

ORIGINAL



CASE NO. 1530

DATE OF HEARING 11/19/25

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 PCW Enterprises LLC

Address 4185 East Blood Road

City Cowlesville

State NY

ZIP 14037

Phone 71

☒ Email ca

Interest in

/purchaser/developer) purch

III. PROPERTY OWNER INFORMATION (If different from appl

Property Owner(s) Name(s) PBI Holdings of WNY LLC

Address 359 Quaker Road

City East Aurora

State NY

ZIP 14052

Phone

Fax

Email

III. PROPERTY INFORMATION

Property Address 359 Quaker Road

SBL# 175.06-3-9

Property size in acres 0.7

Property Frontage in feet 150

Zoning District C-3 Commercial

Surrounding Zoning C-3, GM (Village)

Current Use of Property offices

IV. REQUEST DETAIL

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-8.6.H(3) side yard, I(3) rear yard, J impervious cover

☐ 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)



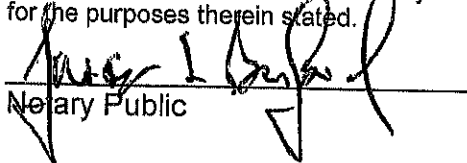
Signature of Applicant/Petitioner

Callie Williams, Member

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 16th day of Oct. 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)
JASON L. BURFORD
Notary Public, State of New York
Qualified in Erie County
Commission Expires 1/5/2027

Office Use Only: Date received: 10/17/25 \$100 OK 99 Receipt #: 713418 

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)

PCW Enterprises LLC is proposing a new dental office building, parking area, and landscaping for the redevelopment of 359 Quaker Road. The existing building will be demolished and the parking area enlarged to accommodate the Town code parking requirements including future expansion.

In order to provide adequate parking and emergency access, along with a more calming view for the patient treatment rooms, we are requesting a reduction in the setback requirements for the west side yard and rear yard by 8.7' and 17.8' respectively. The subject side yard will receive substantial landscape plantings while the rear yard will receive landscaping improvement to the existing vegetation to remain as a substantial buffer to the adjacent commercial property. As a result of the subject parcel being small in area (0.7 acres), the new building and proposed parking will result in 58% of the lot being impervious. The remainder of the lot will remain greenspace with substantial landscaping proposed.

The intent of the proposed design is to improve the existing property while keeping a business in the Town/Village area that provides medical service to many local residents.

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)

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:

.....359 Quaker Road....., identified as Tax Map (SBL)#...175.06-3-9.....
(address)

hereby authorizes ...PCW Enterprises LLC..... to bring an application for (X) 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.

David Iacono
Owner (print)

10.16.25
Date

David Iacono
Owner (signature)

STATE OF NEW YORK)
 SS
COUNTY OF ERIE)

On this 16th day of October, 2025 before me, the undersigned, a notary public in and for said state,
personally appeared David Iacono, 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.

Jason L. Burford
Notary Public

JASON L. BURFORD
Notary Public, State of New York
Qualified in Erie County
Commission Expires 1/3/26

027

**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** 11/19/2025 **Time** 7:00pm **Location** 575 Oakwood Ave., E. 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: 359 Quaker Road, E. Aurora

5a. S.B.L. of Property: 175.06-3-9

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: Side yard & rear yard setbacks of proposed commercial building less than required by
(specify the action, such as the ~~Town Code. % of lot coverage by building & parking lot more than allowed by Town~~
scope of variances or site plans) 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. Librocks
(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

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jmccann@townofaurora.com

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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

PCW Enterprises
Attn: Callie Williams
4185 East Blood Rd
Cowlesville, NY 14037

October 17, 2025

Callie,

The Building Department has reviewed your request to construct a new building and parking lot at your property at 359 Quaker Rd. The request has been denied because it fails to meet the code requirements for principal buildings in the Commercial 3 district in which it is located.

Section 116-8.6H(3)

Required: Each side yard when used for commercial buildings in a C-3 District shall be a distance equal to or greater than the mean height of the building but not less than 40'.

Requested: Side yard setback of 31.29'

Variance: 8.71'

Section 116-8.6I(3)

Required: Each rear yard when used for commercial buildings in a C-3 District shall be a distance equal to or greater than the mean height of the building but not less than 60'.

Requested: 42.17'

Variance: 17.83'

Section 116-8.6J

Required: No more than 50% of the lot area of any lot may be used for structures and impermeable surfaces.

Requested: Proposed lot coverage of building and parking of 58%

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,

Elizabeth Cassidy
Code Enforcement Officer

*This Institution is an equal
opportunity provider and employer.*

Short Environmental Assessment Form

Part 1 - Project Information

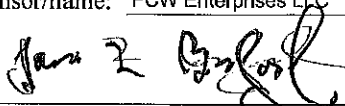
Instructions for Completing

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.

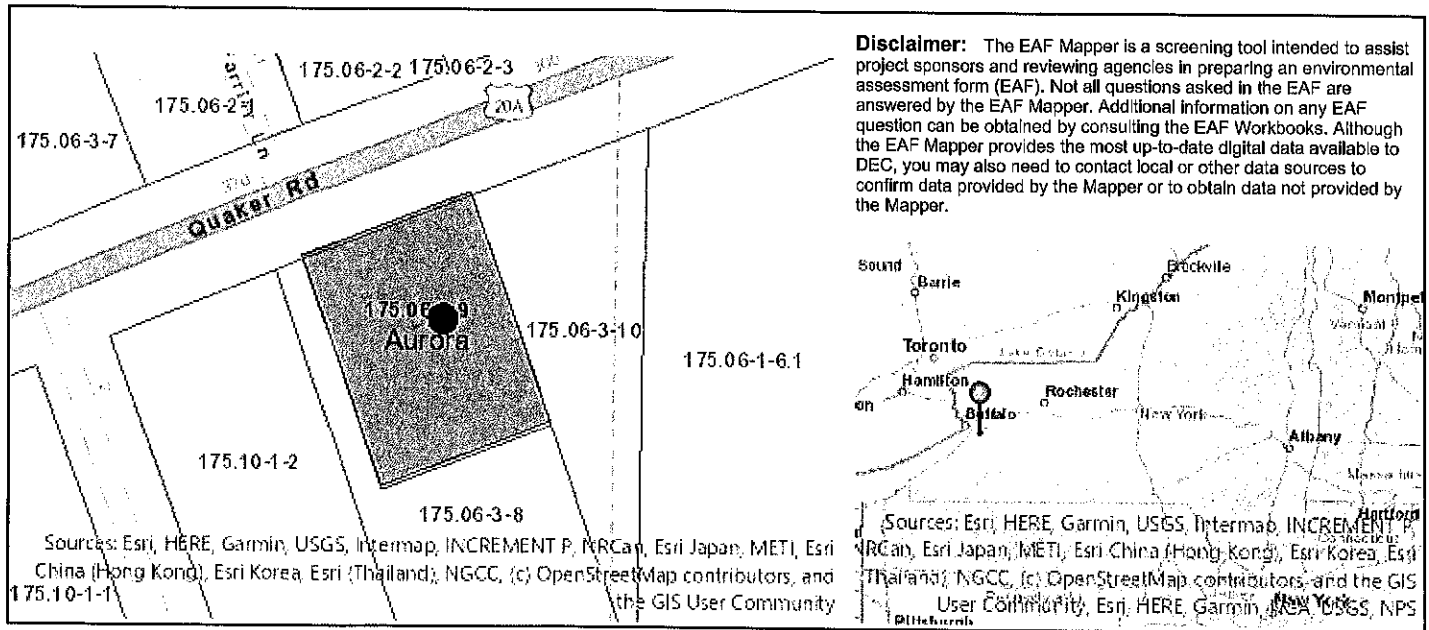
Part 1 – Project and Sponsor Information			
359 Quaker Road redevelopment			
Name of Action or Project:			
359 Quaker Road minor site plan			
Project Location (describe, and attach a location map):			
359 Quaker Road SBL (175.06-3-9)			
Brief Description of Proposed Action:			
Redevelopment of the site to include demolition and removal of existing wood frame building and new construction of dental office along with use of the existing parking area in the front of the building with modifications as necessary to improve traffic flow, pedestrian flow and safety. Connection to sanitary sewer and public water to remain.			
Name of Applicant or Sponsor:		Telephone	
PCW Enterprises LLC		E-Mail: C	
Address:			
4185 East Blood Road			
City/PO:		State:	Zip Code:
Cowlesville		New York	14037
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: Aurora Town Board development approval Aurora Building Department building permit approval			YES
3. a. Total acreage of the site of the proposed action?			0.7 acres
b. Total acreage to be physically disturbed?			0.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.7 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ 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:	☐	☒
Stormwater collected from impervious surfaces shall be directed to public storm drainage as it currently exists.		
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>PCW Enterprises LLC</u> Date: <u>7/8/2025</u> Signature: <u></u> for applicant Title: <u>GPI Engineering Project Manager</u>		

EAF Mapper Summary Report

Tuesday, July 8, 2025 9:39 AM



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No

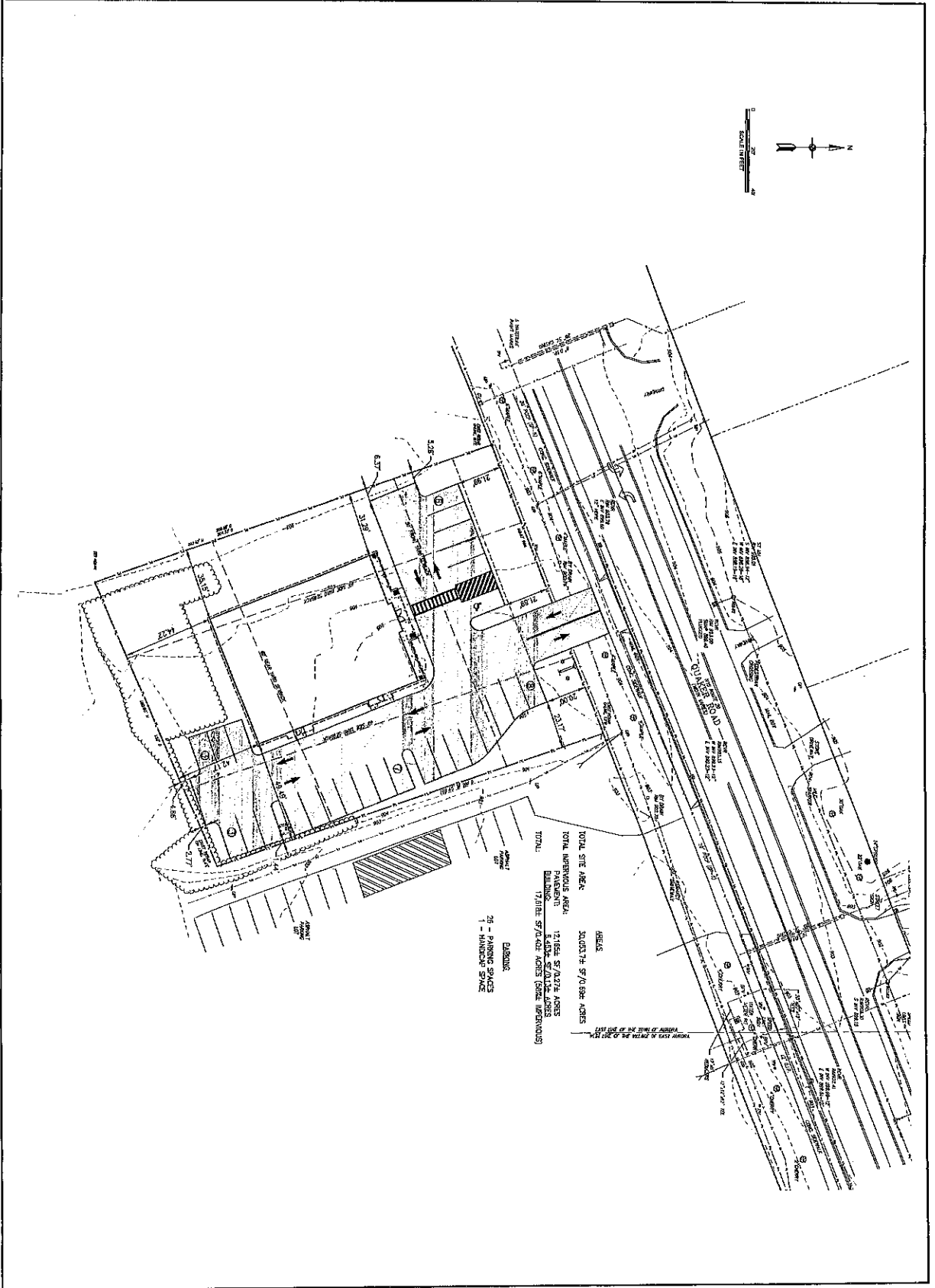
Part 1 / Question 12b [Archeological Sites] No

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal] No

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] No



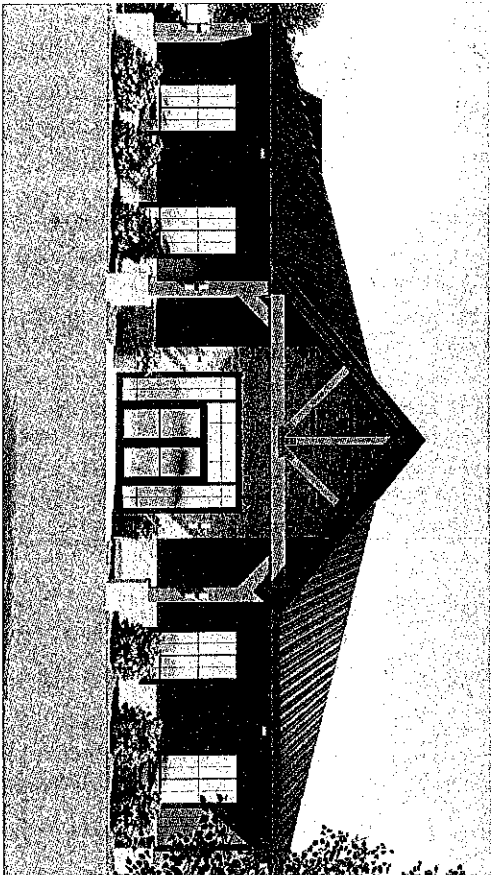
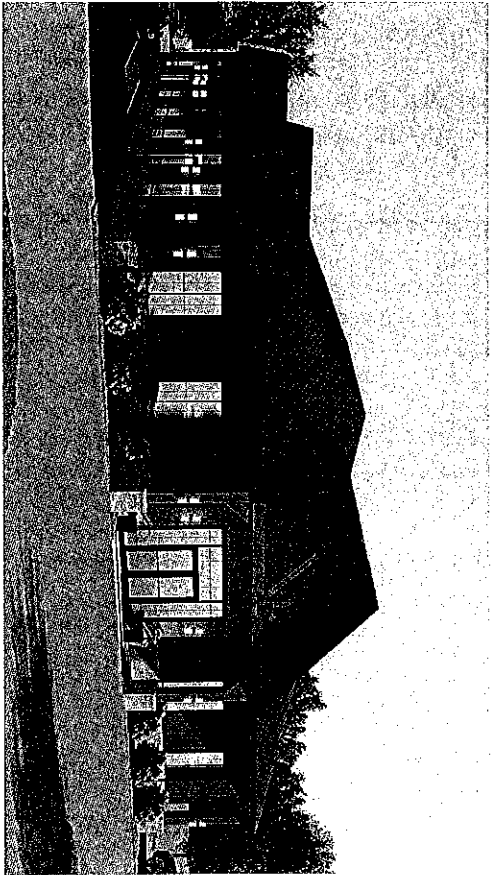
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Quaker 2010</td> <td>08/25/2010</td> </tr> </tbody> </table> DATE: 08/25/2010 BY: [Signature] PC: [Signature]	NO.	REVISION	DATE	1	Quaker 2010	08/25/2010	359 QUAKER ROAD MEDICAL OFFICES 359 Quaker Road Town of Aurora, NY 14052	GP Professional Engineer 4200 County Road 100, Suite 100 Aurora, NY 14052 Phone: 716-428-1100 Fax: 716-428-1101	PROJECT 359 Quaker Road Medical Offices 4200 County Road 100, Suite 100 Aurora, NY 14052
NO.	REVISION	DATE							
1	Quaker 2010	08/25/2010							

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[illegible]

GPI ENGINEERING, LANDSCAPE
ARCHITECTURE & SURVEYING, LLP
DRAINAGE • SURVEY • LANDSCAPE ARCHITECTURE
4150 JONES BLVD., SUITE 100
BAYTOWN, NEW YORK 11735
(716) 833-4844 FAX 633-4940

Job No. 7529 Date: APRIL 26, 2019
Scale 1" = 20' Tax No. 175.00-3-9



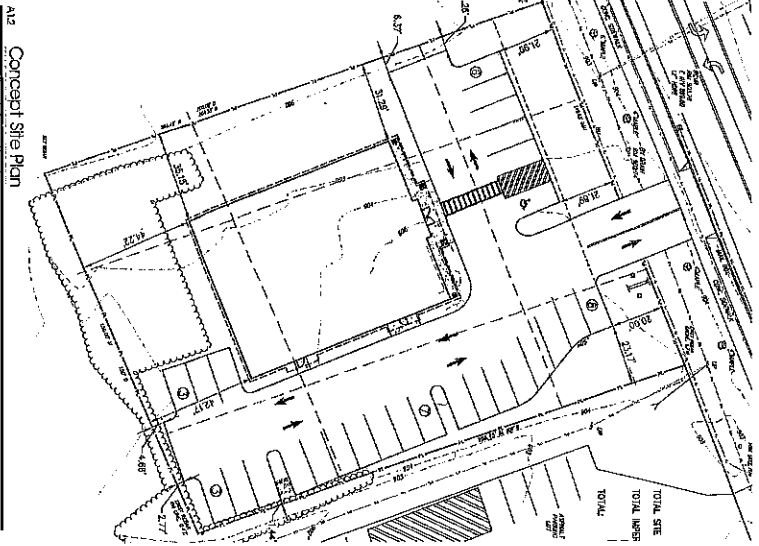
AS1 Concept Images

Proposed New Dental Office For:

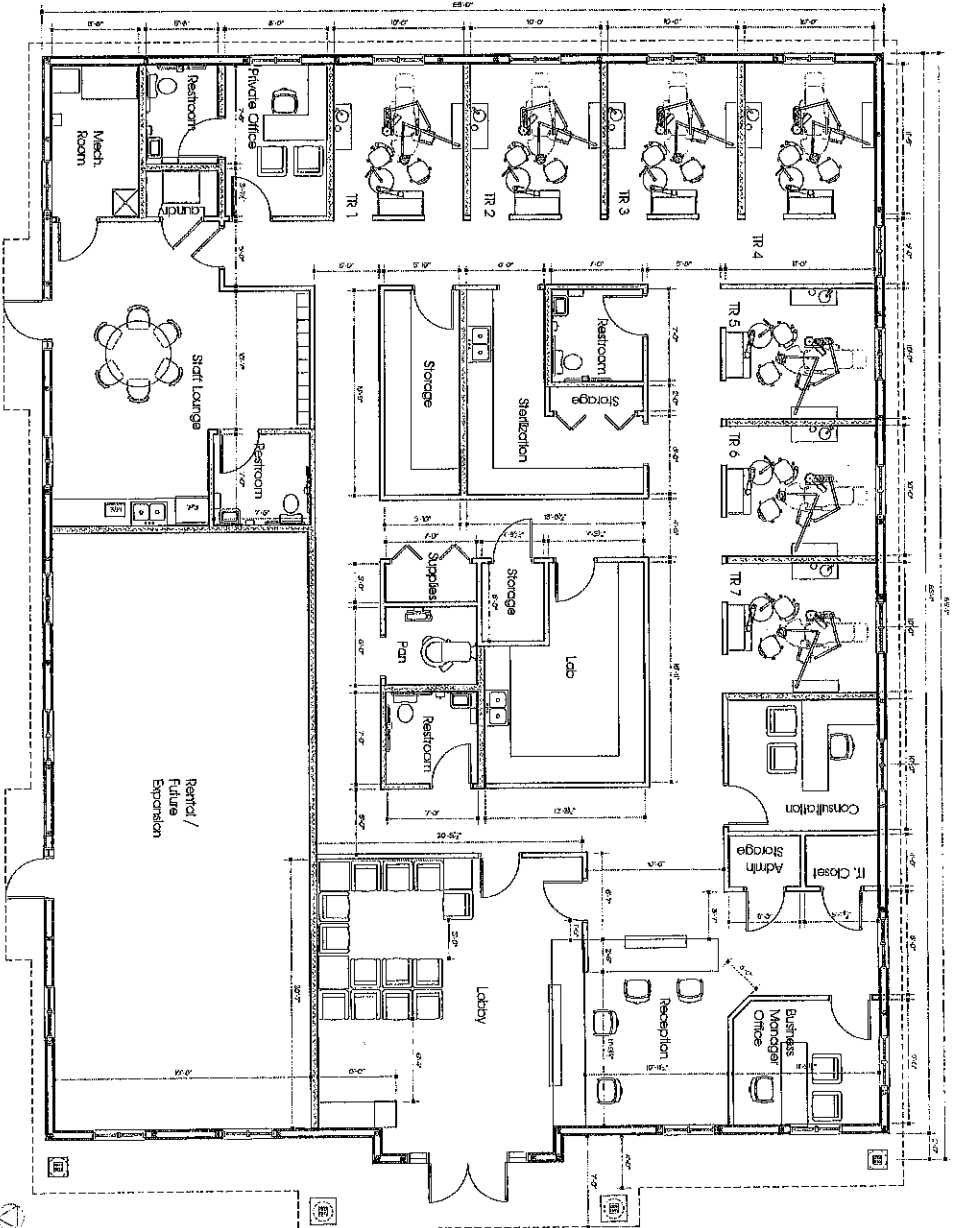
♦ ♦ ♦
East Aurora Family Dentistry
359 Quaker Road
Town of Aurora, New York



A11 Aerial Photo



A13 Concept Floor Plan



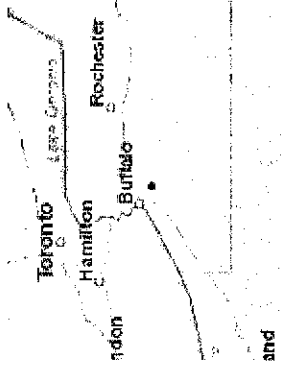
Proposed New Dental Office For:

East Aurora Family Dentistry
359 Quaker Road
Town of Aurora, New York





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

