



CASE NO. 1543
DATE OF HEARING 6/18/20

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 Korianne & Cody Chase
Address 115 Woodland Drive
City Aurora State NY ZIP 14052
Phone [REDACTED] Fax [REDACTED] Email [REDACTED]
Interest in the property (ex: owner/purchaser/developer) owner

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

Property Owner(s) Name(s) Korianne & Cody Chase
Address 115 Woodland Drive
City Aurora State NY ZIP 14052
Phone [REDACTED] Fax [REDACTED] Email [REDACTED]

III. PROPERTY INFORMATION

Property Address 115 Woodland Drive
SBL# 164.11-1-58
Property size in acres .3682 Property Frontage in feet 219.4
Zoning District R-1 Surrounding Zoning R1
Current Use of Property primary residence

IV. REQUEST DETAIL

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-8.1(2)
☐ Special Use Permit for: _____
☐ Use Variance for: Shed 12x24 feet
☐ 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)

Korianne Chase

Signature of Applicant/Petitioner

Korianne Chase

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 26th day of March in the year 2026 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.

tc
Notary Public

(Notary stamp)



Office Use Only: Date received: _____ Receipt #: _____

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)

We do not have a basement and need additional storage. We live on a corner lot that has a shallow backyard. After consulting with Rich Miga, we measured a spot that is more than 10ft from house and at least 5 feet from property line to align with fire code. We have spoken with all 3 neighbors & they support the 5 foot shed variance submission.

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)

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.gov

May 6, 2026

TOWN COUNCIL MEMBERS

Luke Wochensky
lwochensky@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
James Granville

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

FAX: (716) 652-3507

Korianne & Cody Chase
115 Woodland Drive
East Aurora, NY 14052

Mr. and Mrs. Chase,

The Building Department has reviewed your request for an accessory structure (shed) in the rear yard of your property. The request has been denied because it fails to meet the requirement for rear yard setback in the Residential 1 (R1) zoning district in which the accessory structure is located.

Sections 116-8.1G(2)
Required: Accessory building/structure: a distance equal to the mean height of the proposed accessory building/structure, but not less than 10 feet.
Requested: 5' side yard setback from the west property line.
Variance: 5'

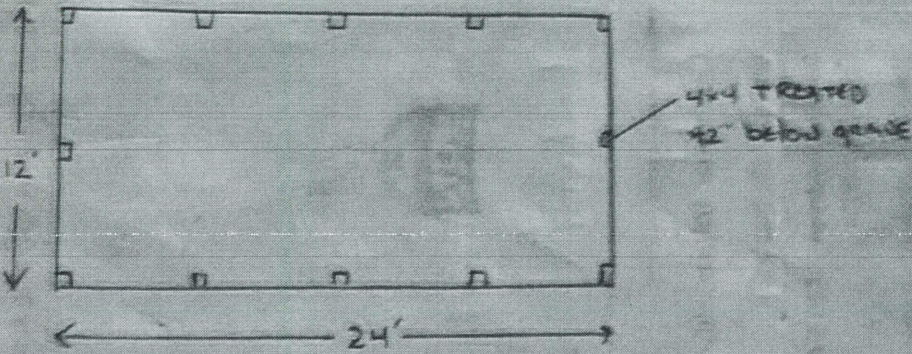
This letter serves as notice that we have received the application and fee for the Zoning Board of Appeals. You will receive notification from the Town Clerk with the date and time of the next available hearing. If you have any questions, please contact our office at 652-7591.

Sincerely,

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

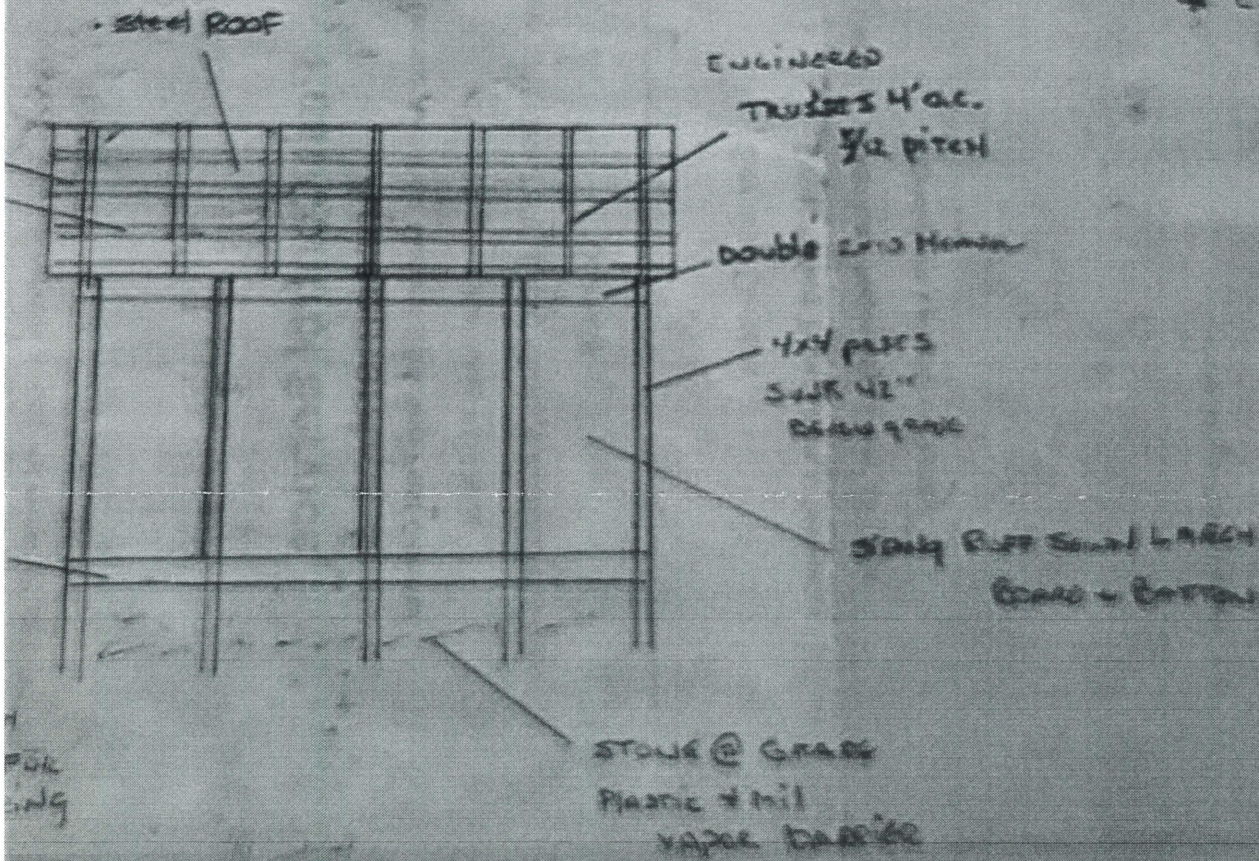
Richard Miga
Assistant Code Enforcement Officer

KORIANNE CHASE 115 WOODLAND DRIVE
EAST AURORA, NY



* ALL LUMBER EXCEPT
TRUSSES ARE
RUFF SAW LARCH

* CLASSIC LOOK
STEEL ROOF

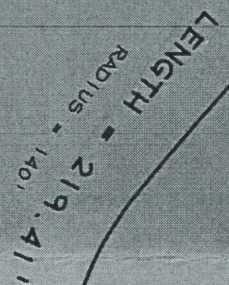


* Preliminary =

115 Woodland Drive Drawing
Variance + shed build

Korianne + Cody Chase

(L. 5566, P. 326)



R.O.N.

[illegible]

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				
Koranne & Cody Chase Shed submission Name of Action or Project: Chase shed				
Project Location (describe, and attach a location map): Shed 12x24, location map attached				
Brief Description of Proposed Action: Behind house, North West fence line				
Name of Applicant or Sponsor: Telephone: [REDACTED] Koranne & Cody Chase		E-Mail: [REDACTED] gmail.com		
Address: 115 Woodland Drive				
City/PO: State: Zip Code: Aurora NY 14052				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?			.5682 acres	
b. Total acreage to be physically disturbed?			.007 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			.5682 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>Korianne Chase</u> Date: <u>3-26-200</u> Signature: <u>[Signature]</u> Title: <u>Owner</u>		

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWIS Code

142489

C2. Date Deed Recorded

8 26 2024

C3. Book

11435

C4. Page

1153

New York State Department of
Taxation and Finance

AURORA ASSESSOR

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

SEP 27 2024

PROPERTY INFORMATION

1. Property Location 115 Woodland Drive
* STREET NUMBER * STREET NAME
Aurora
* CITY OR TOWN VILLAGE 14052
* ZIP CODE

2. Buyer Name Chase Korianne
* LAST NAME/COMPANY FIRST NAME
Chase Cody
* LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
* LAST NAME/COMPANY FIRST NAME

STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size 164 X 180 OR 0.00
* FRONT FEET * DEPTH * ACRES

6. Seller Name Estate of Linda D. Baker
* LAST NAME/COMPANY FIRST NAME
* LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
A. One Family Residential ☐
Check the boxes below as they apply:
8. Ownership Type is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☐
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 06/04/2024

* 12. Date of Sale/Transfer 8/15/2024

* 13. Full Sale Price 360,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☐ J. None
Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken (YY) 24

* 17. Total Assessed Value 74,000

* 18. Property Class 210 - 1

* 19. School District Name East Aurora Union Free

* 20. Tax Map Identifier(s)/Roll Identifier(s) (if more than four, attach sheet with additional Identifier(s))
164.11-1-58

CERTIFICATION

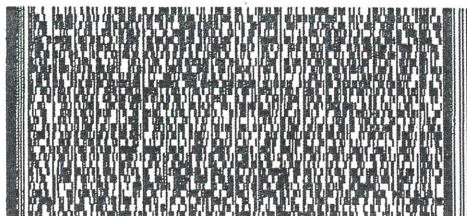
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Kathleen B. Byrne, administrator 11 Aug 2024
SELLER SIGNATURE DATE

BUYER SIGNATURE

Korianne Chase 8/15/2024
BUYER SIGNATURE DATE
Cody Chase 8/15/2024
BUYER SIGNATURE DATE



BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

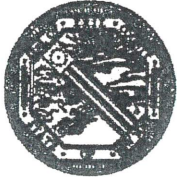
Chase Korianne
* LAST NAME FIRST NAME

* AREA CODE * TELEPHONE NUMBER (EX. 9090909)
115 Woodland Dr
* STREET NUMBER * STREET NAME

Aurora NY 14052
* CITY OR TOWN * STATE * ZIP CODE

Boorman Richard
* LAST NAME FIRST NAME

716 204-4032
* AREA CODE * TELEPHONE NUMBER (EX. 9090909)



Michael P. Kearns
Erie County Clerk
92 Franklin Street
Buffalo, New York 14202

To: Estate of Linda D. Baker

115 Woodland Drive

East Aurora, NY 14052

NOTICE

From

County Clerk Michael P. Kearns
regarding a change in ownership
of your property

NOTICE OF SALE OR TRANSFER OF OWNERSHIP OF YOUR RESIDENTIAL PROPERTY

To: Estate of Linda D. Baker

(name of owner of record)

Our records show that you are listed as the current owner of record for residential property:

Section: 164.11

Block: 1

Lot: 58

Located At: 115 Woodland Drive

(street address)

Aurora

(city/town)

County of Erie, New York.

On

8.26.2029

(date)

documents were filed at this office to change ownership and transfer title of your property.

To: Korianne and Cody Chase

(name of new owner)

If you have any questions regarding the validity of the documents, and wish to dispute the recording of the transfer, you should obtain legal counsel. If you believe you are a victim of a crime related to this recording, contact your local law enforcement agency or, if in the City of New York, the office of the sheriff.

SCHEDULE A -- LEGAL DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND, situate in the Town of Aurora, County of Erie and State of New York and more particularly described as being part of Lot 32, Township 9, Range 6 of the Holland Land Company's Survey, being more particularly described as follows:

BEGINNING at a point in the northerly line of Woodland Drive as deeded to the Town of Aurora for highway purposes by deed recorded in Erie County Clerk's office in Liber 5566 at page 326, distant four hundred sixty-four and seventy-five hundredths (464.75) feet easterly from the center line of Bowen Road as measured along the northerly line of Woodland Drive;

running thence easterly, northeasterly and northerly along the northerly, northwesterly and westerly line of Woodland Drive the following courses and distances:

Easterly a distance of twenty-four and seventy-eight hundredths (24.78) feet to a point of curve;

thence easterly, northeasterly and northerly along a curved line having a radius of one hundred forty (140) feet, an arc distance of two hundred nineteen and forty-one hundredths (219.41) feet to a point of tangent;

thence northerly a distance of thirty-nine and ninety-one hundredths (39.91) feet to a point;

thence westerly along a line at right angles to the last described line a distance of one hundred sixty-four and twenty-eight hundredths (164.28) feet to a point.

Thence southerly along a line parallel to Bowen Road and at right angles to the last described line a distance of one hundred eighty (180) feet to the point or place of beginning.

Premises: 115 Woodland Drive, East Aurora, NY 14052
Sec: 164.11 Block: 1 Lot: 58

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:

BOX 401

Party 1:

BAKER LINDA D ADM

Party 2:

CHASE KORIANNE

Book Type: D Book: 11435 Page: 1153

Page Count: 3

Doc Type: DEED

Rec Date: 08/26/2024

Rec Time: 10:58:55 AM

Control #: 2024142969

UserID: Kristin S

Trans #: 24131708

Document Sequence Number

TT2024001700

Recording Fees:

RECORDING	\$35.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RP5217 CNTY \$9	\$9.00
RP5217 ST-RES \$116	\$116.00
TP584	\$10.00

Consideration Amount: 360000.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$1,440.00
ROAD FUND TT	\$1,800.00

Total: \$3,430.00

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. Kearns
Erie County Clerk

THIS INDENTURE made on the 14th day of August, 2024,

Between **KATHERINE B. BYRNES**, as Administrator of the Estate of **LINDA D. BAKER**,
deceased, ECSC File No. 2023-3573,
residing at 115 Woodland Drive, East Aurora, NY 14052

Grantor,

and **KORIANNE CHASE and CODY CHASE**, as as wife & Husband
residing at 187 Gardenvale Drive, Cheektowaga, NY 14225

Grantee.

WITNESSETH, that the party of the first part, by virtue of the power and authority to her given by the Surrogate Court, Erie, and in consideration of THREE HUNDRED AND SIXTY THOUSAND DOLLARS (\$360,000.00) lawful money of the United States, paid by the Grantees, does hereby grant and release unto the Grantees and their heirs forever,

Set forth on attached SCHEDULE "A"

Together with the appurtenances AND ALSO all the estate which the said Decedent had at the time of her decease, in said premises, AND ALSO the estate therein, which the party of the first part has power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

And the party of the first part covenants that she has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

Subject to the Trust Fund Provisions of Section Thirteen of the Lien Law.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Katherine B. Byrnes, Administrator L.S.
KATHERINE B. BYRNES, Administrator

STATE OF NEW YORK }
COUNTY OF ERIE } ss.:

On the 14th day of August in the year 2024 before me, the undersigned, a Notary Public in and for said state, personally appeared **KATHERINE B. BYRNES**, 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 she executed the same in her capacity, and that by her signature on the instrument, the individuals or the persons upon behalf of which the individuals acted, executed the instrument.

JAIME L. RICHARDS (Hacker)
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 81RI0006331
Qualified in Erie County
Commission Expires April 26, 2027

Jaime L. Richards (Hacker)
Notary Public

142969
Deed 2
Aur