



CASE NO. 1514
DATE OF HEARING 9/18/2025

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 MICHAEL TROWLOVE
Address 1907 CENTER STREET
City EAST AURORA State NY ZIP 14052
Phone 716-320-3711 Fax _____ Email MIKE.TROWLOVE@AURORA-NY.GOV
Interest in as property owner/purchaser/developer OWNER

III. PROPERTY OWNER INFORMATION (If different from applicant information.)

Property Owner(s) Name(s) SAME AS ABOVE
Address _____
City _____ State _____ ZIP _____
Phone _____ Fax _____ Email _____

III. PROPERTY INFORMATION

Property Address 1907 CENTER STREET
SBL# 200.00-1-45.2
Property size in acres 3.26 Property Frontage in feet 215'
Zoning District RR/A Surrounding Zoning RR/A
Current Use of Property SFD

IV. REQUEST DETAIL

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-B.4F(4) & 116-18A(1)
☐ Special Use Permit for: _____
☐ Use Variance for: _____
☐ Interpretation of _____

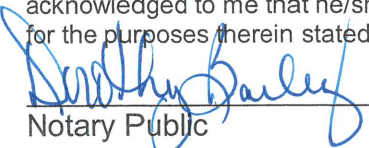
V. SIGNATURES (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 5)


Signature of Applicant/Petitioner

MICHAEL TROWDLOVE
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 21 day of July 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
DOROTHY BAILEY
Reg #01BA0023544
(Notary Public, State of New York
Qualified in Erie County
Commission Expires April 15, 2028)

Office Use Only: Date received: 8/15/25 Receipt #: 713271
(July)

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)

CONSTRUCT A 5FT WIDE X 8FT LONG PREMADE PLASTIC SHED AT THE END OF DRIVEWAY. IT IS 40FT FROM THE ROAD AND 10FT FROM SIDE LOT LINE. THIS IS USED FOR GARBAGE CANS AND DELIVERIES. MY DRIVEWAY IS 500 FT LONG AND HAVE PROBLEMS GETTING DELIVERIES IN THE WINTER MONTHS, THEY WILL NOT COME DOWN THE DRIVEWAY. I RAISED IT OFF THE GROUND JUST FOR WEATHER. THERE WILL BE PINE TREES TO BLOCK ITS VIEW FROM THE ROAD. WE'VE HAD MANY DELIVERIES GO OFF THE DRIVEWAY AND DESTROY OUR LAWN.

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)

**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 9/18/2025 Time 7:00pm Location 575 Oakwood Ave., E. Aurora

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: 1907 Center Street

5a. S.B.L. of Property: 200.00-1-45.2

6. Referral required as site is within 500' of: ☐ State or County Property/Institution ☐ Municipal Boundary ☐ Farm Operation located in an Agricultural District

☐ Expressway ☒ County Road ☐ State Highway ☐ Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use: Accessory building in front yard and less than 75' from r.o.w. not 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., E. Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on _____. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. ☐ The proposed action is not subject to review under the law.
2. ☐ Comment on proposed action is attached hereto.
3. ☐ The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4. ☐ No Recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning: _____ Date: _____

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



TOWN CLERK
Martha L. 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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FAX: (716) 652-3507

July 28, 2025

Michael Tronolone
1907 Center Street
East Aurora, NY 14052

Michael:

The Building Department has reviewed your request to construct a shed in the front yard at *1907 Center Street (SBL 200.00-1-45.2)*. The request has been denied because it fails to meet the requirement for front yard setback and no accessory buildings/structures in the front yard in the Rural Residential (RR/A) zoning districts in which the building/ accessory structures are located.

Sections 116-8.4F(4) and 116-18A(1)

Required: No accessory buildings/structures shall be erected in the front yard.

Requested: Accessory Structure in front yard (shed) located approximately 21' from the right-of-way.

Variance: Accessory Structure in front yard (shed) located approximately 21' from the right-of-way.

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,

A handwritten signature in blue ink, appearing to read "Richard Miga".

Richard Miga
Assistant Code Enforcement Officer

75' setback required
21' requested
54' variance

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.

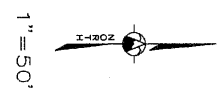
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: DRIVEWAY SHED			
Project Location (describe, and attach a location map): 1907 CENTER ST, EAST AURORA, N.Y. SHED AT END OF DRIVEWAY			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: MICHAEL TRONOLONE		Telephone: [REDACTED]	
		E-Mail: [REDACTED]@.COM	
Address: 1907 CENTER ST.			
City/PO: EAST AURORA		State: N.Y.	Zip Code: 14052
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: EAST AURORA BUILDING PERMIT			YES
3. a. Total acreage of the site of the proposed action?			3.26 acres
b. Total acreage to be physically disturbed?			.0009 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			3.26 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
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? 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?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
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? 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?	NO ☒ ☐	YES ☐ ☐	
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? 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: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

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>MICHAEL TRONOLONE</u> Date: <u>7-21-25</u> Signature: <u><i>[Signature]</i></u> Title: <u>OWNER</u>		

1907 CENTER STREET
AURORA, NEW YORK



LIFETIME

1. SHED IS 54' FROM THE CENTER LINE

OUTSIDE SHED

MODEL 60483

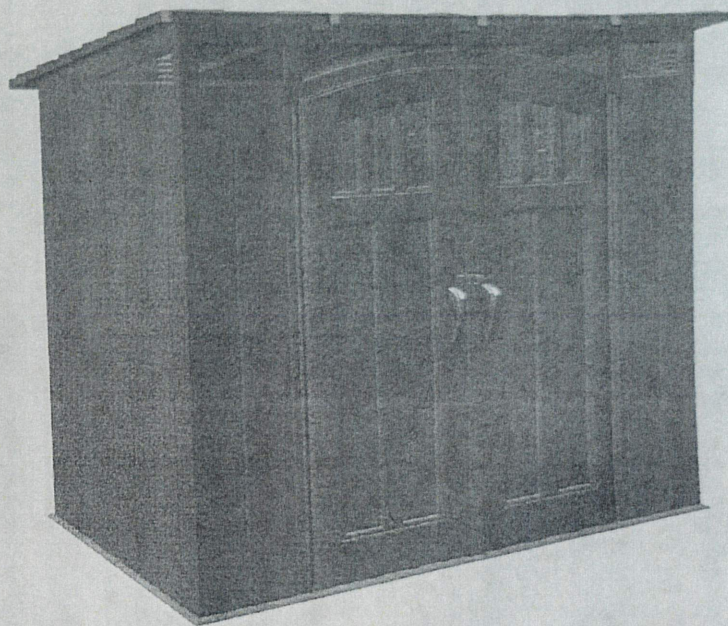
ASSEMBLY INSTRUCTIONS

Assemblei Instruções

Para o francês, ver a página 2. Para el español, ver la página 3.

BEFORE ASSEMBLY:

- Assemble on a level platform
- At least 3 people recommended for setup
- Inspect all parts and hardware. Ensure all are included using the *Parts Identifier* in the middle of these instructions. The *Parts Identifier*, in yellow, can be removed from the instructions for quick reference



FOR OUTDOOR DOMESTIC USE ONLY!
IMPORTANT, RETAIN FOR FUTURE REFERENCE: READ CAREFULLY

TOOLS REQUIRED

(Not included—unless otherwise indicated*)

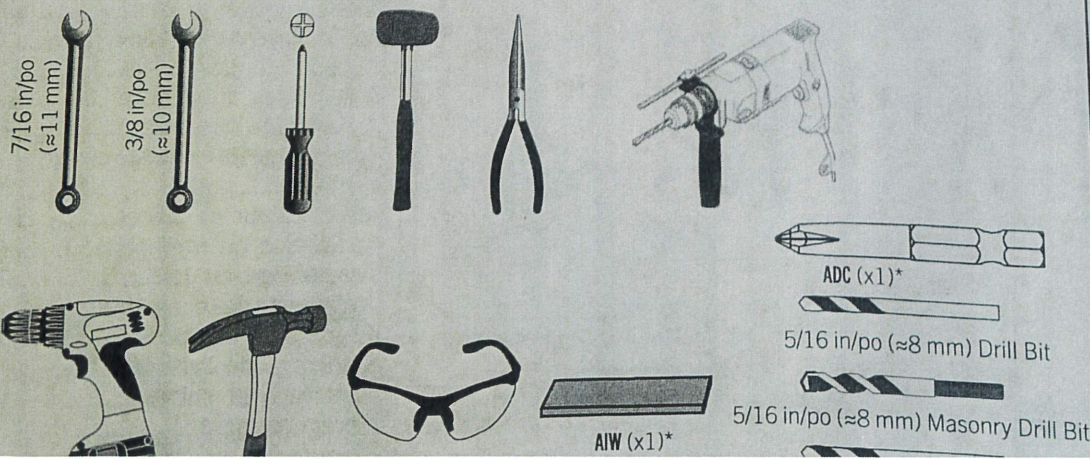
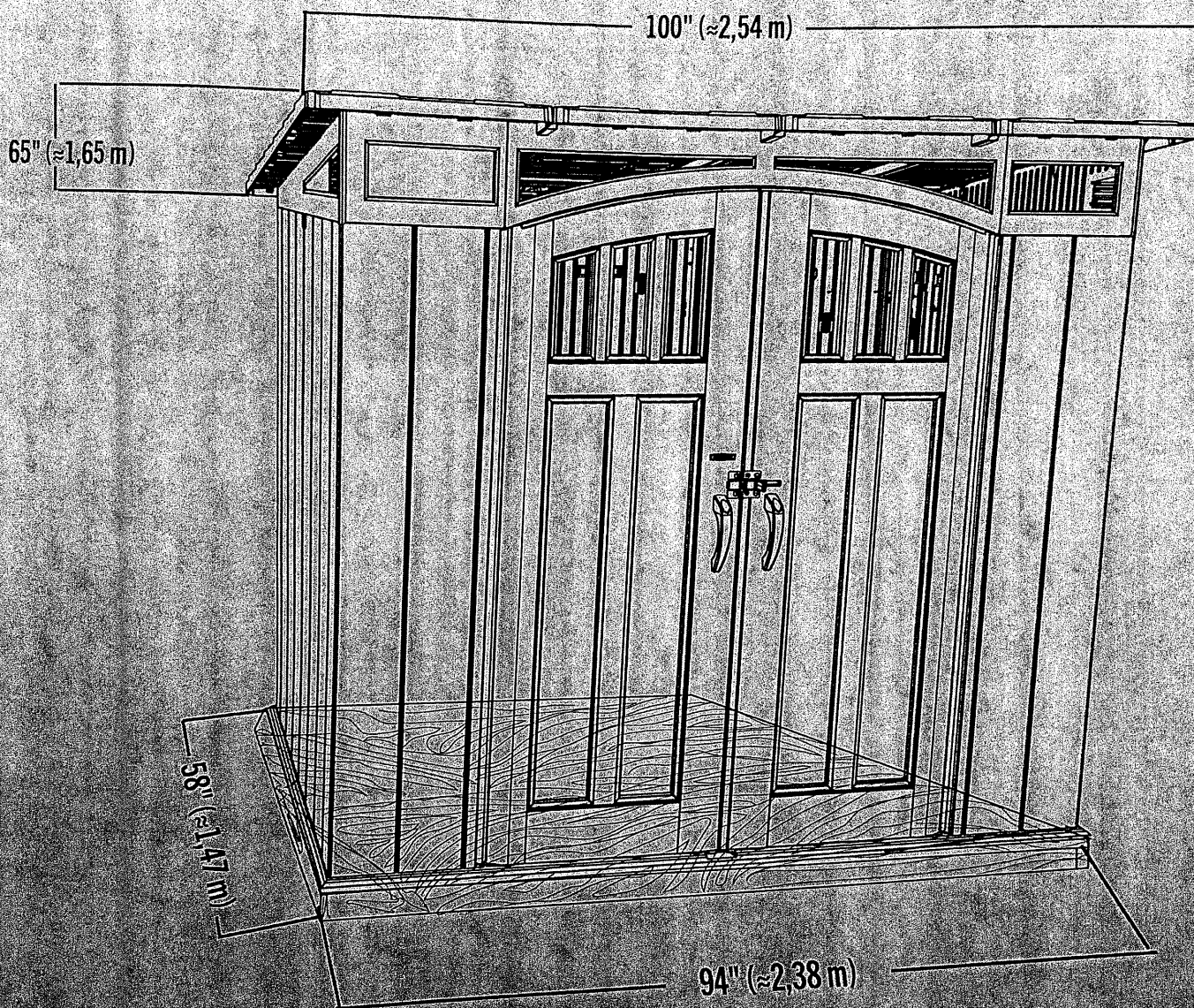
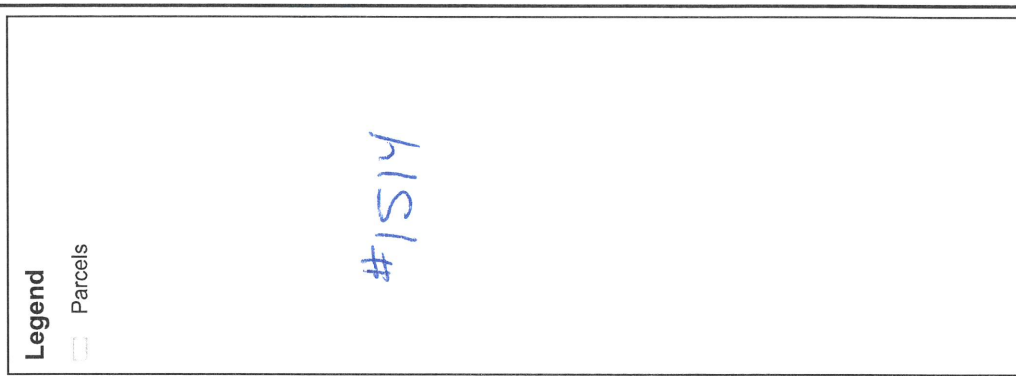


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- ...ce bois est approuvé pour l'usage à l'extérieur! Les dimensions réelles de votre abri, aux points les plus larges, sont $\approx 2,54 \text{ m} \times \approx 1,65 \text{ m}$ (100" x 65"). Assurez-vous de sélectionner un site qui accommodera ces dimensions. Le plancher de votre abri est plus petit que le toit; ensuite, il faut créer une surface horizontale de $\approx 2,38 \text{ m} \times \approx 1,47 \text{ m}$ (94" x 58").
- ¡Toda la madera debe estar clasificada para el uso externo! Las dimensiones reales de el cobertizo, a sus puntos más anchos, son $\approx 2,54 \text{ m} \times \approx 1,65 \text{ m}$ (100" x 65"). Asegúrese de seleccionar un sitio que acomodará estas medidas. Las dimensiones del piso de el cobertizo son más pequeñas que el tejado; entonces, necesitará crear una superficie nivel de $\approx 2,38 \text{ m} \times \approx 1,47 \text{ m}$ (94" x 58").





0 0.07 0.1 Miles

**ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS**

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 4,514