

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

April 20, 2023

CASE #1434-Willis & Mary Beth Putney
81 Heiler Drive, East Aurora, NY

The hearing was called to order by the Chairman Paul Ernst with the following Board members present:

Nancy Burkhardt
Rod Simeone
Ray Wrazen, Alternate

Excused: Davis Heussler
 Mandy Carl

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 Building Department Letter of Determination was marked as exhibit 4. The Petitioners Letter of Intent was marked as exhibit 5. The ECDP Form and Response was marked as exhibit 6. The Short Environmental Assessment form was marked as exhibit 7. The Copy of the Deed was marked as exhibit 8. The Planning Board minutes from 2/14/2014 were marked as exhibit 9. The Town Board Minutes from 5/12/2014 were marked as exhibit 10. The List of Abutting Property Owners was marked as exhibit 11. A Letter of No Objection B & D Schofield 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 a lot size variance, a lot frontage width variance, a right of way (ingress/egress) width variance and a front yard setback variance for a single-family residence on an ODA lot at 81 Heiler Drive, East Aurora, NY.

The recorder malfunctioned and did not record anything.

Willis and Mary Beth Putney did appear before the Zoning Board to state the reasons for their requested variances. This property is a twin piece of property to Mr. Putney's sister's property next door. Property is at the end of Heiler, it is large and spacious on the backside. The house would be like sister's somewhere between 2,500sf-3,000sf and will be one story. There will be gas, electricity and water and the septic system will be behind the house. The property is mostly wooded, and a lot of trees will be cleared but the mature ones will remain.

MINUTES OF A MEETING AS HELD BY THE
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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 .812 acre lot size variance, a 50 foot lot frontage width variance, a 50 foot right of way (ingress/egress) width variance and a 150 foot front yard setback variance to construct a single-family residence on an ODA lot at 81 Heiler Drive, East Aurora, NY. This is granted in accordance with the testimony and exhibits presented.

Upon a vote being taken:

Ernst	Aye			
Simeone	Aye			
Burkhardt	Aye			
Wrazen	Aye	Ayes-four	Noes-None	Motion carried.

EXHIBITS

April 20, 2023

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|------------|---|
| Exhibit 1 | Affidavit of Publication |
| Exhibit 2 | Affidavit of Posting |
| Exhibit 3 | ZBA Application |
| Exhibit 4 | Building Department Letter of Determination |
| Exhibit5 | Petitioners Letter of Intent |
| Exhibit 6 | ECDP Form |
| Exhibit 7 | Short Environmental Assessment Form |
| Exhibit 8 | Copy of the Deed |
| Exhibit 9 | Planning Board Minutes from 05/7/2014 |
| Exhibit 10 | Town Board Minutes from 05/12/2014 |
| Exhibit 11 | List of Abutting Property Owners |
| Exhibit 12 | Letter of No Objection from B&D Schofield |