



CASE NO. 1542
DATE OF HEARING 6/18/26

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 PAUL CETHULIC
Address 252 GLENRIDGE RD
City EAST 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) _____
Address _____
City _____ State _____ ZIP _____
Phone _____ Fax _____ Email _____

III. PROPERTY INFORMATION

Property Address 252 GLENRIDGE RD, EAST AURORA, NY 14052
SBL# 116.10-3-50.11
Property size in acres 3.4 Property Frontage in feet 50
Zoning District R1 Surrounding Zoning R1+A
Current Use of Property RESIDENTIAL - SFD

IV. REQUEST DETAIL

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-23A
☐ 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)



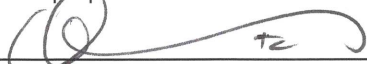
Signature of Applicant/Petitioner

PAUL D. CERHULIC

Print name of Applicant/Petitioner

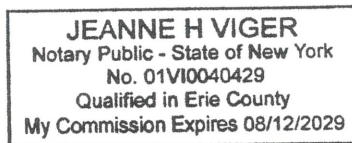
State of New York; County of Erie

On the 24th day of April in the year 2024 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)



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)

REPLACE EXISTING PRIVACY FENCE THAT IS BEYOND REPAIR ON THE NORTH SIDE OF DRIVEWAY FOR A TOTAL OF APPROXIMATELY 232 FEET, 144 FEET WITH A 6 FOOT FENCE EXCEPT FOR POST CAPS THAT MAY EXTEND TO APPROXIMATELY 6.5 FEET, AND 88 FEET WITH A 3 FOOT HEIGHT EXCEPT FOR POST CAPS THAT MAY EXTEND TO APPROXIMATELY 3.5 FEET.

NOTE: Due to fence style, which needs to be level at the top for the entire run for best appearance, and that there is a slight grade to the ground over the entire run, some panels of the 6 foot section may extend to approximately 6.5 feet but not to exceed 7 feet high, and the 3 foot section may extend to approximately 3.5 feet high.

TO BE COMPLETED ONLY WHEN A USE VARIANCE IS BEING REQUESTED: NA

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
Jeanne H. Viger
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA

Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

TOWN COUNCILMEMBERS

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jarmbrust@townofaurora.com

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rwrazen@townofaurora.com

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Brigid M. Maloney

TOWN JUSTICES
Jeffrey P. Markello
James F. Granville

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

FAX: (716) 652-3507

May 8, 2026

Paul Cehulic
252 Glenridge Road
East Aurora, NY 14052

Paul,

The Building Department has reviewed your request for a 6-foot-high privacy wood fence in the front yard of this ODA lot at 252 Glenridge Road. The request has been denied because it fails to meet the requirement for fence height in the Single-Family Residential (R1) zoning district in which the proposed fence will be located.

Sections 116-28A

Required: A wall or fence not over 3 1/2 feet high in any front yard or side-street side yard, subject to § 116-38.

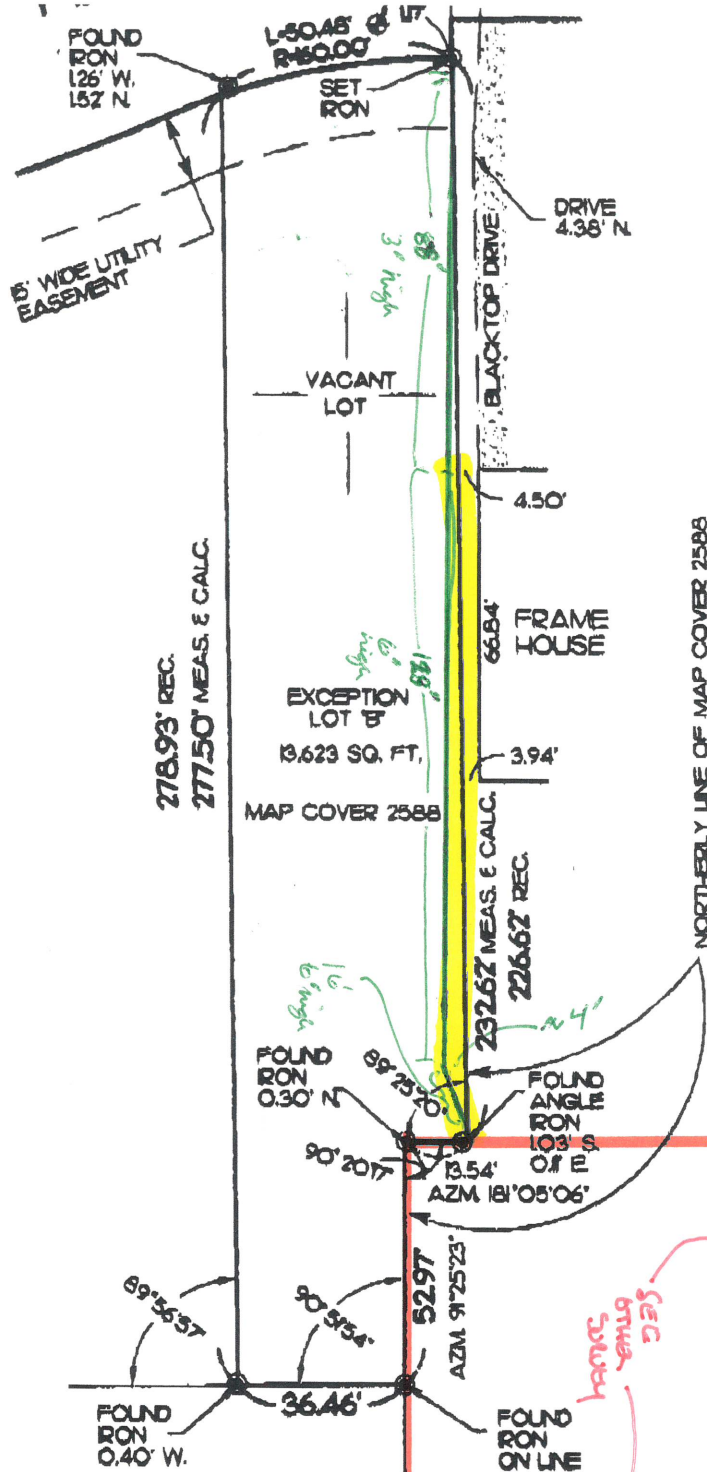
Requested: 6' high wood privacy fence for 144 linear feet along the north property line of the "flag" portion of this ODA lot.

Variance: 2.5'

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,

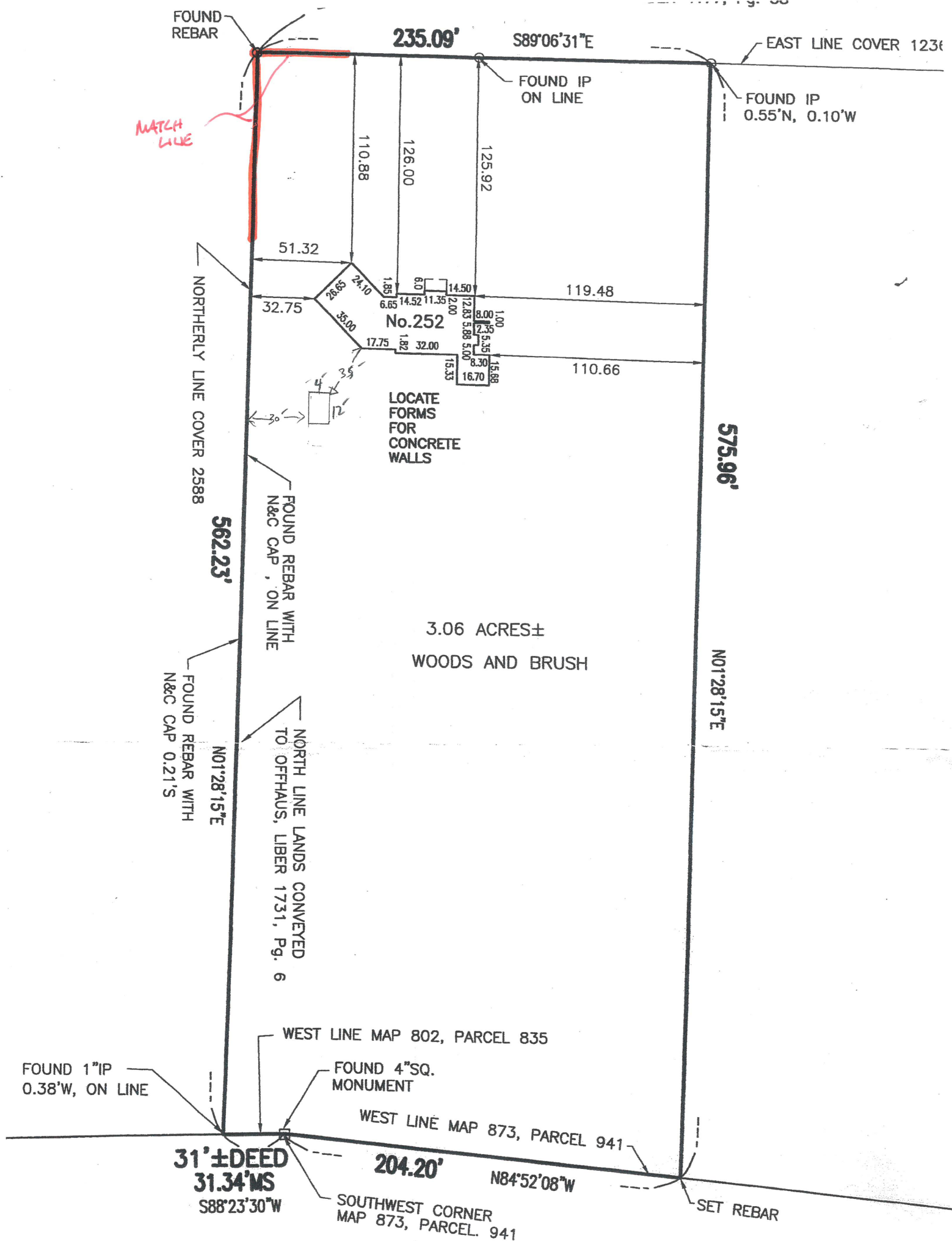
Richard Miga
Assistant Code Enforcement Officer

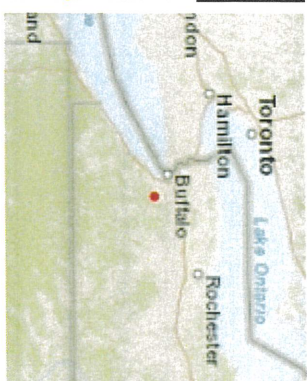


NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

PART OF LOTS 15		SECTION 1	TOWNSHIP 19	RANGE 6	STATE OF NEW YORK		SCALE 1"=40'
LOCATION: TOWN OF ALBORA		COUNTY OF ERIE					
NUSSBALMER & CLARKE, INC. ENGINEERS AND SURVEYORS  3556 LAKE SHORE ROAD BUFFALO, NEW YORK 14234-4994 (716) 827-8000		KIND	DATE	FOR		JOB NO.	
		SURVEY	08-24-99	TOM GREENAUER DEVELOPMENT		NC-43286	





1: 4,514





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: PRIVACY FENCE REPLACEMENT			
Project Location (describe, and attach a location map): 252 GLENRIDGE ROAD, EAST AURORA, NY 14052			
Brief Description of Proposed Action: Replace existing privacy fence the length of the north side of driveway for a total of approximately 232 feet, 144 ft with a 6 ft height except for fence post caps that may extend to approximately 6.5 ft., and 88 ft with a 3 ft height except for fence post caps that may extend to approximately 3.5 ft. NOTE: Due to the fence style, in which it needs to be level at that top for the entire run for best appearance, and that there is a slight grade to the ground over the entire fence run, some panels of the 6 foot section may extend to approximately 6.5 feet but not to exceed 7 feet high, and the 3 foot section may extend to approximately 3.5 feet high.			
Name of Applicant or Sponsor: Paul J. Cehulic		Telephone: E-Mail: 	
Address: 252 Glenridge Road			
City/PO: East Aurora		State: NY	Zip Code: 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: Town of Aurora Building & Code Enforcement			NO ☐
			YES ☒
3. a. Total acreage of the site of the proposed action? 3.4 acres b. Total acreage to be physically disturbed? .1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.4 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, 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:	NO	YES
	☒	☐
	☒	☐
	☒	☐
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> (PAUL C. HAULIC)</u> Date: <u>4/24/2026</u> Signature: <u></u> Title: <u>owner</u>		

ERIE COUNTY CLERKS OFFICE
County Clerk's Recording Page

Return To:

BOX 169

GREENAUER
THOMAS N
CEHULIC J
PAUL J
CEHULIC M
LAURA

COUNTY	\$	24.00
STATE	\$	25.00
COE	\$	5.00
TRANSFER	\$	20.00
	\$	.00
NFTA TT	\$	25.00
	\$	.00
	\$	.00
	\$	.00
Total:	\$	99.00

STATE OF NEW YORK
ERIE COUNTY CLERKS OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTIONS 319&316-a
(5) OF THE REAL PROPERTY LAW OF THE STATE OF
NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

DAVID J SWARTS
COUNTY CLERK



D109641401

Index DEED LIBER
Book 10964 Page 1401
No. Pages 0003
Instrument DEED
Date : 3/10/2000
Time : 3:23:21
Control # 200003101045

TT# TT 1999 016961
Employee ID BAT

TRANSFER TAX

CONSIDERATN \$ 5,000.00
TRANSFER TAX \$ 45.00

THIS INDENTURE,

November 12

MARCH

Made the 12 day of ~~November~~ ^{MARCH}, ~~Nineteen Hundred and Ninety Nine~~ TWO THOUSAND.

BETWEEN,

THOMAS N. GREENAUER
2699 Transit Road
Elma, New York 14059

Grantor, and

PAUL J. CEHULIC AND LAURA M. CEHULIC
184 Maple Road
East Aurora, New York 14052

husband and wife

Grantees

WITNESSETH, that the said Grantor in consideration of ONE AND MORE Dollars (\$1 AND MORE) lawful money of the United States, paid by the Grantees, does hereby grant and release unto the Grantees, their heirs and assigns forever

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 15, Township 9, Range 6 also being known as Exception "B" of Map Cover Number 2588, filed at the Erie County Clerk's Office, and being more particular described as follows:

BEGINNING at the most northeasterly corner of Victoria Heights at the north line of said Map Cover 2588, which point is also the northwest corner of Exception "B" of same;

Thence, easterly along a northerly line of Exception "B" as measured distance of 232.62 feet (226.62 feet record) to a point;

Thence southerly at an interior angle of 89°-25'20" a distance of 13.54 feet to a point,

Thence easterly along a northerly line of Exception "B" at an angle of 90°-20'17" a distance of 52.97 feet to a point;

Thence southerly at an interior angle of 90°-51'54" a distance of 36.46 feet to a point;

Thence westerly at an exterior angle of 89°-56'57" a measured distance of 277.50 feet (278.93 record) to a point on the easterly line of Victoria Heights;

Thence northerly along the easterly line of Victoria Heights and along a curve to the right having a radius of 160.00 feet a distance of 50.48 feet to a point;

Thence continuing northerly along Victoria heights tangent to the aforesaid curve a distance of 1.17 feet to the point or place of beginning.

Said parcel of land containing 13,623 ± square feet.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said Grantees

AND the said Grantor does covenant with said Grantees as follows:

FIRST: That the Grantees shall quietly enjoy the same premises.

SECOND: That the Grantor will forever WARRANT the title to said premises.

THIRD: Subject to the trust fund provisions of section thirteen of the lien law.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF

Kelly Brant (L.S.)

Thomas N. Greenauer (L.S.)
Thomas N. Greenauer

STATE OF NEW YORK)
COUNTY OF ERIE) ss.

On this 12th day of November in the year Nineteen Hundred Ninety-nine before me, the undersigned, a Notary Public in and for said State, personally appeared THOMAS N. GREENAUER, personally known to me or proved to me on the basis of satisfactory evidence to be in the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Lorraine A. Reuther
Notary Public
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
MY COMM. EXPIRES OCT. 31, 2001
LORRAINE A. REUTHER