ORIGINAL

CASE NO. 1523

DATE OF HEARING 11/19/2025

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

X AREA VARIANCE X SPECIAL USE PERMIT X USE VARIANCE ____ INTERPRETATION

II. APPLICANT/PETITIONER

Applicant's Name Susan M Schneible
Address 479 Grover Rd
City East Aurora State NY ZIP 14052
Phone (58 Email susa mail.com
Interest in th 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 479 Grover Rd
SBL# 174.00-2-21
Property size in acres 3.32 Property Frontage in feet 272.6'
Zoning District R1/A Surrounding Zoning R1/A
Current Use of Property Residence

IV. REQUEST DETAIL

(check all that apply)

X Variance from Ordinance Section(s) # 116-8.1E(4) & 116-18A(1)
X Special Use Permit for: Shed for storage and housing chickens 116-19A
___ 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)*

Signature of Applicant/Petitioner

Susan Schneible

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 23 day of Sept 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)

KAREN A. LUTZ
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01LU4980073
My Commission Expires Apr. 8, 20 27

Office Use Only: Date received: 9/29/25 CK 138 $100 Receipt #: 7133385

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)

We are hoping to raise seven chickens in our yard with a 8' x 12' shed on the fence line (that separates the front yard from the back yard). The shed would be lined up with the front of the house and on the creek side of the house. The chickens would provide eggs and hopefully help the quality of the soil in the yard. The shed would provide shelter for them at night and in inclimate weather. It would also be used for storage of the things we'd use for caring for them. We did not realize that permits were required in our zone for chickens or pre-made sheds, and we apologize for our oversight in this matter. We thank you for your consideration. I (Susan) am a veterinarian and have a passion for animal husbandry.

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)

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:

479 Grover Rd East Aurora, identified as Tax Map (SBL)#.....
(address)

hereby authorizes ..... 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.

Susan Schneible
Owner (print)

9/23/25
Date

Owner (signature)

STATE OF NEW YORK)
SS
COUNTY OF ERIE)

On this 23 day of September 2025, before me, the undersigned, a notary public in and for said state, personally appeared Susan Schneible, 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

KAREN A. LUTZ
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01LU4980073
My Commission Expires Apr. 8, 20 27

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.: 636-ZR-25

Postmark/Delivery Date: 10/20/25

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 l - 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 11/19/2025 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: 479 Grover Rd., E. Aurora, NY

5a. S.B.L. of Property: 174.00-2-21

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: *(specify the action, such as the scope of variances or site plans)* Chickens in an R1 district need approval by ZBA per Town Code; accessory structure ~~(chicken coop) in fron yard of residence not allowed by Town Code~~

8. Other remarks:

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

10. Return Address: 575 Oakwood Ave., East Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 10/20/25. 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: Colette McDaniel **Date:** 11/6/25

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

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

TOWN OF AURORA

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

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Jeffrey P. Markello
Anthony DiFilippo IV

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

FAX: (716) 652-3507

This institution is an equal opportunity provider and employer.

Susan Schneible
479 Grover Rd
East Aurora, NY 14052

September 29, 2025

Susan,

The Building Department has reviewed your request to keep chickens in a shed on your property at 479 Grover Rd. The request has been denied because it fails to meet the code requirements for chickens and accessory buildings in the Town.

Section 116-19
Required: No bees, cattle, horses, goats, sheep, swine, mink, fox or other commercial fur-bearing animals, chickens, ducks, geese, pigeons, or other fowl shall be kept, harbored, or maintained in any R-1, R-2, or R-3 District. The Zoning Board of Appeals may grant temporary or permanent permission to keep chickens on such conditions as it may require.
Requested: 7 chickens
Variance: 7 chickens

Section 116-8.1E(4) & 116-18A(1)
Required: No accessory building/structure shall be erected in the front yard.
Requested: Shed to house the chickens in the front yard
Variance: Shed 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,

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

Raise chickens, ~7 Hens, with shed as their shelter.

Name of Action or Project:

479 Grover Rd, East Aurora, NY 14052. yard.

Project Location (describe, and attach a location map):

Brief Description of Proposed Action: We would like to have 7 hens, housed in a 8' x 12' shed in our side/back yard with access to our yard.

Name of Applicant or Sponsor:	Telephone:	
	E-Mail:	ail.com

Address:

479 Grover Rd

City/PO:	State:	Zip Code:
East Aurora, ~~NY~~ ~~14052~~	NY	14052

	NO	YES
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.	☐	☐
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: Just a permit from Zoning Board	☐	☒

3. a. Total acreage of the site of the proposed action? 3.32 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? 3.32 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

	NO	YES	N/A
5. Is the proposed action,			
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?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	☒	☐	
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?	☒	☐	
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:	☒	☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: We will bring buckets of water to chickens / provide water in poultry "drinkers"/waterers.	☒	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: Chicken waste will mostly be outdoors and fertilize soil. Other waste will be cleaned out + composted	☒	☐	
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?	☒	☐	
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? Nearby creek (~60-80' away)	☐	☒	
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: Small creek, it is not named on my land survey.	☒	☐	

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

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
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?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
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:		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Susan Schneible Date: 9/23/25

Signature: Susan Schneible Title: Dr. (DVM), or Ms.

PRINT FORM

Galaxy S23

GROVER ROAD

GROVER (66' WIDE) ROAD

GPI ENGINEERING & SURVEYING, LLP
FORMERLY PRATT & HUTH ASSOCIATES, LLP
ENGINEERING · SURVEYING · PLANNING
Date: JUNE 8, 2012
Job No. 4518
Scale 1" = 50'
Tax No. 174.00-2-21

No. 429

3 STORY FRAME & BRICK HOUSE

FRAME SHED

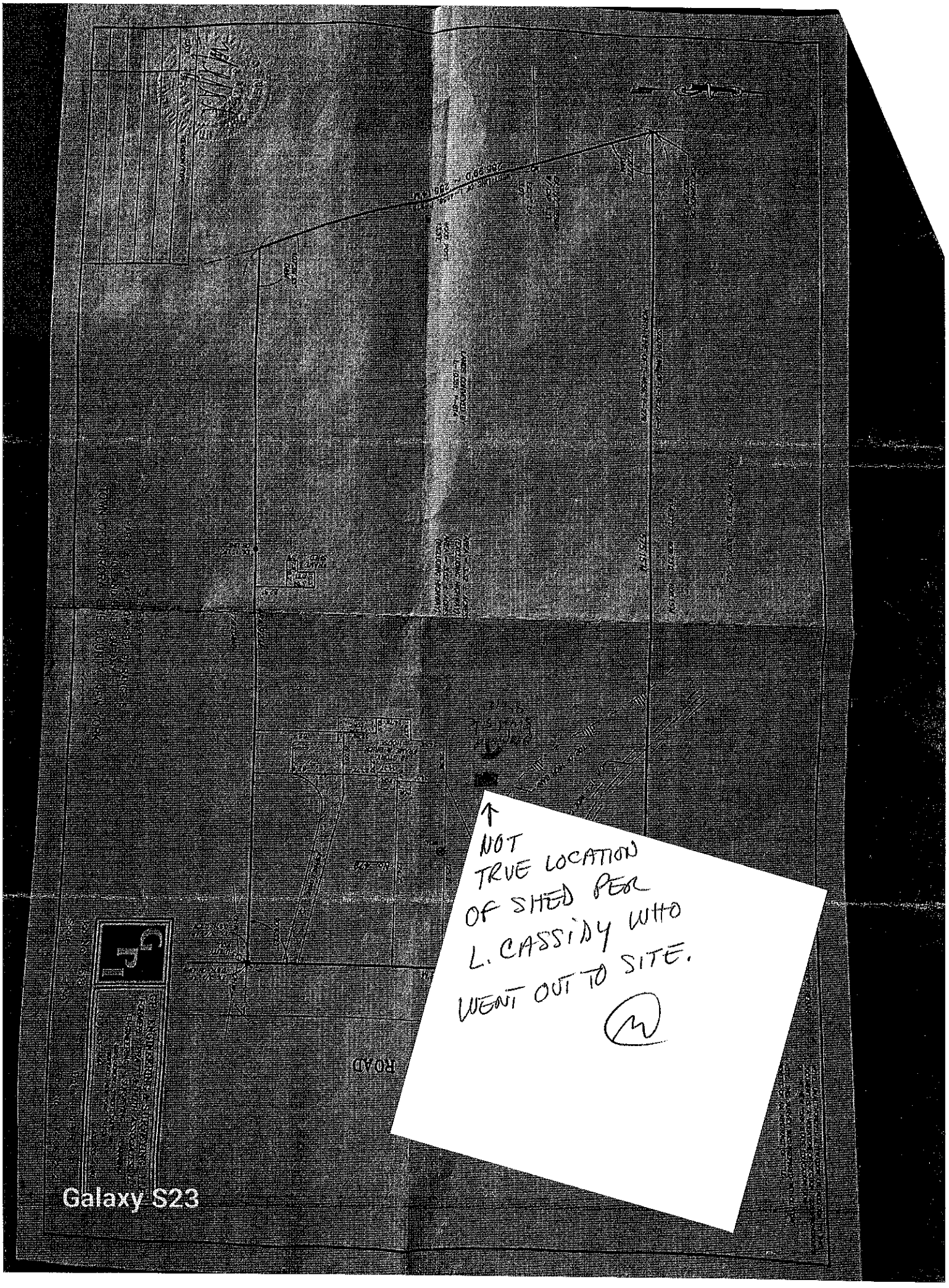
Coop

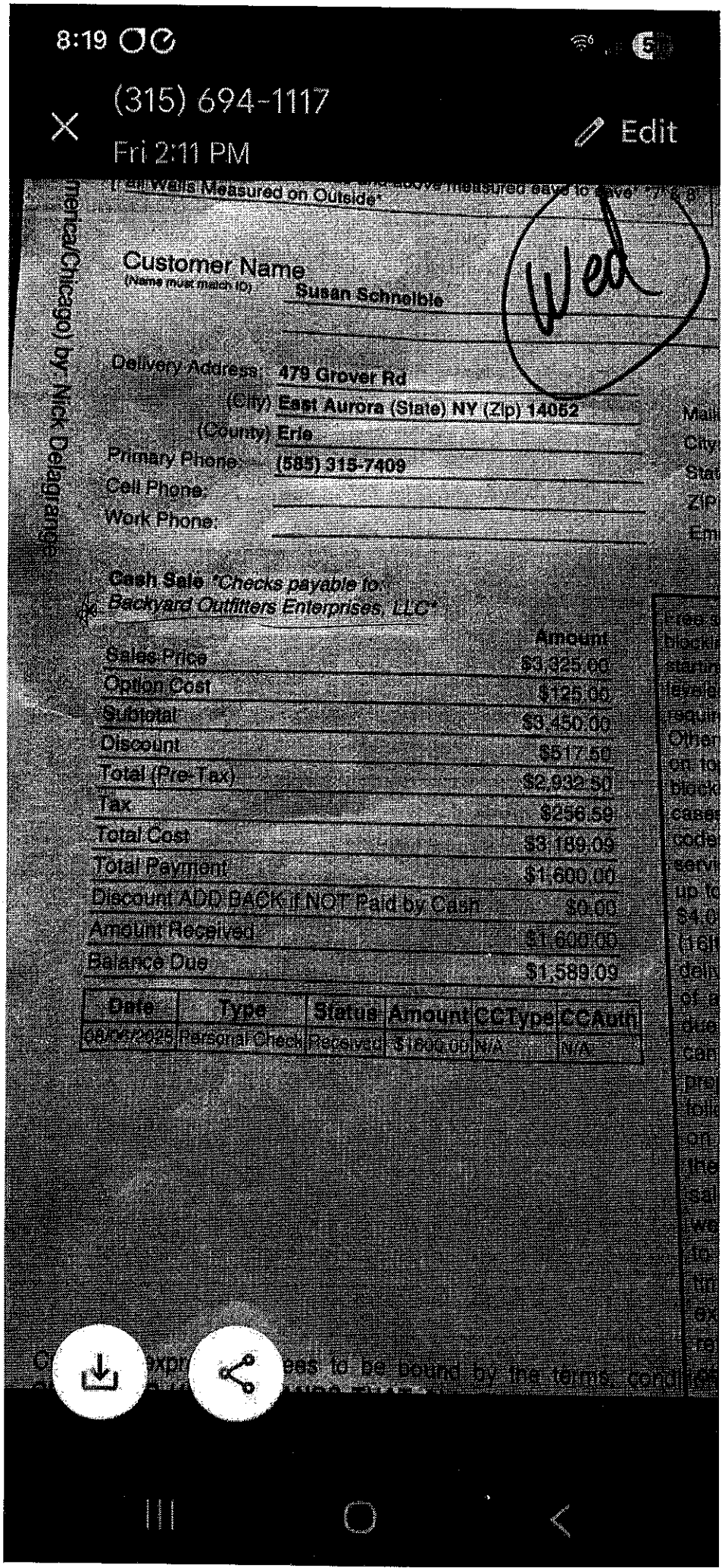
Fence

372.68'M

272.68'M

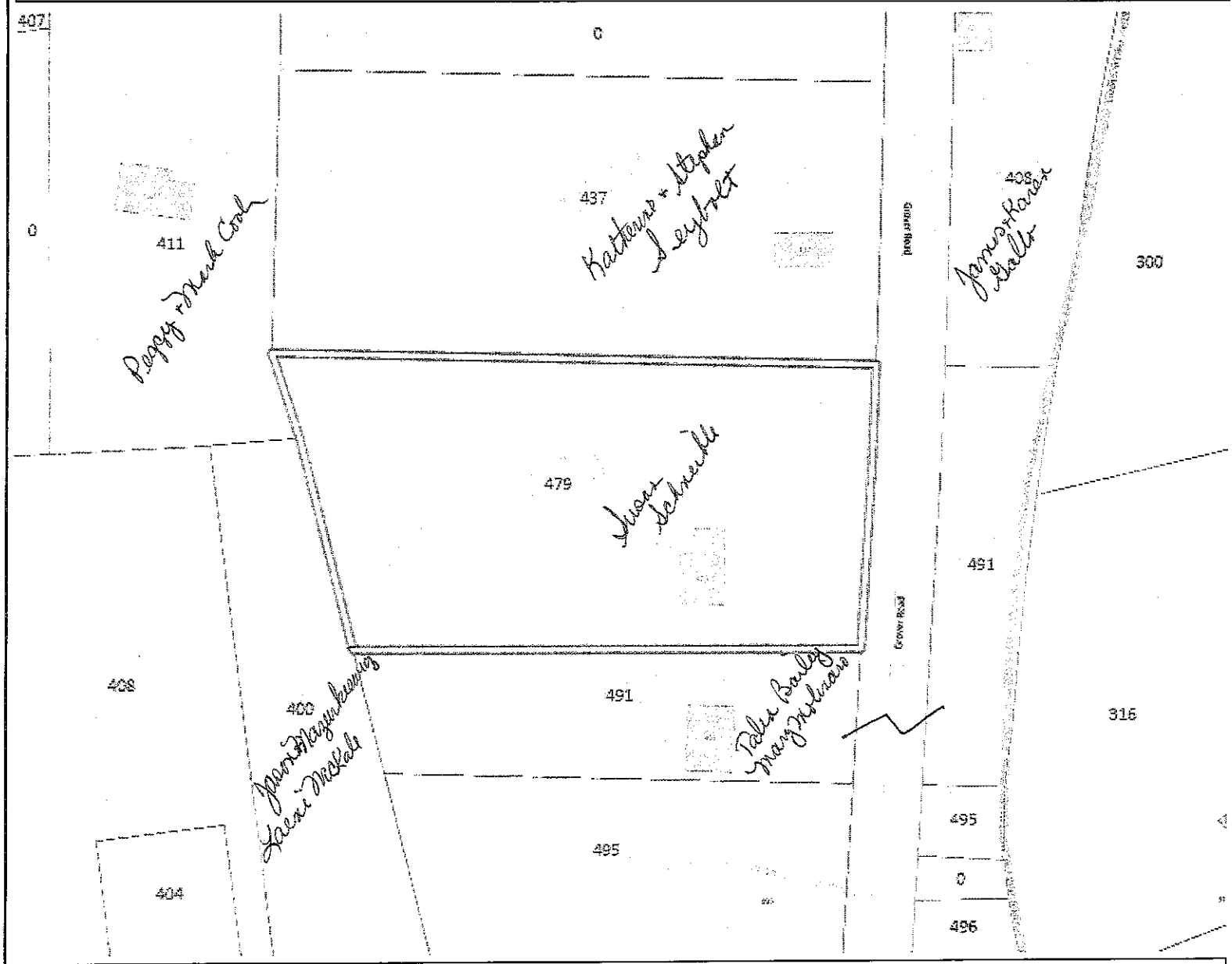
PART OF LOT 6, TOWNSHIP 13, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
TOWN OF AURORA, ERIE COUNTY, NEW YORK

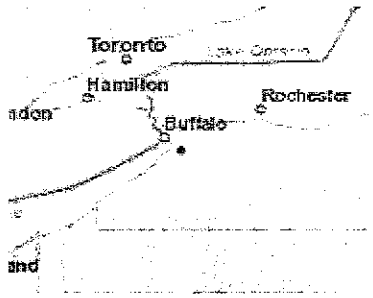

↑
NOT
TRUE LOCATION
OF SHED PER
L. CASSIDY WHO
WENT OUT TO SITE.
ROAD
Galaxy S23



Picture of Bill of Sale for $bud.

Erie County On-Line Mapping Application





Legend

Parcels

0 0.04 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: 2,257