

TOWN OF AURORA

LOCAL LAW INTRO __ - 2025

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A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 KNOWN AS "THE CODES OF THE TOWN OF AURORA", ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, TO AMEND THE ZONING MAP.

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. LEGISLATIVE INTENT

This Local Law amends a prior Local Law known as "The Town of Aurora Code" adopted by the Town of Aurora on January 22, 1990, as amended, relating to the administrative, legislative and general legislation of Codes within the Town of Aurora as therein set forth. This Local Law will amend the boundaries of the Zone Map to transfer the described properties at their present locations the R-1 Zoning District to C-2 Zoning District to accommodate the uses contained herein, or its successors.

SECTION 2. SECTION 116-6, ZONE MAP

Section 116-6(A), Zone Map, of the Codes of the Town of Aurora is amended to place transfer and place the following described properties from their present classification as R-1 Zoning Districts to a C-2 Zoning District:

(SBL 199.01-3-10 parcel A)

ALL THAT TRACT OR PARCEL OF LAND, located in the Town of Aurora, County of Erie and State of New York, being part of Lot 50, Township 9, Range 6 of the Holland Land Company's survey, bounded and described as follows:

BEGINNING at a point in the center line of New Davis Road at the intersection of the north line of premises conveyed to Haas by deed recorded in Liber 1458 of Deeds at Page 464; thence easterly along the north line of lands so conveyed to Haas by said deed, 285 feet more or less to the center of Buffalo Creek; thence southerly along the center of said Buffalo Creek a distance of 17 feet to a point; thence westerly on a line parallel with the first described line a distance of 285 feet more or less to the center line of New Davis Road at a point on the center line of New Davis Road a distance of 17 feet south of the point of beginning; thence northerly along the center line of New Davis Road a distance of 17 feet to the point of beginning.

(SBL 199.01-3-10 Parcel B)

ALL THAT TRACT OR PARCEL OF LAND, located in the Town of Aurora, County of Erie and State of New York, being part of Lot 50, Township 9, Range 6 of the Holland Land Company's survey, bounded and described as follows:

BEGINNING in the center line of New Davis Road at its intersection with the north line of lands conveyed to Anna Haas by deed recorded in the Erie County Clerk's Office in Liber 1458 of Deeds at age 464; thence easterly along the lands so conveyed to Anna Haas, 285 feet more or less to the center line of Buffalo Creek; thence northeasterly along the center line of Buffalo Creek, 120 feet more or less, to the southeast corner of premises conveyed to John R. Herbst and Isabelle Herbst, his wife, by deed recorded in the Erie County Clerk's Office in Liber 6882 of Deeds at Page 613; thence westerly along the south line of lands to conveyed to John R. Herbst and wife, and continuing along the south line of lands conveyed to John R. Herbst and wife, by deed recorded in the Erie County Clerk's Office in Liber 6632 of Deeds at Page 323, 285 feet, more or less, to the center line of New Davis Road; thence southwest along the center line of New Davis Road, 188.9 feet, more or less to the point of beginning.

(SBL 199.01-3-9)

ALL THAT TRACT OR PARCEL OF LAND, situated in the Town of Aurora, County of Erie and State of New York being part of great Lot No. (50) fifty, Township (9) nine, and Range (6) six of the Holland Company's Survey, bounded and described as follows:

BEGINNING at a point in the center line of the New Davis Road at a distance of four hundred and fifty-five (455) feet, measured along said centerline, southerly from the south line of lands formerly owned by Robert Moyle, running thence Easterly at an interior angle of eighty-nine degrees and thirty-seven minutes, ($89^{\circ} - 37'$), between two existing buildings, eighty-five (85) feet; running thence Northerly, parallel with said center line, one hundred (100) feet; running thence Westerly at an interior angle of eighty-nine degrees and thirty-seven minutes ($89^{\circ} - 37'$) eighty-five (85) feet to the center line of said highway; and running thence Southerly along said center line one hundred (100) feet to the place of beginning.

The Westerly thirty-three (33) feet of above described premises (that portion lying with the highway) are excepted from this conveyance.

SUBJECT to all covenants, easements and restrictions of record, if any.

(SBL #199.01-3-8.11)

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. Fifty (50), Township nine (9), Range six (6) of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point being the southeast corner of lands conveyed to John R. Herbst and wife by deed recorded in the Erie County Clerk's Office in Liber 6632 of Deeds at page 323; thence northerly along Herbst's east line by aforesaid deed 100 feet to the northeast corner of Herbst's line by aforesaid deed; thence westerly along Herbst's north line by aforesaid deed 85 feet to a point in the center line of New Davis Road; thence northerly along the Center line of New Davis Road 355 feet to a point; thence easterly along a line parallel with the north bounds of Lot No. 50 452.00 feet more or less to the center line of Buffalo Creek then southwesterly along the center line of Buffalo Creek about 437.25 feet; thence westerly 285 feet to the southeast corner of deed recorded in Liber 6632 of Deeds at page 323, being the point of beginning.

EXCEPTING THEREFROM those portions of the above premises used for public highway purposes.

SUBJECT to all covenants, easements and restrictions of record, if any.

SECTION 3. SEVERABILITY.

The invalidity of any word, section, clause, paragraph, sentence, or part or provision of this Local Law shall not affect the validity of any other part of this Local Law which shall be given effect.

SECTION 4. EFFECTIVE DATE

This Local Law shall take effect immediately upon filing with the New York Secretary of State.

(Submit in Triplicate)

PETITION

TO AMEND THE ZONING MAP OF THE TOWN OF AURORA, NEW YORK

TO: THE TOWN BOARD OF THE TOWN OF AURORA, NEW YORK

Pursuant to Article IX of the Zoning Ordinance of the Town of Aurora, the undersigned owner(s) and petitioner(s) hereby request that the Zoning Map of the Town of Aurora, be amended as follows:

1. John R. HERBST
Name (First) (Middle Initial) (Last)

2. Location of property to be rezoned: 1686 + 1688 DAVIS Rd
SBL# 199.01-3-9 100' x 85' 199.01-3-8-11 SBL# 199.01-3-10 170' x 240'

3. Area, in square feet, of the property to be rezoned: 3 Acres +-

Dimension of the property to be rezoned: 3000 FT. Warehouse 2000 sq. ft. APARTMENT & STORE

4. If the petitioner is not the owner of the property:

[Signature]
Owner's Name and Address

Owner's Name and Address

What is the interest of the petitioner in the proposed rezoning?

5. Petitioner understands and agrees to furnish any of the following if requested by the Town Board or its agencies: An accurate survey map prepared by a licensed surveyor showing all dimensions, including interior angles or bearing of lines, and the location, proposed use and height of all buildings; location of all parking and truck loading areas, with access and egress drives thereto; location of outdoor storage, if any; location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; description of method of sewage disposal and location of such facilities; location and size of all signs; location and proposed development of buffer areas; location and design of lighting facilities; and the amount of building area proposed for retail sales, if any.

6. Attach the legal description of the property to be rezoned.

7. Present zoning classification of the property: R2

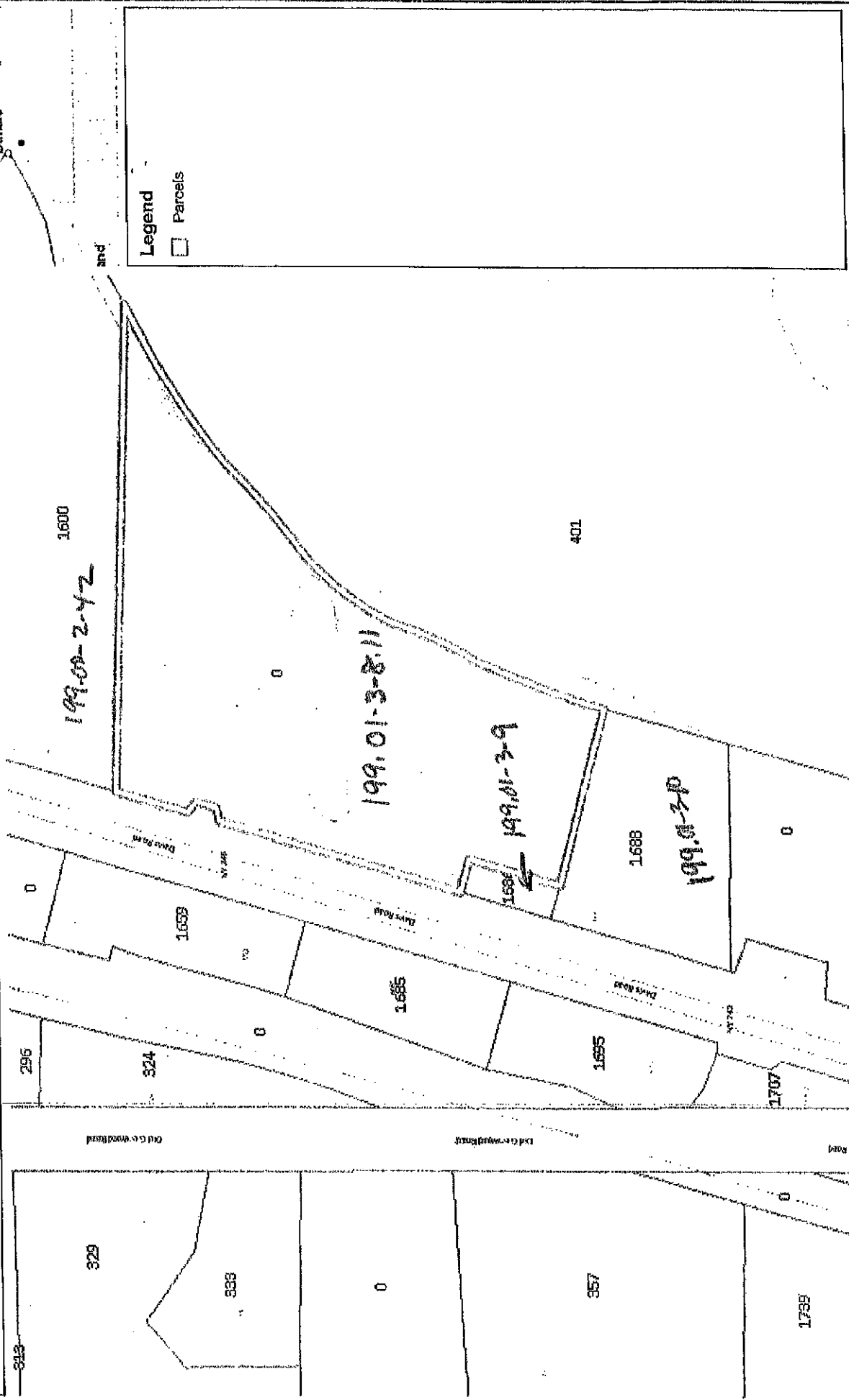
8. Proposed zoning classification of the property: C3C2

9. Present use of the property: Store & Warehouse

10. Proposed use of the property: Same

Jack Herbst (716) 652-7444
652-6673

Erie County On-Line Mapping Application *June/July 2027*



Legend
 Parcels

Toronto
 Hamilton
 Buffalo
 Rochester

0 0.04 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: 2,257

