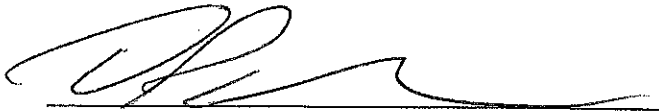


CASE NO. 1507DATE OF HEARING 7/17/2025Town of Aurora Zoning Board of Appeals
575 Oakwood Avenue, East Aurora, New York 14052**Zoning Board of Appeals Application Form****I. TYPE OF REQUEST**☒ AREA VARIANCE ☐ SPECIAL USE PERMIT ☐ USE VARIANCE ☐ INTERPRETATION**II. APPLICANT/PETITIONER**Applicant's Name David Panagallo
Address 712 Davis Rd.
City E. Aurora State NY ZIP 14052
Phone _____ Fax _____ Email David
Interest owner/purchaser/developer owner**III. PROPERTY OWNER INFORMATION** (If different from applicant information.)Property Owner(s) Name(s) David and Sibler Panagallo
Address _____
City _____ State _____ ZIP _____
Phone _____ Fax _____ Email _____**III. PROPERTY INFORMATION**Property Address 712 Davis Rd.
SBL# 174.06-3-8
Property size in acres Approx 7 acres Property Frontage in feet 125'
Zoning District RR1A Surrounding Zoning RR1A
Current Use of Property SFO**IV. REQUEST DETAIL**

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-8.44(1)
☐ Special Use Permit for: _____
☐ 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)



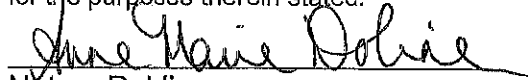
Signature of Applicant/Petitioner

David Pangallo

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 27th day of May 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)

ANNA MARIA DOLINA
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01DO0025397
COMM. EXP. 05/31/2028

Office Use Only:

Date received: 6/4/25

Receipt #: 713933

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 _____

To whom it concerns:

We am writing and requesting a variance for the proposed addition to our recently purchased home in beautiful East Aurora. Dave, myself (Siblea) and our 3 daughters have recently moved to East Aurora in pursuit of a more peaceful lifestyle. We could not have been happier to find this piece of property with its location close to family and friends but also with the potential for expanding both inside and outside. Since moving into the house we have discovered a few issues with the existing house requiring renovation to ensure a safe place for us to live including the roof, septic, the main support to the kitchen, and the basement stairs. While the roof is in good shape from the outside we have discovered that it is actually not correctly supported in sections. The septic is likely the original and needs to be updated before we have issues. Since moving in we have noted that our kitchen seems to be shifting and on a slant which seems to be worsening. And finally our current basement stairs are like a cliff and part of the proposed addition re-routes the basement stairs so that they are safe and manageable for all members of our family. The new basement stairs will however be located in one of the bedrooms which two of our daughters currently share. The addition will provide 3 bedrooms and a bathroom which will allow all three of our daughters to have their own bedroom and a bathroom to share. We are also replacing the current septic with a new one and will be tearing off the entire roof to restructure it so it is safe. We are hoping that we can be allowed to move forward with this proposed addition to make this our forever home.

Respectfully submitted,

A handwritten signature in black ink that reads "Dave & Siblea Pangallo". The signature is written in a cursive, flowing style.

The Pangallo Family (Dave & Siblea)

The Newest East Aurorians

**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 7:15 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: 712 Davis Road, PO West Falls, NY

5a. S.B.L. of Property: 174.00-3-8

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 side lot line than allowed by
(specify the action, such as the scope of variances or site plans) 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 _____. 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

June 4, 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

David Pangallo
712 Davis Road
East Aurora, NY 14052

David:

The Building Department has reviewed your request for a proposed side yard setback for the construction of an addition to your single-family dwelling at 712 Davis Road (SBL 174.00-3-8). The request has been denied because it fails to meet the requirement for minimum side yard setback from the south property line.

Section: 116-8.4G(1) – Side yards
Required: Principal building: each side yard a minimum of 20 feet.
Requested: 12'
Variance: 8'

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

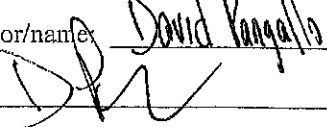
Instructions for Completing

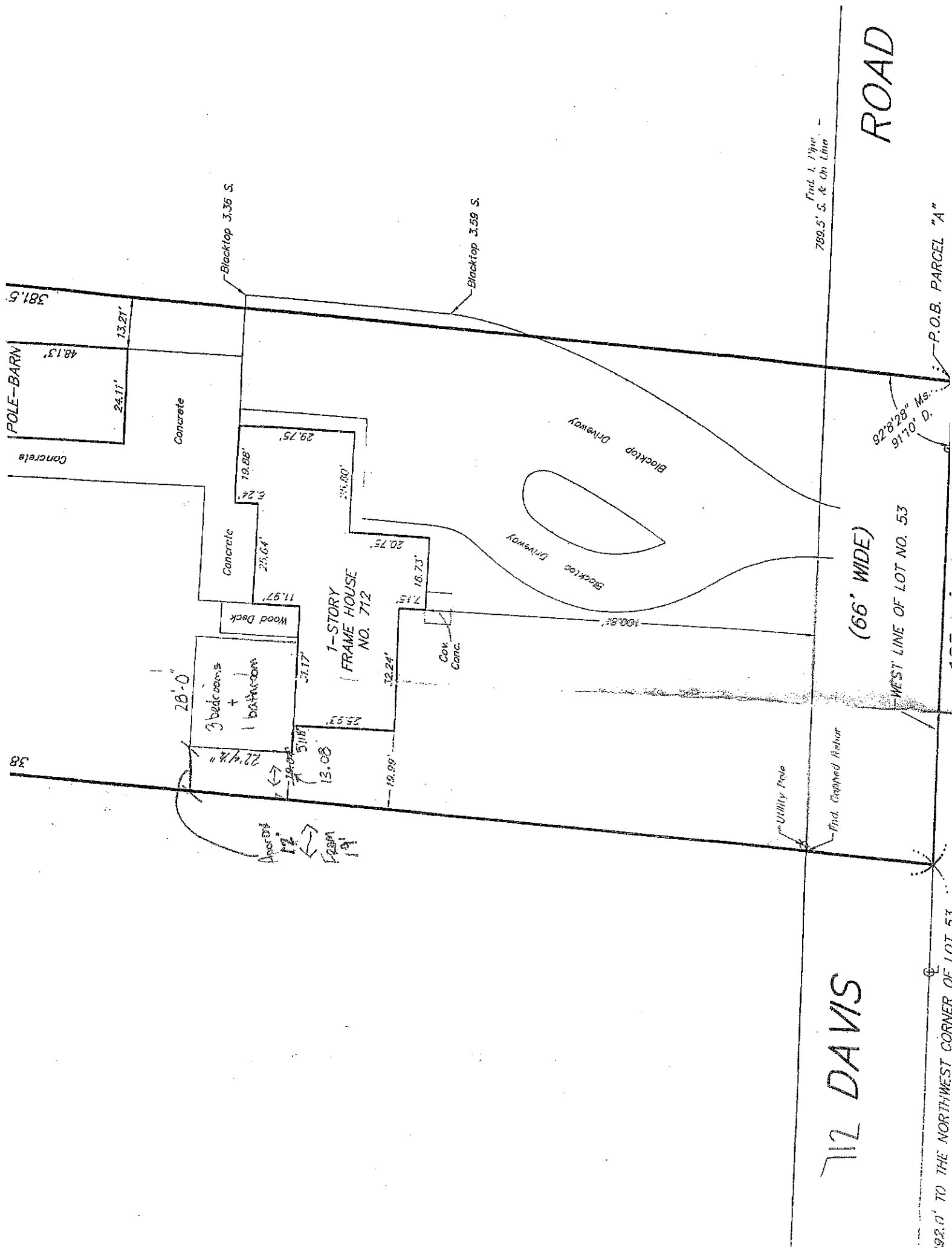
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: <u>Addition of New Box</u>			
Project Location (describe, and attach a location map): <u>712 Davis Rd.</u>			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: <u>DAVID RANGALLO</u>		Telephone:	
		E-Mail: <u>da@gmail.com</u>	
Address: <u>712 Davis Rd. E. Aurora NY</u>			
City/PO:		State: <u>NY</u>	Zip Code: <u>14052</u>
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?		<u>6.89</u> acres	
b. Total acreage to be physically disturbed?		<u>.014</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>6.89</u> 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?	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>David Pangallo</u> Date: <u>5/23/2025</u>		
Signature: <u></u> Title: <u>OWNER</u>		



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RESIDENCE
712 DAVIS ROAD
EAST AURORA, NEW YORK

TITLE:
EXISTING PLAN

Drawing No. **A1.0**

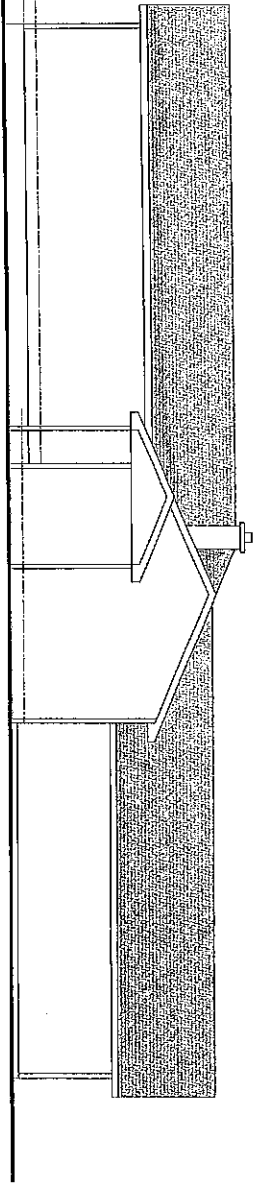
Drawn By: JAR	Checked By: JAR	Date: 1-18-25
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 SCALE 1/4" = 1'-0"
 ALL DIMENSIONS ARE TO FINISH INTERIOR.

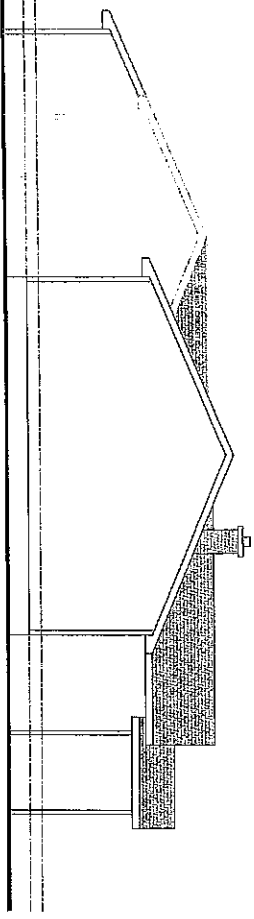
EXISTING REAR OF HOUSE

1 EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"
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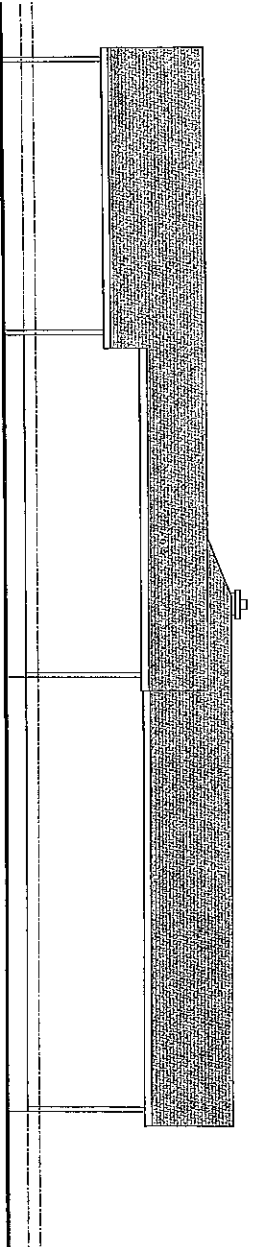




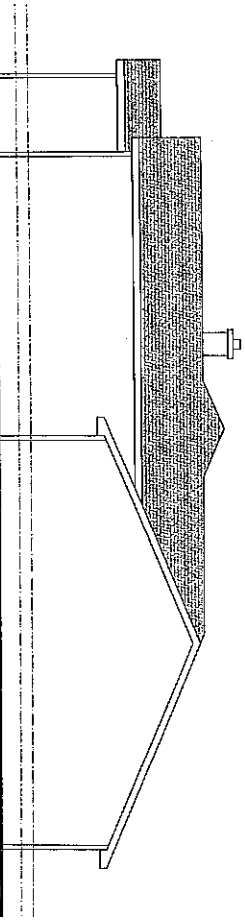
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SCALE 1/8" = 1'-0"



2 EXISTING LEFT ELEVATION
SCALE 1/8" = 1'-0"



3 EXISTING REAR ELEVATION
SCALE 1/8" = 1'-0"



4 EXISTING RIGHT ELEVATION
SCALE 1/8" = 1'-0"

Special Information:
This drawing is the property of the architect and is not to be reproduced or used in any way without the written consent of the architect.
NOTICE:
The architect is not responsible for the accuracy of the information provided by the owner or for the results of the construction of the project.

Drawing Revisions:			
No.	DATE	BY	REMARKS

CD
STANDARD

RESIDENCE
712 DAVIS ROAD
EAST AURORA, NEW YORK
ADDITION

TITLE
EXISTING CONDITIONS

PROJECT

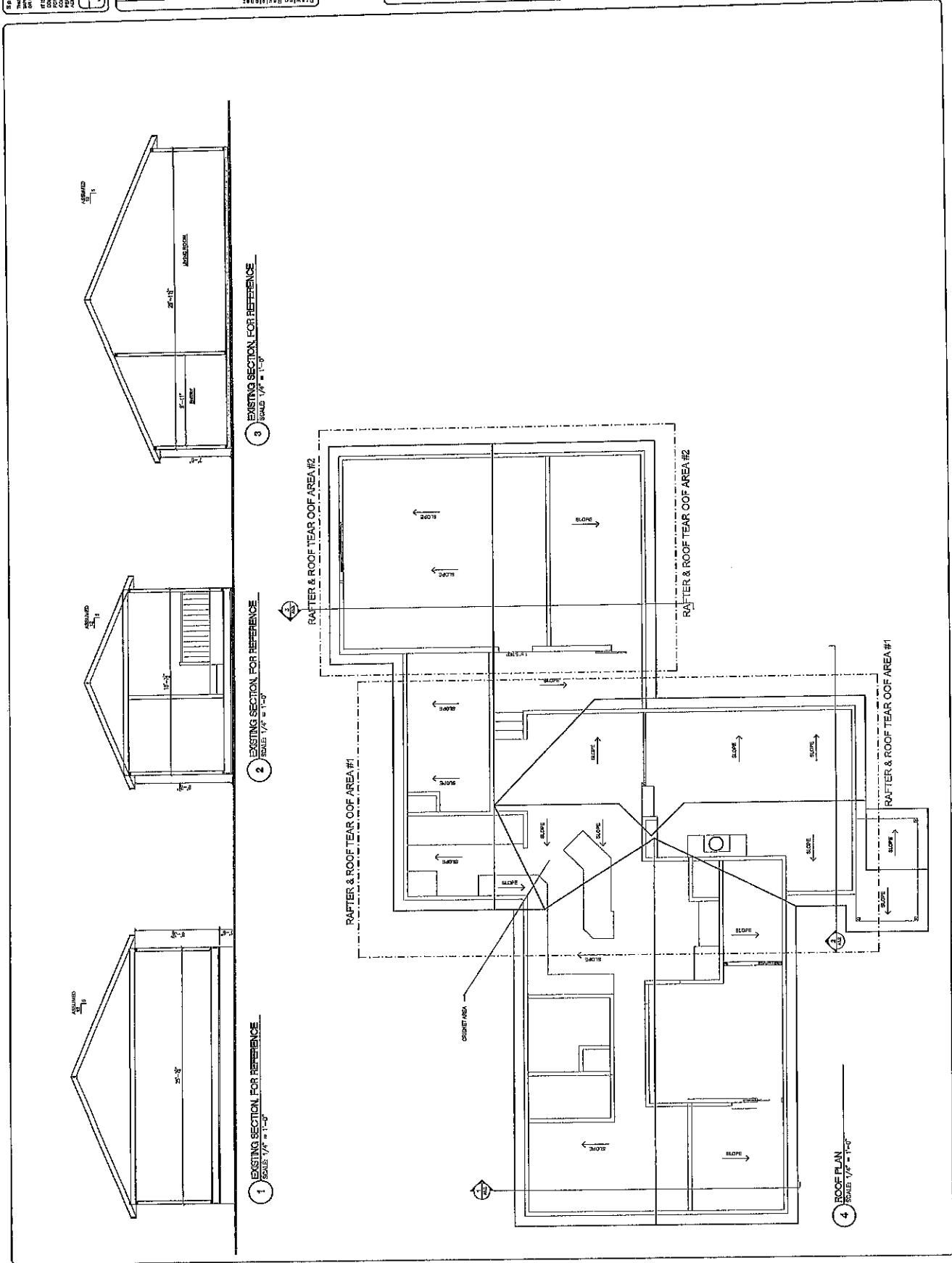
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Checked by: JAR
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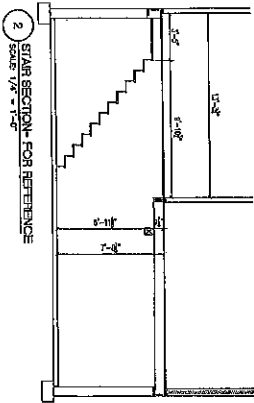
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RESIDENCE
712 DAVIS ROAD
EAST AURORA, NEW YORK

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Drawing No. **A1.2**
 Design By: **JAR**
 Check By: **JAR**
 Date: **1-18-25**





1
PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

ALL DIMENSIONS ARE IN FINISH CONDITION

DESIGN CRITERIA
CLIMATE CONTROL: BRIGHT TEMPER

2 STAIR SECTION - FOR REFERENCE
SCALE: 1/8" = 1'-0"

HEADER CHART

1-226 with plywood spacer
 2-228 with plywood spacer
 2-270 with plywood spacer
 2-282 with plywood spacer
 2-374 x 14 LK
 Uls by 4 ft.
 4 FT to 6 ft.
 5 ft to 6 ft.
 8 ft to 10 ft
 CARBIDE CUT DOOR

NOTE

IMPROVE CARBON MONOXIDE DETECTOR PIR CODE
ALL SMOKE DETECTORS
CONVERTED INTO HOME'S ELECTRICAL
PANEL
ALL LIGHTING AND ELECTRICAL
OUTLETS PLACED TO BE SERVED
BY THE PANEL
CONVERTED FROM CLOSET TO
INSTALLATION
UNDERPANEL TO HANGRY WINDOW
CLOZES AND STYLES
3" EXTERIOR WOOD STUDS
18" O.C. TYP.
4" INTERIOR WOOD CONSTRUCTION
9" IF O.C.

RESIDENCE
712 DAVIS ROAD
EAST AURORA, NEW YORK

ADDITION

Title:
PROPOSED PLAN

CD

[illegible]

Special Information:
This Standard Performance Test™ (SPT) requires no special tools or equipment. It is designed to be performed by anyone with a minimum of high school education. The test is designed to be performed by anyone with a minimum of high school education. The test is designed to be performed by anyone with a minimum of high school education.

NOTICE

EDUCATIONAL FOUNDATION OF THE DISTRICT OF COLUMBIA

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NEW FOUNDATION TO BE DROPPED DOWN FROM EXISTING
FOUNDATION SO NEW 2X10 JOIST & SUBFLOOR ALIGN WITH
EXISTING FLOOR



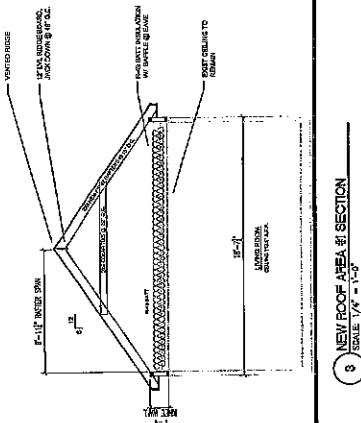
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A1.5
 CREATED BY:
 JAR
 DATE:
 1-18-05

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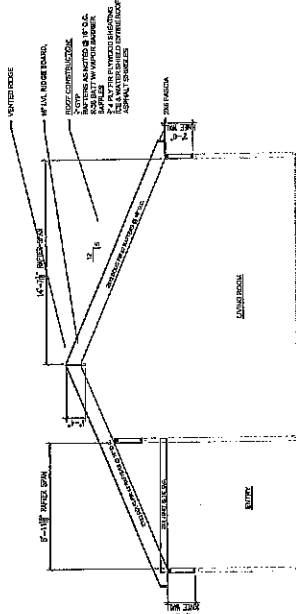
RESIDENCE
712 DAVIS ROAD
EAST AURORA, NEW YORK

101

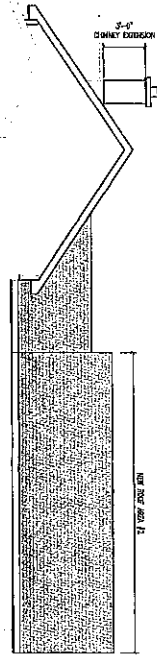
Drawing No. **A1.**
 Drawn by: **JAR**
 Checked by: **JAR**
 Date: **1-18-25**



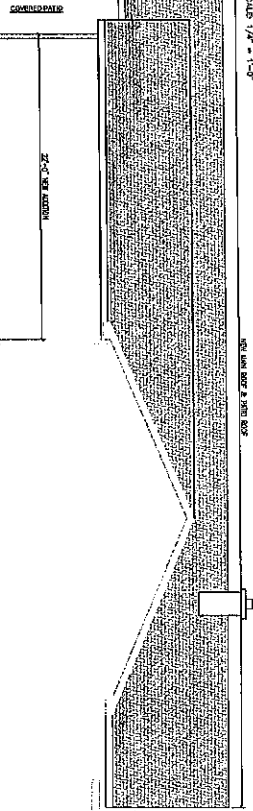
3 NEW ROOF AREA #1 SECTION
SCALE: 1/4" = 1'-0"



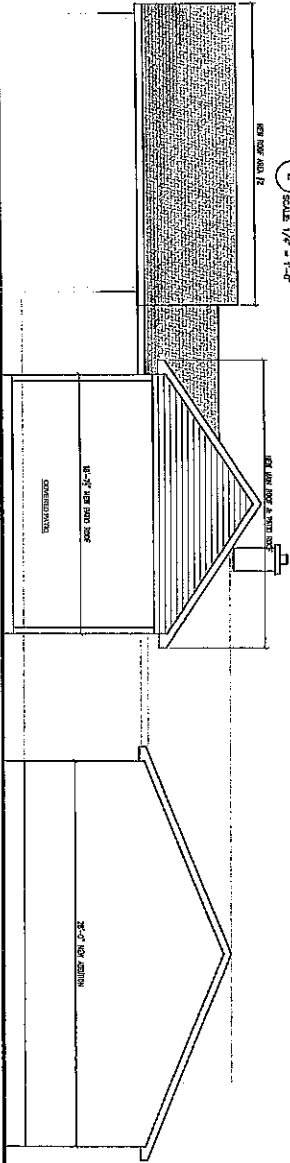
6 NEW ROOF AREA #2 SECTION



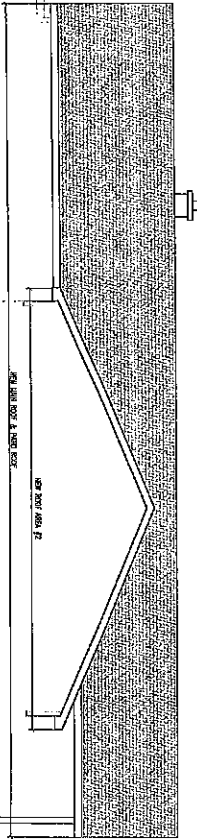
1 NEW FRONT ELEVATION
SCALE 1/8" = 1'-0"



2 NEW LEFT ELEVATION
SCALE 1/8" = 1'-0"



3 NEW REAR ELEVATION
SCALE 1/8" = 1'-0"



4 NEW RIGHT ELEVATION
SCALE 1/8" = 1'-0"

5/8/2014 11:57:11 AM
DRAWING NO. 11-002
NOTICE
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
ANY REVISIONS TO THIS DRAWING MUST BE MADE IN ACCORDANCE WITH THE FOLLOWING:

Drawing Revisions:			
No.	DATE	BY	REMARKS
1			
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SERIAL

RESIDENCE
712 DAVIS ROAD
EAST AURORA, NEW YORK
ADDITION

TITLE
ELEVATIONS

DATE: 11-08-08
DRAWING NO. A1.7

DESIGNED BY: JAR
CHECKED BY: JAR
DATE: 11-08-08

[illegible]

RESIDENCE
712 DAVIS ROAD
EAST AURORA, NEW YORK

ADDITION

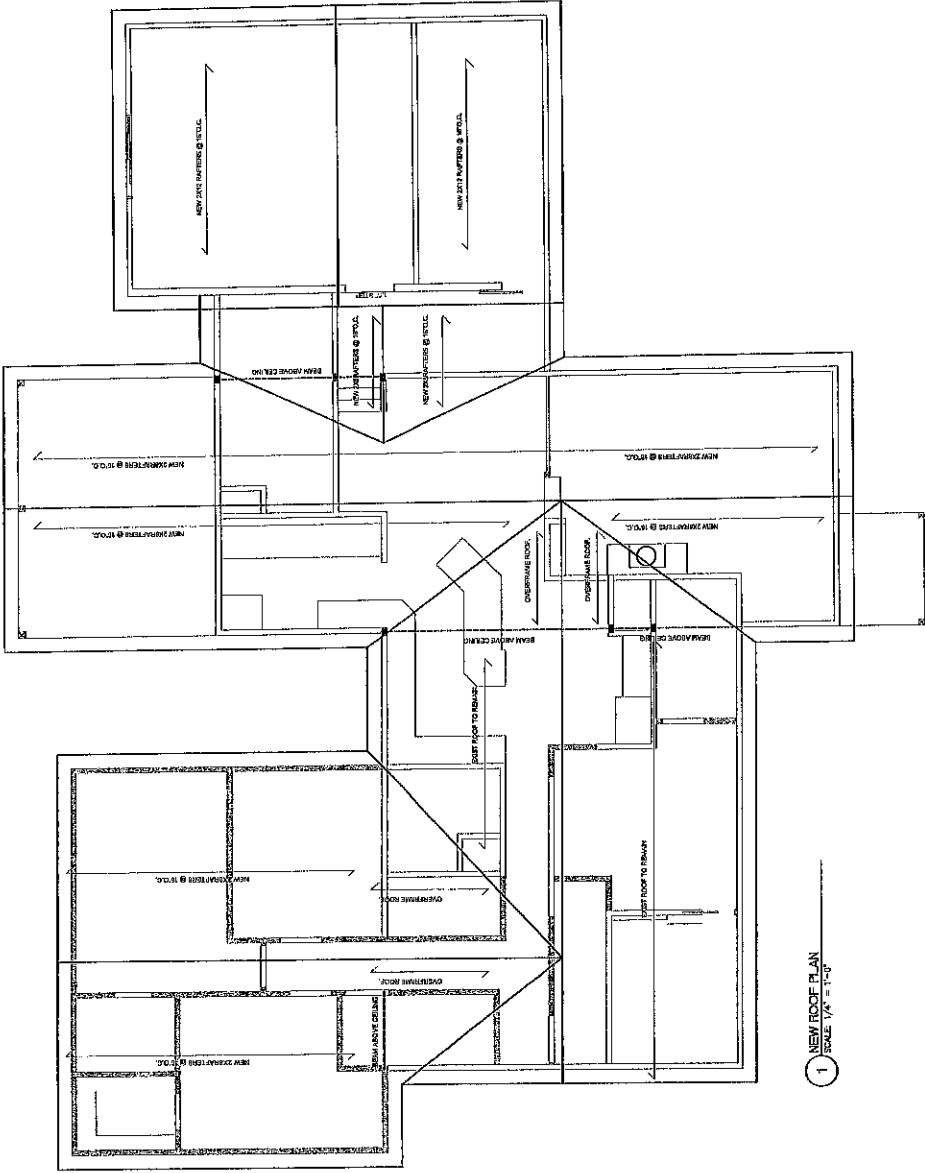
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Drawing No. **A1.8**

Drawn By: **JAR**

Checked By: **JAR**

Date: **1-18-25**



1 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:
BOX 371

Party 1
IAKUBUS RAYMOND

Party 2
PANGALLO SIBLEA F

Book Type: D Book: 11438 Page: 2344

Page Count: 4

Doc Type: DEED

Rec Date: 11/07/2024

Rec Time: 10:04:59 AM

Control #: 2024190806

User ID: David M

Trans #: 24174943

Document Sequence Number

TT2024006871

Recording Fees:

Consideration Amount: 527000.00

RECORDING	\$40.00
COE CO ST RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RPS217 ONLY \$9	\$9.00
RPS217 ST-RES \$116	\$116.00
UPS84	\$10.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NETA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$2,108.00
ROAD FUND TT	\$0.00

Total: \$2,303.00

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319 & 316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kemmis
Erie County Clerk

Box 371

DEED

THIS INDENTURE, made the 30th day of October, 2024

BETWEEN

Raymond Jakubus and Suzanne Jakubus,
residing at 712 Davis Road, East Aurora, NY 14052

Grantor(s)

and

Siblea F. Pangallo and David J. Pangallo
as Husband and Wife
residing at 281 Garry Drive, West Seneca, NY 14224

Grantee(s)

WITNESSETH, that the Grantor(s) in consideration of One and More
Dollars (\$1.00 and More Dollars), lawful money of the United States, paid
by the Grantee(s), do(es) hereby grant and release unto the Grantee(s), his(her) heirs, executors,
administrators, and assigns forever.

SEE ATTACHED SCHEDULE 'A'

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(es) covenant with said Grantee(s) as follows:

FIRST - That the Grantor(s) is (are) seized of said premises in fee simple, and has good
right to convey the same;

SECOND - That the Grantee(s) shall quietly enjoy the said premises;

THIRD - That the said premises are free from encumbrances;

FOURTH - That the Grantor(s) will execute or procure any further necessary assurances
of the title to said premises;

FIFTH - That the Grantor(s) will forever warrant the title to said premises

Subject to the trust fund provisions of section thirteen of the Lien Law

90806

22 Aug
Deed-3
Senior Aff

WITNESS WHEREOF, the said Grantor(s) has hereunto set his/her hand and seal the
and year first above written.


Raymond Jakubus

L.S.

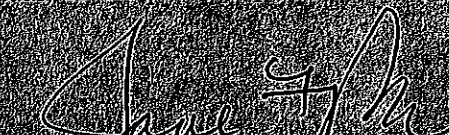

Suzanne Jakubus

STATE OF NEW YORK)

) ss:3

COUNTY OF ERLE)

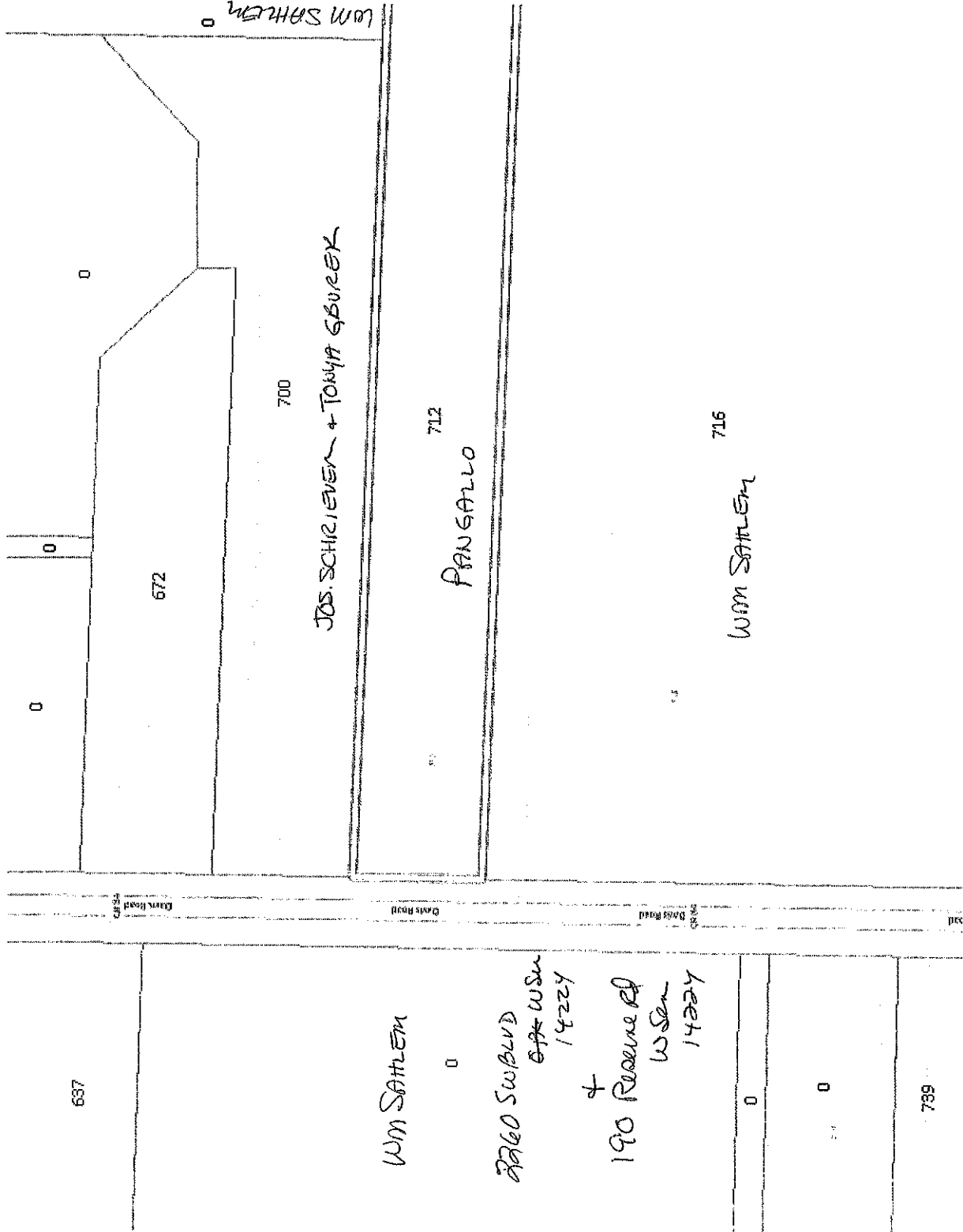
On this 29 day of October, 2024, before me, the undersigned, personally
appeared Raymond Jakubus and Suzanne Jakubus, personally known to me or proved to me on
the basis of satisfactory evidence to be the individual whose name is subscribed to the within
instrument and acknowledged to me that he (she) executed the same in his (her) capacity, and that
by his (her) signature on the instrument, the individual, or the person upon behalf of which the
individual acted, executed the instrument.


NOTARY PUBLIC

JANE BUSHA
Notary Public, State of New York
No. 01BU4992335
Qualified in Erie County
Commission Expires February 24, 2026



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

