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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



**TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION**

To Be Completed By Applicant

PETITIONER: Name: Ryan R. Marrs
 Address: 930 Geer Rd.
Arcade NY 14009
 State Zip
 Phone: () Fax: NA
 E-Mail: 1 tmall.com

PROPERTY OWNER (if different from petitioner):

Name: Kevin + Erin Meehan
 Address: 1040A Sweet Rd. Ph. No. ()
East Aurora, NY 14052

PROJECT ADDRESS: 1040A Sweet Rd. 187.01-1-52.1
 No. Street SBL No.

PROJECT DESCRIPTION: 30'x40'x14' Shop - Post Frame Construction
Black Standing Seam Roof w/ White Metal
Board and Batten Siding. 16x10 OHD
2 man doors, 9 windows

Signature of Applicant: B R M

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

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

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:

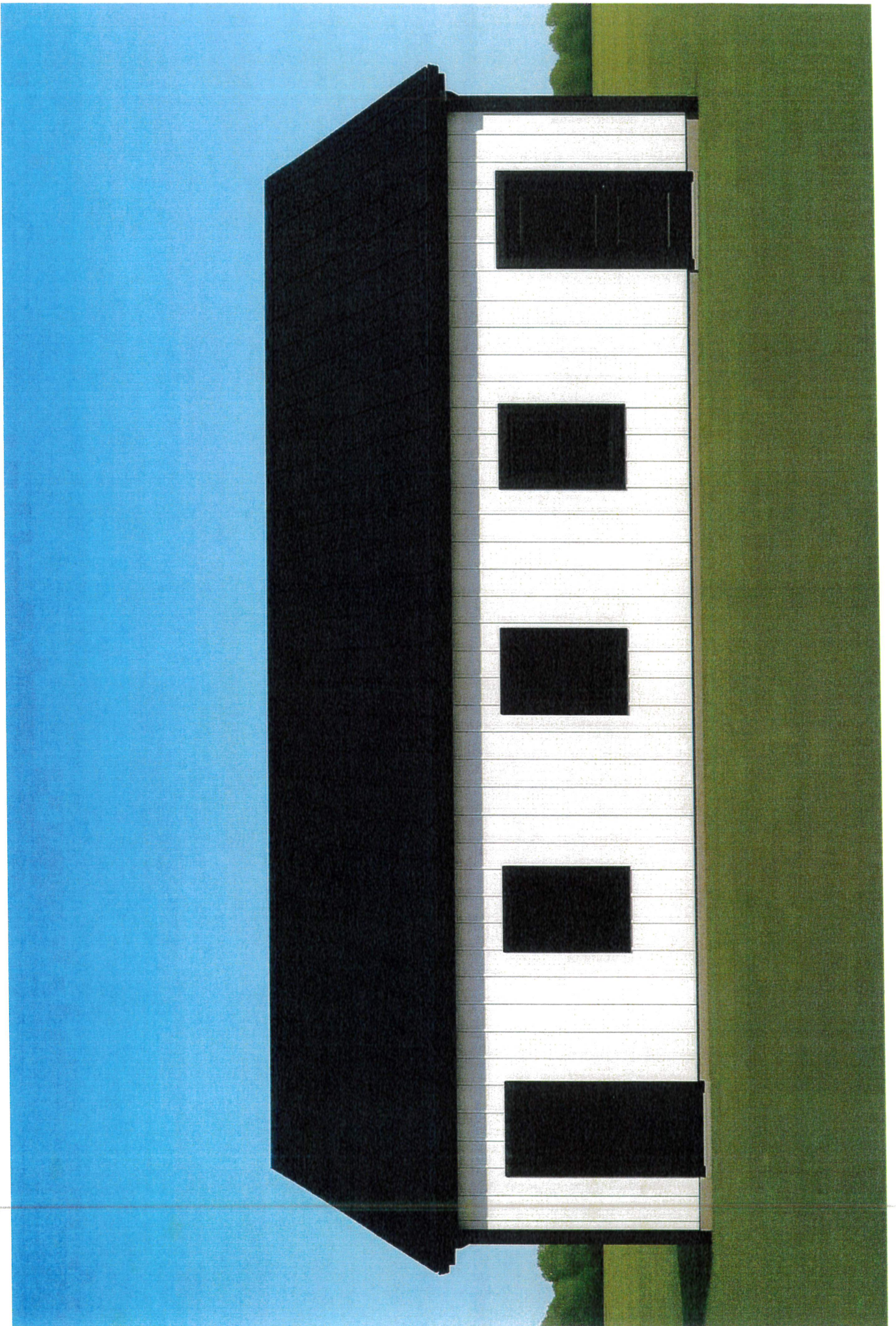
After due deliberation by the members of the Zoning Board of Appeals of the Town of Aurora, County of Erie and State of New York, the following motion was made by Rod Simeone and seconded by Davis Heussler to grant a front yard setback variance of 82.05 feet and rear yard setback variance of 35 feet 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.

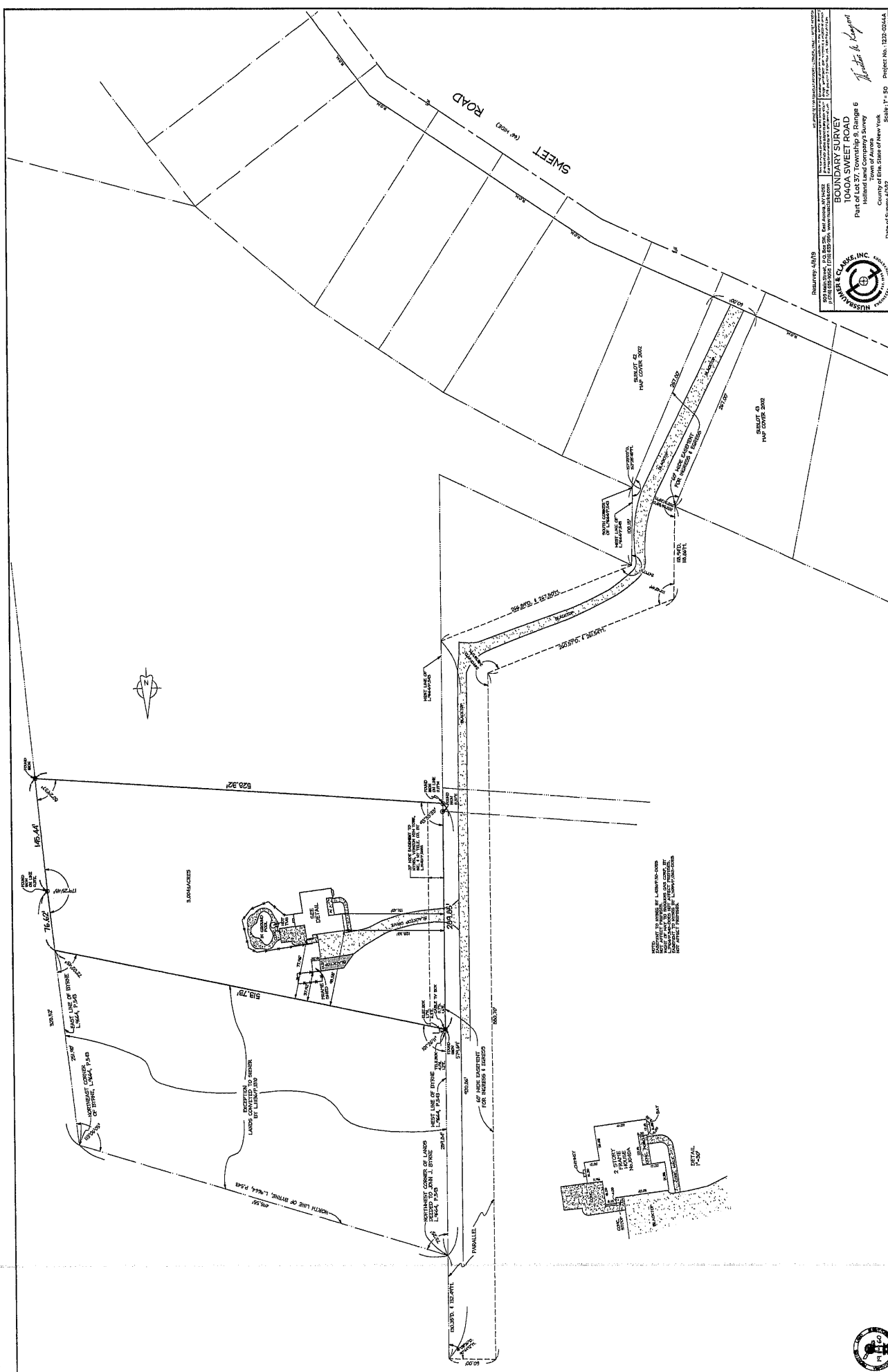
Upon a vote being taken:

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



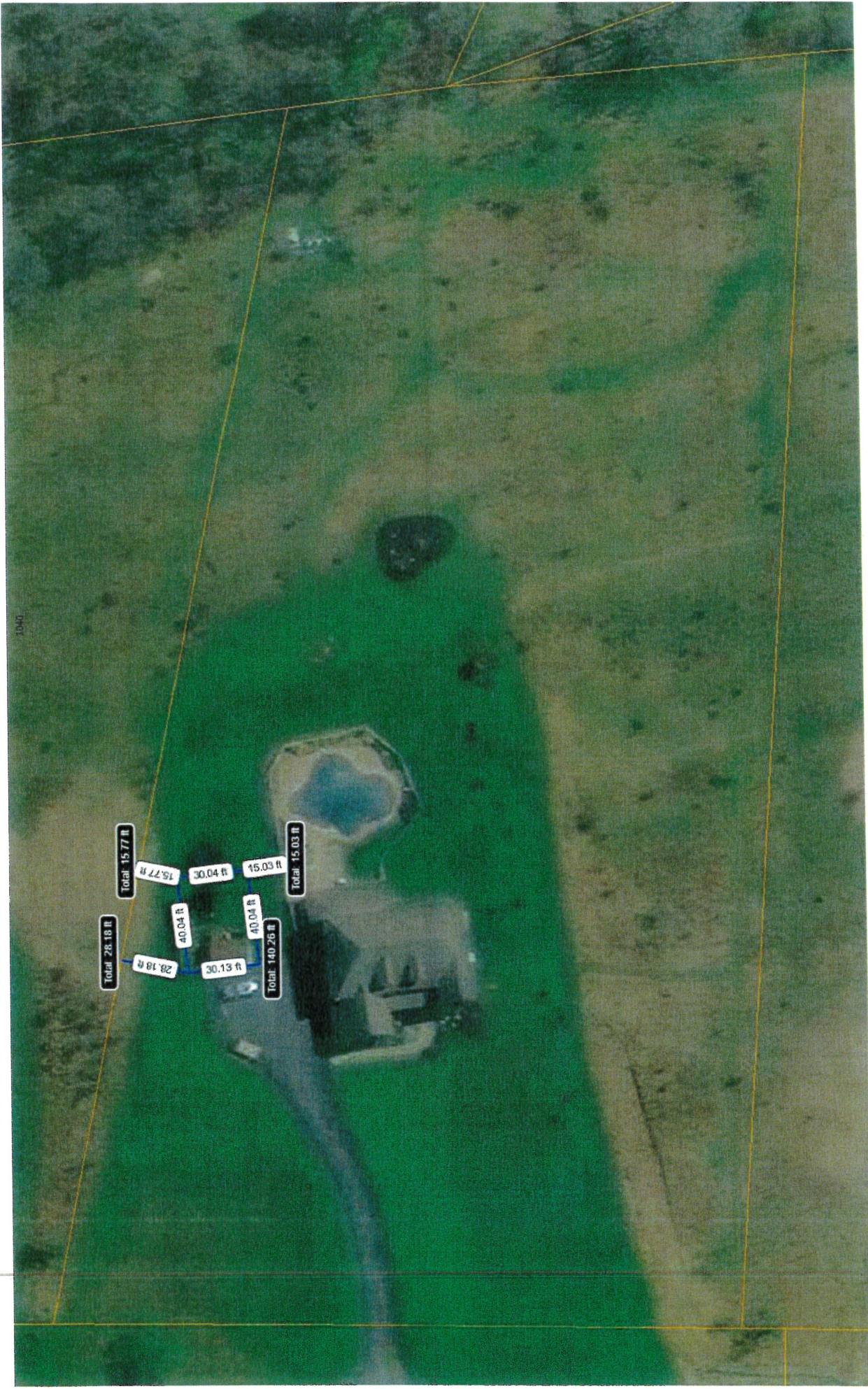




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County of Erie, State of New York
Scale: 1" = 50'
Project No.: 1232-0244A





1040

