

1040A Sweet Rd



TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION

To Be Completed By Applicant

PETITIONER: Name: Ryan R. Marrs
Address: 930 Geer Rd.
Arcade NY 14009
City State Zip
Phone: (716) 258-1797 Fax: NA
E-Mail: ryanmarrs@hotmail.com

PROPERTY OWNER (if different from petitioner):

Name: Kevin + Erin Meehan
Address: 1040A Sweet Rd. Ph. No. (254) 383-6136
East Aurora, NY 14052
PROJECT ADDRESS: 1040A Sweet Rd. 187.01-1-52.1
No. Street SBL No.

PROJECT DESCRIPTION: 30' x 40' x 14' Shop - Post Frame Construction
Black Standing Seam Roof w/ White Metal
Board and Batten Siding. 16 x 10 OHD
2 man doors, 9 windows

Signature of Applicant: B. R. Marrs

State of New York) SS:
County of Erie)

On the 24th day of April, in the year 2025, before me, the undersigned, a notary public in and for said State, personally appeared Ryan R. Marrs, 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 they 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.

Karin L. Dojnik
Notary Public

KARIN L. DOJNIK
Notary Public, State of New York
Reg. # 01DO6445148
Qualified in Erie County
Commission Expires December 12, 2026

OFFICE USE ONLY:

File #: _____ Number of Lots _____ Total Acreage _____ Zoning _____

Open Development Area Review Application Fee \$ _____

Materials Received by
Town Clerk & Fee Paid

Accepted by _____

Date _____

TOWN OF AURORA 5 SOUTH GROVE STREET, EAST AURORA, NY 14052
(716) 652-3280 FAX (716) 652-3507 www.townofaurora.com

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Supervisor Snyder and Town Board Members

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: April 25, 2025

Attached is an ODA application for 1040A Sweet Road submitted by Ryan R. Marrs, representative of the property owners Kevin & Erin Meehan. The application is for the request to construct an accessory building/ structure (pole barn) on the west side of the rear yard of this existing ODA lot. 1040A Sweet Road has been approved by the Zoning Board of Appeals on 4/17/25, under case #1495, for two variance requests, an existing front yard setback and a rear yard setback for the proposed accessory building/structure (pole barn).

The application will need to be referred to the Planning Board for their review and recommendation after which the Town Board will schedule a public hearing.

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga

Subject: Letter of Intent for Open Development Area Modification – 30' x 40' x 14' Garage

Dear Members of the Town Board and Planning Board,

I am submitting this letter of intent on behalf of my clients, **Kevin and Erin Meehan**, in support of their request for approval to construct a **30' x 40' x 14' garage** on their property located at **1040A Sweet Rd., East Aurora, NY 14052**, which requires a modification to the Open Development Area as presently constituted.

Proposed Project:

The proposed garage will feature a **black metal standing seam roof and white board & batten metal siding**, ensuring a high-quality and visually appealing addition to the property. The selected materials will create a cohesive aesthetic that complements the existing structures.

The garage is planned for the **north side of the residence**, an ideal location that offers convenient access to the home's main entry/exit point and is adjacent to the existing paved driveway. This placement allows for optimal use of the property and efficient access to the structure.

Given the layout of the property, **no other location is as suitable for the new garage**. This modification is necessary to place the structure in the most practical and functional location while maintaining accessibility and property aesthetics.

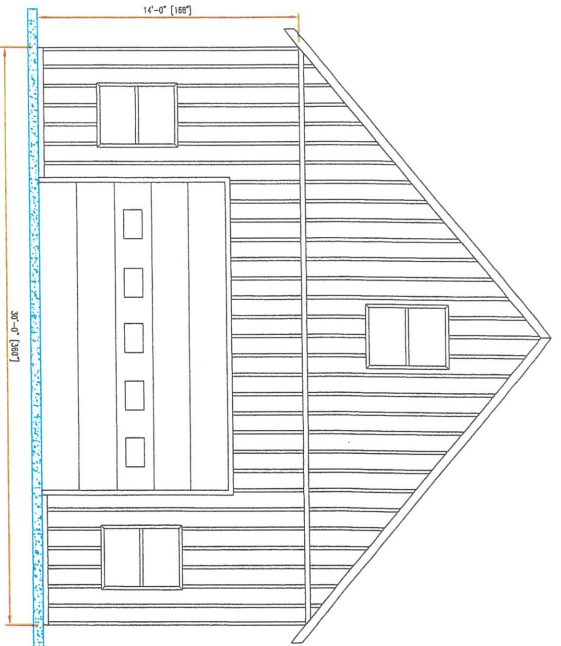
Additional Considerations:

- The proposed garage will not negatively impact neighboring properties, sightlines, or drainage.
- The location ensures the garage remains in harmony with the existing property layout.
- Erin and Kevin Meehan's neighbors are all in support of their proposed project.
 - See accompanying letters of support.

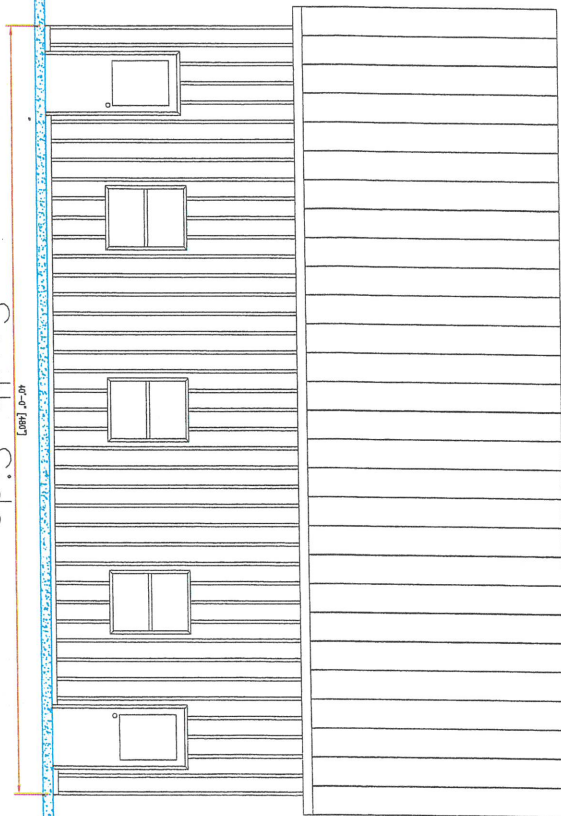
We appreciate your time and consideration of this request.

Sincerely,

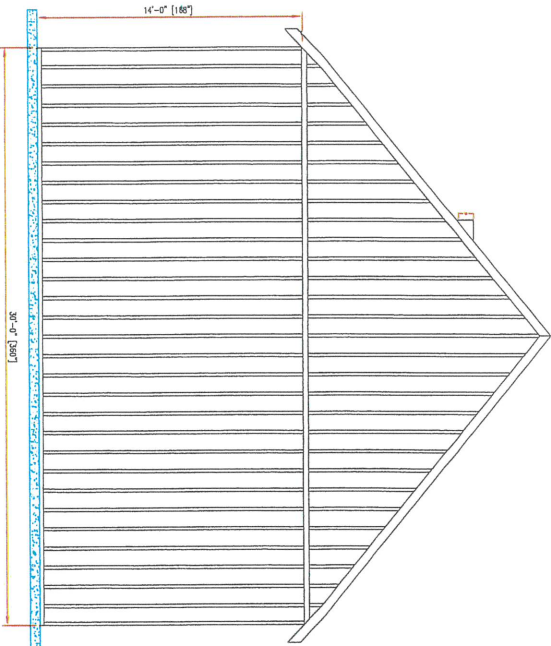
Ryan R Marrs



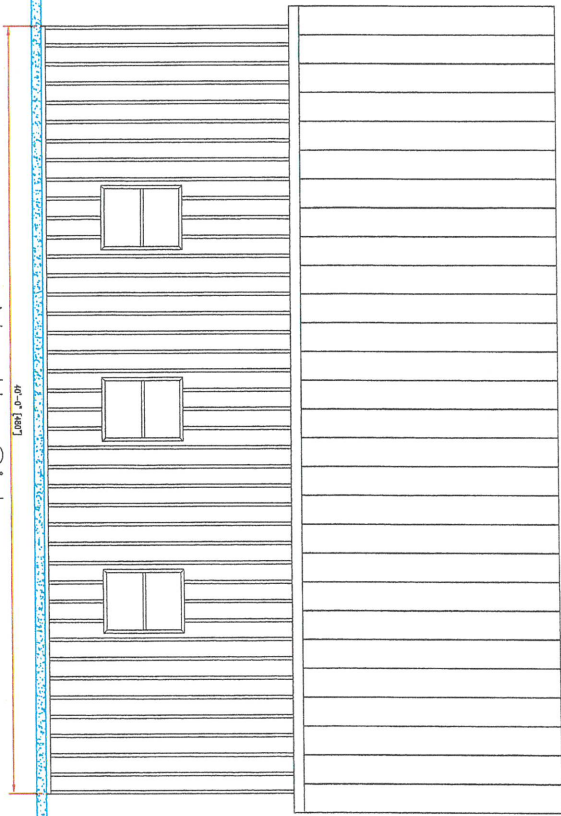
Front



South Side

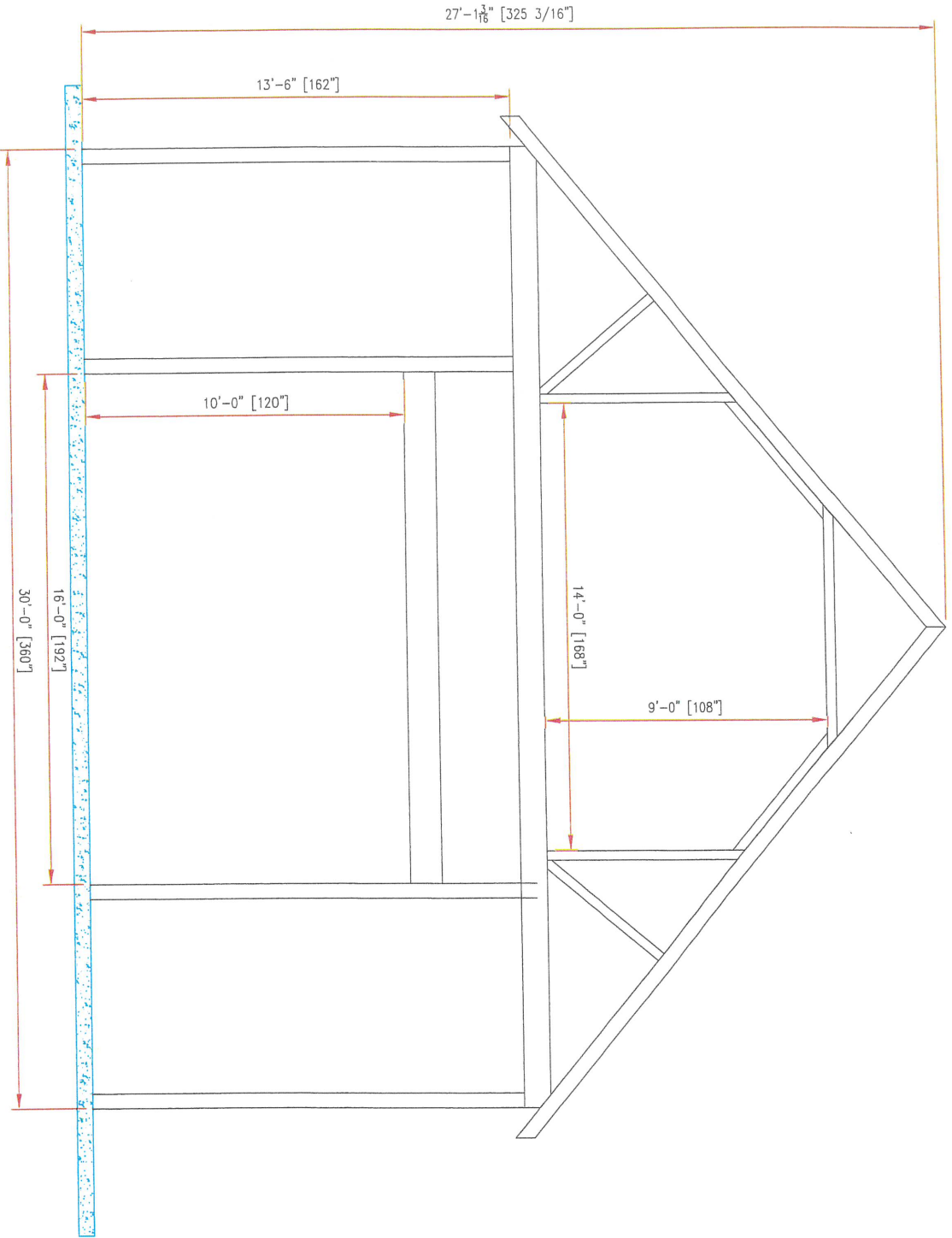


Back



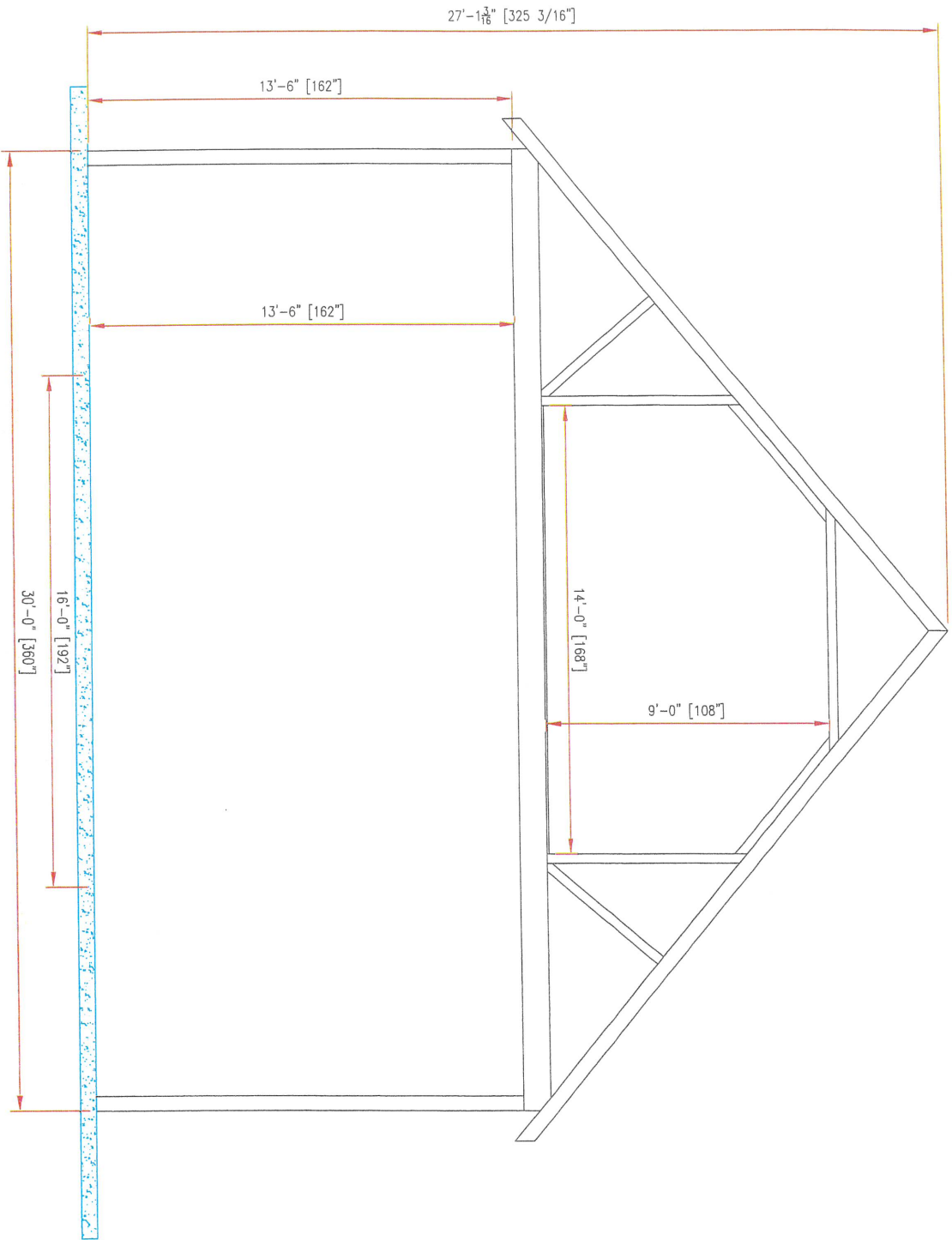
North Side

Ryan Morris CAD Design
(716) 258-1797
JOB: Meehan Garage
30' x 40' Garage
Location: 1040A Sweet Rd., East Aurora, NY 14052
February 13, 2025
Aerial Drawing



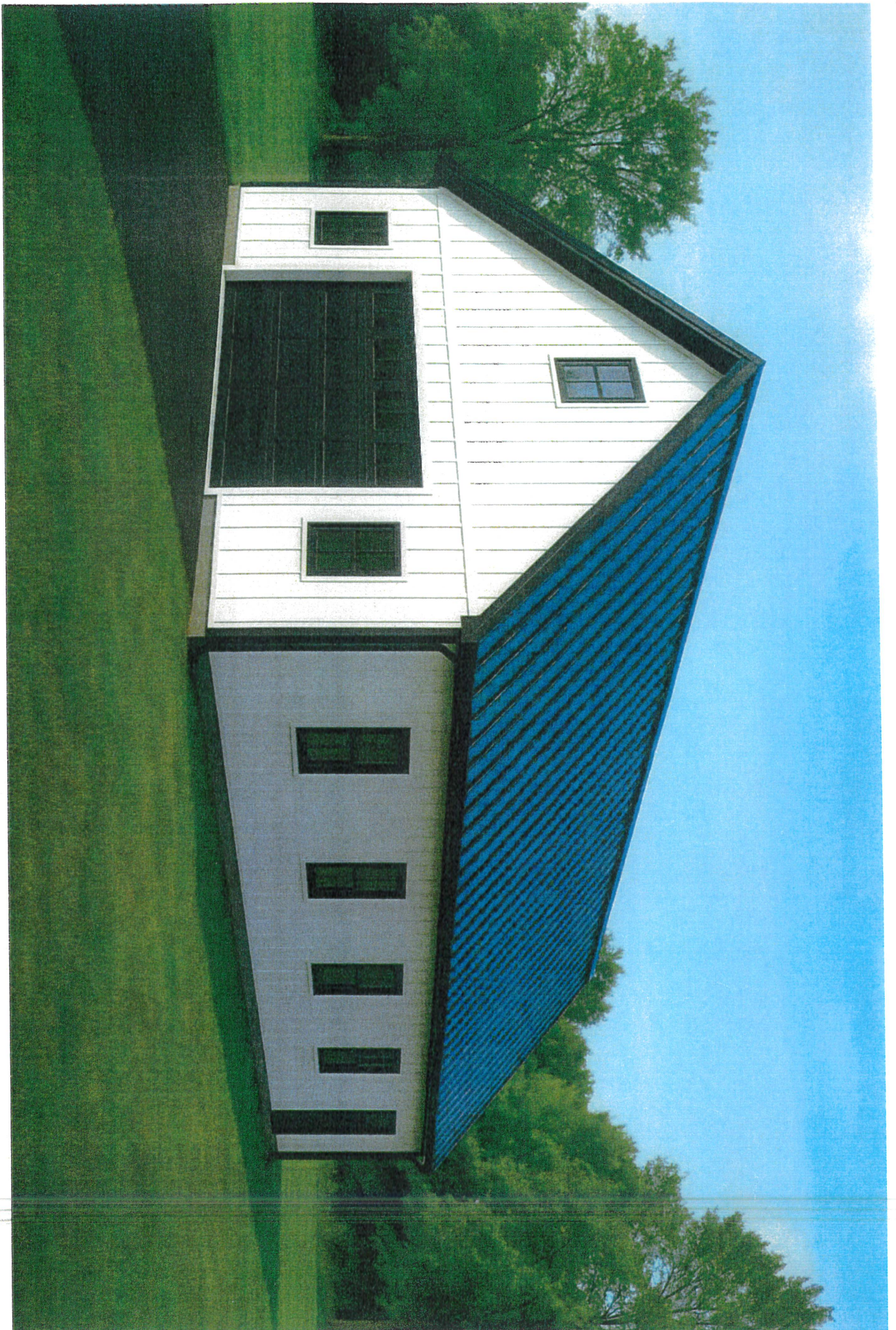
Front Endwall Cross Section

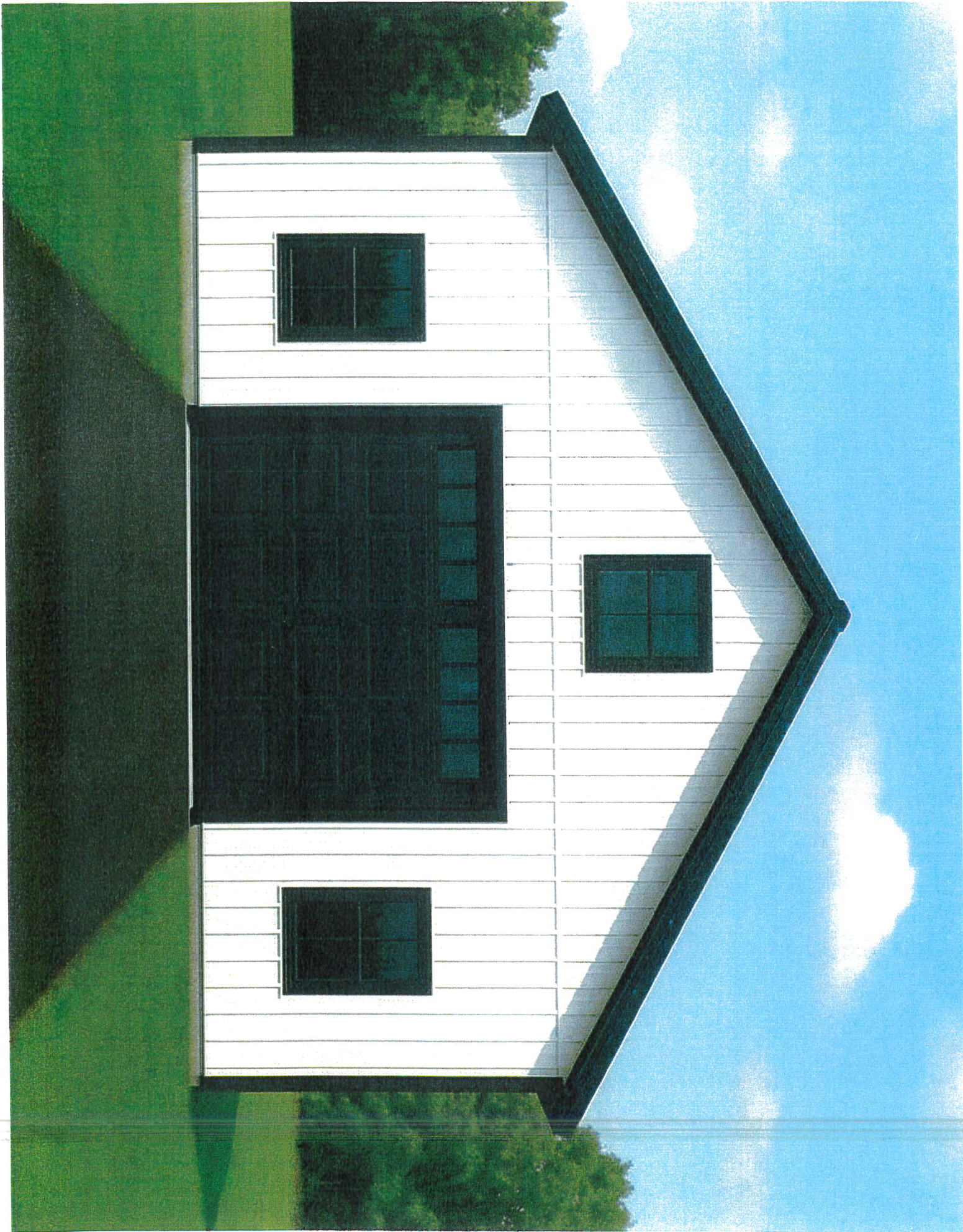
Ryan Marrs CAD Design
(716) 258-1797
JOB: Meehan Garage
30' x 40' Garage
Location: 1040A Sweet Rd., East Aurora, NY 14052
February 13, 2025
Aerial Drawing

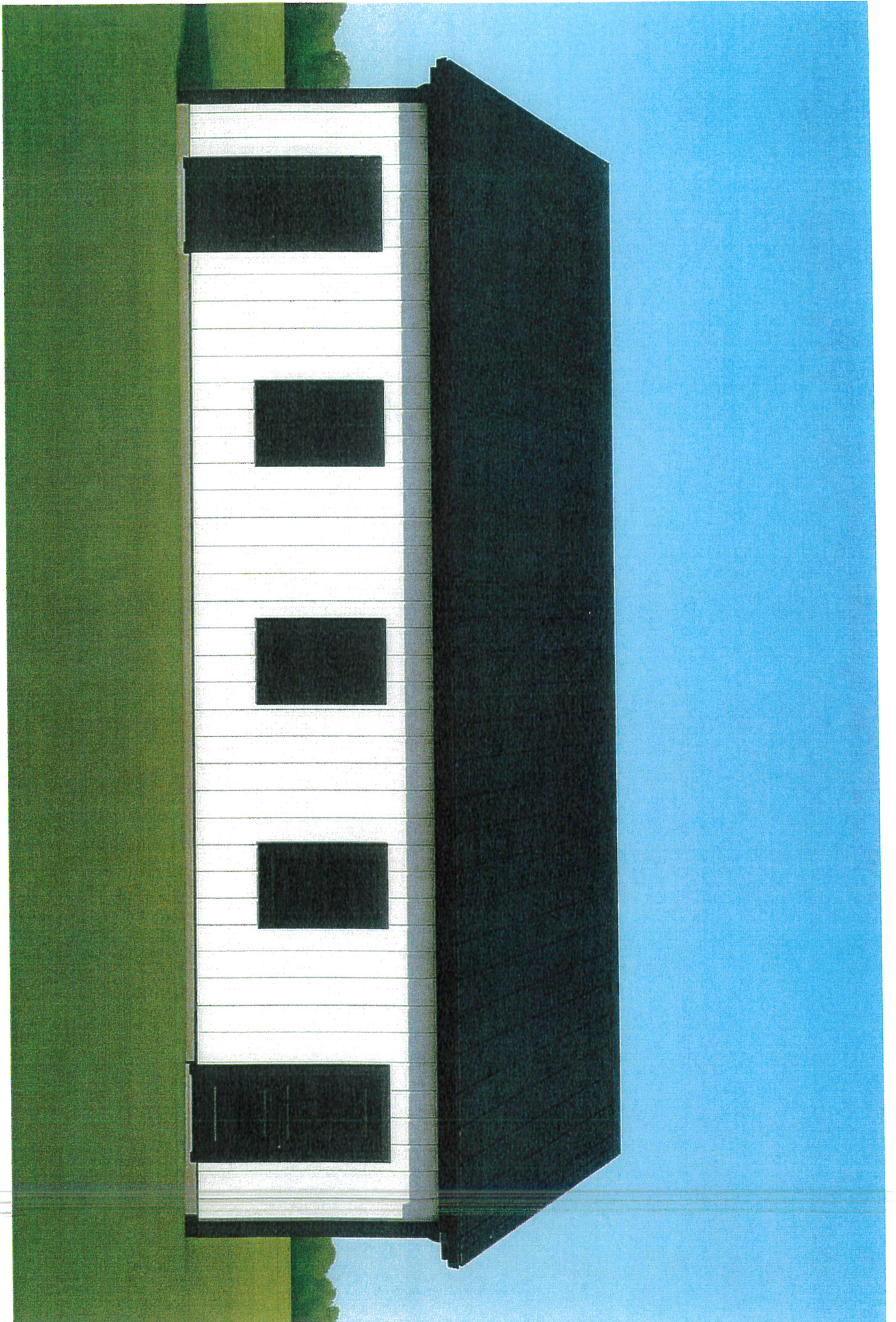


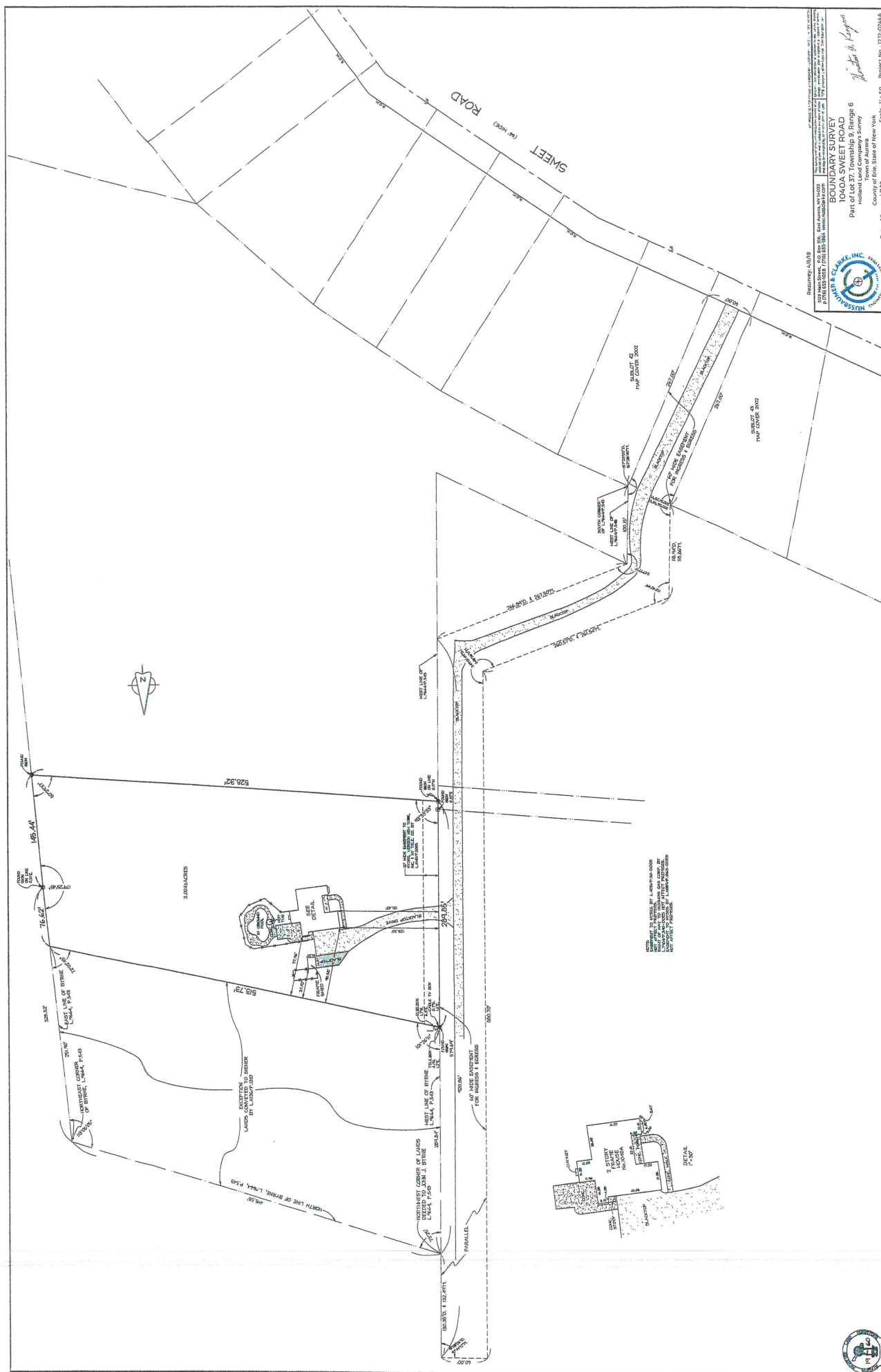
Framing Cross Section

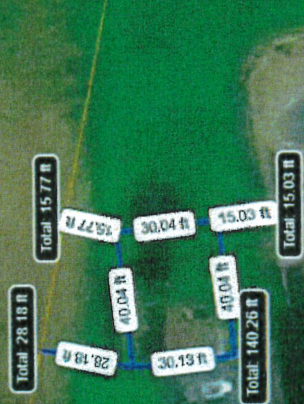
Ryan Marrs CAD Design
(716) 258-1797
JOB: Meehan Garage
30' x 40' Garage
Location: 1040A Sweet Rd., East Aurora, NY 14052
February 13, 2025
Aerial Drawing







[illegible]







Ryan Marrs CAD Design
(716) 258-1797
JOB:Meehan Garage
30' x 40' Garage
Location: 1040A Sweet Rd., East Aurora, NY 14052
April 20, 2025
Aerial Drawing

Aerial Property View



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



Sweet

41,050 ft

Mill St

[47]

40,000 ft

Mill St

932 ft

Sweet Rd

Taylorshire

860 ft

Grover Rd

[373]

[373]

650 ft

Per Rd

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			
Meehan Shop			
Name of Action or Project:			
Meehan Shop			
Project Location (describe, and attach a location map):			
1040A Sweet Rd. East Aurora, NY 14052			
Brief Description of Proposed Action:			
Kevin and Erin Meehan desire to build a 30'x40' Garage on their property.			
Name of Applicant or Sponsor:		Telephone: (716) 258-1797	
Ryan Marrs on behalf of Kevin and Erin Meehan		E-Mail: ryanmarrs@hotmail.com	
Address:			
930 Geer Rd.			
City/PO:		State:	Zip Code:
Arcade		New York	14009
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			☒
			☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			☒
			☐
3. a. Total acreage of the site of the proposed action?		3.04 acres	
b. Total acreage to be physically disturbed?		0.02755 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.04 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: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
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>Ryan Marrs on behalf of Kevin and Erin Meehan</u> Date: <u>3/5/2025</u>		
Signature: <u><i>Ryan R Marrs</i></u> Title: <u>Contractor/Builder</u>		

WARRANTY DEED WITH LIEN COVENANT

Return to
Mr. & Mrs. Meehan
1040A Sweet Road
East Aurora NY
14052

THIS INDENTURE, made this 10th day of May, 2019

BETWEEN Kody W. Sprague and Heather Sprague, residing at 1040A Sweet Road, East Aurora, NY 14052, Grantor(s), and

Kevin J. Meehan and Erin S. Meehan, husband and wife, residing at 8 Knob Hill Road, Orchard Park, NY 14127, Grantee(s).

WITNESSETH, that the said Grantor(s), in consideration of One and More Dollars (\$1.00 & More) lawful money of the United States, paid by the Grantee(s), do hereby grant and release unto the Grantee(s), their heirs and assigns forever, the premises described on Schedule A attached hereto.

SUBJECT TO easements, restrictions and rights of way of record, if any.

TOGETHER with the appurtenances and all the estate and rights of the Grantor(s) in and to the said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee(s).

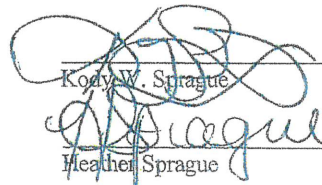
AND the said Grantor(s) do covenant with said Grantee(s) as follows:

FIRST. - That the Grantee(s) shall quietly enjoy the said premises.

SECOND. - That the Grantor(s) will forever WARRANT the title to said premises.

THIRD. - Subject to the trust fund provisions of Section Thirteen of the Lien Law.

IN WITNESS WHEREOF, The said Grantor(s) have hereunto set their hands and seals the day and year first above written.


Kody W. Sprague
Heather Sprague

STATE OF NEW YORK)
COUNTY OF ERIE) SS:

On the 10th day of May in the year 2019, before me, the undersigned, personally appeared Kody W. Sprague and Heather Sprague, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the person upon behalf of which the individuals acted, executed the instrument.


Notary Public

MARY M. GILBERT
Notary Public - State of New York
No. 01618268056
Qualified in Wyoming County
My Commission Expires September 17, 2020

97779
Seed - 2
AUR

SCHEDULE A
LEGAL DESCRIPTION

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. 37, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the northwest corner of lands conveyed to John J. Byrne by deed recorded in Erie County Clerk's Office in Liber 9664 of Deeds at page 543, said point being on the east line of a 60 foot wide easement for ingress and egress to lands of Michael D. Farrell, Jr. and wife by deed recorded in Erie County Clerk's Office in Liber 11085 of Deeds at page 8115; thence easterly along the north line of said Byrne at an interior angle of $73^{\circ} 25'$ a distance of 495.55 feet to the northeast corner of said Byrne; thence southerly along the east line of said Byrne at an interior angle of $113^{\circ} 06' 05''$ a distance of 328.52 feet to an angle point on said east line of said Byrne; thence continuing along said east line at an interior angle of $179^{\circ} 25' 45''$ a distance of 145.44 feet to a set rebar with cap; thence westerly at an interior angle of $80^{\circ} 29' 37''$ a distance of 528.32 feet to a set rebar with cap on the west line of said Byrne and east line of the aforementioned easement for ingress and egress; thence northerly along the west line of said Byrne at an interior angle of $93^{\circ} 33' 33''$ a distance of 579.69 feet to the point or place of beginning.

EXCEPTING THEREFROM that part conveyed to James J. Siener and Colleen M. Siener, his wife by deed recorded in Erie County Clerk's Office in Liber 11136 of Deeds at page 1310.

TOGETHER with a Perpetual and non-exclusive easement for ingress and egress to and from Sweet Road established by Deed dated October 22, 2004, and recorded November 8, 2004, in Liber 11085 of Deeds, at page 8115, and by agreements dated July 13, 2004, and recorded July 8, 2005, in Liber 11097 of Deeds, at page 7985 and dated September 4, 2007, and recorded October 19, 2007, in Liber 11136 of Deeds, at page 1293 over the following described lands:

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. 37, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the southwest corner of Sublot 42 as shown on Map Cover 2002; said point being in the northeasterly line of Sweet Road being (66' wide); thence northeasterly along the westerly line of said Sublot 42, a distance of 267.00 feet to the northwest corner of said Sublot 42, said point further being a south corner of lands conveyed to John I. Byrne and Constance E. Byrne by deed recorded in Erie County Clerk's Office in Liber 9664 of Deeds at Page 543; thence northerly along the west line of lands conveyed by said Liber 9664 of Deeds at page 543 at an interior angle to the right of $157^{\circ} 23' 02''$ a distance of 100.15 feet to a point; thence northeasterly at an interior angle to the right of $247^{\circ} 17' 11''$ a distance of 266.89 feet to a point in a westerly line of lands conveyed by said Liber 9664 of Deeds at page 543; thence northerly along said westerly line of Liber 9664 of Deeds at page 543, a distance of 920.86 feet to a point, distant 130.35 feet north of the northwest corner of said Liber 9664 of Deeds at page 543 as measured along the northerly extension of the westerly line of Liber 9664 of Deeds at page 543; thence westerly at an interior angle to the right of $91^{\circ} 03' 26''$ a distance of 60.01 feet to a point; thence southerly and parallel with the said westerly line of Liber 9664 of Deeds at page 543, a distance of 880.70 feet to a point; thence southwesterly at an interior angle to the right of $249^{\circ} 01' 49''$ a distance of 260.57 feet; thence southerly at an interior angle to the right of $112^{\circ} 42' 49''$ a distance of 118.94 feet to the northeast corner of Sublot 43 and shown on Map Cover 2002; thence southwesterly along the easterly line of said Sublot 43 at an interior angle to the right of $202^{\circ} 36' 58''$ a distance of 267.00 feet to the southeast corner of said Sublot 43, said point being the northeasterly line of Sweet Road; thence southeasterly along the northeasterly line of Sweet Road 60 feet to the point or place of beginning.

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:

.....Kevin Meehan....., identified as Tax Map (SBL)# 187.01-1-52.1
(address)

hereby authorizes Ryan Morris 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.

Kevin Meehan
Owner (print)

2-24-25
Date

[Signature]
Owner (signature)

STATE OF NEW YORK)
 SS
COUNTY OF ERIE)

On this 24th day of FEBRUARY, 2025, before me, the undersigned, a notary public in and for said state,
personally appeared KEVIN MEEHAN, 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.

[Signature]
Notary Public

KATHLEEN M. NIESYTY
Notary Public, State of New York
No. 01NI5067325
Qualified in Erie County
Commission Expires Oct. 15 2026

Mr. & Mrs. Peter Golibersuch
1040 Sweet Rd
East Aurora, NY 14052

April 12, 2025

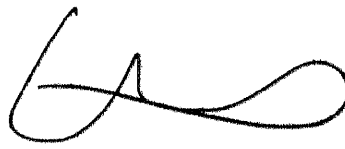
Attn: Aurora Town Board

I am aware that 1040A Sweet Rd is applying for a special permit to construct a 30X40 out building adjacent to the main structure abutting the property line of 1040 Sweet Rd. We are signing this document in support of their construction and approval of the Board of Appeals case number 1495.

Sincerely,



Peter Golibersuch



Angela Golibersuch

Mr. & Mrs. Carl Knickerbocker
1030 Sweet Rd
East Aurora, NY 14052

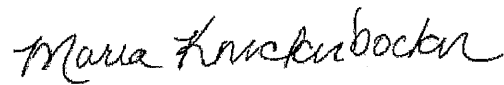
April 12, 2025

Attn: Aurora Town Board

I am aware that 1040A Sweet Rd is applying for a special permit to construct a 30X40 out building adjacent to the main structure abutting the property line of 1040 Sweet Rd. We are signing this document in support of their construction and approval of the Board of Appeals case number 1495.

Sincerely,


Carl Knickerbocker



Maria Knickerbocker

Mr. & Mrs. Daniel Snitzer
1036 Sweet Rd
East Aurora, NY 14052

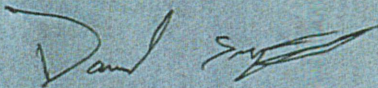
April 12, 2025

Attn: Aurora Town Board

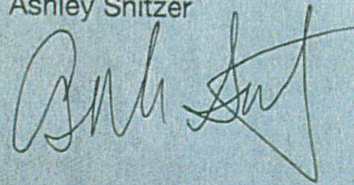
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Sincerely,

Daniel Snitzer

A handwritten signature in dark ink, appearing to read "Daniel Snitzer", with a stylized flourish at the end.

Ashley Snitzer

A handwritten signature in dark ink, appearing to read "Ashley Snitzer", with a large, sweeping flourish at the end.

Mr. Yariv Waks
Mrs. Suzanne Waks
1034 Sweet Rd
East Aurora, NY 14052

April 12, 2025

Attn: Aurora Town Board

I am aware that 1040A Sweet Rd is applying for a special permit to construct a 30X40 out building adjacent to the main structure abutting the property line of 1040 Sweet Rd. We are signing this document in support of their construction and approval of the Board of Appeals case number 1495.

Sincerely,



Yariv Waks

MINUTES OF A MEETING AS HELD BY THE
ZONING BOARD OF APPEALS OF THE
TOWN OF AURORA

April 17, 2025

CASE #1495-Ryan Marrs aaf Kevin & Erin Meehan
1040A Sweet Road, East Aurora, NY

Discussion:

Carl What is the time frame?

Miga It still has to go through the ODA process before any permit is issued.

Marrs The construction will take about one to two months.

Carl So removal of existing structure by November 1st?

Marrs That would work.

Decision:

After due deliberation by the members of the Zoning Board of Appeals of the Town of Aurora, County of Erie and State of New York, the following motion was made by Rod Simeone and seconded by Davis Heussler to grant a front yard setback variance of 82.05 feet and rear yard setback variance of 35 feet for an accessory building on an Open Development Area lot at 1040A Sweet Road, East Aurora, NY, in accordance with the testimony and exhibits presented. This is granted with the condition that the existing shed be removed or an appropriate variance be requested by November 1, 2025. This is a Type 2 action for purposes of SEQR.

Upon a vote being taken:

Ernst	Aye	
Simeone	Aye	
Heussler	Aye	
Carl	Aye	
Burkhardt	Aye	
Ayes-five	Noes-none	Motion carried.