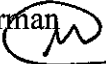




TOWN OF AURORA
ZONING BOARD OF APPEALS
Southside Municipal Center
300 Gleed Avenue, East Aurora, NY 14052

To: Town Planning Board

From: James Whitcomb, Zoning Board Chairman 

Re: Review of Case No. 1257

Date: November 23, 2015

Pursuant to a motion approved by the Zoning Board of Appeals (ZBA) at their November 19, 2015 meeting, the ZBA is requesting that your Board review the request being made for an ingress/egress width variance for an Open Development Area on Knox Road. A request has been sent to the East Aurora Fire Department for their input. Please refer to the attached map and other case documents. The next meeting of the ZBA is Thursday, December 17th.

**ZONING BOARD OF APPEALS
TOWN OF AURORA
300 Gleed Street
East Aurora, NY 14052**

November 23, 2015

Chief Roger LeBlanc
East Aurora Fire Department
575 Oakwood Avenue
East Aurora, NY 14052

Re: Vacant Land, Knox Road, Town of Aurora
SBL No.: 164.00-2-2.62
ZBA Case No.: 1257

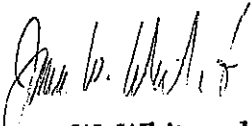
Dear Chief LeBlanc:

Jode Edmunds has made application to the Town of Aurora Zoning Board of Appeals for a variance from the provisions of Town Code § 79-6B(2). The variance sought is from the requirement for 50 foot right of way for the road to three proposed residences. Petitioner requests a variance to allow the right of way to be 33 feet at Knox Road. The right of way then widens to 50 feet. There will be a hard packed road 20 feet in width. Details of the proposed access road are set forth on the enclosed plan.

Because the requirements of Town Code § 79-6B(2) are intended to provide access to residences by emergency and fire vehicles, we request that the Fire Department review the request and provide the Board with the Department's written recommendation regarding this request.

Petitioner may be contacted through her counsel, Peter J. Sorgi at 714-5699. If you need to contact me, I can be reached at my office at 847-7057. Thank you as always for your assistance

Sincerely yours,



James W. Whitcomb,
Chairman

ZBA/LeBlancEdmunds
Enc.

cc: CRAIG THRASHER

cc: Peter J. Sorgi, Attorney (w/enc.)

1. ZBA Request
2. Letter from Code Enforcement Officer to Petitioner, dated July 23, 2015
3. Open Development Plan.

OK as to form only

**TOWN OF AURORA
Zoning Board of Appeals Request**

Prepared By: Peter Sorgi, Esq.
Hopkins Sorgi & Romanowski PLLC

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1257
Date ~~October 30, 2015~~ 11/19/15

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) Jode Edmunds of _____
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING
INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO Jode Edmunds
Name of Applicant

OF PO Box 101, Winnetka, Illinois
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A PERMIT FOR OCCUPANCY

1. LOCATION OF THE PROPERTY Vacant Land on Knox Road [Approximately 41.10 Acres]
SBL # 164.00-2-6.2 ZONING DISTRICT A

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section,
and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)
Chapter 79, Section 6(B)(2) - [50 ft. width frontage required vs. 33 ft. frontage on Knox Road] & Chapter 44, Section 1(A)

3. TYPE OF APPEAL. Appeal is made herewith for: [50 ft. permanent easement width for ingress and egress required
 An interpretation A variance - to the Zoning Ordinance vs. 33 ft. proposed]
 An exception A temporary permit

4. A PREVIOUS APPEAL has has not been made with respect to this decision of the Building Inspector
or with respect to this property

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:
See attached list marked as an exhibit.

Peter J. Sorgi
Peter Sorgi, Esq., Attorney for Applicant

STATE OF NEW YORK
COUNTY OF ERIE
30th of October, 2015

Signature(s) _____
Hopkins, Sorgi & Romanowski PLLC, 26 Mississippi Street, Suite 400
Mailing Address Buffalo, New York 14203

Peter J. Sorgi, being duly sworn, deposed and says that he is the petitioner in this
action; that he has read the foregoing Request and knows the contents thereof; that the same is true to the
knowledge of deponent.

[Note: Authorization Form signed by Jodi Edmunds dated
October 26, 2015 is attached to this Application.]

Sworn to before me this 30th
day of October, 2015

[Signature]
NOTARY PUBLIC

A copy of the letter issued by William Kramer dated
October 30, 2015 is attached as Exhibit "B." A project
description and justification for area variance is
provided at Exhibit "A". Open Development Plan
attached as Exhibit "C" and copy of the survey
of the Project Site is attached as Exhibit "D".

RYAN P. MCCARTHY
No. 02MC627628
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 03/11/2017

*Red # 1257
10/30/15
\$75.00*

SUPERVISOR
James J. Bach
(716) 652-7590
jbach@townofaurora.com



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

TOWN OF AURORA
Southside Municipal Center
300 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

WN COUNCIL MEMBERS

Susan A. Friess
sfriess@townofaurora.com

Jeffrey T. Harris
jharris@townofaurora.com

Jolene M. Jeffe
jjeffe@townofaurora.com

Charles D. Snyder
csnyder@townofaurora.com

Jode Edmunds
PO Box 101
Winnecka, Ill. 60093

10/30/2015

Re: Egress Width for proposed Open Development Area at
SBL# 164.00-2-6.2

Jode,

After reviewing your ODA application it was determined that you lack the required road frontage at the street right of way. To develop your property as proposed we are requesting that you first go to the Zoning Board of Appeals to request a variance for the required width of ingress and egress to your property as stated in Chapter 44 Section 1A & Chapter 79-6B(2)

Required: ingress and egress; 50 feet
Requested: 33 feet
Variance required: 17 feet

If you wish to pursue this matter further you must apply to the Town of Aurora Zoning Board of Appeals for an Area Variance. You must include your application, application fee, and any information you need to support your need for a variance from the Town Code. If you have any questions contact us at 652-7591.

William R. Kramer

Code Enforcement Officer

SUPT. OF HIGHWAYS
David M. Gunner
(716) 652-4050
ighway@townofaurora.com

SUPT. OF BUILDING
Patrick J. Blizniak
(716) 652-7591
uilding@townofaurora.com

ASSESSOR
Richard L. Dean
ssessor@townofaurora.com
(716) 652-0011

DIR. OF RECREATION
Peggy M. Cooke
(716) 652-8866
peggy@townofaurora.com

TOWN ATTORNEY
Ronald P. Bennett

TOWN JUSTICE
Douglas W. Marky
Jeffrey P. Markello

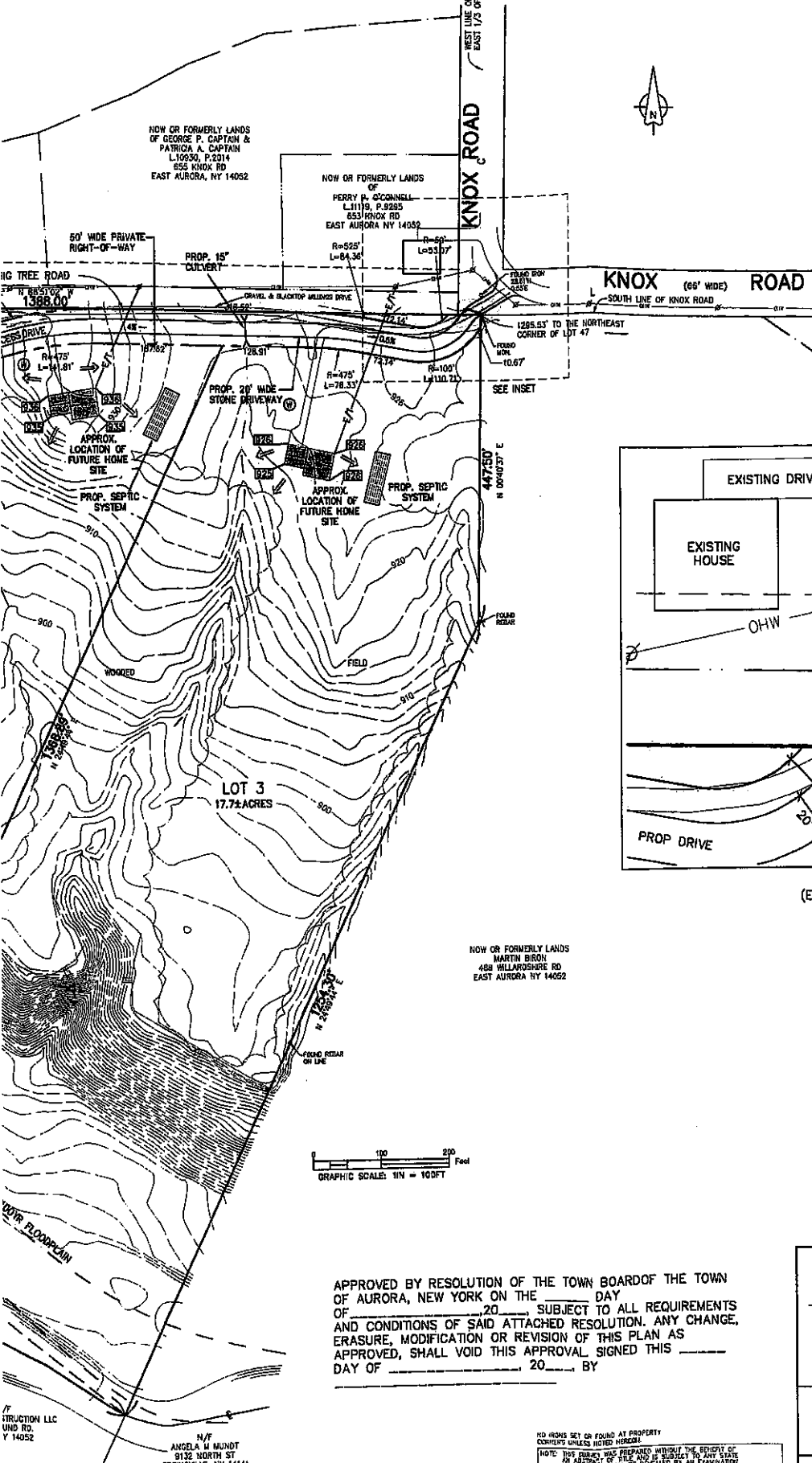
HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507
NYS Relay Number:
1(800) 662-1220

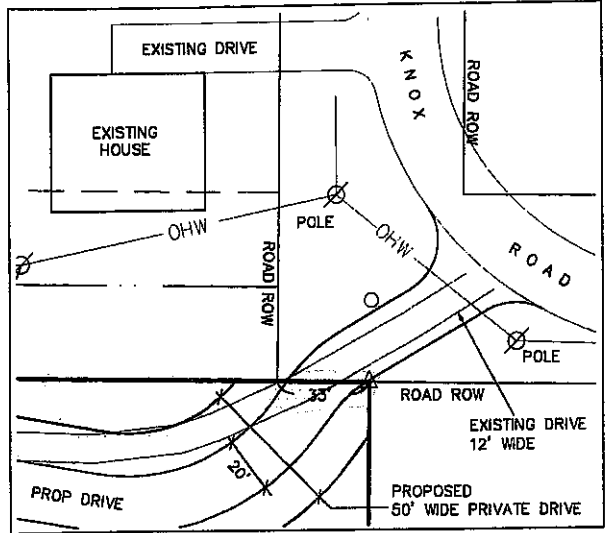
NOW OR FORMERLY LANDS OF GEORGE P. CAPTAIN & PATRICIA A. CAPTAIN
L10950, P.2014
655 KNOX RD
EAST AURORA, NY 14052

NOW OR FORMERLY LANDS OF PERRY R. MCCONNELL
L11119, P.9255
653 KNOX RD
EAST AURORA NY 14052

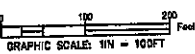
NOW OR FORMERLY LANDS OF MARTIN BIRON
488 HILLARSHIRE RD
EAST AURORA NY 14052



KNOX (66' WIDE) ROAD
SOUTH LINE OF KNOX ROAD



INSET
(ENTRANCE DETAIL)



APPLICANT: JOE EDMUNDS
(716) 538-5778
C/O JAY GOLES
REALTY USA
505 QUAKER ST.
ORCHARD PARK, NY 14527

APPROVED BY RESOLUTION OF THE TOWN BOARD OF THE TOWN OF AURORA, NEW YORK ON THE ____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID ATTACHED RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED, SHALL VOID THIS APPROVAL SIGNED THIS ____ DAY OF _____, 20____, BY _____

NO RIGHTS SET OR FOUND AT PROPERTY EXCEPT UNLESS NOTED HEREON.
NOTE: THIS PLAN HAS BEEN PREPARED IN FULLY COMPLIANCE WITH THE REQUIREMENTS OF SECTION 2209 OF THE ERIE COUNTY ZONING AND SUBDIVISION MAP ACT AND IS SUBJECT TO ANY STATE OR LOCAL ORDINANCE THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR REPORT IS A VIOLATION OF SECTION 2209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
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OPEN DEVELOPMENT PLAN OF VACANT LAND KNOX ROAD	
PART OF LOT 47 TOWNSHIP 9 RANGE 8 HOLLAND LAND COMPANY'S SURVEY TOWN OF AURORA COUNTY OF ERIE STATE OF NEW YORK	
Hussbauer & Clark, Inc. 100 Hemburg Street - P.O. Box 816 East Aurora, New York 14052-0516 (716) 855-1058 www.hussbauer.com	
DRAWN BY: DMS/AHG	SCALE: 1"=100'
CHECKED BY: TAK/AHG	JOB NO. 1545-0015
DATE: 7/11/15	REV.
	SHEET NO. 1 OF 1

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

7/ TRUCTION LLC
UND RD.
Y 14052

N/F
ANGELA M MUNDT
9132 NORTH ST
SPRINGVILLE, NY 14141