

Zoning Appeal Case # 1234
Approved/Denied Date

Hearing Date 3/19/15



ZONING BOARD OF APPEALS
TOWN OF AURORA, ERIE COUNTY, NY
SPECIAL USE PERMIT APPLICATION

TO THE ZONING BOARD OF APPEALS:

The undersigned hereby applies to the Zoning Board of Appeals for a special use permit pursuant to Article VI, Section 116-61C, of the Zoning Ordinance of the Town of Aurora affecting the following described premises in manner and on grounds here-in-after set forth:

Owner: Christine Ambrosone and Warren Davis
Address: 91 Girdle Rd., East Aurora, 14052 (currently 11550 Pratham Rd. East Concord, NY 14055)
Agent: _____
Address: _____
Contractor: _____
move 4/17/15

GENERAL INFORMATION

1. Location of property: 91 Girdle Rd. SBL# 165.09-2-5 Zone R1
2. State present use: residence
3. State the nature of the permission requested: to keep small number of chickens in coop in back yard
4. ATTACH recent copy of SURVEY of property.
5. ATTACH DETAILED PLANS showing site, elevations and plans of structures and accessory use areas and landscaped development of the entire parcel devoted to the Special Permit use.

APPLICANT'S ALLEGATIONS

The applicant alleges that the proposed Special Permit use:

1. would be in harmony with the orderly development of the district in which it is located because: _____
2. and that it would not be detrimental to the property or persons in the neighborhood because: _____
3. and that it would not increase the traffic flow in the area to the extent that traffic safety would be endangered because;
4. and furthermore that it would conform to the standards as prescribed by the Town Board so as to promote the general health and welfare of the community and preserve the property values thereof.

SEE attached

OTHER INFORMATION REQUIRED

1. The undersigned further states that no rezoning or other matter relating to said property or the proposed use has been recently or is now the subject of proceedings before the Zoning Board of Appeals, Town Board or Planning Board of the Town of Aurora, except as follows:
2. If application signed by agent a statement by the owner of the site stating that he approves of and is a party to the proposed special use application must be provided.

The undersigned solemnly swears that all statements made herein are true and that all drawings submitted correctly show the situation involved in this appeal. Herewith, the sum of \$75.00, which incorporates the cost of Zoning Board Fee. Further, it is understood that additional information may be required by the Zoning Board of Appeals of the Town of Aurora, NY.

Signature: [Signature] Address: moving from: 11550 Pratham Rd, East Concord, NY
moving to: 91 Girdle Rd, Aurora, NY 14052

State of New York SS.:
County of Erie
Town of Aurora

2/27/15 BATH
pd \$75.00 cash
receipt 687 3227

Subscribed and sworn to before me this 20th day of February 2015

Sharon B. Osborne
Notary Public

SHARON B. OSBORNE
Notary Public, State of New York
Qualified in Erie County
My Commission Expires April 24, 2015

February 26, 2015

Zoning Board of Appeals
Town of Aurora

Dear Zoning Board Members:

Please consider our request for a Special Use Permit as detailed below, responsive to information required on the application.

Nature of the permission requested:

We are in the process of purchasing a home at 91 Girdle Rd, with a closing date of April 17th, 2015. We currently reside in East Concord, and have had chickens for several years as pets and for eggs for our family and neighbors. We are thus requesting a Special Use Permit to erect a new coop (photo attached) and to bring our 11 chickens with us.

Applicant's allegations:

As you can see from the picture, the coop is well made and pleasant to the eye. It also contains a shed where we will be able to store feed in plastic bins, the packets of wood shavings for bedding, and covered bins for composting the waste for disposal. We are planning to install a fence around a portion of the back yard, as drawn on the survey, and the chickens will be enclosed within this fence, to be able to range in good weather. As illustrated on the survey, it is our intent to place the coop towards the back of the property, midway between property lines to the east and west of the property, so that it will have the least impact on the neighbors. Because of these plans, we believe that the special use will conform to the four points in the application (harmony with development of the district; not be detrimental to the neighborhood; not increase traffic flow; and conform to standards prescribed by the Town Board).

Thank you very much for your consideration.

Christine Ambrosone and Warren Davis

Current address: 11550 Pratham Rd.
East Concord, NY 14055
Cell phone (Christine) 716-228-8399

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, NY
AND REPLY TO MUNICIPALITY**

Note: Please complete in triplicate. Send original and one copy (with attachments) to Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202.
Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: _____

Received: _____

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal Action, such reply must be considered.

Description of Proposed Action

1. Name of Municipality: Town of Aurora

2. Hearing Schedule: **Date** 3/19/2015 **Time** 7pm **Location** 300 Glead 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 Specific as follows 91 Girdle Road, E.Aurora, NY

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: (be specific) Chickens in a Residential 1 zone

8. Other remarks: (ID#, SBL#, etc.) SBL#165.09-2-5

9. Submitted by: Martha Librock, Town Clerk 3/3/2015

300 Glead Avenue, E. 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. Form ZR-3, Comment on Proposed Action is attached hereto.
3. The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which is attached hereto.
4. No recommendation; proposed action has been reviewed and determined to be of local concern

By the Division of Planning: _____ Date: _____



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

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts which may be revealed by an examination of such.

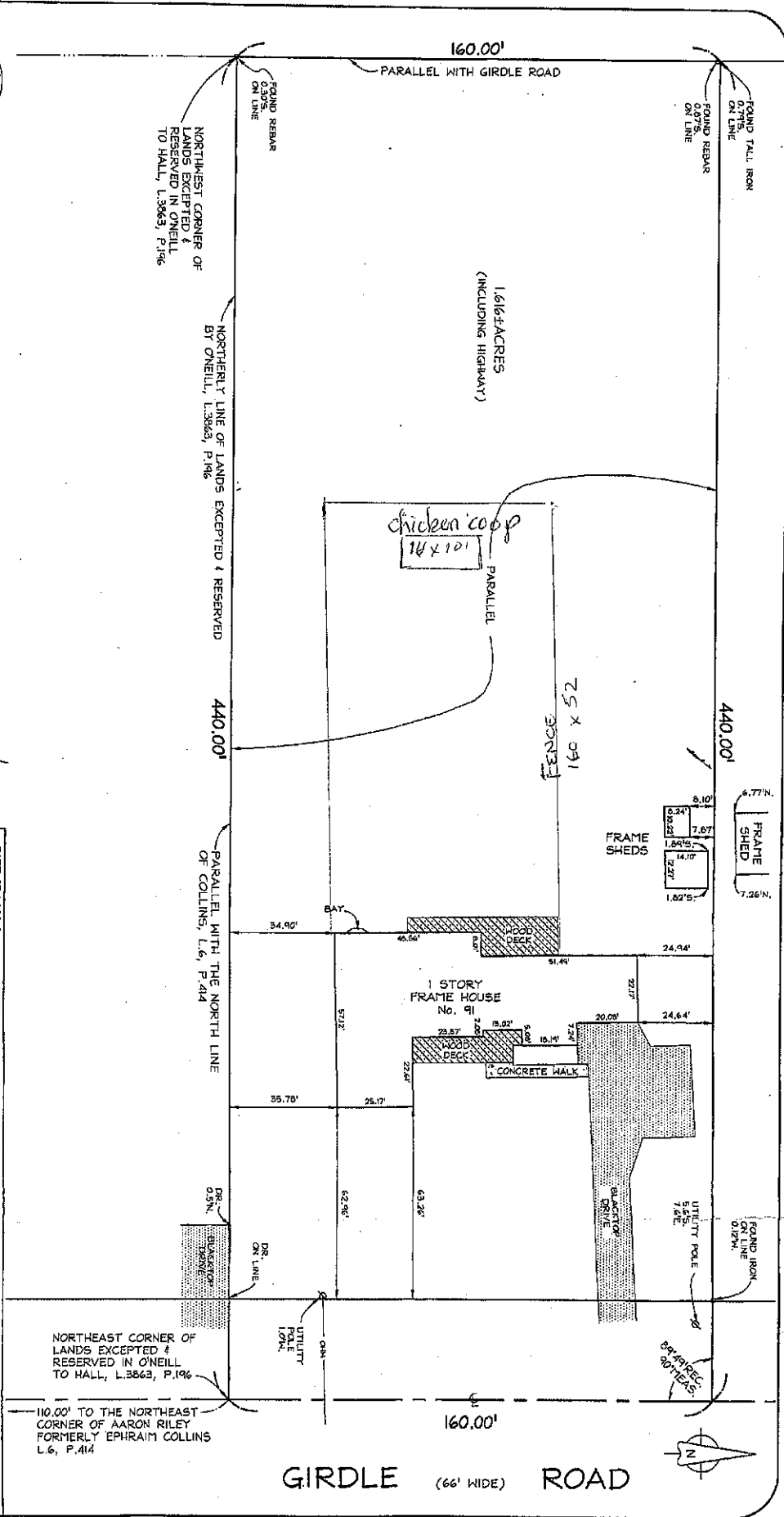
Jonathan R. Kopyov

Copyright © 2012, MISSOURI & CLARK, INC.

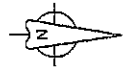
Missouri & Clark, Inc.
 Surveyors and Engineers
 100 Herring Street, P.O. Box 516
 East Aventura, New York 4082-0516
 (716) 655-1098

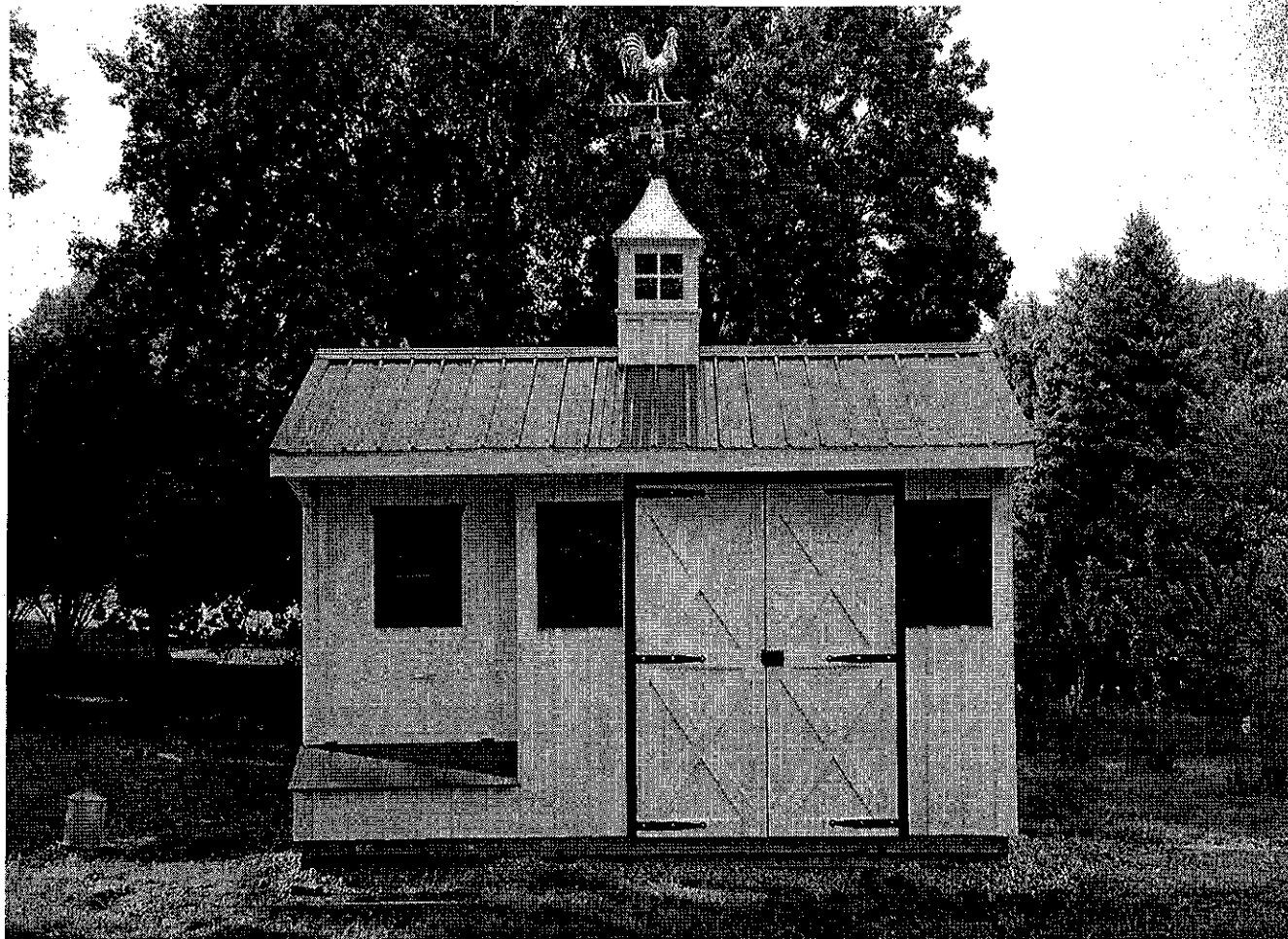
Successors to the records of Graf Land Surveyors
 Successors to the records of James L. Shidler, Land Surveyor

PART OF LOT(S)	TOWNSHIP	SECTION	RANGE	STATE OF NEW YORK	SCALE
LOT 1 & 2	4	1	14	NEW YORK	1"=50'
LOCATION	TOWN OF ALBION				
KIND	SURVEY	DATE	REQUESTED BY	JOB NO.	
		6/28/12	PAUL CHALKIN, ESQ.	123-0294	



GIRDLE ROAD (66' WIDE)





10' x 16' Coop-Shed (6 x 9 coop, 10 x 10 shed)

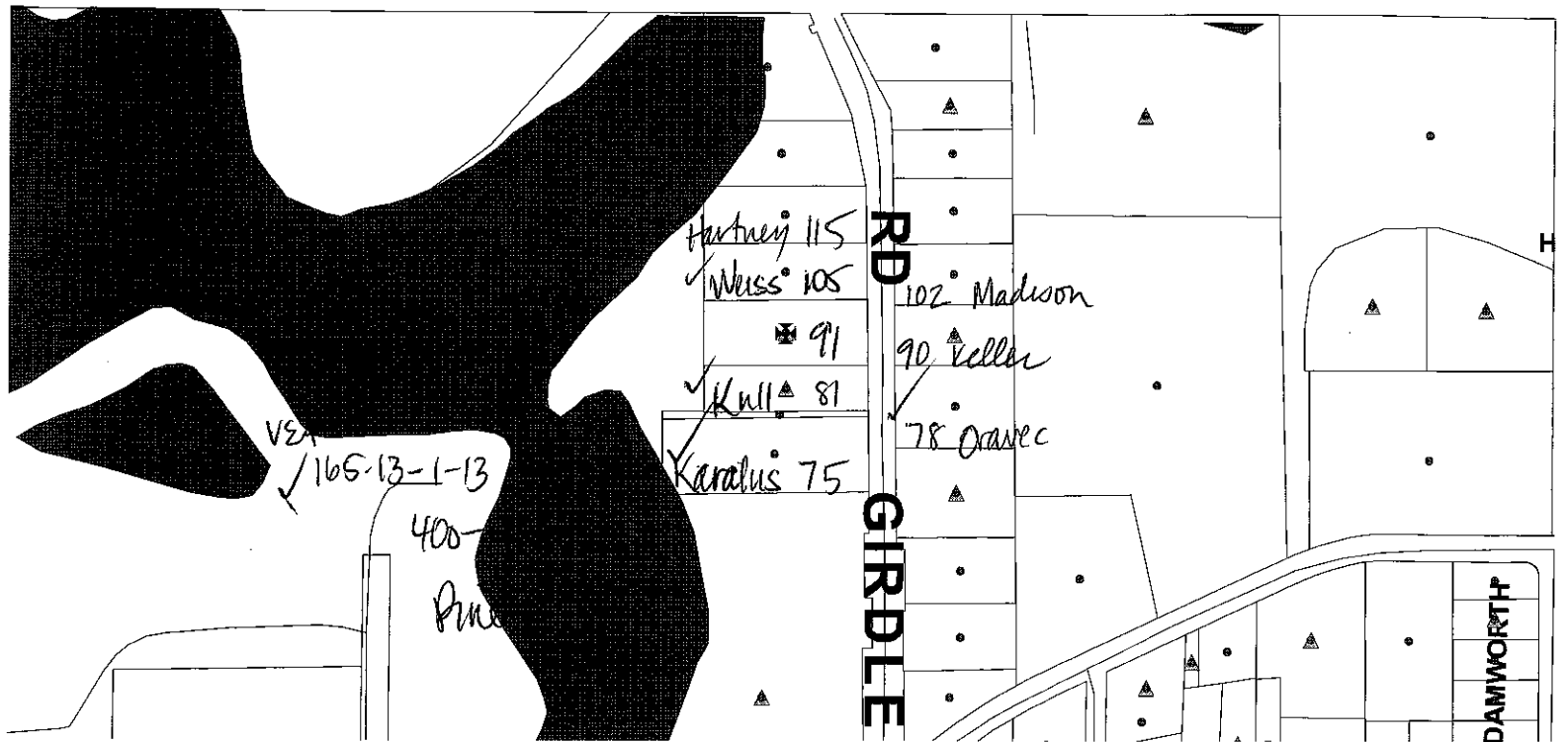
Christine Ambrosone & Warren Davis

91 Girdle Rd

East Aurora

165-09-2-5

Mailing: 11550 Pratham Rd
E Concord NY 14055



Petitioner: Christine Ambrosone & Warren Davis
91 Girdle Rd
East Aurora, NY 14052
11550 Pratham Rd
East Concord, NY 14055

SBL#: 165.09-2-5

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Abutting Properties: Mailing Address (if different)

SBL: 165.13-1-13
Village of East Aurora
400-419 Pine St

571 Main St
East Aurora, NY 14052

SBL: 165.09-2-9.1
George & Leanne Karalus
75 Girdle Rd
East Aurora, NY 14052

PROPERTY OWNER:
STEVEN DHONDT

SBL: 165.09-2-6
Robert & Mary Ann Kull
81 Girdle Rd
East Aurora, NY 14052

SBL: 165.09-2-4
Paul & Kristin Weiss
105 Girdle Rd
East Aurora, NY 14052

SBL: 165.09-2-3
David & Donna Hartney
115 Girdle Rd
East Aurora, NY 14052

SBL: 165.10-1-10
Bruce & Laurie Oravec
78 Girdle Rd
East Aurora, NY 14052

SBL: 165.10-1-11
Kenneth Keller
90 Girdle Rd
East Aurora, NY 14052

SBL: 165.10-1-12
Marvin & Joyce Madison
102 Girdle Rd
East Aurora, NY 14052