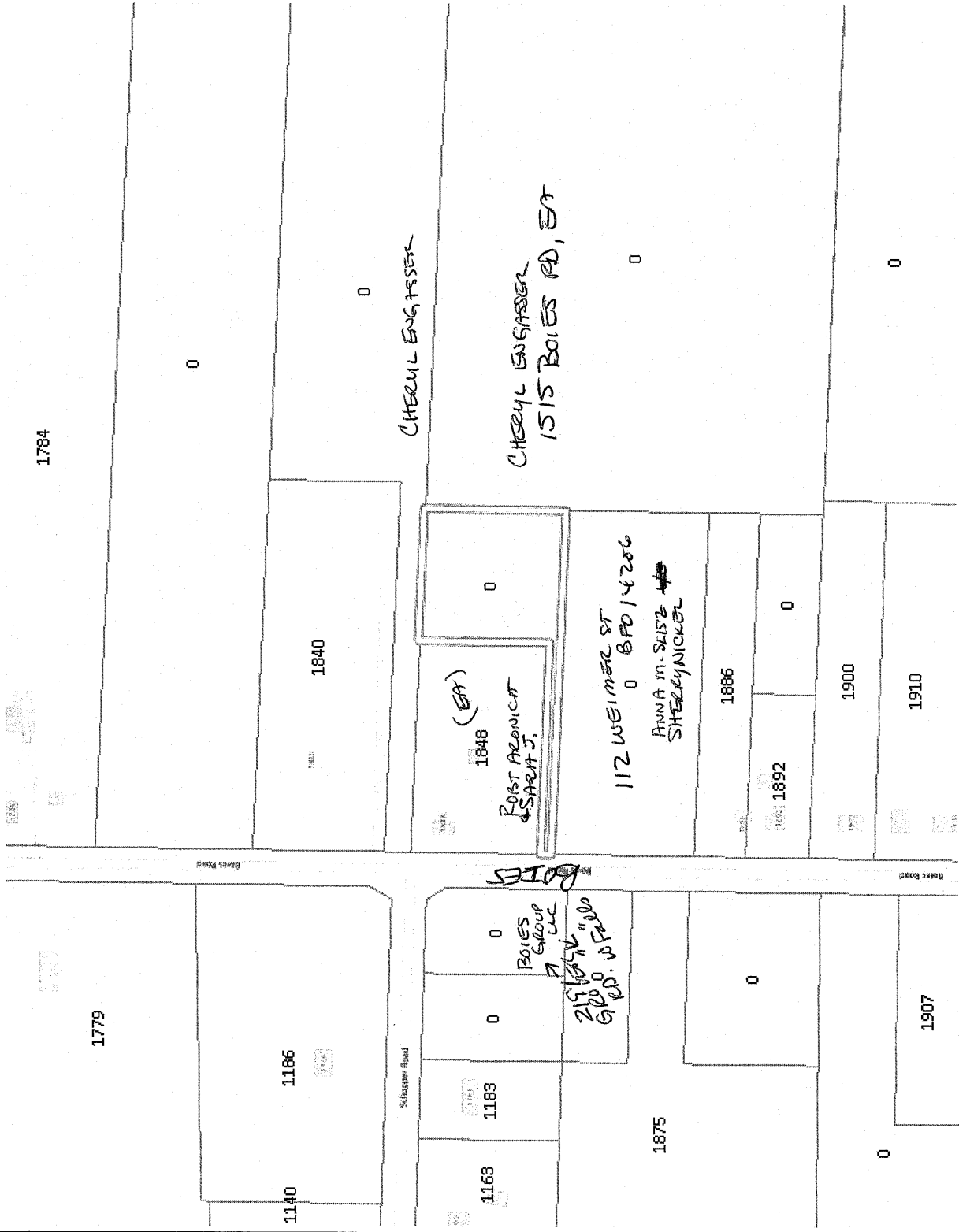
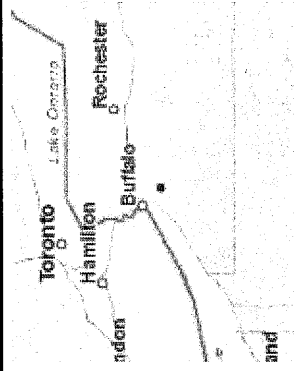
Fireplace: 0

Beds: 0

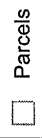
Baths: 0



Erie County On-Line Mapping Application



Legend



Parcels

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

