

ORIGINAL



CASE NO. 1495

DATE OF HEARING 4/17/25

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 Ryan Marrs
Address 930 Geer Rd
City Arcade State NY ZIP 14009
Phone (716) 223-1111 Email ryanmarrs@gmail.com
Interest in the property as purchaser/developer Contractor

III. PROPERTY OWNER INFORMATION (If different from applicant information.)

Property Owner(s) Name(s) Kevin and Erin Meehan
Address 1040A Sweet Rd.
City East Aurora State NY ZIP 14052
Phone _____ Fax _____ Email _____

III. PROPERTY INFORMATION

Property Address 1040A Sweet Rd. East Aurora, NY 14052
SBL# 187.01-1-52.1
Property size in acres 3.04 Property Frontage in feet 534' to Sweet Rd.
Zoning District A - Agriculture Surrounding Zoning Agriculture + RR
Current Use of Property Residential

IV. REQUEST DETAIL

(check all that apply)
 Variance from Ordinance Section(s) # _____
 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)

R. R. Marrs

Signature of Applicant/Petitioner

Ryan R. Marrs

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 6th day of March in the year 2025 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.

Karin L. Dojnik

Notary Public

KARIN L. DOJNIK
Notary Public, State of New York
Reg. # 01DO6445148
Qualified in Erie County
Commission Expires December 12, 2026

(Notary stamp)

Office Use Only: Date received: _____ Receipt #: _____

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)

See attached Letter of Intent

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)

Subject: Letter of Intent for Zoning Variance – 30' x 40' x 14' Garage

Dear Members of the Zoning Board,

I am submitting this letter of intent on behalf of my clients, **Kevin and Erin Meehan**, in support of their request for a zoning variance to construct a **30' x 40' x 14' garage** on their property located at **1040A Sweet Rd., East Aurora, NY 14052**.

Proposed Project:

The proposed garage will feature a **black metal standing seam roof and white board & batten metal siding**, ensuring a high-quality and visually appealing addition to the property. The selected materials will create a cohesive aesthetic that complements the existing structures.

The garage is planned for the **north side of the residence**, an ideal location that offers convenient access to the home's main entry/exit point and is adjacent to the existing paved driveway. This placement allows for optimal use of the property and efficient access to the structure.

Reason for Variance Request:

Due to setback guidelines, the preferred location for the garage requires an **area variance approval for a 15' setback**. Specifically:

- The **northeast corner** of the garage will be **15' from the north property line**, whereas current zoning regulations require a **50' setback** if the location is classified as the rear of the house.
- The **south side** of the garage will be **16' from the existing fence surrounding the pool**.

Given the layout of the property, **no other location is as suitable for the new garage**. This variance is necessary to place the structure in the most practical and functional location while maintaining accessibility and property aesthetics.

Additional Considerations:

- The proposed garage will not negatively impact neighboring properties, sightlines, or drainage.
- The location ensures the garage remains in harmony with the existing property layout.

We appreciate your time and consideration of this request.

Sincerely,


Ryan R Marris

Town of Aurora
575 Oakwood Avenue
East Aurora, NY 14052
www.townofaurora.com

Zoning Board of Appeals Application Owner Authorization

The undersigned, who is the owner of the premises know as:

Kevin Meehan....., identified as Tax Map (SBL)# 187.01-1-52.1
(address)

hereby authorizes Ryan Marrs..... to bring an application for () area variance
() special use permit use variance () interpretation before the Town of Aurora Zoning Board of
Appeals for review and potential approval. The undersigned further permits the Town or its authorized
representative(s) access to the property to review existing site conditions during the review process.

Kevin Meehan
Owner (print)

2-24-25
Date

[Signature]
Owner (signature)

STATE OF NEW YORK)
 SS
COUNTY OF ERIE)

On this 24th day of FEBRUARY, 2025, before me, the undersigned, a notary public in and for said state, personally appeared KEVIN MEEHAN, personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

KATHLEEN M. NIESYTY
Notary Public, State of New York
No. 01N15067325
Qualified in Erie County
Commission Expires Oct. 15 2026

SUPERVISOR
Charles D. Snyder
(716) 652-7590
csnyder@townofaurora.com



TOWN CLERK
Martha L. Libroek
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA

Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

TOWN COUNCIL MEMBERS

March 10, 2025

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lwochensky@townofaurora.com

James F. Granville
jgranville@townofaurora.com

Joseph M. McCann
jmccann@townofaurora.com

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TOWN ATTORNEY
Brigid M. Maloney

TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507

Kevin and Erin Meehan
1040A Sweet Road
East Aurora, NY 14052

Kevin and Erin:

The Building Department has reviewed your request to construct *an accessory structure (garage) at 1040A Sweet Road (SBL 187.01-1-52.1)*. The request has been denied because it fails to meet the requirement for *rear yard setback*. *+ Front yard setback.*

Sections 99-31A(7)
Required: Minimum rear yard setback of 50 feet
Requested: 15 feet
Variance: 35 feet

Sections 99-31A(5)
Required: Front yard setback of 200 feet from the boundary line parallel to the street right-of-way
Requested: Front yard setback of 117.95
Variance: 82.05'

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,

Richard Migy
Assistant Code Enforcement Officer

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

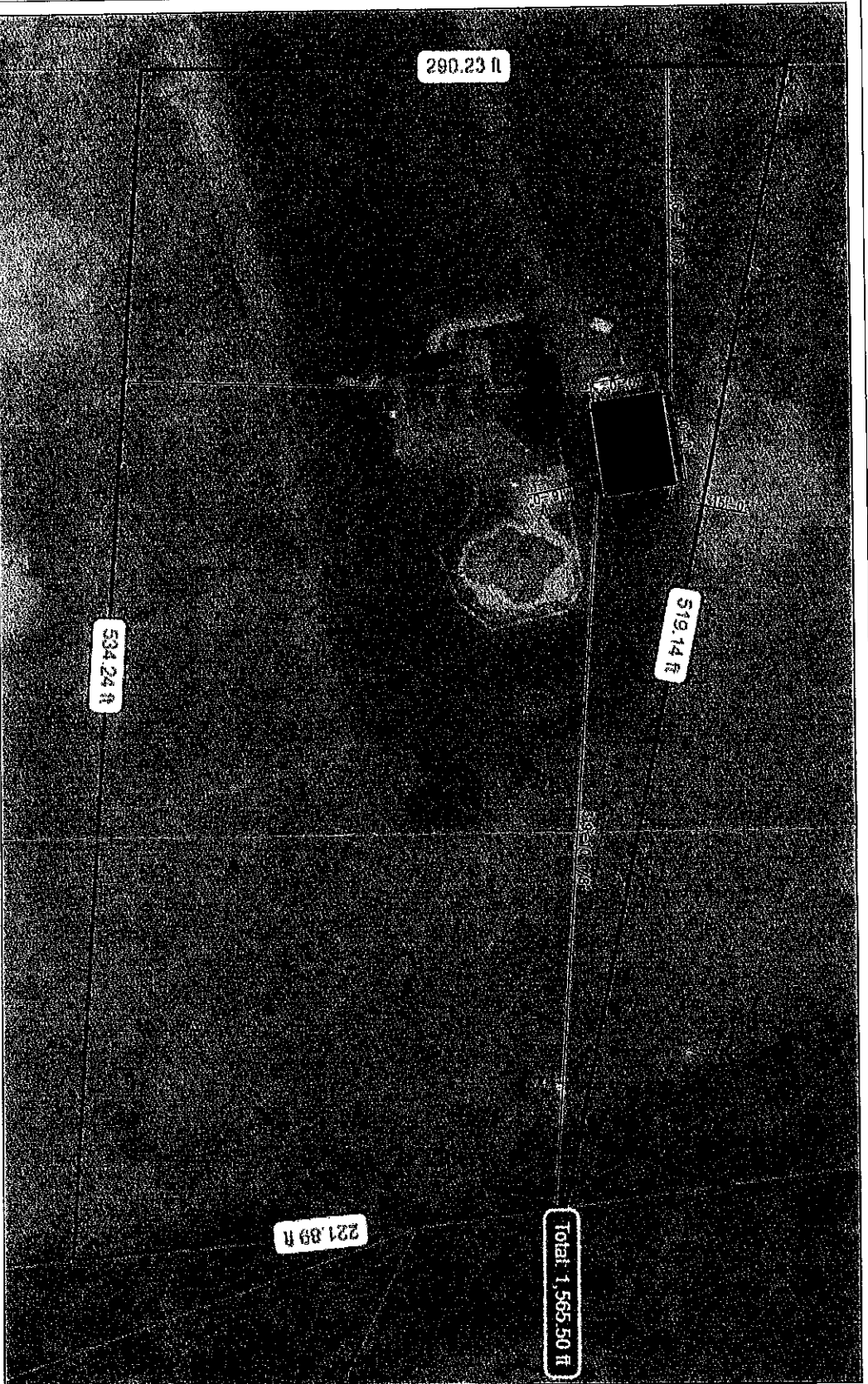
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Meehan Shop			
Name of Action or Project: Meehan Shop			
Project Location (describe, and attach a location map): 1040A Sweet Rd. East Aurora, NY 14052			
Brief Description of Proposed Action: Kevin and Erin Meehan desire to build a 30'x40' Garage on their property.			
Name of Applicant or Sponsor: Ryan Marrs on behalf of Kevin and Erin Meehan		Telephon: _____	
		E-Mail: _____	
Address: 930 Geer Rd.			
City/PO: Arcade		State: New York	Zip Code: 14009
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 type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		3.04 acres	
b. Total acreage to be physically disturbed?		0.02755 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.04 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

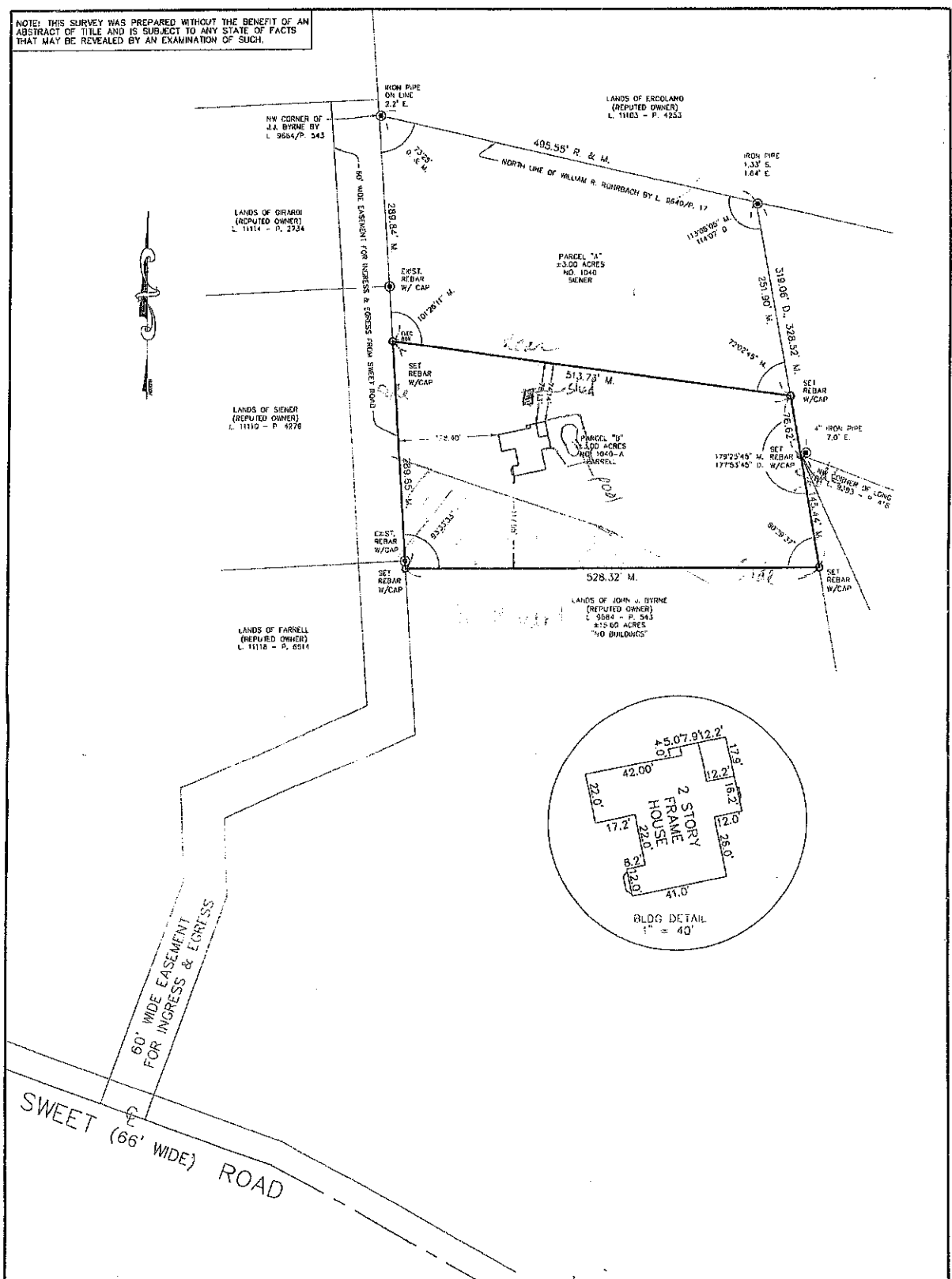
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Ryan Marrs on behalf of Kevin and Erin Meehan</u> Date: <u>3/5/2025</u></p> <p>Signature: <u></u> Title: <u>Contractor</u></p>		



Aerial Property View

Ryan Marrs CAD Design
(716) 258-1797
JOB:Meehan Garage
30' x 40' Garage
Location: 1040A Sweet Rd., East Aurora, NY 14052
March 3, 2025
Aerial Drawing

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



PART OF L 37 S T 9 R 6 OF THE HOLLAND LAND CO. SURVEY
 VILLAGE OF _____ CITY/TOWN OF AURORA COUNTY OF ERIE STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN SPECIFICATION PLAN OR REPORT IS A VIOLATION OF SECTION 2203 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

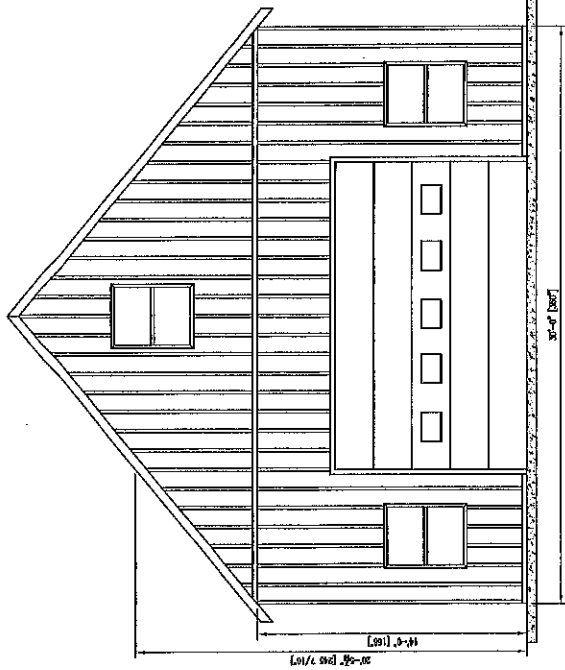
REVISION		
DATE	JOB	DESCRIPTION
4/4/08	2007.0154.01	HOUSE LOCATION

TVGA
 CONSULTANTS
 One Thousand Maple Road,
 Erie, NY 14059-9530
 P.716.655.8842 F.716.655.0937
 www.tvga.com

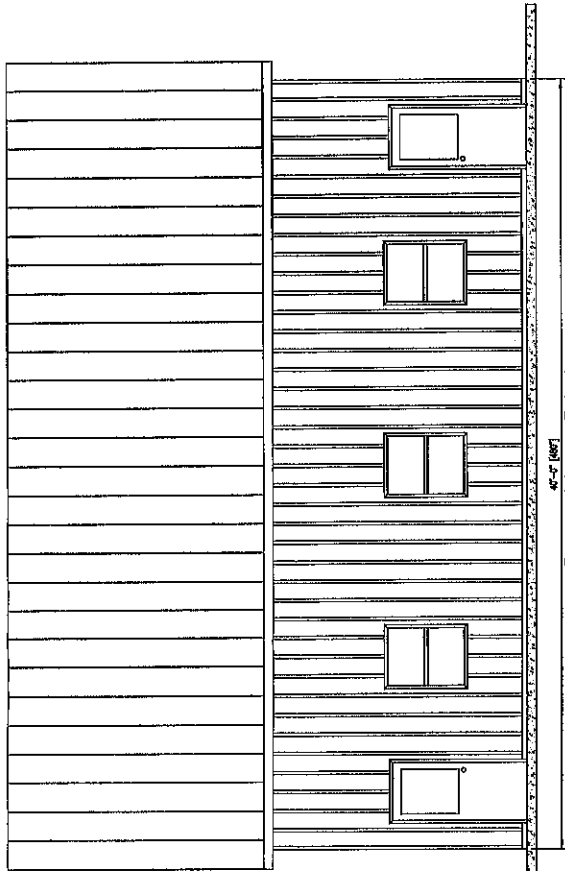
DRAWN BY TSD SCALE 1" = 120'
 CHECKED BY HNW JOB NO. 2007.0154.01
 CAD FILE 59665-1040A.DWG FIELD/OFFICE DATE 7/31/07

SBL No. _____

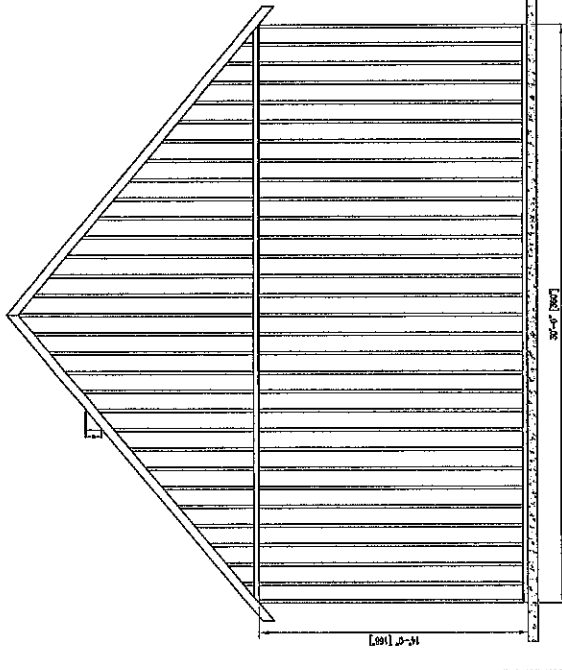
BOOK 391 PAGE 15 MAP 59665-1040A



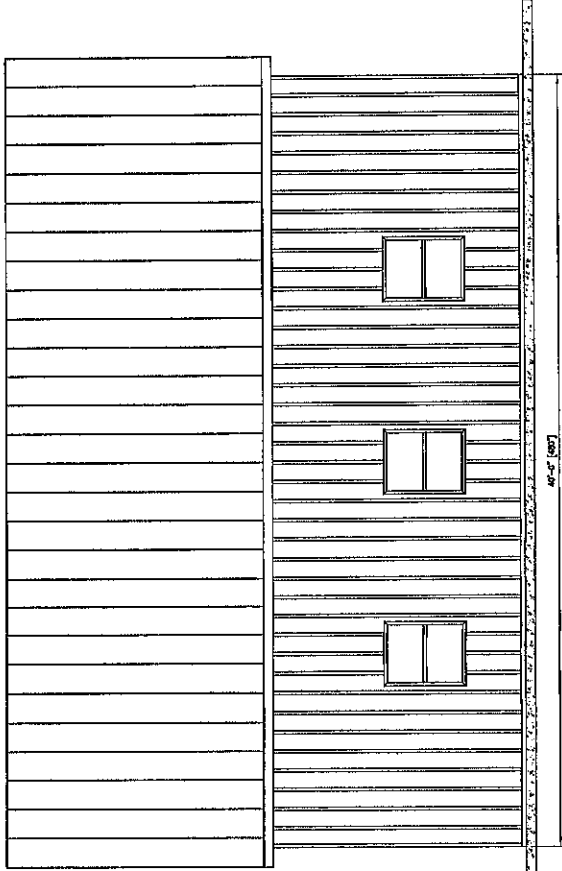
Front



South Side



Back



North Side

Ryan Marrs CAD Design
(716) 258-1797
JOB: Meehan Garage
30' x 40' Garage
Location: 1040A Sweet Rd., East Aurora, NY 14052
March 3, 2025
Elevation Views

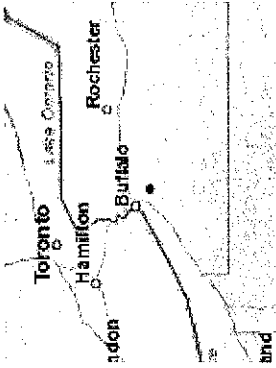


Erie County On-Line Mapping Application



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

