

DATE OF HEARING 9/18/2025

Zoning Board of Appeals Application Form

(check all that apply)

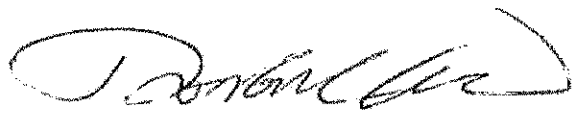
☒ Variance from Ordinance Section(s) # 116-8.4 F(4) & 116-18A(1)

☐ Special Use Permit for: _____

☒ Use Variance for: a security booth in the front yard (an accessory building/structure)

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)



Signature of Applicant/Petitioner

DONG IL LEE

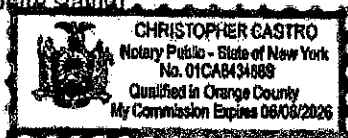
Print name of Applicant/Petitioner

State of New York; County of Orange

On the 10th day of August 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.


Notary Public

(Notary stamp)



Office Use Only:

Date received: 8/11/25

Receipt #: 713278

Application reviewed by: M. Lee

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)

The property currently does not have effective security measures to stop potential intruders or properly guide visitors. This will also serve as a means of documenting the visitors to the seminary school.

Our location is 133.8 +/- ft from the front and is a 343 SF security building (144 SF floor area). The project includes security gates, landscaping, minor grading and modifying the existing two lane entrance to two ingress lanes and one egress lane (total site disturbance of 13,200 +/- SF).

We are requesting to build this accessory building in the front yard for security 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:

Our type of property is for religious training and not a true residence. The zoning limitation is purposed for rural residential. We request this variance to keep the integrity, safety, and purpose of the property true to the existing nature and use of the property. Our goal is to ensure the safety of all visitors.

- 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:

As it stands, we are the only religious seminary school on Knox road. We are maintaining the previous occupancy type and are not changing the essential character of the neighborhood. The security booth is minimal and carries a residential-like aesthetic, while providing safety and means of documentation.

- 4) Is your need for a use variance a result of your own actions (is your difficulty self-created)? Please explain: We have seen signs of intrusion and believe the security booth at the entrance is a necessity before the road splits and allows for multiple lanes. This control point is crucial in controlling security risks.

(Attach additional pages if needed)

Zoning Board of Appeals Application Owner Authorization

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

**Zoning Board of Appeals
Application
Owner Authorization**

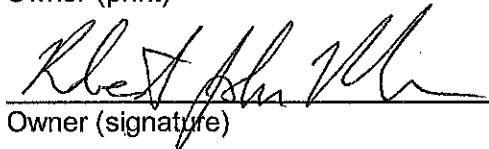
The undersigned, who is the owner of the premises know as:

711 KNOX ROAD, 14052 EAST AURORA, NY....., identified as Tax Map (SBL)# 163.00-3-23
(address)

hereby authorizes FRED PEREZ..... 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.

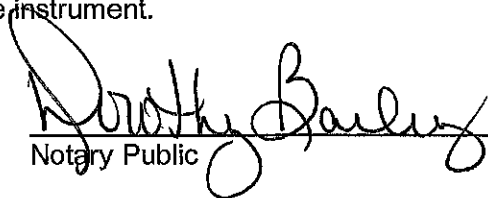
ROBERT JOHN MONDLOCH
Owner (print)

08/11/2025
Date


Owner (signature)

STATE OF NEW YORK)
 SS
COUNTY OF ERIE)

On this 11 day of August, 2025, before me, the undersigned, a notary public in and for said state,
personally appeared Robert John Mondloch, 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.


Notary Public

DOROTHY BAILEY
Reg #01BA0023544
Notary Public, State of New York
Qualified in Erie County
Commission Expires April 16, 2028

**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 - m
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** 9/18/2025 **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: 711 Knox Road, E. Aurora

5a. S.B.L. of Property: 163.00-3-23

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: Accessory building (security booth) in front yard of principal building not
(specify the action, such as the scope of variances or site plans) allowed by Town Code

8. Other remarks: _____

9. Submitted by: Martha Libroek, 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:** _____

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

Luke Wochensky
lwochensky@townofaurora.com

James F. Granville
jgranville@townofaurora.com

Joseph M. McCann
jmccann@townofaurora.com

Raymond M. Wrazen
rwrazen@townofaurora.com

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

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

ASSESSOR
Stephen R. Pigeon
assessor@townofaurora.com
(716) 652-0011

DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
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

FAX: (716) 652-3507

Fred Perez
880 Jackson Ave
New Windsor, NY 12553

August 11, 2025

RE: 711 Knox Rd

Mr. Perez:

The Building Department has reviewed your request to construct a security booth on the entrance driveway. The request has been denied because it does not meet the code requirements for accessory buildings in the Rural Residential Zoning District in which it is located.

Section 116-8.4F(4)

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

Requested: Security booth in front yard

Variance: Security booth in front yard

Section 116-18A(1)

Required: In any R District, no accessory building/structure shall be erected or altered so as to be in any front yard.

Requested: Security booth in front yard

Variance: Security booth in 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,

Elizabeth Cassidy
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							
Name of Action or Project: Construction of security booth at main entrance							
Project Location (describe, and attach a location map): 711 Knox Rd, East Aurora, NY 14052							
Brief Description of Proposed Action: Reconfiguration of the front entrance and construction of a security booth							
Name of Applicant or Sponsor: World Mission Society Church of God		Telephone: E-Mail: 					
Address: 880 Jackson Ave							
City/PO: New Windsor		State: NY	Zip Code: 12553				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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: Building permit			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<table style="width: 100%;"> <tr> <td style="text-align: right;">117.9 acres</td> </tr> <tr> <td style="text-align: right;">less than 1 acres</td> </tr> <tr> <td style="text-align: right;">117.9 acres</td> </tr> </table>	117.9 acres	less than 1 acres	117.9 acres	
117.9 acres							
less than 1 acres							
117.9 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☒ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Potable water accessible in maintenance building on premises. _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Waste water connected to maintenance building on premises. _____	☒	☐	
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?	NO	YES	
	☒	☐	
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?	☒	☐	
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	
	☐	☒	
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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☒ 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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
All runoff will be directed to on site drainage system		
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	YES
	☒	☐
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	YES
	☒	☐
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	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Dong Il Lee</u> Date: <u>8/10/25</u> Signature: <u>Dong Il Lee</u> Title: _____		

15

DATE: 03-13-2023
 DRAWN BY: J. L. WILSON
 CHECKED BY: J. L. WILSON
 APPROVED BY: J. L. WILSON

TOWN OF ALABAMA - COUNTY OF BURE
 SITE PLAN
 711 KNOX ROAD
 WORLD MISSION SOCIETY CHURCH OF GOD

ARICO
 LAND PLANNING & CONSULTANTS
 1427 PINE & 10TH ST. SUITE 100, KNOX, TN 37603
 615.423.8388
 aricoassociates.com

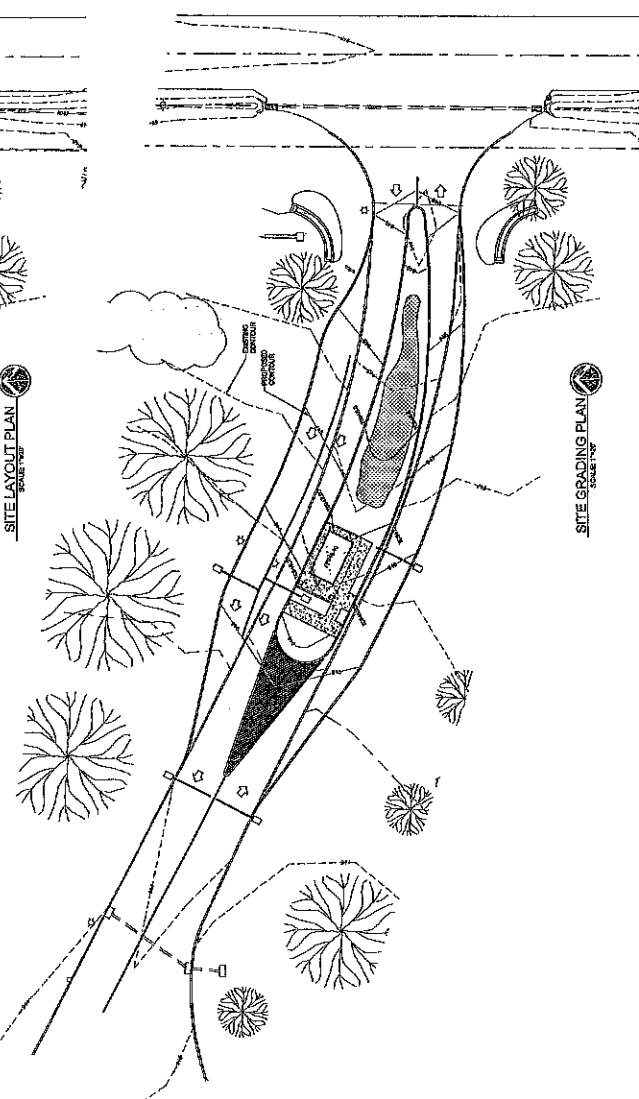


NO OTHERS, IN WHOLE OR PART, HAVE BEEN CONSULTED IN THE PREPARATION OF THIS PLAN.
 THESE PLANS ARE THE PROPERTY OF ARICO ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ARICO ASSOCIATES, INC.

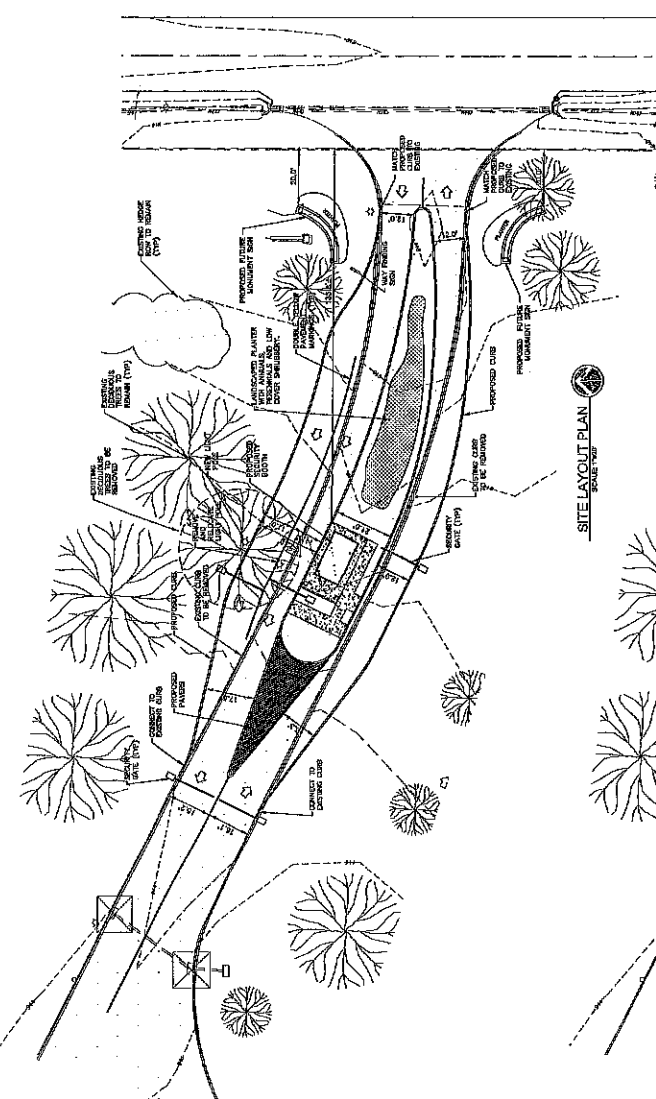
REVISIONS	DATE	BY	APP

DATE SUBMITTED: 03-13-2023
 CHECKED BY: J. L. WILSON
 APPROVED BY: J. L. WILSON

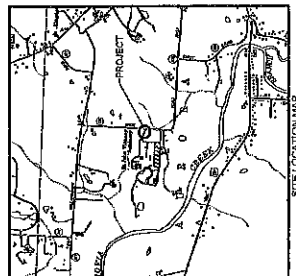
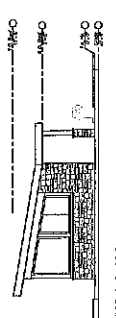
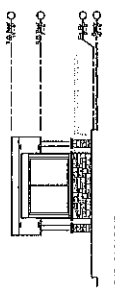
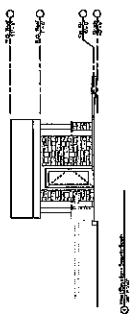
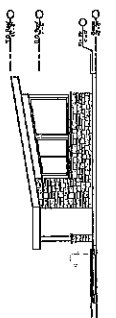
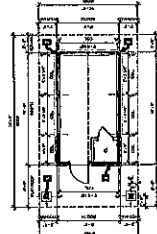
SITE GRADING PLAN
 SCALE: 1" = 40'

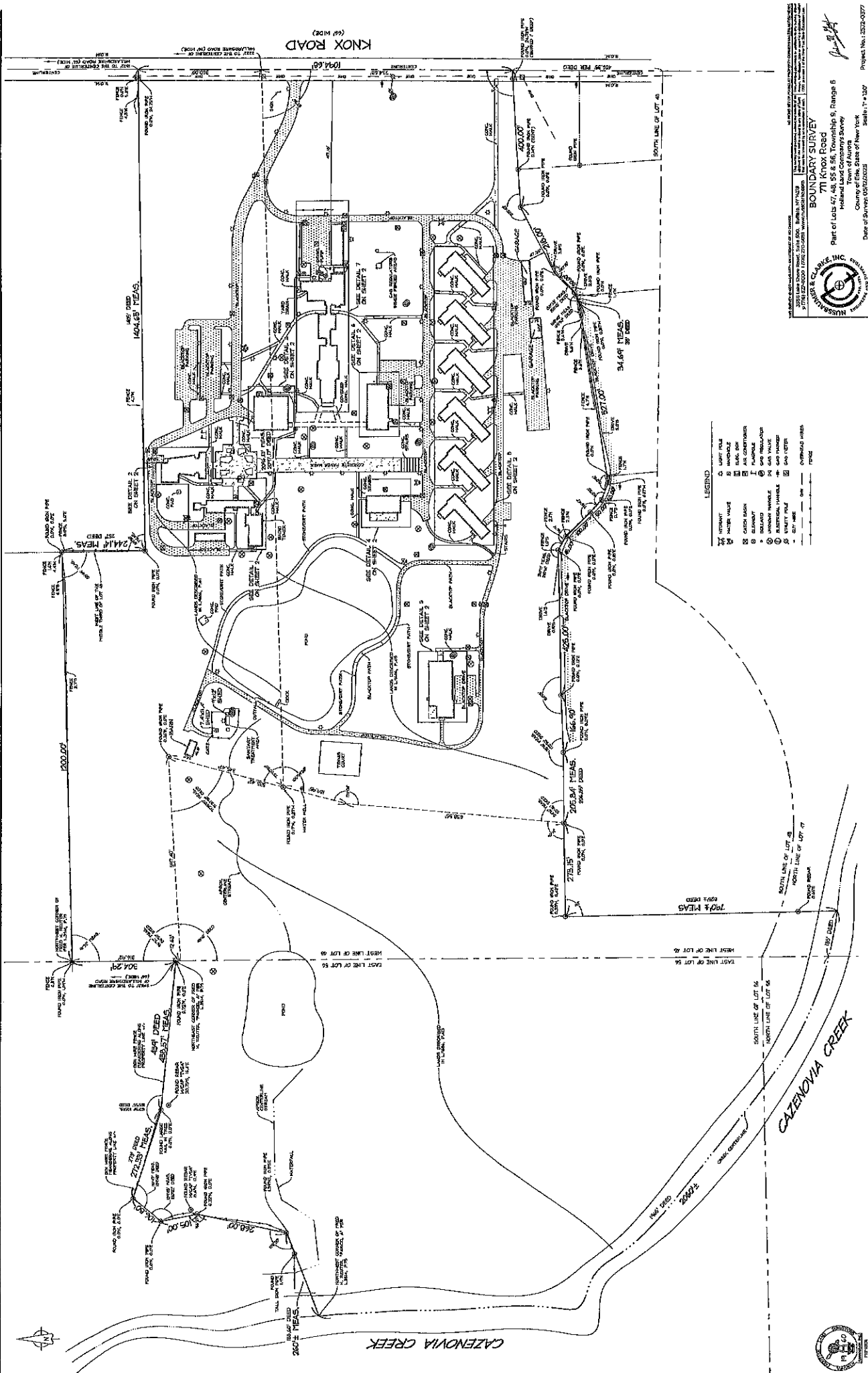


SITE LAYOUT PLAN
 SCALE: 1" = 40'



SECURITY BOOTH LAYOUT
 SCALE: 1" = 10'

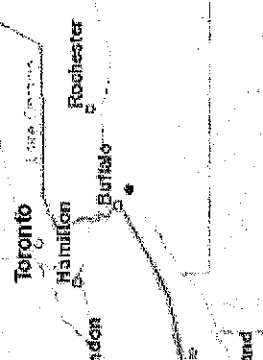




BOUNDARY SURVEY
 771 Knox Road
 Part of Lots 47, 48, 55 & 56, Township 6, Range 6
 Holland Land Company Survey
 County of Erie, State of New York
 Date of Survey: 05/27/2023
 Project No.: 2302-0377
 Scale: 1" = 150'



- LEGEND**
- 1" EASEMENT
 - 2" EASEMENT
 - 3" EASEMENT
 - 4" EASEMENT
 - 5" EASEMENT
 - 6" EASEMENT
 - 7" EASEMENT
 - 8" EASEMENT
 - 9" EASEMENT
 - 10" EASEMENT
 - 11" EASEMENT
 - 12" EASEMENT
 - 13" EASEMENT
 - 14" EASEMENT
 - 15" EASEMENT
 - 16" EASEMENT
 - 17" EASEMENT
 - 18" EASEMENT
 - 19" EASEMENT
 - 20" EASEMENT
 - 21" EASEMENT
 - 22" EASEMENT
 - 23" EASEMENT
 - 24" EASEMENT
 - 25" EASEMENT
 - 26" EASEMENT
 - 27" EASEMENT
 - 28" EASEMENT
 - 29" EASEMENT
 - 30" EASEMENT
 - 31" EASEMENT
 - 32" EASEMENT
 - 33" EASEMENT
 - 34" EASEMENT
 - 35" EASEMENT
 - 36" EASEMENT
 - 37" EASEMENT
 - 38" EASEMENT
 - 39" EASEMENT
 - 40" EASEMENT
 - 41" EASEMENT
 - 42" EASEMENT
 - 43" EASEMENT
 - 44" EASEMENT
 - 45" EASEMENT
 - 46" EASEMENT
 - 47" EASEMENT
 - 48" EASEMENT
 - 49" EASEMENT
 - 50" EASEMENT
 - 51" EASEMENT
 - 52" EASEMENT
 - 53" EASEMENT
 - 54" EASEMENT
 - 55" EASEMENT
 - 56" EASEMENT
 - 57" EASEMENT
 - 58" EASEMENT
 - 59" EASEMENT
 - 60" EASEMENT
 - 61" EASEMENT
 - 62" EASEMENT
 - 63" EASEMENT
 - 64" EASEMENT
 - 65" EASEMENT
 - 66" EASEMENT
 - 67" EASEMENT
 - 68" EASEMENT
 - 69" EASEMENT
 - 70" EASEMENT
 - 71" EASEMENT
 - 72" EASEMENT
 - 73" EASEMENT
 - 74" EASEMENT
 - 75" EASEMENT
 - 76" EASEMENT
 - 77" EASEMENT
 - 78" EASEMENT
 - 79" EASEMENT
 - 80" EASEMENT
 - 81" EASEMENT
 - 82" EASEMENT
 - 83" EASEMENT
 - 84" EASEMENT
 - 85" EASEMENT
 - 86" EASEMENT
 - 87" EASEMENT
 - 88" EASEMENT
 - 89" EASEMENT
 - 90" EASEMENT
 - 91" EASEMENT
 - 92" EASEMENT
 - 93" EASEMENT
 - 94" EASEMENT
 - 95" EASEMENT
 - 96" EASEMENT
 - 97" EASEMENT
 - 98" EASEMENT
 - 99" EASEMENT
 - 100" EASEMENT



Legend

Parcels

8/5/14

0
0
0.14
0.3 Miles

**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: 9,028

