



**ZONING BOARD**  
Planning application

CASE NO. 1496

4/17/2025

Town of Aurora  
Building and Zoning Department

<b>For use by Principal Authority</b>
Cloudpermit application number US-NY21589-P-2025-10
PIN 187.01-1-4.1
Application submitted to Aurora, New York

<b>Description of Subject Property</b>
Address 808 MILL RD
Municipality Aurora, New York
PIN 187.01-1-4.1

<b>Purpose of Application</b>
Application type Variance — Area variance — Setback

<b>Applicant, Property owner</b>		
Last name Mruk	First name Mark	Corporation or partnership
Street address 808 Mill Road	Unit number	Lot / Con.
Municipality East Aurora	State NY	ZIP code 14052127
Other phone		
Fax		

<b>Declaration and Signatures</b>
<p><b>Applicant</b></p> <p>I, Mark Mruk (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.</p> <p> Digitally signed on 03/02/2025, 5:03:11 PM EST by Mark Mruk.</p>

**Town of Aurora or East Aurora**

Town of Aurora or East Aurora

Town of Aurora  Village of East Aurora

**Town of Aurora - Application Information**

Type of Request

Area Variance  Special Use Permit  Use Variance  Interpretation

**Property Information**

Property Size in Acres 2.2	Property Frontage in Feet 160
Zoning District R-1	Surrounding Zoning R-1
Current Use of Property Residential Home	

**Request Detail**

Check all that apply:

Variance from Ordinance Section(s)  Special Use Permit for:  Use Variance for:  Interpretation of

For:  
Area Variance

**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 to the attachments section, if needed)

We are requesting an Area Variance to allow construction of an attached two car garage with physical connection to the existing living space (existing is not) that is architecturally pleasing, slightly forward of the existing front of the house and to allow for construction of a front porch that would allow us to have outdoor space to enjoy sunsets and our neighborhood.

**Town of Aurora or East Aurora**

Town of Aurora or East Aurora

Town of Aurora  Village of East of Aurora

**Town of Aurora - Application Requirements**

1. Prior to seeking a variance from the ZBA, the Applicant/Property Owner must receive a denial from the Building Department for a building permit, a decision from the Code Enforcement Officer, or a referral from the Planning Board or Town Board.

2. Completed applications must be submitted by the second Monday of the month prior to the next scheduled meeting of the ZBA. The ZBA meets the third Thursday of each month.

3. All applications must be accompanied by the proper application fee. ZBA application fee is \$100.00. Checks made payable to Town of Aurora.

4. If the applicant/petitioner is not the property owner, an owner authorization form must be submitted.

5. Submit one (1) original copy of the following information (For larger projects, additional large scale hard copies may be requested) to the Town of Aurora Building Department:

PLEASE UPLOAD THESE DOCUMENTS IN THE MAIN WORKSPACE ATTACHMENT UPLOAD AREA:

- |                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> ZBA Application with all questions answered                                                                                                                                                                                                   | <input checked="" type="checkbox"/> Petitioner's Letter of Intent                                                                                                                                                                                                    | <input checked="" type="checkbox"/> Sketch, drawing, plan or brochure showing all dimensions of the structure that requires a variance and any other information as may be necessary (ex. photos of the property). |
| <input checked="" type="checkbox"/> Survey prepared by a licensed surveyor, licensed architect or professional engineer showing the property involved and the location of all existing structures and proposed structures. All setbacks measurements must be shown on the survey. | <input checked="" type="checkbox"/> A site plan showing the proposed structure and all dimensioning including distance from property lines and roadways, driveways, wells, septic, drainage ditches and any other features relevant to the variance being requested. | <input checked="" type="checkbox"/> Copy of property deed                                                                                                                                                          |
| <input checked="" type="checkbox"/> Short Environmental Assessment Form (SEQRA) - Part I Completed by applicant                                                                                                                                                                   |                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                    |

[http://www.townofaurora.com/files/7814/9582/0950/3B\\_ZBA\\_Short\\_EAF.pdf](http://www.townofaurora.com/files/7814/9582/0950/3B_ZBA_Short_EAF.pdf)

March 2, 2025

Dear Sir or Madam,

We are the owners of 808 Mill Road in the Town of Aurora and are seeking an Area Variance to allow for a new architecturally pleasing, two-car attached garage slightly forward of the existing our existing house and allow for a new front porch. Both new facilities affect the Town's R-1 setback requirement and as such we are seeking the area variance.

Thank you for your time and consideration of this matter.

Sincerely,

Paula and Mark Mruk

808 Mill Road

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

Joseph M. McCann  
[jmccann@townofaurora.com](mailto:jmccann@townofaurora.com)

Raymond M. Wrazen  
[rwrazen@townofaurora.com](mailto:rwrazen@townofaurora.com)

SUPT. OF HIGHWAYS  
David M. Gunner  
(716) 652-4050  
[highway@townofaurora.com](mailto:highway@townofaurora.com)

CODE ENFORCEMENT  
OFFICER  
Elizabeth Cassidy  
(716) 652-7591  
[building@townofaurora.com](mailto:building@townofaurora.com)

ASSESSOR  
Stephen R. Pigeon  
[assessor@townofaurora.com](mailto:assessor@townofaurora.com)  
(716) 652-0011

DIR. OF RECREATION  
Christopher Musshafen  
(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

Mark Mruk  
808 Mill Rd  
East Aurora, NY 14052

March 19, 2025

Mark:

The Building Department has reviewed your proposal to add a new garage and porch to your property at 808 Mill Rd. The request has been denied because it fails to meet the code requirements for front yard setbacks in the Single-Family Residential (R1) zoning district in which it is located.

Section 116-8.1E(1)  
Required: Minimum front yard setback is 75 feet from the street right-of-way  
Requested: Front yard setback of 64.02'  
Variance: 10.98'

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,

  
Elizabeth Cassidy  
Code Enforcement Officer

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y.  
AND REPLY TO MUNICIPALITY**

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at www.Erie.gov/IRonline, OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: \_\_\_\_\_

Postmark/Delivery Date: \_\_\_\_\_

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 1 - nn  
A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

**Description of Proposed Action**

**1. Name of Municipality:** Town of Aurora

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.  
If the county fails to reply within such period, the referring body may take final action.  
However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)  
The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

**2. Hearing Schedule:**      **Date** 04/17/2025      **Time** 7:00pm      **Location** 575 Oakwood 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       Address: 808 Mill Rd. PO E. Aurora, Town of Aurora, NY

**5a. S.B.L. of Property:**      187.01-1-4.1

**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:**      Proposed garage and porch addition closer to right of way than allowed by Town Code  
(specify the action, such as the scope of variances or site plans)

**8. Other remarks:** \_\_\_\_\_

**9. Submitted by:** Martha Librock, Town Clerk      Email: townclerk@townofaurora.com

**10. Return Address:** 575 Oakwood Ave., 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.  Comment on proposed action is attached hereto.
3.  The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4.  No Recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning: \_\_\_\_\_ Date: \_\_\_\_\_

# 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>			
Name of Action or Project: 808 Mill Road New Garage and Front Porch Area Variance Project			
Project Location (describe, and attach a location map): 808 Mill Road			
Brief Description of Proposed Action: Seeking an Area Variance to allow for construction of a new attached two-car garage slightly forward of the existing house and to allow for a new front porch.			
Name of Applicant or Sponsor: Mark and Paula Mruk		Tele _____	E-M _____
Address: 808 Mill Road			
City/PO: Aurora	State: New York	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 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 type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.2 acres	
b. Total acreage to be physically disturbed?		0.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.2 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

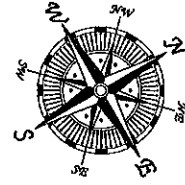
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ Existing Septic System _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?			
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____			
	<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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: existing residential home downspouts _____			
	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		



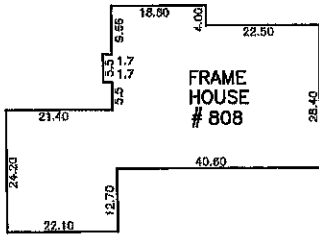
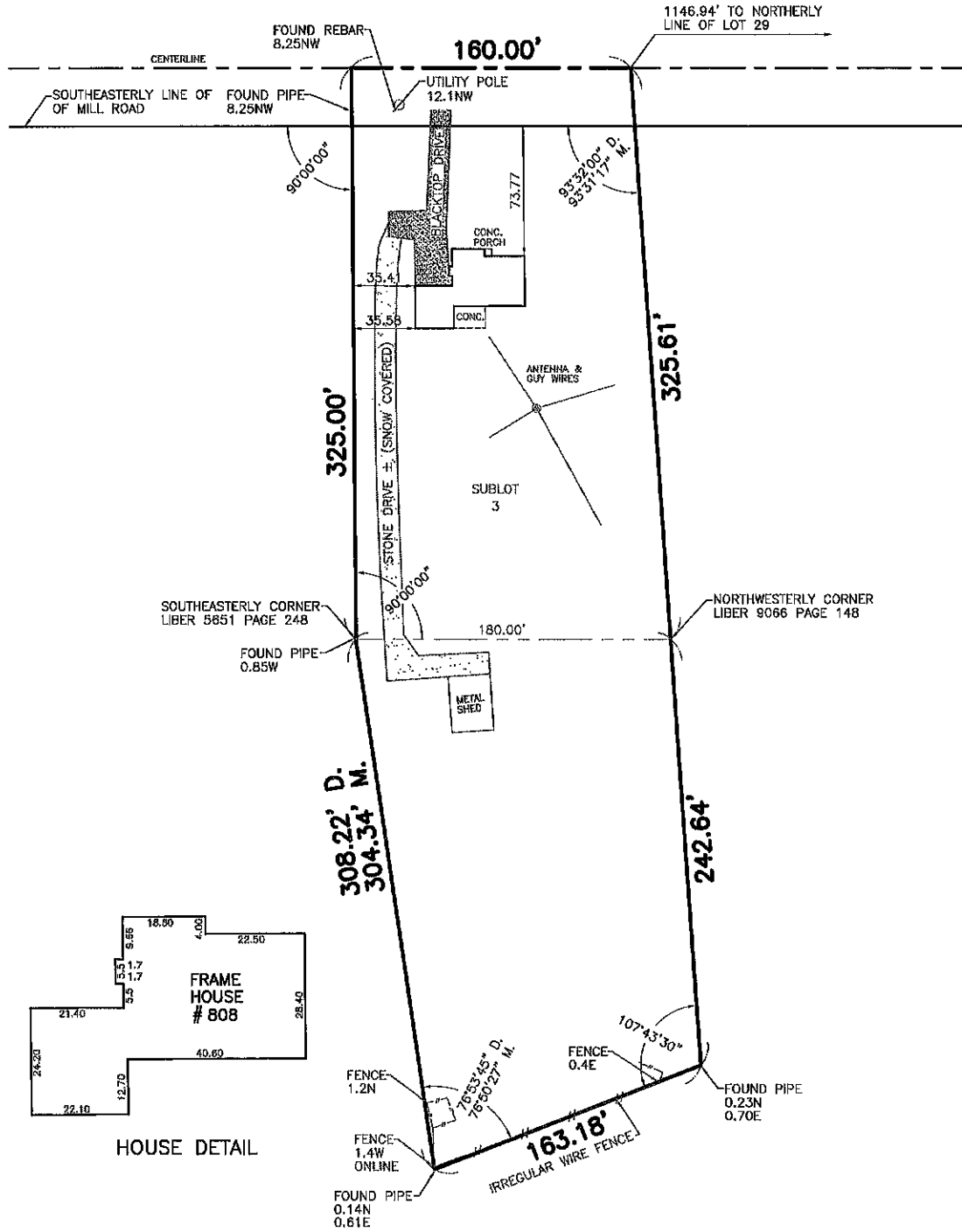
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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?          If Yes, describe: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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?          If Yes, describe: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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: <u>Mark Mruk</u> Date: <u>March 2, 2025</u></p> <p>Signature: <u>Mark J Mruk</u></p>		

Feet - Inches  
 0.08 - 1  
 0.17 - 2  
 0.25 - 3  
 0.33 - 4  
 0.42 - 5  
 0.50 - 6  
 0.58 - 7  
 0.97 - 8  
 0.75 - 9  
 0.83 - 10  
 0.92 - 11  
 1.00 - 12

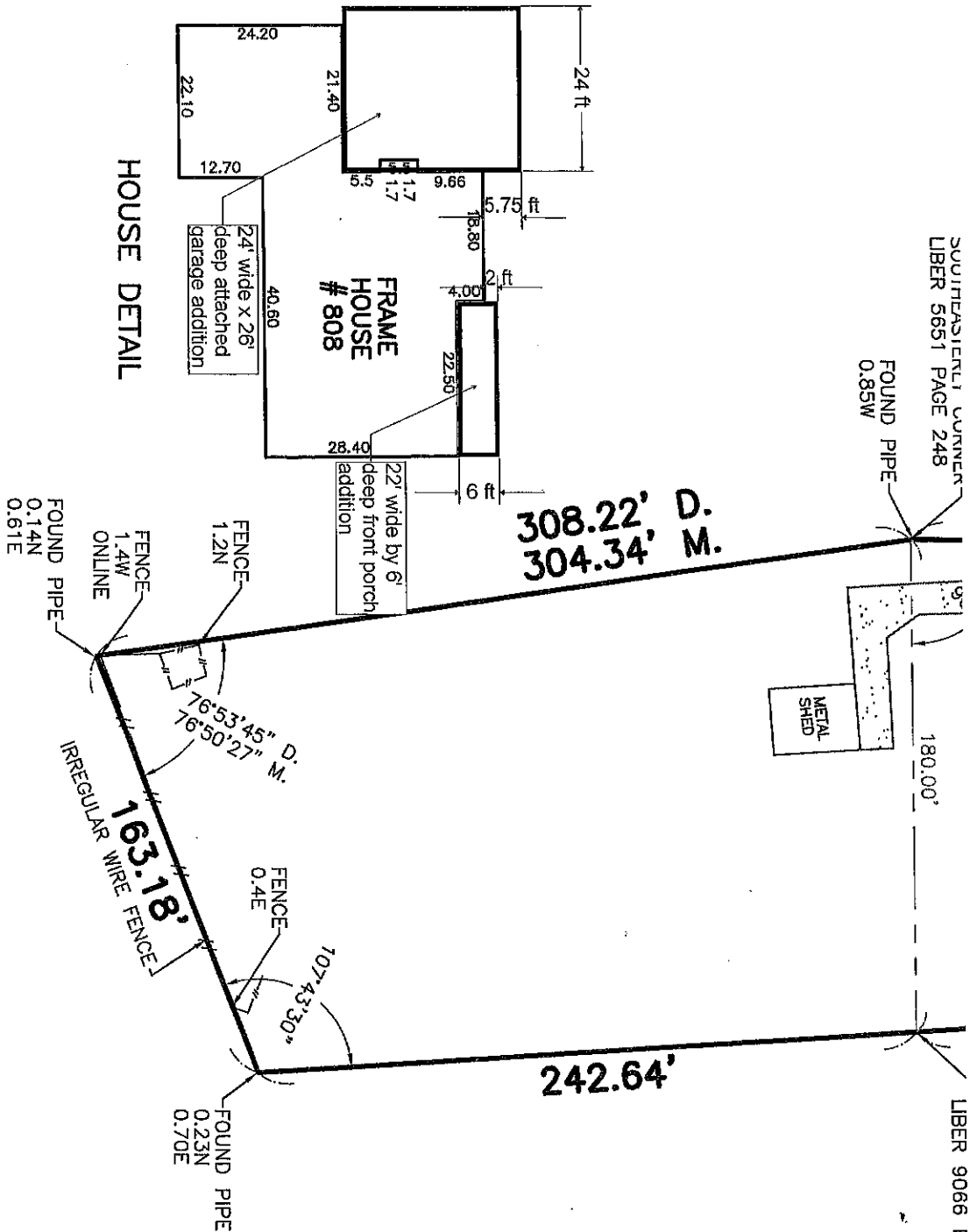
NOTE: 1) THIS SURVEY IS NULL AND VOID WITH AN AFFIDAVIT OF NO CHANGE  
 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH



# MILL (66' WIDE) ROAD



LOCATION: TOWN OF AURORA	MAP COVER: 2002	JOB NO.: 24-12416
COUNTY OF ERIE, STATE OF NEW YORK	SUBLOT(S): 3 & MORE	DRAWN BY: J. HARTWELL
PART OF LOT 29, TOWNSHIP 9, RANGE 6 OF THE HOLLAND LAND COMPANY'S SURVEY	DATE: DECEMBER 11, 2024 SCALE: 1"=60'	CHECKED BY: S. CARVER
REVISIONS: AMENDED 1/28/25		
<b>STEVE A. CARVER PLS.</b> LAND SURVEY SERVICES 318 BRYANT STREET N. TONAWANDA NY 14120 TEL. 716-525-1250 FAX 716-525-1275 STEVE@CARVERSURVEY.COM		
<small>Unauthorized alteration or addition to any survey drawing, design, specification, plan or report is a violation of Section 7209, Provision 2 of the New York State Education Law. Only copies from the original of this survey map marked with an original of the land surveyor's embossed seal and signature shall be considered to be valid true copies.</small>		



HOUSE DETAIL

LOCATION: TOWN OF AURORA  
 COUNTY OF ERIE, STATE OF NEW YORK  
 PART OF LOT 29, TOWNSHIP 9, RANGE 6  
 OF THE HOLLAND LAND COMPANY'S SURVEY

**STEVE A. CARVER PLS.**  
 LAND SURVEY SERVICES

318 BRYANT STREET  
 N. TONAWANDA, NY 14120  
 TEL. 716-525-1250  
 FAX 716-525-1275  
 STEVE@CARVERSURVEY.COM

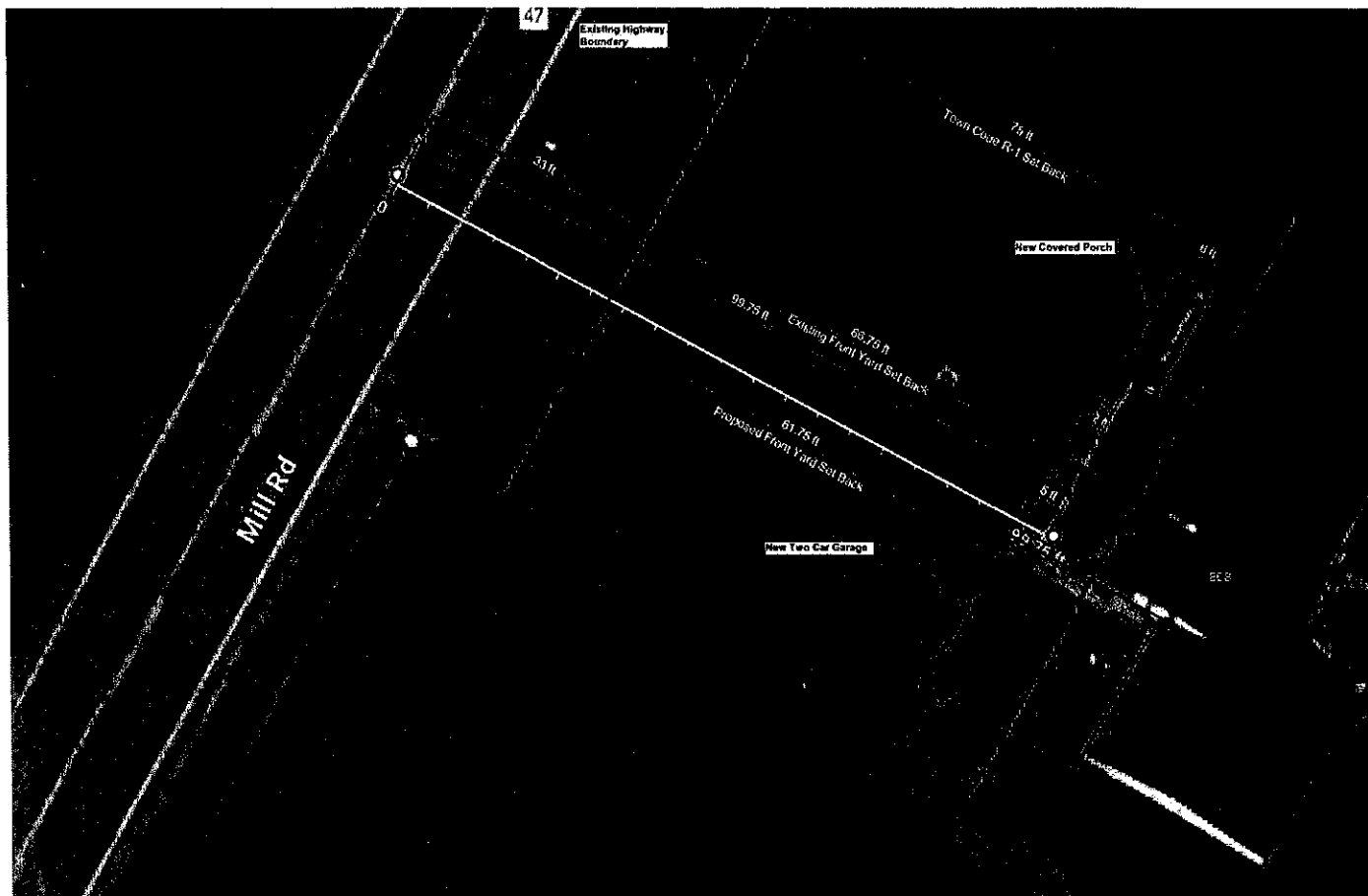


MAP COVER: 2002  
 SUBPLOT(S): 3 & MORE  
 DATE: DECEMBER 11, 2024  
 REVISIONS: AMENDED 1/28/25  
 SCALE: 1" = 60'  
 JOB NO.: 24-12416  
 DRAWN BY: J. HARTWELL  
 CHECKED BY: S. CARVER

Unauthorized alteration or addition to any survey, drawing, design, specification, plan or report is a violation of Section 225, Provision 2 of the New York State Education Law. Only copies from the original of this survey map marked with an original of the land surveyor's embossed seal and signature shall be considered to be valid true copies.

Copyright Steve A. Carver PLS. all rights reserved. No portion of this drawing may be reproduced, stored or transmitted by any means without prior written permission of the surveyor. This survey is a report of the findings in the field and is not a guarantee of title. This survey is null and void with an affidavit of no change.

*[Handwritten signature]*




Thank you in advance for your time and response.


Sincerely,

Paula and Mark Mruk

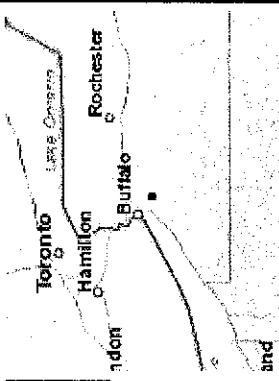
Mott MacDonald Restricted

 Town - ZBA Application-2019.pdf  
2MB

 ZBA memo re area variance.pdf  
121.8kB

 Short EAF Part 1.pdf  
696.3kB

# 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