

original



CASE NO. 1527
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 MICHAEL & LAUREL MONTILEONE FAMILY TRUST 2022
Address 1929 CENTRAL ST. 12'x20' SHED
City EAST AURORA State N.Y. ZIP 14052
Phone 716 N/A Email MJ IL.COM
Interest in th (urchaser/developer) PARENTS WITH CEREBRAL PALSY
WHO E AND ACCESSIBLE for
MICHA S. LIFE OUT WITH
ITY & CARE

III. PROPERTY OWNER INFORMATION (If different from applica

Property Owner(s) Name(s) 2022 MONTILEONE FAMILY TRUST (IRREVOCABLE)
Address 1929 CENTRAL ST.
City EAST AURORA State N.Y. ZIP 14052
Phone 716 Fax N/A Email 1-MJ IL.COM - MICHAEL
716 2-LA COM - LAUREL

III. PRO IN

Property Address 1929 CENTRAL ST. EAST AURORA, N.Y. 14052
SBL# 200.00-145.12
Property size in acres 2.9 Property Frontage in feet 318' TOTAL 193' + 125'
Zoning District RR/A Surrounding Zoning RR/A
Current Use of Property RESIDENCE - SFD

IV. REQUEST DETAIL

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-2.4F(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)

Melissa Sue Heba - TRUSTEE
Signature of Applicant/Petitioner

Melissa Sue Heba - TRUSTEE
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 10 day of August 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.

[Signature]
Notary Public

(Notary stamp)

PAUL ROTT
COMMISSIONER OF DEEDS
In and For the City of Buffalo, Erie County, NY
My Commission Expires Dec. 31, 2026

Office Use Only:

Date received:

9/24/25

Receipt #:

713371

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)

SEE ATTACHED LETTER OF INTENT, ADDITIONAL INFORMATION

ALL (4) ITEMS BELOW ARE ADDRESSED IN THE ATTACHED 3 PAGES.

THANK YOU FOR YOUR HELP WITH THIS MATTER

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:

(address) 1929 CENTRAL ST. identified as Tax Map (SBL)# 200.00-1-45.12
EAST AURORA, N.Y. 14052

hereby authorizes MICHAEL J. MONTELEONE 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.

Melissa Sue Heber - TRUSTEE
Owner (print)

8/11/25
Date

Melissa Sue Heber - TRUSTEE
Owner (signature)

STATE OF NEW YORK)
COUNTY OF ERIE) SS

On this 11 day of August, 2025, before me, the undersigned, a notary public in and for said state,
personally appeared BEFORE ME, 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

PAUL ROTT
COMMISSIONER OF DEEDS
In and For the City of Buffalo, Erie County, NY
My Commission Expires Dec. 31, 2026

**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.: 640-ZR-25

Postmark/Delivery Date: 10/20/25

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: 1929 Center St, E. Aurora, NY

5a. S.B.L. of Property: 200.00-1-45.12

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 structure (shed) in front yard of residence 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., East Aurora, NY 14052

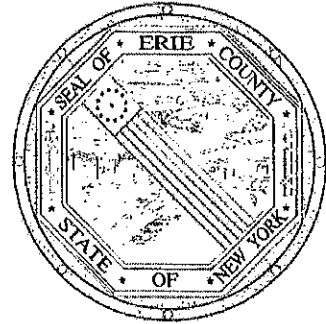
Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 10/20/25. 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: Collette McDaniel Date: 11/6/25

**Erie County Department of Public Works
Division of Highways**



MEMORANDUM

To: Colette McDonald, ECDEP - Planning

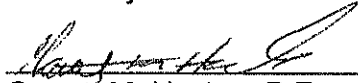
From: Garrett M. Hacker, P.E.

Date: October 29, 2025

Subject: Accessory Building Variance
1929 Center Street (CR-33)
(T) of Aurora, County of Erie

This Department has received a request to review a variance of an accessory building (shed) at 1929 Center Street (CR-33) in the Town of Aurora. The proposed request fails to meet the Town of Aurora zoning code section 116-8.4F(4) and 116-18A(1). Erie County Department of Public Works has no issue with the proposed variance request.

Issued By:


Garrett M. Hacker, P.E.
Supervisor of Engineering

CB

cc: Karen Hoak, Deputy Commissioner of Public Works
Darlene Svilokos, P.E., Director of Engineering
Gina Wilkolaski, P.E., Traffic and Safety Engineer
Michael Pasnik, Senior Highway Maintenance Engineer
File: CR-33

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

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Jeffrey P. Markello
Anthony DiFilippo IV

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507

September 24, 2025

Montileone 2022 Family Trust
Melissa Heba – Trustee
Michael J. Montileone - Representative
1929 Center Street
East Aurora, NY 14052

Ms Melissa Heba & Michael Montileone:

The Building Department has reviewed your request to construct *an accessory structure (shed) at 1929 Center Street (SBL 200.00-1-45.12)*. The request has been denied because it fails to meet the requirement for 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 (12'x20' shed) located approximately 130' from the right-of-way.

Variance: Accessory Structure in front yard (12'x20' shed) located approximately 130' 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,

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:			
Project Location (describe, and attach a location map): <i>1929 CENTRAL ST. EAST AURORA, N.Y. 14052</i>			
Brief Description of Proposed Action: <i>REQUEST OF A VARIANCE FOR 1929 CENTRAL ST. SIZED 12'x20'</i>			
Name of Applicant or Sponsor: <i>Michael J. Montileone</i>		Telephone: _____	
Address: <i>1929 CENTRAL ST.</i>		E-Mail: <i>M. _____ COM</i>	
City/PO: <i>EAST AURORA</i>		State: <i>NEW YORK</i>	Zip Code: <i>14052</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3. a. Total acreage of the site of the proposed action?		<i>2.9</i> acres	
b. Total acreage to be physically disturbed?		<i>.005</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>2.9</i> 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>Melissa Sue Heba - TRUSTEE</u> Date: <u>8/11/25</u>		
Signature: <u>Melissa Sue Heba</u> Title: <u>TRUSTEE</u>		

SECTION 116-18A(1)

RE: 1929 CENTOL ST.
EAST AURORA N.Y. 14052
12'x16' - SHED (2018)

AUGUST 8, 2025

TO: ZBA OF EAST AURORA NY

DEAR ZONING BOARD,

PER THE RECENT REQUEST FROM THE ZBA/
CODE ENFORCEMENT OFFICER REC. ON 8.1.2025, ON
THE EXISTING SHED (12'x20') IN VIOLATION OF CODE:

INTENT:

THE INTENT OF THIS LETTER IS TO PROVIDE YOU
WITH THE REASON FOR THIS SHED BEING IN VIOLATION
OF CODE AND LASTLY TO ASK THE ZBA TO PLEASE
CONSIDER A VIOLANCE FOR THIS SHED AT THIS TIME.

(1) THIS SHED WAS A 12'x20' BOARD & BATTEN SHED AMISH
BUILT IN 2018 AND DELIVERED TO OUR HOME SITE (FUTURE)
MARCH 10TH 2018 TOTALLY BUILT AND REMAINS
IN THE SAME LOCATION AS DELIVERED IN 2018.

17.5 YRS HAVE PASSED, AND THIS IS THE VERY FIRST TIME
WE EVEN WERE TOLD ABOUT THE VIOLATION. MANY
EA INSPECTORS HAVE BEEN TO THIS LOCATION IN 2018
AND 2019 AS OUR HOME WAS BEING BUILT & UPON
COMPLETION WHEN PROVIDED OUR CERTIFICATE OF OCCUPANCY.
HAD WE BEEN INFORMED OF THIS VIOLATION, WE CERTAINLY
WOULD HAVE ASKED THE SITE COMPANY TO MOVE IT.

THE INTENT AND REASON FOR THIS SHED WAS TO PROVIDE
STORAGE: CLOTHING / POTTY CHAIR / WHEELCHAIRS AND OTHER

EQUIPMENT FOR OUR DISABLED SON, MICHAEL MONTILEONE JR. MICHAEL IS NOW 40 (6.3.2025) AND HAS CEREBRAL PALSY AND APOLOGERS SYNDROME. HE REQUIRES 24/7/365 CARE AND ASSISTANCE WITH ALL ASPECTS OF HIS DAILY FUNCTIONS. HE DOES NOT WALK, TALK OR HAVE THE ABILITY TO FEED/DRINK ON HIS OWN. WE HAD TO TAKE CARE OF ALL OF MICHAEL'S NEEDS EACH TIME COMING TO THE HOUSE BUILDING SITE AND THIS SHED ALLOWED US TO DO ALL OF THE ABOVE, OUT OF VIEW AND WITH ALL NECESS EQUIPMENT ON SITE.

#2

WE WOULD SUFFER A SUBSTANTIAL FINANCIAL HARDSHIP IF WE HAVE TO MOVE THIS SHED AFTER SPENDING \$4400⁰⁰ IN 2024 TO IMPROVE THE LOOK OF THE SHED AND SURROUNDING LANDSCAPE (SIDING TO MATCH HIS HOME) AND IF MOVED ~~IT~~ IT WOULD SEVERELY DAMAGE THE BACKUP DRIVEWAY AND WHEELCHAIR ~~DRAFT~~ DROP LOCATIONS. WE ALSO LANDSCAPED AROUND THE SHED AND IN JUST A FEW YRS THE 2 TREES PLANTED BY IT WILL BE HUGE AND BLOCK ALL OF THE SHED FROM VIEW. THE OLD GROWTH TREES ALSO GIVE THE SHED ANOTHER LAYER OF VISIBLE VIEWS BLOCKED. IT SITS 165' FROM CENTRAL ST.

#3

WE BELIEVE THAT NOW TOTALLY REDONE, THE SHED WILL NOT CHANGE THE CHARACTER OF OUR RURAL LOCATION, ONLY IMPROVE IT, AS IT LOOKS TODAY IN AUGUST 2025, OUR ~~ARE~~ NEIGHBORS @ 1928 (ACROSS STREET) LOVE THE LOOK OF IT ALL!

LASTLY, NOBODY IN 7.5 YEARS HAS EVEN COMMENTED IN A NEGATIVE WAY. WE HAVE NO NEIGHBORS TO OUR SOUTH SIDE AND 1 NEIGHBOR @ 1907 ON NORTH SIDE, WHO ACTUALLY HELPED US IMPROVE THE SHED IN 2018.

(#4)

YES, THE NEED FOR THE USE OF A VARIANCE IN THIS CASE IS OF OUR OWN CREATIONS' ACTIONS.

AS PREVIOUSLY STATED, WE COULD NOT HAVE COME TO THE HOUSE BEING BUILT FOR MICHAEL JR TO LIVE HIS LIFE OUT WITH DIGNITY & CARE WITHOUT THE 12'X20' DELIVERED SHED.

THIS HOME WAS BUILT BY MICHAEL'S PARENTS TO ALLOW MICHAEL & HIS FRIENDS TO LIVE IN PEACE & WITH NATURE SURROUNDING HIM. HE CERTAINLY DESERVES THAT AS ANYONE ABLE BODIED WOULD ALSO. THE HOUSE WILL PROVIDE HIM A HAPPY, LOVING ENVIRONMENT TO ENJOY FOR HIS REMAINING DAYS, RATHER THAN A GROUP HOME, WHICH NOBODY SHOULD HAVE TO LIVE IN IF ABILITY TO MOVE HERE IS AVAILABLE.

MICHAEL HAS SUFFERED MUCH IN HIS 40 YRS AND WE AS PARENTS WANT TO INSURE HE DOESN'T SUFFER ANYMORE. ||

WE THANK THE ZBA OF EAST ANOKA IN ADVANCE, FOR YOUR CONSIDERATION OF THIS REQUEST FOR A VARIANCE CONSIDERING THE SITUATION WE ARE IN. PLEASE FEEL FREE TO CONTACT US SHOULD YOU NEED ANYTHING ADDITIONAL.

Sincerely,
Mick J. Michel

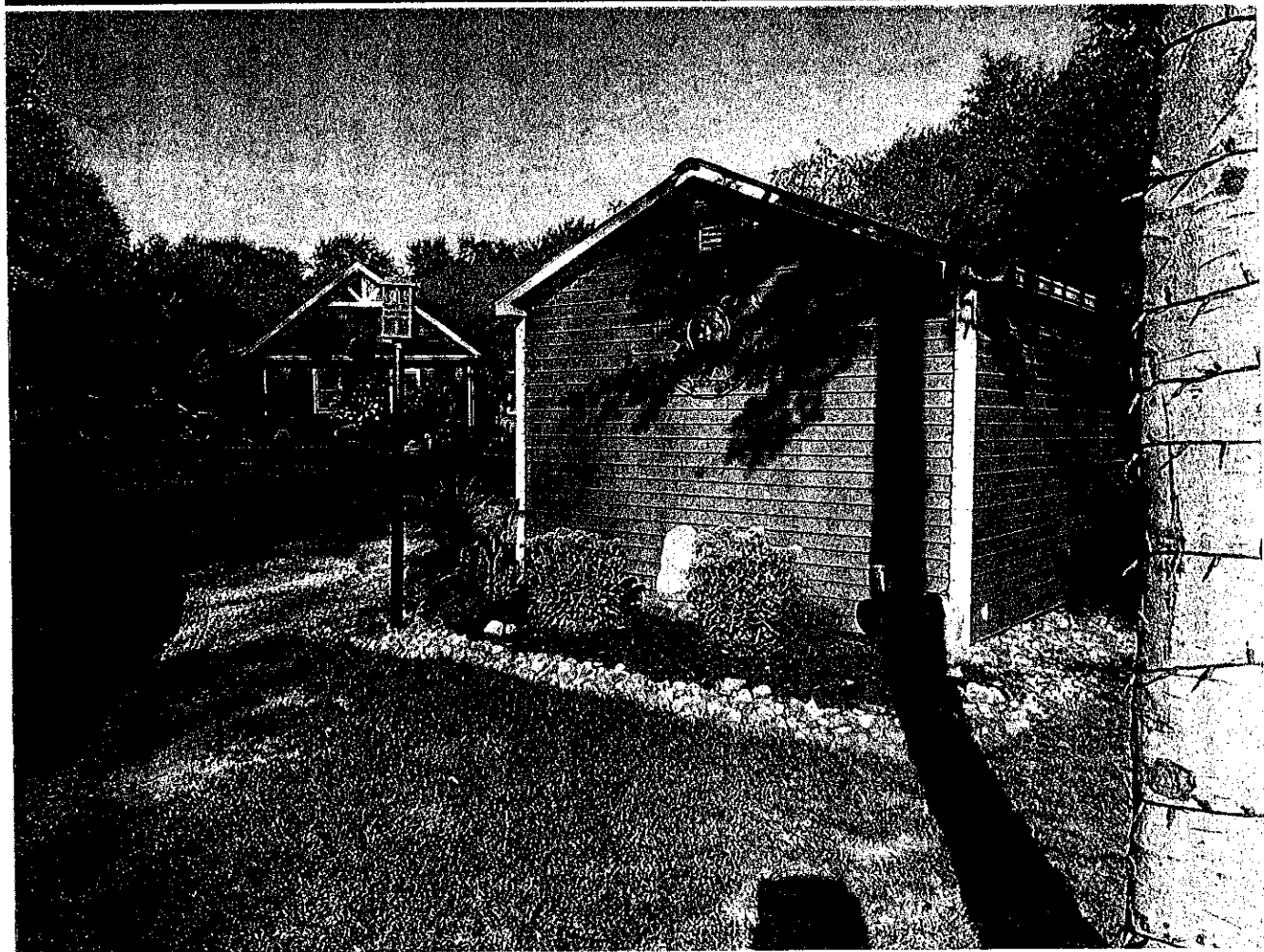
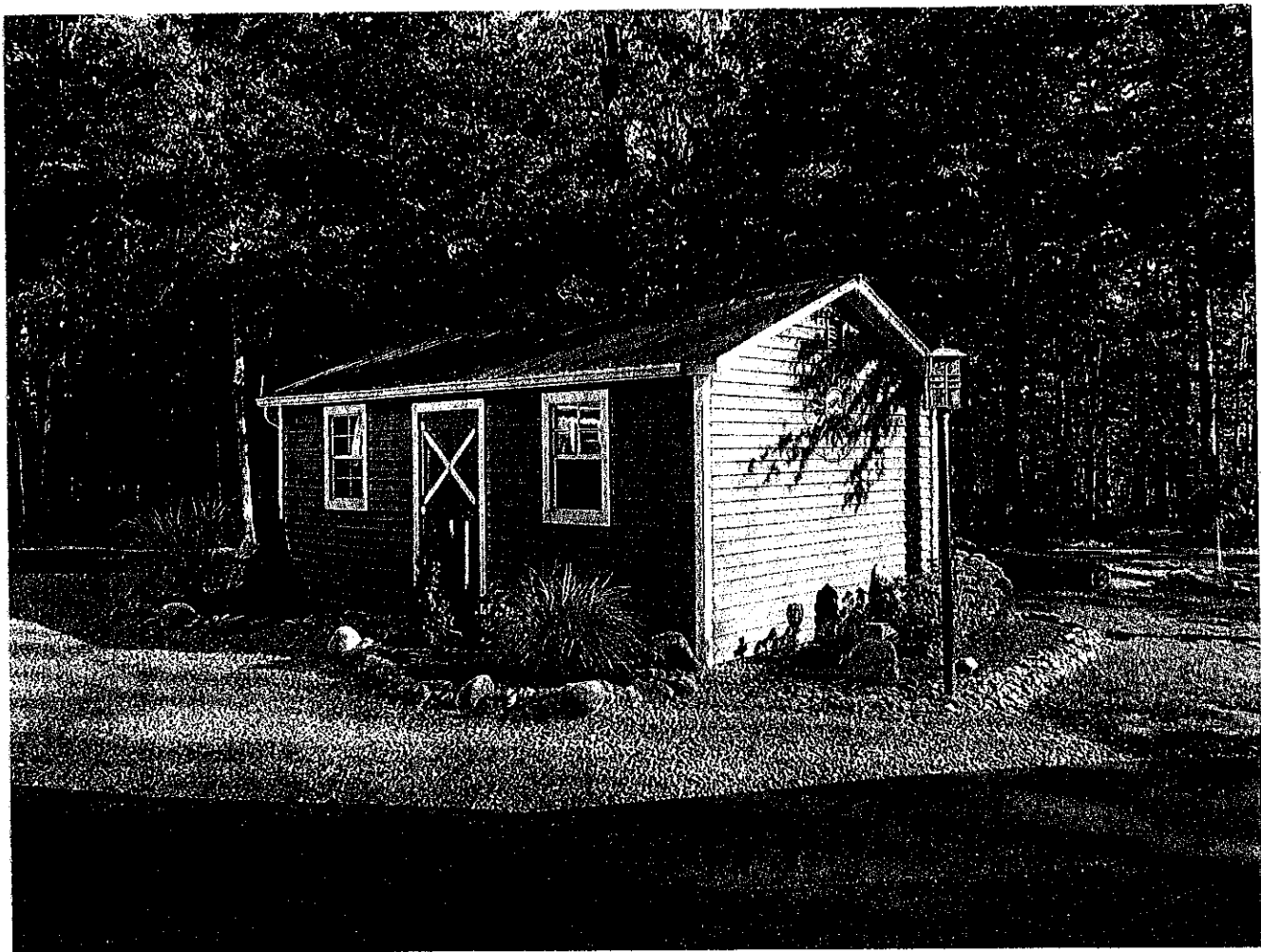


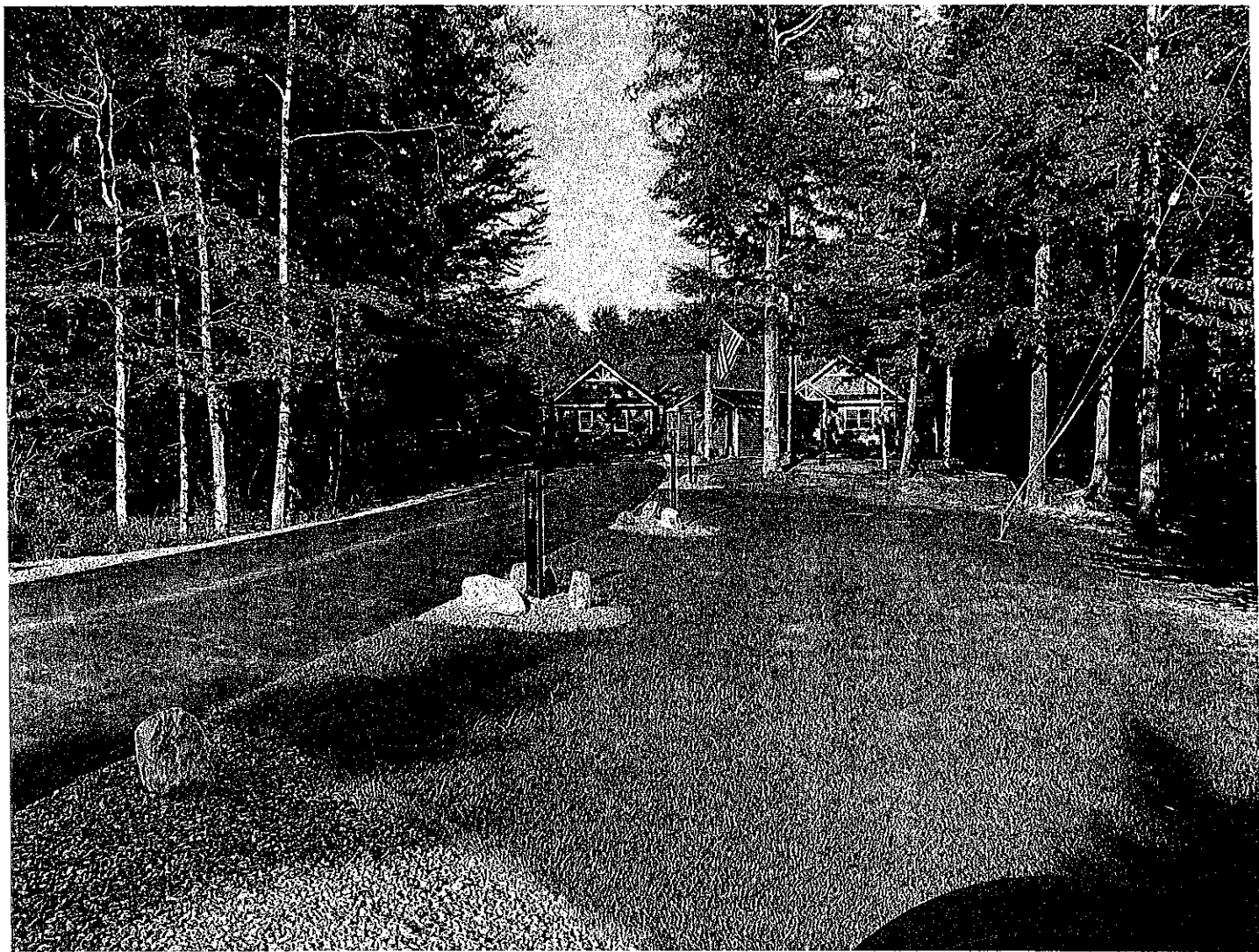


Picnic:
8.4.2025



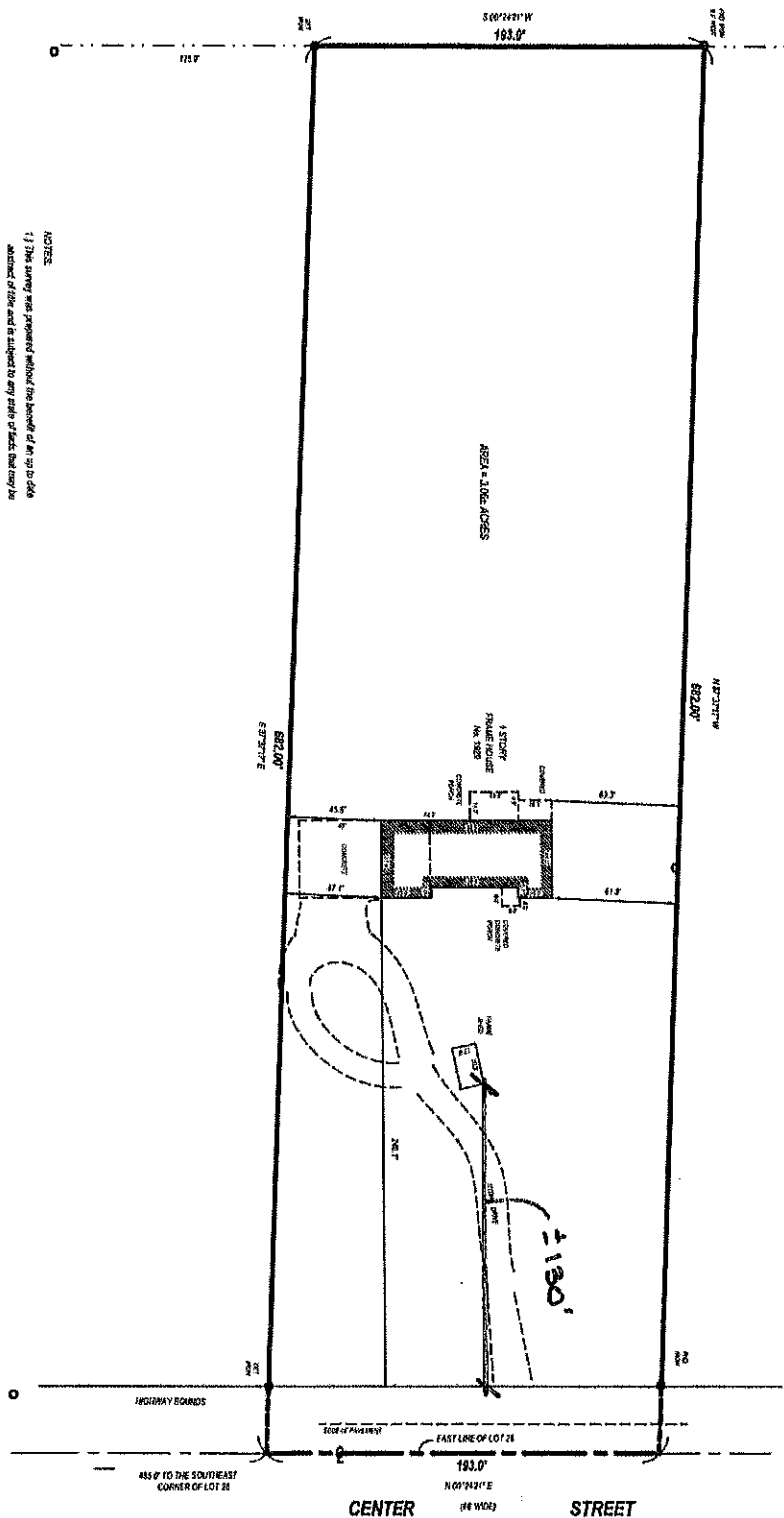
APRIL 12. 2021
ALMOST 2 YRS AFTER
C.O.O.







REG. NO. 187719
JOB NO. 7714



Notes

- 13 The survey was repeated without the benefit of an up to date analysis of 1996 and is subject to any state of knowledge that may be revealed by an examination of the data.

SURVEY OF:

**PART OF LOT 24, T.9 - R.6, H.L.G.S.
TOWN OF AURORA, ERIE COUNTY, NEW YORK**
SCALE: 1"=40'
DATE: SEPTEMBER 21, 2016
OCTOBER 5, 2018 FOUNDATION LOCATION
DECEMBER 17, 2019 "FINAL"

RICHARD J. ARONICA
LAND SURVEYOR NYS 49739
10559 ROCKY MOUNTAIN ROAD
P.O. BOX 339
NORTH COLLINS, NEW YORK 14111
PHONE 716-327-3420

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

September 11, 2025

TOWN COUNCIL MEMBERS

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TOWN JUSTICE
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Anthony DiFilippo IV

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

Montileone 2022 Family Trust
1929 Center St.
East Aurora, NY 14052

RE: Property in the Town of Aurora
Re: 1929 Center St. and vacant land on Center St.
SBL # 200.00-1-45.11 & 200.00-1-45.12

Dear Mr. & Mrs Montileone:

This letter is in response to your request to merge your two (2) parcels in the Town of Aurora.

In order to insure the proper account numbers for these parcels, we need to know if it is your intent to leave these parcels as two (2) separate lots of record, or combine them into one parcel.

If you believe you do want to merge the two (2) properties, you may want to contact our Building Department in regards to any effect this would have on future development of the properties. Also, you may want to make sure that your mortgage (if you have one) includes these parcels. If it doesn't, and we combine them, it may create a problem in the future.

Please indicate your decision on the form at the bottom of the page and return it to us as soon as possible.

If you any questions, please contact us at 652-0011.

Very truly yours,

Stephen R. Pigeon
Assessor

TO: TOWN OF AURORA ASSESSING DEPARTMENT

☒ IT IS MY/OUR INTENT TO MERGE THE TWO PARCELS (as noted above) INTO ONE PARCEL.

☐ I/WE DO NOT WANT THESE TWO PARCELS MERGED.

10-01-2025

Date

10-01-2025

Date

Owner

Owner



Erie County On-Line Mapping Application

*John O'Connell
1111 Rivermont Rd
1202*

1899

1907

Michael's Truck

1929

*Matthew's Truck
+ Family
Michael's Truck*



2005

1902

1904

1906

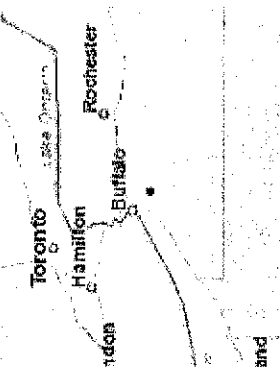
1928

Richard's Truck

1955

Legend

Parcels



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

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1: 2,257

