



CASE NO. 1493  
DATE OF HEARING 4/12/05

Town of Aurora Zoning Board of Appeals  
575 Oakwood 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 Jeffrey Baase  
Address 1718 Bailey Road  
City East Aurora State NY ZIP 14052  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email jeff  
Interests: owner/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 1718 Bailey Road, East Aurora, NY 14052  
SBL# 142489-200-000-0002-020-110  
Property size in acres 10.849 Property Frontage in feet 157  
Zoning District RR Surrounding Zoning RR  
Current Use of Property Residential

#### IV. REQUEST DETAIL

(check all that apply)  
 Variance from Ordinance Section(s) # 116-8.4(F)(4) (accessory building in front yard)  
 Special Use Permit for: \_\_\_\_\_  
 Use Variance for: \_\_\_\_\_  
 Interpretation of \_\_\_\_\_

**V. SIGNATURES** (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 5 )

*Terry Boone*  
Signature of Applicant/Petitioner

Terry Boone  
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 7<sup>th</sup> day of March in the year 2021 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

*[Signature]*  
Notary Public

(Notary stamp)

Kevin J. KRUPPA  
Notary Public, State of New York  
No. 02KR6384139  
Qualified in Erie County  
My commission expires December 3, 2026

Office Use Only: Date received: 3/10/25 \$ 100 CK9817 Receipt #: 713738  
BOA

Application reviewed by: \_\_\_\_\_

ECDP ZR-1 form sent to EC: \_\_\_\_\_ Hearing publication date: \_\_\_\_\_

**PREVIOUS APPEAL(S):**

A previous appeal to the Zoning Board of Appeals ( ) has ( ) has not been made with respect to this property.

**Previous appeals:**

Date: \_\_\_\_\_ Type of Appeal: \_\_\_\_\_ Granted \_\_\_\_\_ Denied \_\_\_\_\_

Date: \_\_\_\_\_ Type of Appeal: \_\_\_\_\_ Granted \_\_\_\_\_ Denied \_\_\_\_\_

**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)

I am requesting a variance from the provisions of section 116-8.4(F)(4) of the Code, which restricts accessory buildings in "the front yard." I am planning to erect a 24' x 32' steel building (Morton Buildings) in a wooded area in front of our house. There is no suitable area behind the house, and locating the building behind the house would require us to build a driveway through the existing yard. The proposed location for this accessory building is approximately 300 back from the road and is surrounded by woods. It would only be visible to our neighbor to the east (Mary Twist) and will be barely visible from the road. I need the building for storage of utility vehicles and implements for my tractor. The style of the building will be consistent with other accessory buildings in the neighborhood. The overhead garage style door will face the existing driveway, which will allow easy access to the driveway. In addition, the proposed location is at a slightly higher grade than the surrounding area, which will require minimal site work for drainage purposes.

**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)

SUPERVISOR  
Charles D. Snyder  
(716) 652-7590  
[csnyder@townofaurora.com](mailto:csnyder@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

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

James F. Granville  
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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

Jeffrey Baase  
1718 Bailey Rd  
East Aurora, NY 14052

March 10, 2025

Jeff:

The Building Department has reviewed your proposal to construct a pole barn at your property at 1718 Bailey Rd. The request has been denied because it fails to meet the code requirements for front yard setbacks in the Rural Residential (RR) zoning district in which it is located.

Section 116-8.4F(4) & 116-18A(1)

Required: No accessory building/structure shall be erected in the front yard

Requested: Accessory building in the front yard

Variance: Accessory building in the front yard

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 Town Clerk with the date and time of the next available hearing. If you have any questions, please contact our office at 652-7591.

Sincerely,



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

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.

<b>Part 1 - Project and Sponsor Information</b>			
Jeffrey Baase			
Name of Action or Project: Accessory Building (24' x 32')			
Project Location (describe, and attach a location map): 1718 Bailey Road, East Aurora, NY 14052 (see site plan submitted with application for location)			
Brief Description of Proposed Action: Construction of a 24' x 32' steel building (supplied and constructed by Morton Buildings) to be located in front of house, on west side of driveway.			
Name of Applicant or Sponsor: Jeffrey Baase		Telephone:	
		E-Mail:	
Address: 1718 Bailey Road			
City/PO: East Aurora		State: NY	Zip Code: 14052
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 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 type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		10.89 acres	
b. Total acreage to be physically disturbed?		< 1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		22 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			



<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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: Jeffrey Baase</p>	<p>Date: 03/07/25</p>	
<p>Signature: <u>Jeffrey Baase</u></p>		

\*\*\*This deed is being rerecorded to

DEED WITH FULL COVENANTS

THIS INDENTURE, made the 10 day of July, Two Thousand and Three, between STEPHEN JABLONSKI and MARGARET JABLONSKI, 741 Maple Road, Elma, NY 14052, parties of the first part, and JEFFREY F. BAASE and AMY B. BAASE, 542 Center Street, East Aurora, NY 14052, parties of the second part, <sup>His Wife</sup> <sub>His Honor and Wife</sub>

WITNESSETH, that the parties of the first part, in consideration of One and More (\$1.00 & More) Dollars, lawful money of the United States, paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever,

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 18, Township 9, Range 6 of the Holland Land Company's Survey, described as follows:

Beginning at a point in the center line of Bailey said centerpoint being also the southerly line of Lot 18, distance 1466.42' westerly from the centerline of Lewis Road, said part also being 125' westerly from the southwest corner of lands conveyed to John Bragg by deed recorded in the Erie County Clerk's Office in Liber 94 of Deeds at page 258; thence westerly along the centerline of Bailey Road 157.00'; thence northerly parallel with the west line of aforesaid deed recorded in Liber 94 of Deeds at page 258, 2999.5' to the south line of lands conveyed to Roy Schlagenhauf and wife by deed recorded in the Erie County Clerk's Office in Liber 3180 of Deeds at page 423, thence ~~westerly~~ <sup>easterly</sup> along the south line of said deed recorded in Liber 3180 of Deeds at page 423, 157.00'; thence southerly parallel with the west line of aforesaid deed recorded in Liber 94 of Deeds at page 258 2999.5' to the point of beginning.

The premises are not in an agricultural district and the parcel is entirely owned by the transfetors.

\*\*\*correct the legal description. Original deed recorded on August 11, 2003 in Liber 11050 at page 2651.

B7  
325  
CB

1289  
AUF-63900,00  
DIV-2-0-34





## Building #1 Specifications

Style	Width	Height	Length	Truss Spacing	Roof Pitch	Lower Chord	Peak Height	Soffit Height
306X	24'	10' 4"	32'	8'	4/12	0/12	15' 10.5"	11' 1"

306X 24'x10' 4"x32' (#1) - Building Use: Suburban - Storage

### Foundation

Morton Foundation System - MFS Concrete Columns In Ground. Morton Buildings, Inc. exclusive foundation system. Reinforced precast concrete column with an internal threaded adjustment bracket set in a readi-mix poured footing set below frost depth or a minimum of 4'-0" below building grade. Fastened to a laminated wood column with an internal column connector bracket.

Treated Wood splashboard system.

### Siding

South, East, North, West wall(s) Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 (Fastened with Stainless Steel Screws)

### Wainscot

South, East, North, West with 36" tall Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 wainscot (Fastened with Stainless Steel Screws)

### Roof

Hi-Rib Steel Minimum .019 (Fluoroflex™ 1000) (Fastened with Stainless Steel Screws) with Vent-A-Ridge

Structure has been designed for the future installation of a snow retainage system (but not included at this time).

### Overhangs

South, North wall(s) 1' Wide Vented Sidewall Overhang with Standard 6" fascia, 5" Gutters and 3"x4" Downspouts, with elbows at base

East, West wall(s) 1' Wide Non Vented Endwall Overhang with Standard 6" fascia

### Condensation Control

South: None

East: None

North: None

West: None

Roof: Formed Dry-Panel

### Walk Doors

1 A 3' x 6'8" MB 910 9 Lite Tempered Glass in Plain Flat Leaf Walk Door(s) in swing right hinge with lockset

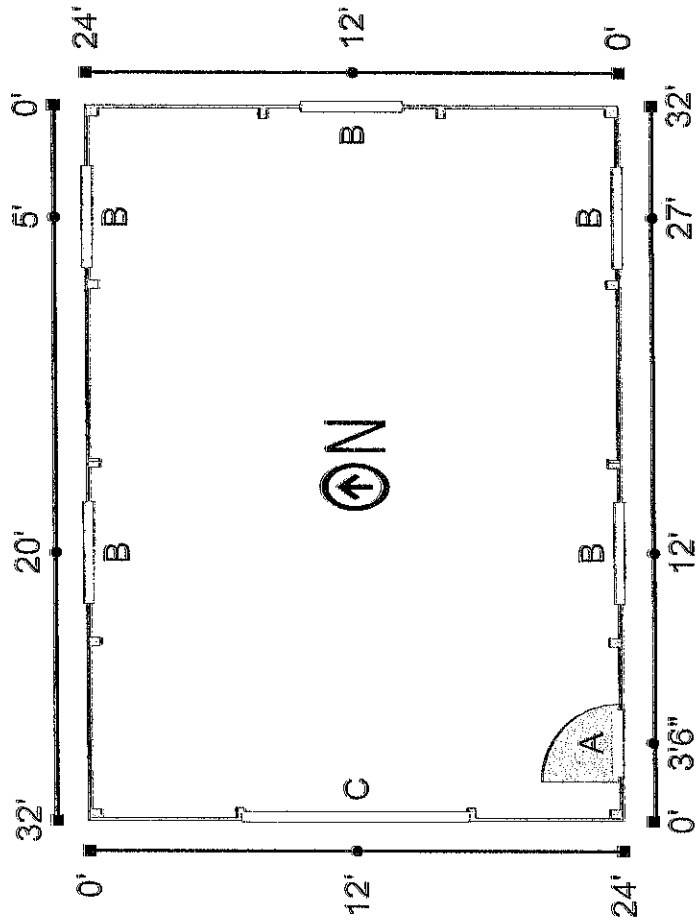
### Windows

5 B 4'4"x2'9" MB Sliding Window(s)

### Overhead Door Opening

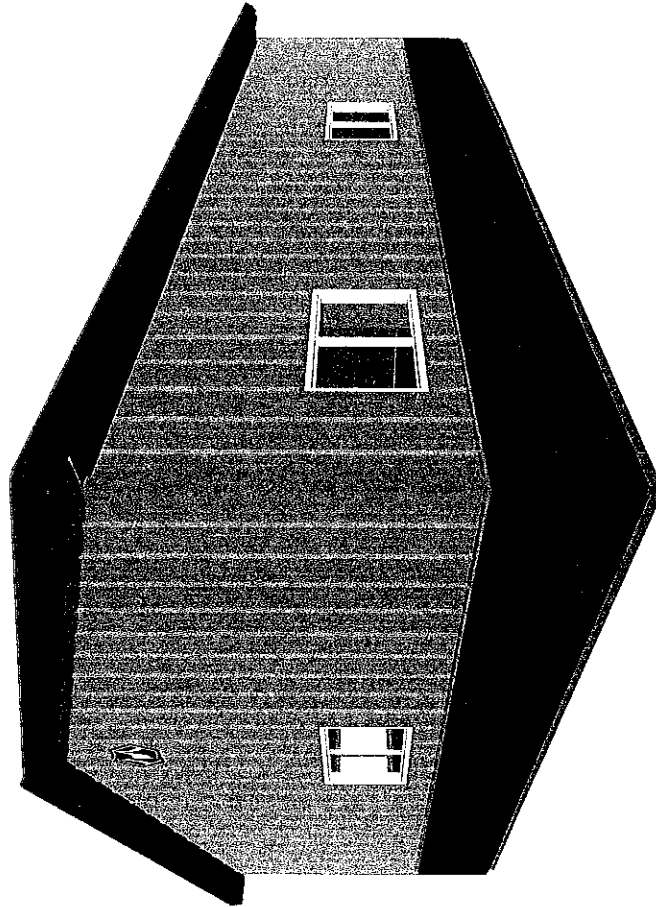
Owner's Initials

**306X 24'x10' 4"x32' (#1) Column Plan**



Owner's Initials \_\_\_\_\_

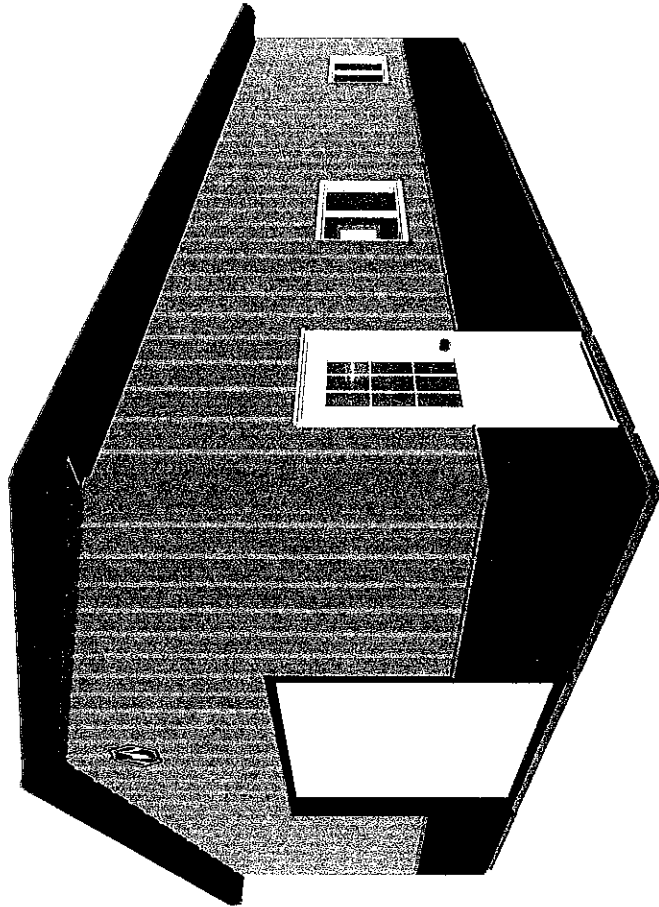
**306X 24'x10' 4"x32' East and North Walls**



Owner's Initials

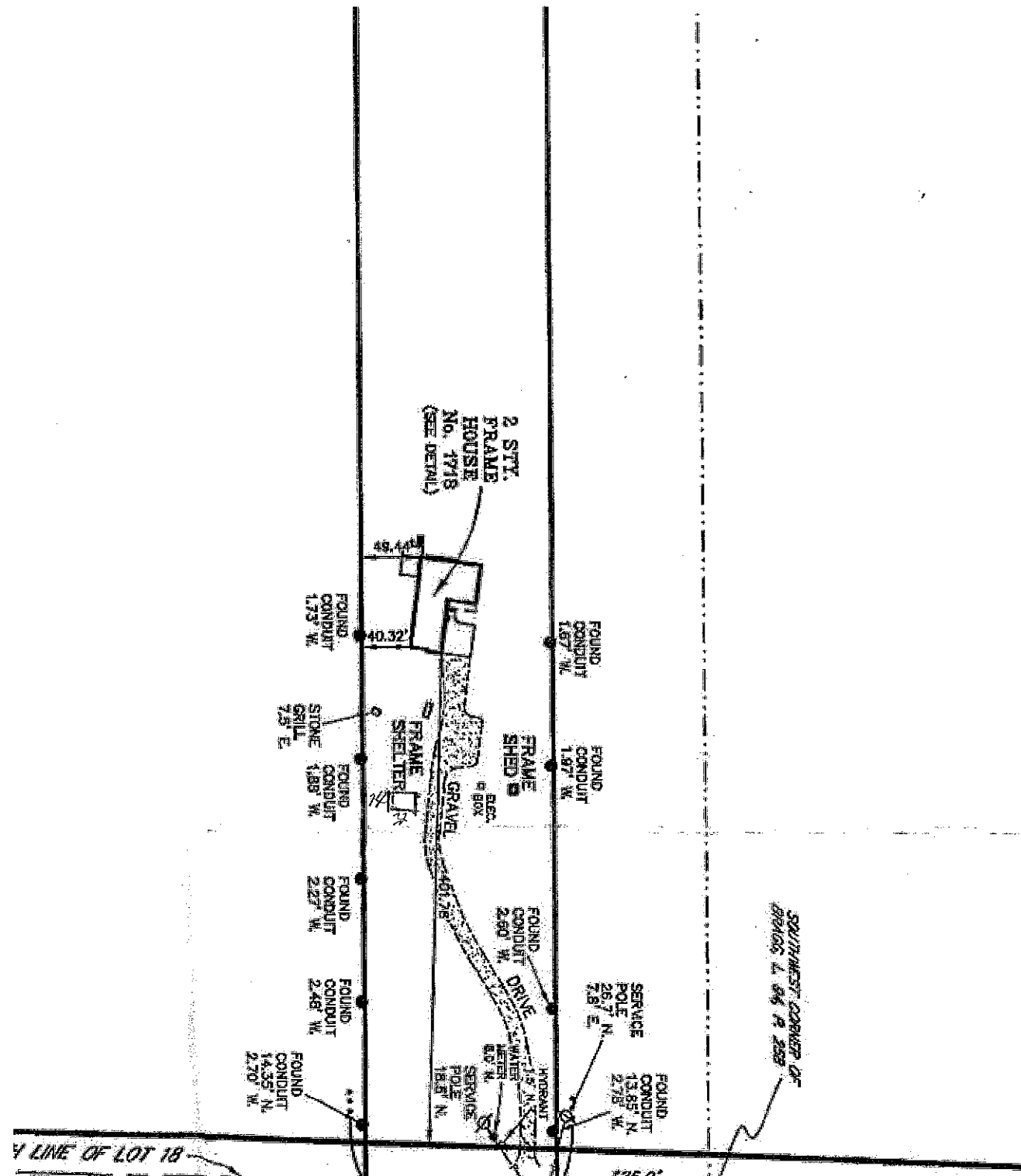
\_\_\_\_\_

**306X 24'x10' 4"x32' West and South Walls**



Owner's Initials

\_\_\_\_\_



LINE OF LOT 18

E OF LOT 17

157.00'

1,466.42' TO THE SOUTHEAST CORNER OF LOT 18, BEING THE CENTER LINE INTERSECTION OF LEWIS ROAD & BAILEY ROAD

**BAILEY**

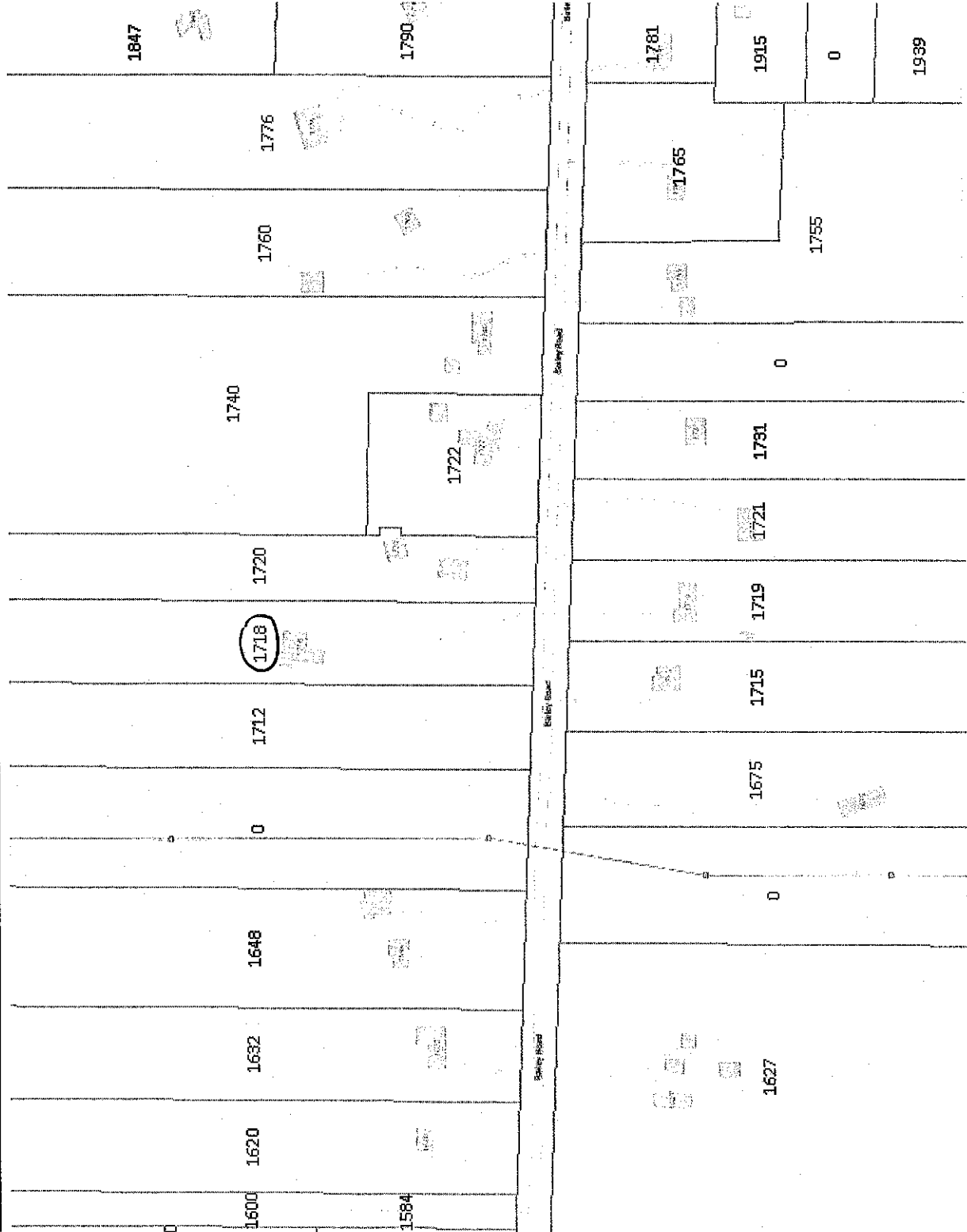
(86.0')  
WIDE

**ROAD**

scale 1" = 120'



# Erie County On-Line Mapping Application



**Legend**

Parcels

0 0.07 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: 4,514