



original

CASE NO. 1508
DATE OF HEARING 7/17/2025

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

☒ AREA VARIANCE ☐ SPECIAL USE PERMIT ☐ USE VARIANCE ☐ INTERPRETATION

II. APPLICANT/PETITIONER

Applicant's Name Gary Dikett
Address 1349 Davis Rd
City West Falls State NY ZIP 14170
Phone _____ Fax _____ Email g.com
Interest (owner/purchaser/developer) _____

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 1349 Davis Rd West Falls, NY 14170
SBL# 199.01-2-20 / 199.01-2-19
Property size in acres .70 Property Frontage in feet 344
Zoning District C2 Surrounding Zoning C2, R2, RR
Current Use of Property residence

IV. REQUEST DETAIL

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-8.6I(2)
☐ Special Use Permit for: _____
☐ Use Variance for: _____
☐ Interpretation of _____

Gary Pikett Petitioner's Letter of Intent

The proposal is to convert the current attached carport into a one bedroom and bathroom addition to the existing house.

I am a Viet Nam veteran who is 100% disabled with service connected Ischemic Heart Disease. The primary reason for my purchasing the house was to have a place to live during the summer months. My principal residence is in Richmond, Texas. Due to my disease, it is extremely difficult for me to live in Texas from May to October due to the extreme heat there. I chose to return to my home town of East Aurora where I still have family and can enjoy cooler summer weather. The house is a 2 story with the only bedroom and bathroom located upstairs. The stairs are becoming a difficulty for me with my disability.

The proposed plan to convert the carport to a bedroom addition will not change to sidelines of the house with the exception of closing in the carport. The back line of the house would be extended approximately 3 feet out towards the back of the property. The addition would considerably enhance the exterior of the home. The property that adjoins my property is the old Baltimore & Ohio Railroad. There are no house properties that adjoin my property only a vegetation line.

I have upgraded the overall appearance of the property since my purchasing the property. I have cleared and cleaned the landscape, painted the house and repaired the front porch. I take great pride in my home and want it to be an asset to my community.

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

Gary Pickett

Print name of Applicant/Petitioner

State of New York; County of Erie

On the day of in the year 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: _____ 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 _____

**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 July 17, 2025 Time 7:30 pm Location 575 Oakwood Ave., East 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: 1349 Davis Rd & VL Davis Rd, PO West Falls, NY

5a. S.B.L. of Property: 199.01-2-20 & 199.01-2-19

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 addition to residence is closer to rear lot line than allowed by Town Code; lot size is smaller 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., East 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. Librock
(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

June 9, 2025

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

Gary Pikett
1349 Davis Road
West Falls, NY 14170

Gary:

The Building Department has reviewed your request for a proposed rear yard setback for the construction of an addition to your single-family dwelling at 1349 Davis Road (SBL 199.01-2-20 & 199.01-2-19). The request has been denied because it fails to meet the requirement for a minimum rear yard setback from the west property line.

Section: 116-8.6I(1) – Depth of rear yard
Required: Each rear yard when used for residences: A distance equal to or greater than the mean height of the building but not less than 30 feet.
Requested: 20'-1"
Variance: 11"

Section: 116-8.6F(2) – Minimum lot size.
Required: 32,670 square feet (3/4 of an acre) for the principal building, not including the right of way.
Requested: 30,657.5 sq. ft.
Variance: 2,012.5 sq. ft.

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 Miga
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.

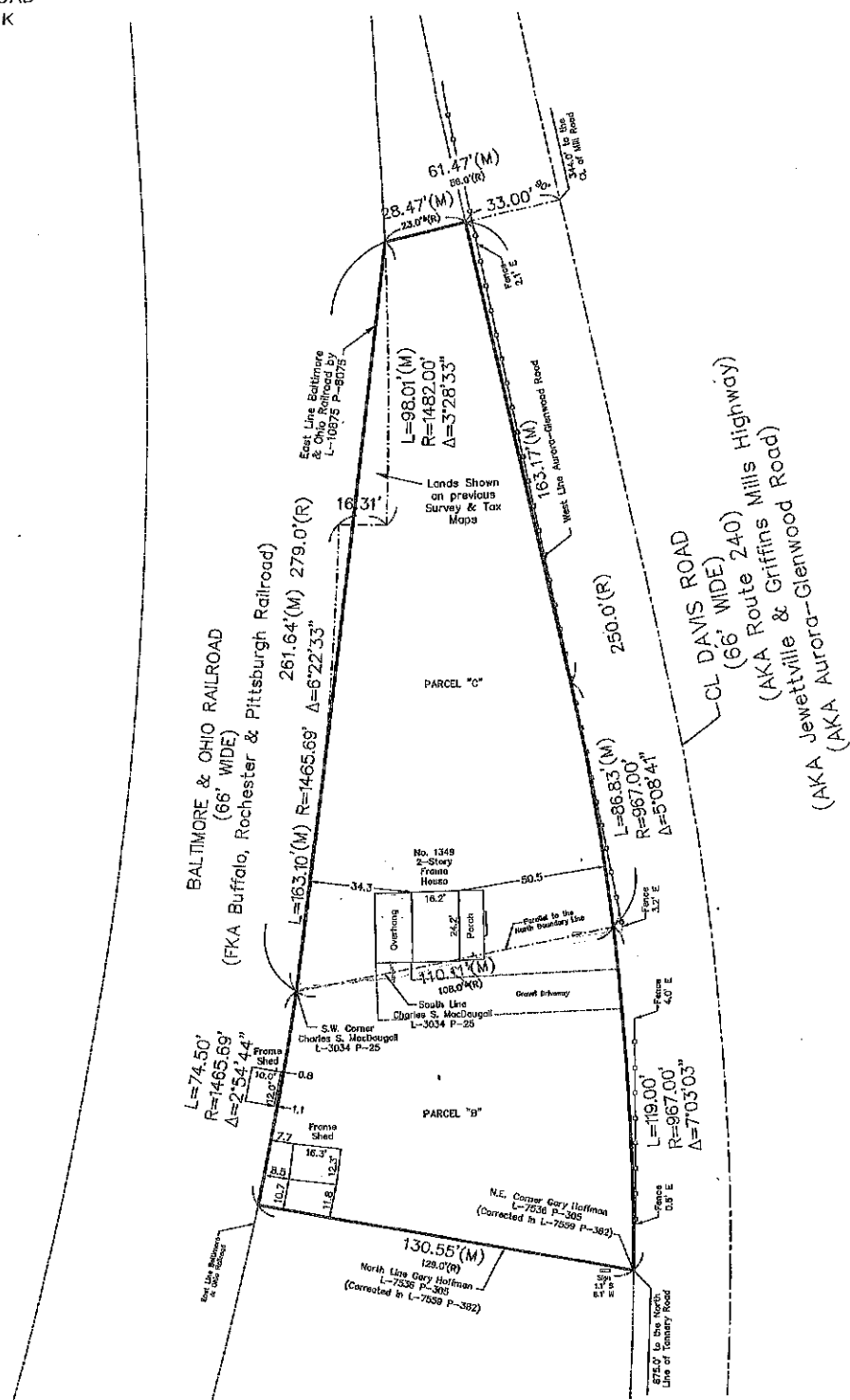
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Room addition to existing home			
Project Location (describe, and attach a location map): 1349 Davis Road West Falls, NY 14170			
Brief Description of Proposed Action: Convert carport into a closed room for a bedroom and bathroom on the first floor level			
Name of Applicant or Sponsor: Gary Pickett		Telephone: E-Mail: com	
Address: 1349 Davis Rd			
City/PO: West Falls		State: NY	Zip Code: 14170
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 ☒ 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:			NO ☒ YES ☐
3. a. Total acreage of the site of the proposed action?		.70 acres	
b. Total acreage to be physically disturbed?		.008 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.70 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?	NO ☐	YES ☒	
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 ☐	
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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☒	YES ☐	
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:	☒	☐
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>Garry Pillett</u> Date: <u>June 6, 2005</u>		
Signature: _____ Title: _____		

1349 & VL DAVIS ROAD
AURORA, NEW YORK

 $1'' = 50'$

SURVEY REF: LIBER-11301 PAGE-6214

NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP
BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF
SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION
LAW

GENZEL LAND SURVEYING, P.C. 02023
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 9585 DATE: 10/18/23 DWN. BY: DJK

DATE MAY 2002 APPLICANT STIMATED
WITH NEW YORK STATE LICENSED
LAWYER, JAMES J. JAMES, JR., 1000

Please return original recorded deed to:

THIS INDENTURE made on the 30th day of October, 2023,

BETWEEN **GERRY'S REPAIR ESTATES, LLC**, a New York Limited Liability Company
With offices located at 8756 Heath Road, Colden, NY 14033

and

GARY Pickett and **CAROL ANN CLARY**,
residing at 22115 Crossbridge Lane, Richmond, TX 77469,

GRANTOR,

GRANTEES.

WITNESSETH that the said Grantor, in consideration of ONE HUNDRED EIGHTEEN THOUSAND DOLLARS and 00/100 (\$118,000.00) lawful money of the United States, paid by the Grantees, does hereby grant and release unto the Grantees, their heirs and assigns forever:

1349 Davis Road West Falls NY, 14170 - Section 199.01 Block 2 Lot 20

All that plot of land situated in the Town of Aurora, County of Erie and State of New York, being part of Lot Number fifty one (51), Township nine (9), Range six (6) of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING in the west line of the Aurora-Glenwood Road, at a point therein distant eight hundred seventy-five (875) feet north of the north line of Tannery Road, as measured along the west line of said Aurora-Glenwood Road, which point of beginning is also the northeasterly corner of lands conveyed to Gary Hoffman and Jeanne his wife by deed recorded in Erie County Clerk's Office in Liber 7536 of Deeds at page 305, as corrected by deed recorded in Erie County Clerk's Office in Liber 7559 of Deeds at page 382;

running thence westerly along the north line of the said Hoffman lands one hundred twenty-nine (129) feet to the easterly line of lands of the Baltimore & Ohio Railroad;

running thence northerly along the easterly line of said lands seventy-four and five tenths (74.5) feet to the southwest corner of lands conveyed to Charles S. Mac Dougall by deed recorded in Erie County Clerk's Office in Liber 3034 of Deeds at page 25;

running thence northeasterly along the southerly line of said lands one hundred eight (108) feet to the westerly line of the Aurora-Glenwood Road;

running thence southerly along the westerly line of the Aurora-Glenwood Road one hundred nineteen (119) feet to the place of beginning.

ALSO

-0- Davis Road West Falls NY, 14170 - Section 199.01 Block 2 Lot 19

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 51, Township 9, Range 6 of the Holland Land Company's Survey, described as follows:

BEGINNING at a point on the easterly boundary line of the Baltimore and Ohio Railroad (formerly the BR&P Ry.), said point being fifty-six (56) feet westerly, measured at right angles from a point in the center line of the New Highway, leading from Jewettville to West Falls, at the distance of three hundred forty-four (344) feet south of its intersection with the center line of the Jewettville and Griffins Mills Highway;

thence running easterly at right angles to the center line of said New Highway, twenty-three (23) feet, more or less, to the westerly boundary line of said New Highway;

thence southerly along said westerly boundary line two hundred fifty (250) feet to a point;

thence westerly parallel with said northerly boundary line of the premises, one hundred eight (108) feet, more or less, to the easterly boundary line of said Baltimore and Ohio Railroad;

thence northerly along said Baltimore & Ohio's easterly boundary two hundred seventy-nine (279) feet, more or less, to the place of beginning.

TOGETHER WITH the appurtenances and all the estate and rights of the Grantor in and to the said premises,

TO HAVE AND TO HOLD the above granted premises unto the said Grantees, their heirs, successors and/or assigns

AND the said Grantor does covenant with said Grantees as follows:

FIRST -- That the Grantor is seized of said premises in fee simple and has good right to convey the same.

SECOND -- That the Grantees shall quietly enjoy the said premises.

THIRD -- That the Grantor will forever **WARRANT** the title to said premises.

FOURTH -- That this conveyance is subject to the Trust Fund provisions of Section Thirteen of the Lien Law.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

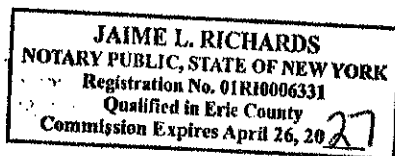
In Presence of

GERRY'S REPAIR ESTATES, LLC

By:  {L.S.}
GERALD R. HACKER, Managing Member

STATE OF NEW YORK }
COUNTY OF ERIE } ss.:

On the 30th day of October, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared **GERALD R. HACKER**, in his capacity as Managing Member of Gerry's Repair Estates, LLC, personally known to me or proved 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 executed the same in his capacity and that by his signature on the instrument, the individuals or the persons upon behalf of which the individual acted, executed the instrument.





FOR COUNTY USE ONLY
C1. SWIS Code 142489
C2. Date Deed Recorded 11/13/2023
C3. Book 11424 C4. Page 3554
INSTRUCTIONS(RP-5217-PDF-JNS): www.orps.state.ny.us
New York State Department of Taxation and Finance
Office of Real Property Tax Services
RP- 5217-PDF
Real Property Transfer Report (8/16)

PROPERTY INFORMATION
1. Property Location 1349 & VL Davis Road
*STREET NUMBER *STREET NAME
Aurora
*CITY OR TOWN VILLAGE 14170
*ZIP CODE
2. Buyer Name Pikett Gary
*LAST NAME/COMPANY FIRST NAME
Clary Carol Ann
*LAST NAME/COMPANY FIRST NAME
3. Tax Billing Address Indicate where future Tax Bills are to be sent (at bottom of form) Pikett / Clary Clary / Carol Ann
*LAST NAME/COMPANY FIRST NAME
22115 Crossbridge Ln Richmond TX 77469
*STREET NUMBER AND NAME *CITY OR TOWN *STATE *ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR ☐ Part of a Parcel (Only If Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐
5. Deed Property Size 386 *FRONT FEET X 129 *DEPTH OR 0.00 *ACRES
6. Seller Name Gerry's Repair Estates LLC
*LAST NAME/COMPANY FIRST NAME
*LAST NAME/COMPANY FIRST NAME
7. Select the description which most accurately describes the use of the property at the time of sale:
A. One Family Residential
Check the boxes below as they apply:
8. Ownership Type is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☐
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION
11. Sale Contract Date 08/31/2023
*12. Date of Sale/Transfer 11/3/23
*13. Full Sale Price 118,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.
14. Indicate the value of personal property included in the sale 0.00
15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☐ J. None
Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill
16. Year of Assessment Roll from which Information taken(YY) 23
*17. Total Assessed Value 34,900 / 3,200
18. Property Class 210 / 311
*19. School District Name East Aurora Union Fr
20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
199.01-2-20 199.01-2-19

CERTIFICATION
I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.
SELLER SIGNATURE 10-30-23
BUYER CONTACT INFORMATION
Pikett / Clary Gary / Carol Ann
*LAST NAME FIRST NAME
281 725-8188
*AREA CODE *TELEPHONE NUMBER (Exc. 9999999)
22115 Crossbridge Lane
*STREET NUMBER *STREET NAME
Richmond TX 77469
*CITY OR TOWN *STATE *ZIP CODE
BUYER'S ATTORNEY
Boorman Richard
*LAST NAME FIRST NAME
(716) 204-4032
*AREA CODE *TELEPHONE NUMBER (Exc. 9999999)

Quantity	Unit	Notes
1	Sq. Ft.	Roofing
1	Sq. Ft.	Decking
1	Sq. Ft.	Flooring
1	Sq. Ft.	Wallpaper
1	Sq. Ft.	Paint
1	Sq. Ft.	Trim
1	Sq. Ft.	Stairs
1	Sq. Ft.	Basement
1	Sq. Ft.	Attic
1	Sq. Ft.	Garage
1	Sq. Ft.	Driveway
1	Sq. Ft.	Landscaping
1	Sq. Ft.	Pool
1	Sq. Ft.	Other

13.31.2019	13.31.2019
13.31.2019	13.31.2019
13.31.2019	13.31.2019
13.31.2019	13.31.2019
13.31.2019	13.31.2019
13.31.2019	13.31.2019
13.31.2019	13.31.2019
13.31.2019	13.31.2019
13.31.2019	13.31.2019
13.31.2019	13.31.2019

PLAN & DETAILS

A2

8 TYP. WALL SECTION

7 SITE PLAN

6 FRONT ELEVATION

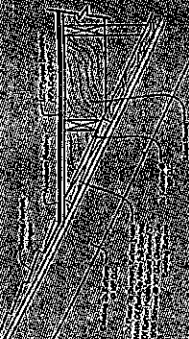
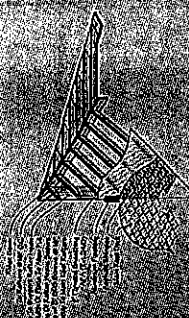
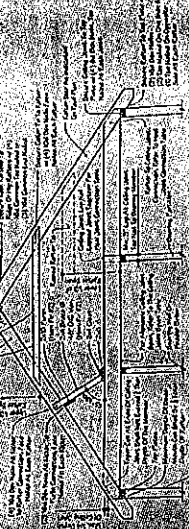
5 RIGHT ELEVATION

4 REAR ELEVATION

1 ROOF FRAMING PLAN

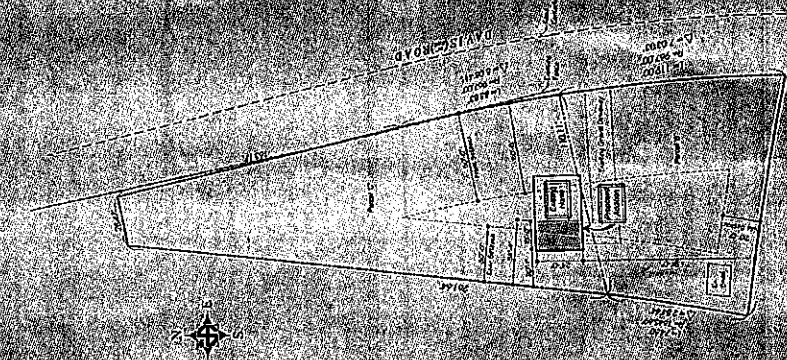
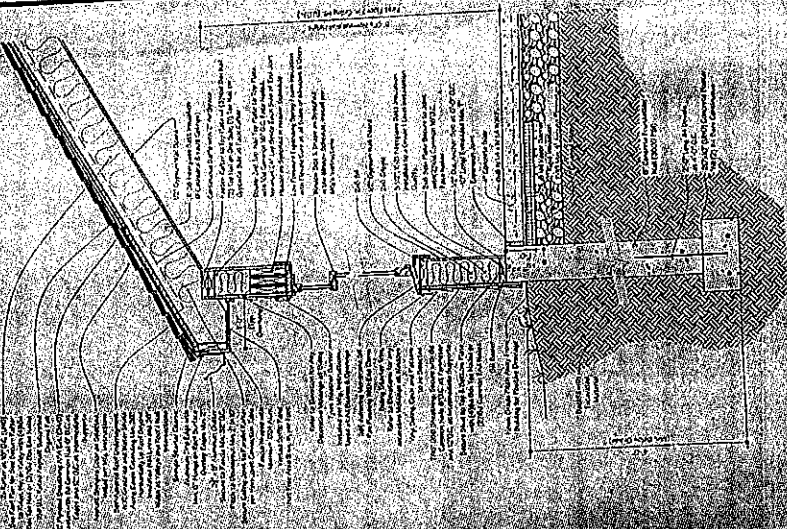
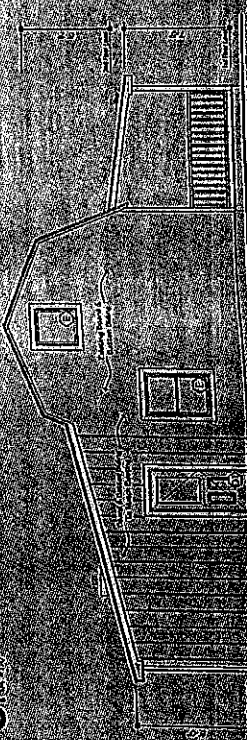
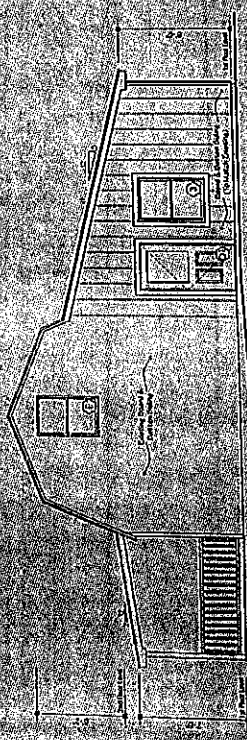
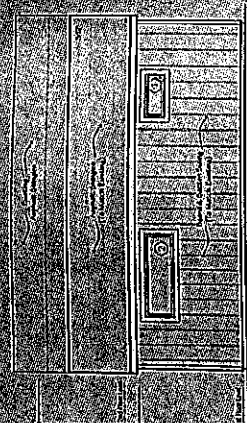
2 ROOF OVERLAY DETAILS

3 TYP. ROOF FRAMING DETAIL

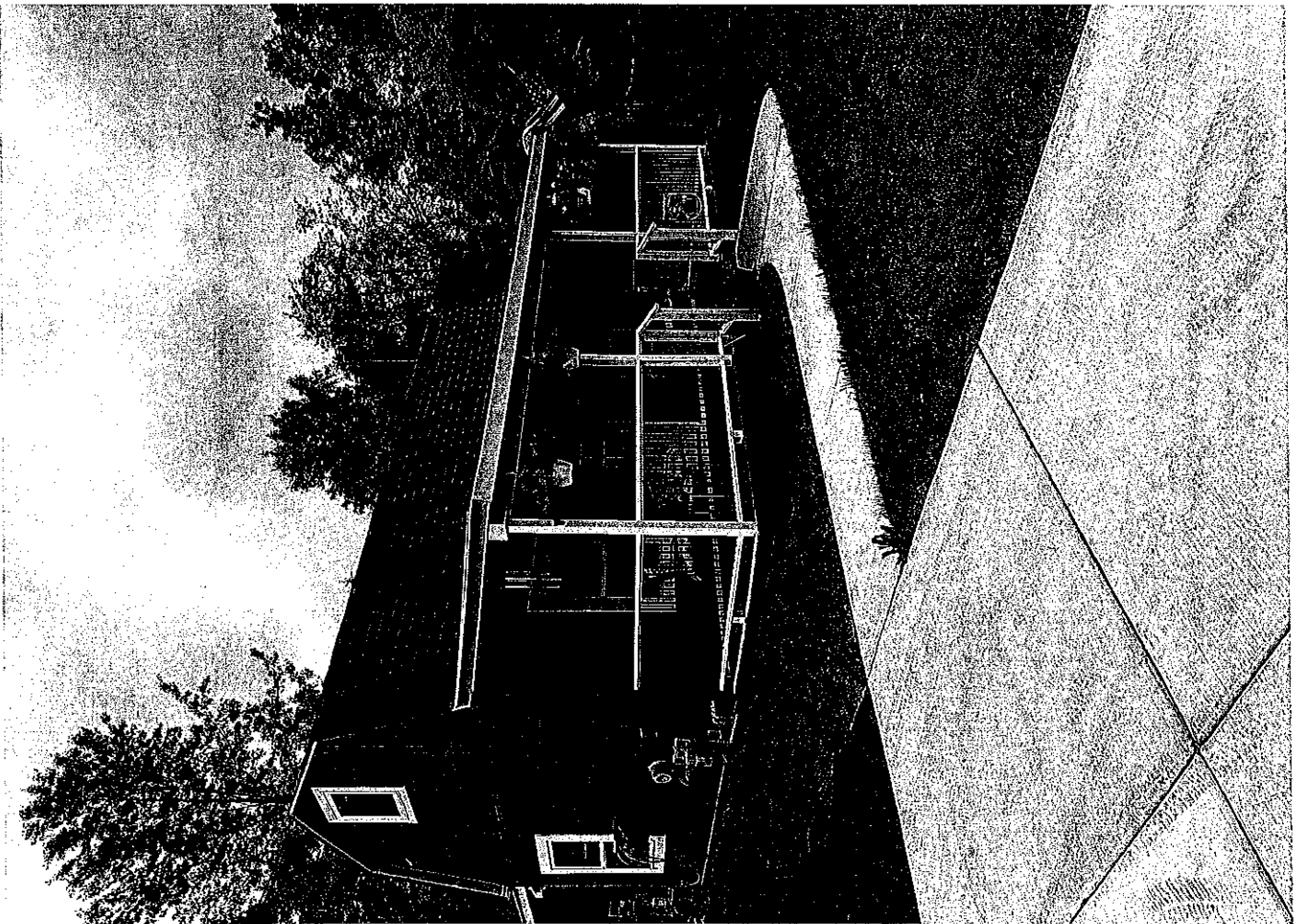


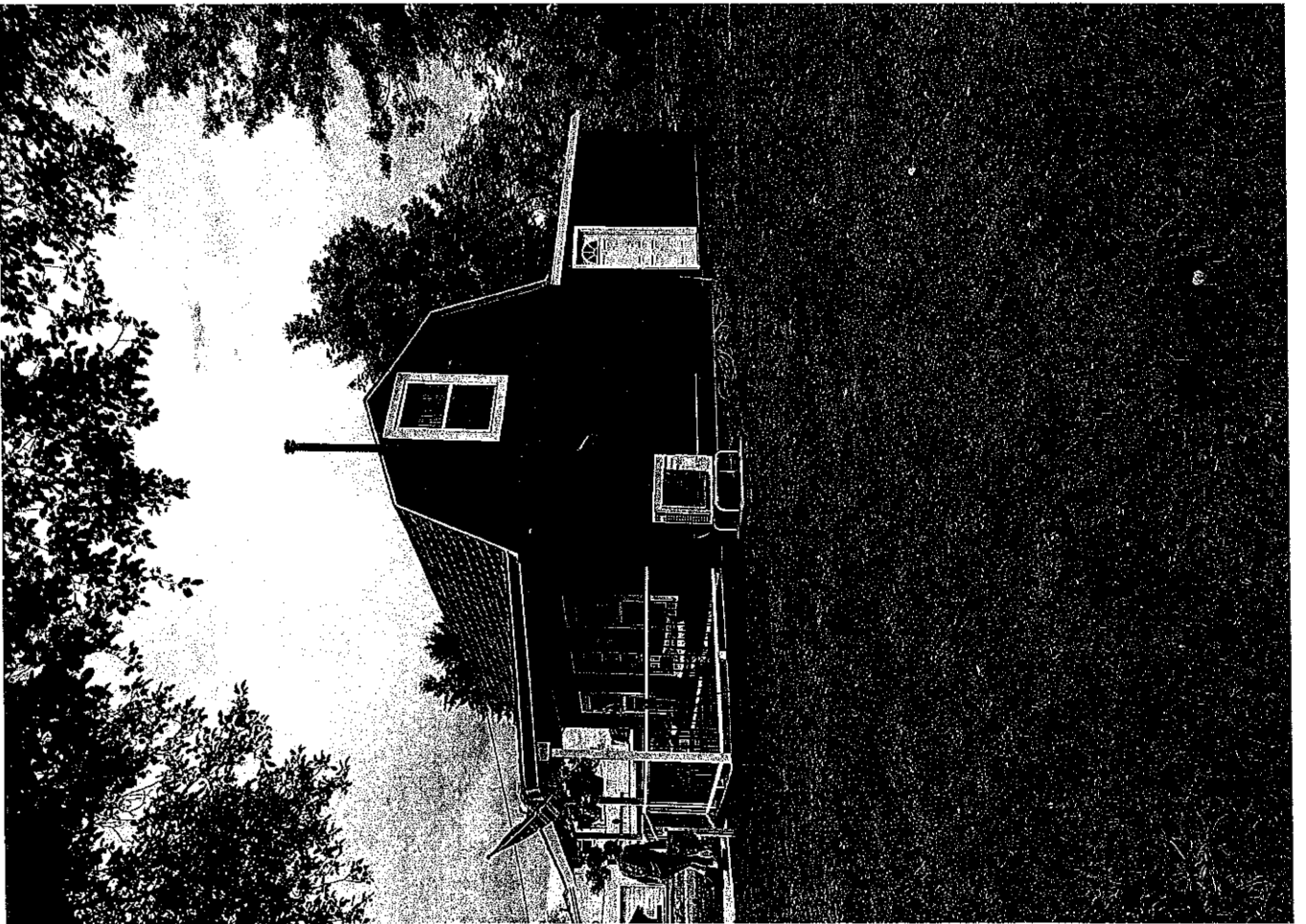
NOTE: All dimensions are in feet and inches. All materials are to be specified by the architect. All work is to be done in accordance with the latest edition of the International Building Code (IBC) and the latest edition of the International Residential Code (IRC). All work is to be done in accordance with the latest edition of the International Mechanical Code (IMC) and the latest edition of the International Fire Code (IFC). All work is to be done in accordance with the latest edition of the International Energy Conservation Code (IECC) and the latest edition of the International Green Building Code (IGBC). All work is to be done in accordance with the latest edition of the International Plumbing Code (IPC) and the latest edition of the International Fuel Gas Code (IFGC). All work is to be done in accordance with the latest edition of the International Electrical Code (IEC) and the latest edition of the International Fire Alarm Code (IFAC). All work is to be done in accordance with the latest edition of the International Fire Sprinkler Code (IFSC) and the latest edition of the International Fire Protection Code (IFPC). All work is to be done in accordance with the latest edition of the International Fire Insurance Code (IFIC) and the latest edition of the International Fire Insurance Code (IFIC).

Item	Quantity	Unit	Notes
1	1	Sq. Ft.	Roofing
2	1	Sq. Ft.	Decking
3	1	Sq. Ft.	Flooring
4	1	Sq. Ft.	Wallpaper
5	1	Sq. Ft.	Paint
6	1	Sq. Ft.	Trim
7	1	Sq. Ft.	Stairs
8	1	Sq. Ft.	Basement
9	1	Sq. Ft.	Attic
10	1	Sq. Ft.	Garage
11	1	Sq. Ft.	Driveway
12	1	Sq. Ft.	Landscaping
13	1	Sq. Ft.	Pool
14	1	Sq. Ft.	Other











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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

June 16, 2025

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Gary Pikett
22115 Crossbridge Ln.
Richmond, TX 77469

RE: Property in the Town of Aurora
Re: 1349 Davis Rd. & V/L Davis Rd.
SBL # 199.01-2-20 & 199.01-2-19

Dear Mr. Pikett:

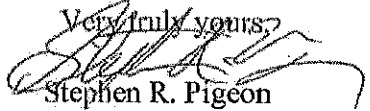
This letter is in response to your request to merge your two (2) parcels in the Town of Aurora.

In order to insure the proper account numbers for these parcels, we need to know if it is your intent to leave these parcels as two (2) separate lots of record, or combine them into one parcel.

If you believe you do want to merge the two (2) properties, you may want to contact our Building Department in regards to any effect this would have on future development of the properties. Also, you may want to make sure that your mortgage (if you have one) includes these parcels. If it doesn't, and we combine them, it may create a problem in the future.

Please indicate your decision on the form at the bottom of the page and return it to us as soon as possible.

If you any questions, please contact us at 652-0011.

Very truly yours,

Stephen R. Pigeon
Assessor

TO: TOWN OF AURORA ASSESSING DEPARTMENT

☒ IT IS MY/OUR INTENT TO MERGE THE TWO PARCELS (as noted above) INTO ONE PARCEL.

☐ I/WE DO NOT WANT THESE TWO PARCELS MERGED.

6-18-25

Date

Gary Pikett

Owner

6-18-25

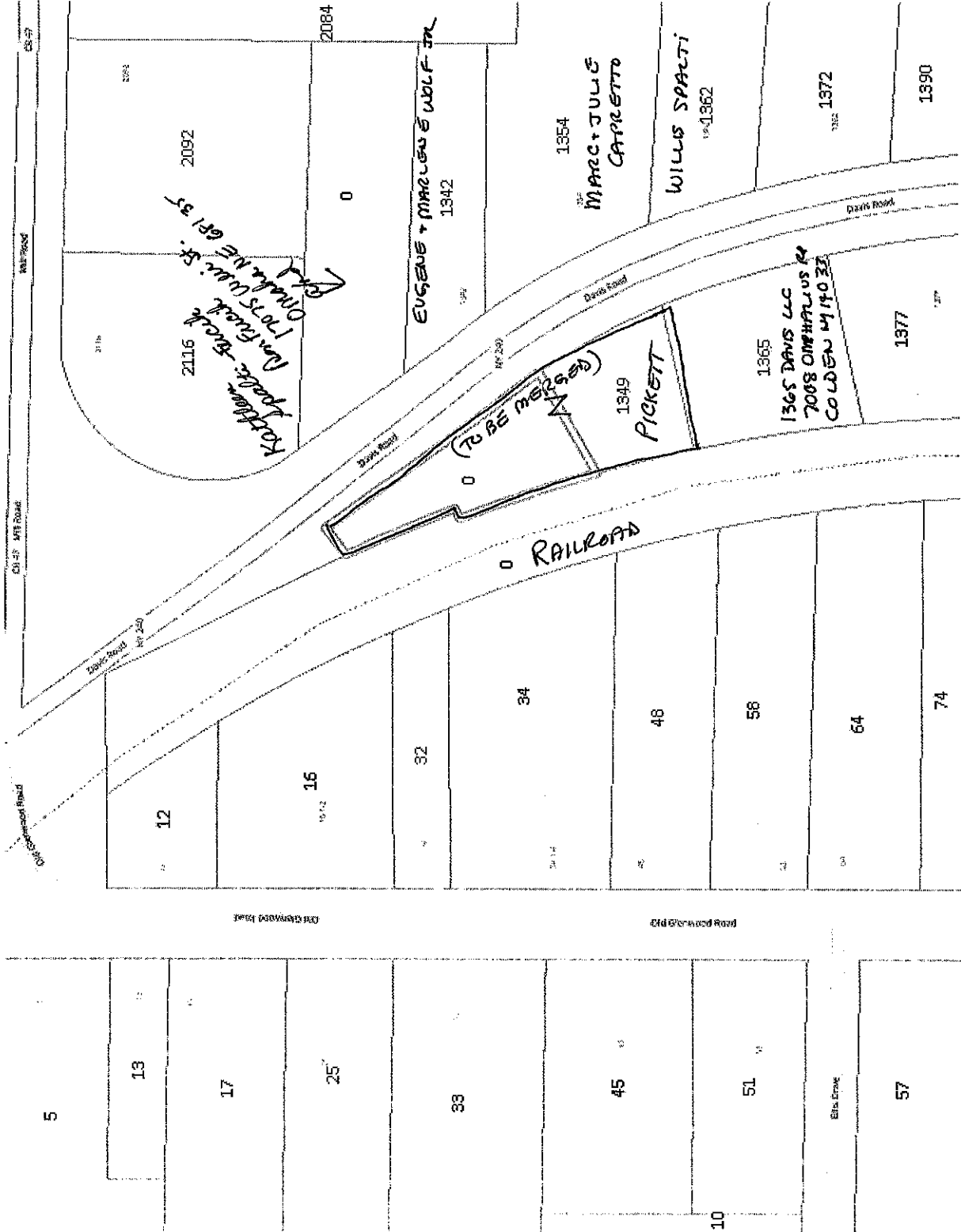
Date

Carol Ann Clary

Owner



Erie County On-Line Mapping Application



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



#1508