

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

June 15, 2023

CASE #1438-Ryan & Shauna Pritchard & Kelkenberg Homes
570 Davis Road, East Aurora, NY

The hearing was called to order by the Acting Chairman Davis Heussler with the following Board members present:

Mandy Carl
Nancy Burkhardt
Rod Simeone
Stephanie Morgan, Alternate

Excused: Paul Ernst

Others Present: Elizabeth Cassidy, Code Enforcement Officer

The notice of the Public Hearing was read by the Deputy Town Clerk. The notice was duly published in the East Aurora Advertiser as evidenced by the Affidavit of Publication, marked as exhibit 1. The Affidavit of Posting was marked as exhibit 2. The ZBA Application was marked as exhibit 3. The Petitioners Letter of Intent was marked as exhibit 4. A Letter of Authorization was marked as exhibit 5. The Building Department Letter of Determination was marked as exhibit 6. The ECDP Form and Response was marked as exhibit 7. The Short Environmental Assessment form was marked as exhibit 8. The Copy of the Survey was marked as exhibit 9. A Copy of the Deed was marked as exhibit 10. Elevation Sketches were marked as exhibit 11. The List of Abutting Property Owners was marked as exhibit 12.

The Chairman opened the hearing with the Pledge of Allegiance to the Flag and stated the purpose and procedure of the hearing. Following the hearing a meeting would be held to render decision for front yard variance for an accessory building in the front yard of the residence at 570 Davis Rd., East Aurora, NY.

Pritchard Shauna Pritchard 570 Davis Road.

Heussler You have a newly constructed home?

Pritchard We are just wrapping up on construction of our home now, it is supposed to wrapped up next week. The garage was a phase two project so rather on the side of the home we chose to put it in the front because there was probably 8-10 mature trees we would have had to take out as well as the grade of the site slopes off quite a bit. The spot where we choose to put it was a nice flat clear spot

already. It is going to match the style of the home. The home is a timber frame construction and there are timbers on the garage, but it is wood frame construction not timber frame construction. Siding, roofing all of that is going to match.

Heussler It looks like a three-car garage.

Pritchard Yes it's a two-car garage and an ATV which is smaller.

Heussler There is a second story over part of the garage and what is that for?

Pritchard That is a loft storage area.

Heussler You said there are no plans for anybody to live there.

Pritchard No we had the architect draw out a guest suite for pricing, but we opted against it.

Heussler Utilities?

Pritchard Electric, we do have water going out there and we are going to put a hose bib on the outside.

Heussler You said this is strictly personal and your storage.

Pritchard Yes.

Simeone Your husband potentially down the road you were thinking of using it as an ADU?

Pritchard We wanted to price that out for future but that is not in the future for us. When we got the pricing back we nixed that pretty quickly.

Simeone So you said that you would have water, electric and no heat, no living quarters so if that would occur down the road that would be different variances you would have to apply for.

Morgan I thought there was going to be gas in there, did that change?

Pritchard If we were going to do the apartment situation we would of, but we are not going to.

Heussler Is there anyone else that would like to be heard on this case? (No response) The hearing is closed.

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Discussion:

Heussler It's pretty straight forward, back in the woods. There isn't any place else to put it.

Carl Despite my dismay about front yard accessory buildings I agree with this one.

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Decision:

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 Rod Simeone and seconded by Nancy Burkhardt to grant a front yard variance for an accessory building in the front yard of the residence at 570 Davis Road, East Aurora, NY 14052. This variance is being granted in accordance with the testimony and exhibits presented.

Upon a vote being taken:

Heussler	Aye			
Simeone	Aye			
Carl	Aye			
Burkhardt	Aye			
Morgan	Aye	Ayes-five	Noes-None	Motion carried.

EXHIBITS

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|------------|---|
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