



CASE NO. 1438

DATE OF HEARING 6-15-2023

Town of Aurora Zoning Board of Appeals  
300 Gleed 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 Ryan + Shauna Pritchard  
Address ~~570 Davis Rd~~ 3950 N. Millgrove Rd  
City ~~East Aurora~~ Alden State NY ZIP 14004  
Phone 585 Email wym l.com  
Interest in th (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 570 Davis Rd East Aurora, NY 14052  
SBL# 174.00-3-10.2  
Property size in acres 29.5 Property Frontage in feet 420ft  
Zoning District \_\_\_\_\_ Surrounding Zoning \_\_\_\_\_  
Current Use of Property residential

#### IV. REQUEST DETAIL

(check all that apply)  
 Variance from Ordinance Section(s) # for an accessory building in the front yard.  
 Special Use Permit for: \_\_\_\_\_  
 Use Variance for: \_\_\_\_\_  
 Interpretation of \_\_\_\_\_

**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)

There are several mature trees to the side of the house that we were trying to leave intact. We felt that aesthetically it would look best to place the garage in front of the home in an area where we wouldn't disturb existing trees. The house is not visible from the street and is set back deep into the woods.

**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**

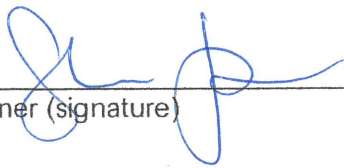
The undersigned, who is the owner of the premises know as:

... 570 Davis Rd East Aurora, NY 14052 identified as Tax Map (SBL)# 174.00-3-10.2  
(address)

hereby authorizes ... Kelkenberg Homes ..... 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.

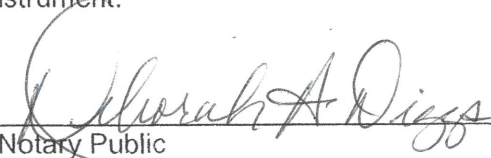
Shauna Pritchard  
Owner (print)

5/11/23  
Date

  
Owner (signature)

STATE OF NEW YORK     )  
  SS  
COUNTY OF ERIE         )

On this 11<sup>th</sup> day of May, 2023, before me, the undersigned, a notary public in and for said state, personally appeared Shauna Pritchard, 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

DEBORAH A DIGGS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01D16431314  
Qualified in Erie County  
Commission Expires April 04, 2026

SUPERVISOR  
James J. Bach  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



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

## TOWN OF AURORA

Aurora Municipal Center  
575 Oakwood Avenue, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

### TOWN COUNCIL MEMBERS

Charles D. Snyder  
[csnyder@townofaurora.com](mailto:csnyder@townofaurora.com)

Luke Wochensky  
[lwochensky@townofaurora.com](mailto:lwochensky@townofaurora.com)

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[jgranville@townofaurora.com](mailto:jgranville@townofaurora.com)

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[jmccann@townofaurora.com](mailto:jmccann@townofaurora.com)

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[assessor@townofaurora.com](mailto:assessor@townofaurora.com)  
(716) 652-0011

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(716) 652-8866  
[chris@townofaurora.com](mailto:chris@townofaurora.com)

TOWN ATTORNEY  
Brigid M. Maloney

TOWN JUSTICE  
Jeffrey P. Markello  
Anthony DiFilippo IV

HISTORIAN  
Robert L. Goller  
(716) 652-7944  
[historian@townofaurora.com](mailto:historian@townofaurora.com)

FAX: (716) 652-3507

May 12, 2023

Ryan and Shauna Pritchard  
3950 North Millgrave Road  
Alden, NY 14004

Mr. and Mrs. Pritchard:

The Building Department has reviewed the request to *construct a detached garage in the front yard at 570 Davis Road, East Aurora, NY (SBL: 174.00-3-10.2)*. The request has been denied because it fails to meet the code requirements for *no accessory building/structure to be erected in the front yard*.

*Section 116-8.5 F (2)*  
*Required: No accessory building/structure shall be erected in the front yard.*  
*Requested: Allow for accessory building/structure in the front yard.*  
*Variance: Grant location designated in application.*

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 Village Clerk with the date and time of your hearing. If you have any questions, please contact us at 652-7591.

Sincerely,

Richard Miga  
Assistant Code Enforcement Officer



# Short Environmental Assessment Form

## Part 1 - Project Information

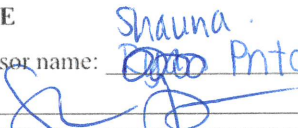
### Instructions for Completing

**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: <span style="font-size: 1.2em; color: blue;">Ryan + Shauna Pritchard residence</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em; color: blue;">570 Davis Rd East Aurora, NY 14052</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em; color: blue;">Detached Garage</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em; color: blue;">Ryan + Shauna Pritchard</span>		Telephone: <span style="font-size: 1.2em; color: blue;">5</span> <span style="font-size: 1.2em; color: blue;">0</span>	
		E-Mail: <span style="font-size: 1.2em; color: blue;">wyl</span> <span style="font-size: 1.2em; color: blue;">oo.com</span>	
Address: <span style="font-size: 1.2em; color: blue;">3950 N. Millgrove Rd</span>			
City/PO: <span style="font-size: 1.2em; color: blue;">Alden</span>		State: <span style="font-size: 1.2em; color: blue;">Ny</span>	Zip Code: <span style="font-size: 1.2em; color: blue;">14004</span>
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 checked="" type="checkbox"/>
			YES <input checked="" 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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<span style="font-size: 1.2em; color: blue;">29.5</span> acres	
b. Total acreage to be physically disturbed?		<span style="font-size: 1.2em; color: blue;">1/10</span> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<span style="font-size: 1.2em; color: blue;">29.5</span> 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



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"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Shauna Pritchard</u> Date: <u>5/10/23</u></p> <p>Signature: </p>		

NOT PREPARED WITHOUT THE  
 ABSTRACT OF TITLE.  
 5/8" REDBAR

DAVIS ROAD (66' WIDE)

660.0' TO THE N.W.  
 CORNER OF LOT 53

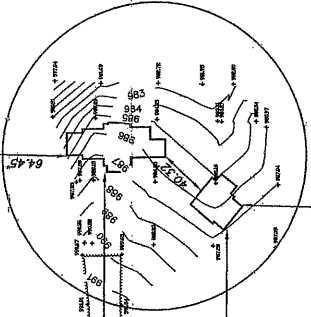
N 00°36'02" E 420.00'  
 WEST LINE LOT 53  
 CENTERLINE  
 N 00°36'02" E 419.97'

EXISTING REDBAR 1.25" W.

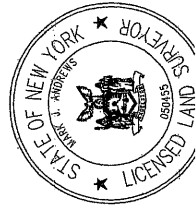
12" HDPE INV=986.11  
 12" HDPE INV=986.70

GRAVEL STABILIZED  
 CONSTRUCTION ENTRANCE

CLEARED DRIVEWAY AREA



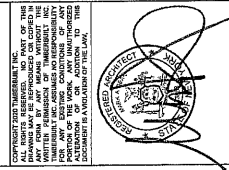
SEE ENLARGED DETAIL



*[Handwritten signature]*

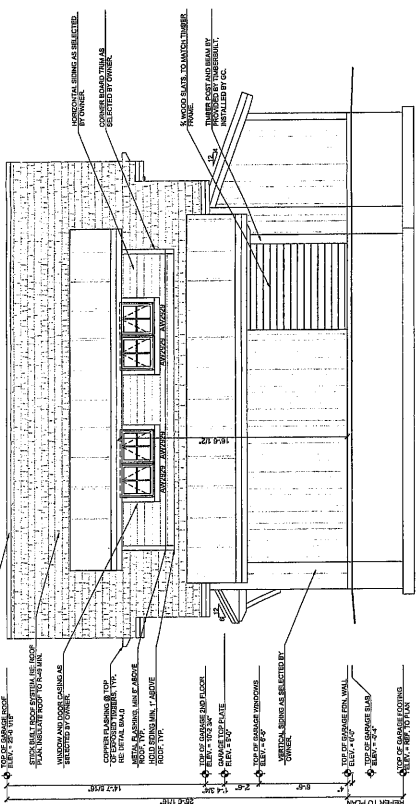
REVISION/TYPE



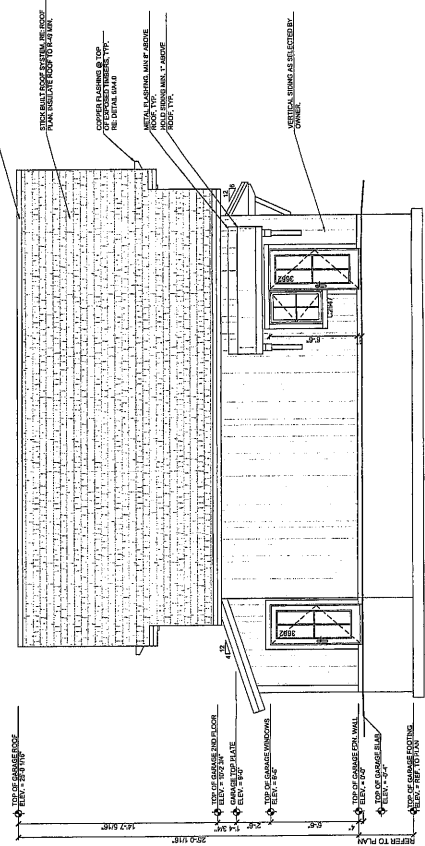


PROJECT NAME: Pritchard Residence  
 GARAGE ELEVATIONS

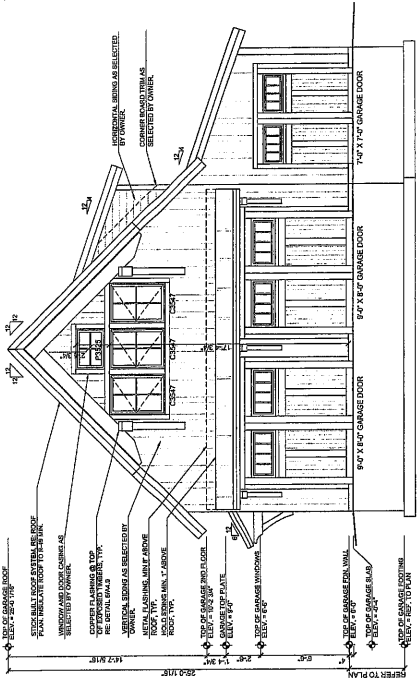
D APPROVED AS DRAWN  
 D APPROVED AS NOTED  
 D NOT APPROVED, RECOUNT  
 WITNESS: J.S. SHOWN  
 DATE: 8/25/2021  
 No. A2.2



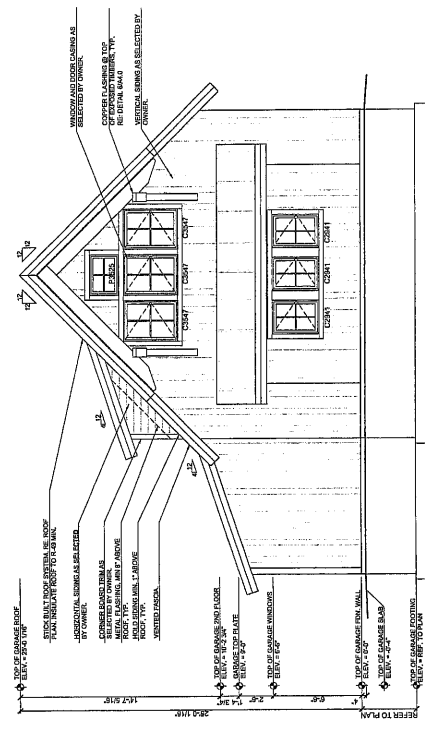
2 SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



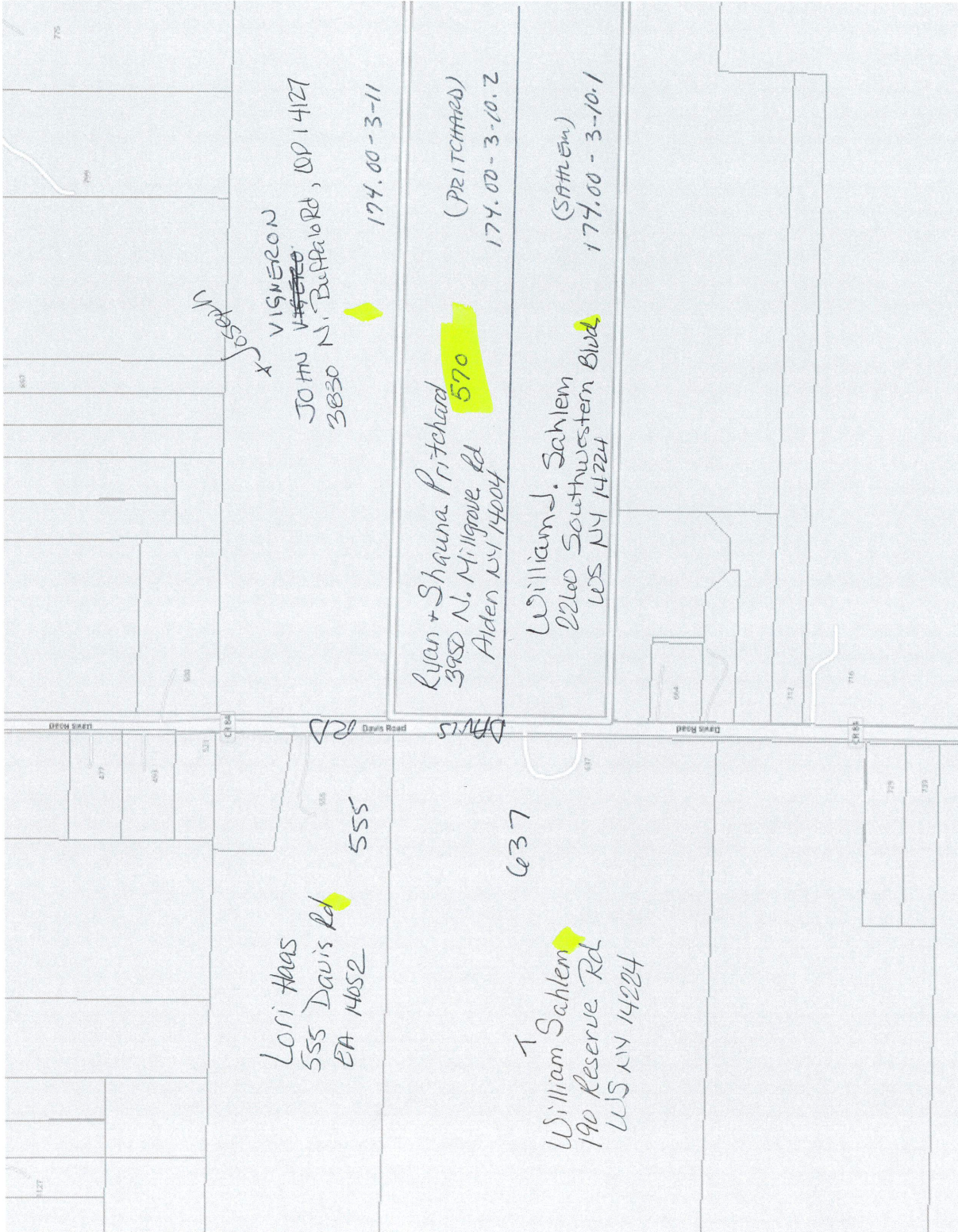
3 WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



570 Davis

174.00-3-10.2

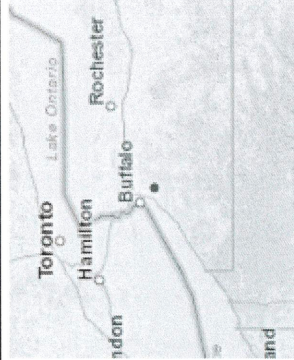
# Erie County On-Line Mapping Application



**Legend**

- Parcels

OP 14127  
OP 14127  
X  
637  
Joseph X  
JAMES T. THURMOND  
LCC



0 0.14 0.3 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: 9,028