



Case # 1536
Exhibit # 4
Date 9/17/20

CASE NO. _____

DATE OF HEARING _____

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 Jacob Hinman
Address 1590 Hubbard Road
City E. Aurora State NY ZIP 14052
Phone 716-688-0849 Fax _____ Email JHinmanDC@gmail.com
Interest in the property (ex: owner/purchaser/developer) _____

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

Property Owner(s) Name(s) Krystal Reed-Hinman
Address SAME
City _____ State _____ ZIP _____
Phone 585-429-0012 Fax _____ Email KREEDClos@hotmail.com

III. PROPERTY INFORMATION

Property Address 1590 Hubbard
SBL# 175.04.1-17
Property size in acres .448 Property Frontage in feet 100'
Zoning District R1 Surrounding Zoning R1 & RR
Current Use of Property SFD

IV. REQUEST DETAIL

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-B.1E(2) & 116-B.1F(2)
☐ Special Use Permit for: _____
☐ Use Variance for: _____
☐ Interpretation of _____

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)

* Applicant Request AN VARIANCE to allow construction of approximately 8x14, or 8x16 foot detached Shed within required Setback. The Variance Requested is the minimum necessary due to the topography of the property and existing improvements.

- TO ADD a 20x8 ft front Porch

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)

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)

Krystal Reed-Hinman
Signature of Applicant/Petitioner

Krystal Reed-Hinman
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 11 day of August in the year 2021 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.

Dorothy Bailey
Notary Public

DOROTHY BAILEY
(Notary stamp) 01BA0023544
Notary Public, State of New York
Qualified in Erie County
Commission Expires April 15, 2022

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 _____

Case # 1534
Exhibit # 6
Date 9-17-26

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:

1590 Hubbard Rd....., identified as Tax Map (SBL)#.....
(address)

hereby authorizes Jacob Hinman..... 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.

Krystal Reed-Hinman
Owner (print)

8/11/2026
Date

Krystal Reed-Hinman
Owner (signature)

X.....

STATE OF NEW YORK)
COUNTY OF ERIE)

On this 11 day of August, 2026 before me, the undersigned, a notary public in and for said state, personally appeared Krystal Reed-Hinman, 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.

X
Dorothy Bailey
Notary Public
DOROTHY BAILEY
Reg #01BA0023544
Notary Public, State of New York
Qualified in Erie County
Commission Expires April 15, 2082

SUPERVISOR
Charles D. Snyder
(716) 652-7590
csnyder@townofaurora.com



Case # 1556
Exhibit # 7
Date 9/17/24

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.ny.gov

TOWN COUNCILMEMBERS

Jessica B. Armbrust
jarmbrust@townofaurora.ny.gov

Joseph M. McCann
jmccann@townofaurora.com

Raymond M. Wrazen
rwrazen@townofaurora.com

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(716) 652-7591
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ASSESSOR
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assessor@townofaurora.com
(716) 652-0011

DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
chris@townofaurora.com

TOWN ATTORNEY
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

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

August 10, 2026

Krystal Reed-Hinman and Jacob Hinman
1590 Hubbard Road
East Aurora, NY 14052

Krystal and Jacob,

The Building Department has reviewed your request for construction of a covered front porch and an accessory structure (shed) at 1590 Hubbard Road. The request has been denied because it fails to meet the requirements for front yard setback for the front porch and the side yard setback for the accessory structure in the Single-Family Residential (R1) zoning district in which the proposed work will be located.

Sections 116-8.1E(2)

Required: Where 20% or more of the lots in the same block on the same side of the street and within 1,000 feet of a proposed building are improved with buildings, the average setback of such existing buildings shall establish the minimum setback or building line. This provision shall not be interpreted to permit a front yard depth of less than 45 feet.

The average front yard setback is 50.62'

Requested: Construct a 20'x8' covered front porch for a front yard setback from the right-of-way (ROW) of 47.73'

Variance: 2.89' from the ROW.

Sections 116-8.1F(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: 3' setback from the west property line.

Variance: 7'

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

1590 HUBBARD ROAD PROJECT / ZBA SUPPORT PACKET

Front Porch + Proposed 8' x 16' Storage Shed

Prepared as a planning/submission aid. Approximate dimensions must be field-verified. Final structural design, zoning compliance, and permit requirements are subject to Town review and any required licensed professional approval.

Project Summary

Project	Size	Purpose
Front Porch	20' x 8'	Functional entrance, curb appeal, and Phase I planning for a future porch roof/addition.
Storage Shed	8' x 16'	Residential storage; approx. 3' from side property line; long side parallel to line.

Submission Checklist

- ZBA application - Area Variance for shed, if confirmed by Town.
- Building Department denial/referral identifying exact zoning section and required setback.
- Petitioner's Letter of Intent / narratives.
- Existing site plan/survey plus proposed-improvements exhibit.
- Porch and shed concept plans/elevations.
- Copy of deed; SEAF Part 1; \$100 fee; required copies; signatures/notarization.

Narrative 1 - Front Porch / Phase I

The proposed project is construction of a new approximately 20-foot-wide by 8-foot-deep front porch at 1590 Hubbard Road, with an approximately 4- to 5-foot-wide stair serving the front entrance.

The porch is intended to improve both the appearance and function of the home. It will provide a more defined and useful front entrance and improve the home's curb appeal and appearance from Hubbard Road.

This porch is also intended to be the first phase of a longer-term plan to improve and expand the residence. A future phase may include a porch roof and a second-story addition, subject to separate design, engineering, zoning and building approvals. For that reason, the owners want the porch foundation, post locations and framing planned properly from the beginning so the present work does not unnecessarily conflict with or need to be demolished for future improvements.

The current proposal should not be interpreted as approval of a future second-story addition. Rather, the intent is to construct the first-phase porch thoughtfully, with future loads and improvements considered during final structural design.

The porch will create a more attractive and functional entrance while remaining consistent with the residential character of the property and surrounding neighborhood.

Narrative 2 - Proposed Storage Shed / Area Variance

The owners propose an approximately 8-foot by 16-foot detached residential storage shed in the side-yard area identified on the site plan. The 16-foot dimension will run generally parallel to the side property line. The available distance between the house and side property line is approximately 20 feet, and the shed is proposed approximately 3 feet from the property line, subject to field verification.

This location is important because it is the most practical and convenient location for the intended residential storage use. It provides easy access for storing deck furniture and other seasonal outdoor items and keeps the lawn mower and lawn-maintenance equipment reasonably close to the driveway.

An existing drainage feature is located below/near this area. The shed base and final placement will be arranged so that the existing drainage function is not obstructed.

The proposed location is also a less visually prominent, partially screened portion of the property. Locating the shed here helps keep it from becoming an eyesore or prominent feature for neighboring properties and preserves the more open portions of the rear yard for normal residential and recreational use.

Moving the shed substantially farther toward the rear of the property would make access to lawn equipment and large deck furniture less convenient while providing little practical benefit. The proposed location therefore provides the best balance of access, function, appearance, and preservation of usable yard space.

The owners believe the requested location will not create an undesirable change in neighborhood character or negatively affect adjacent properties and respectfully request the minimum zoning relief necessary for the proposed placement.

Petitioner's Letter of Intent - Shed

To the Town of Aurora Zoning Board of Appeals:

The owners propose an approximately 8-foot by 16-foot detached residential storage shed in the side-yard area identified on the site plan. The 16-foot dimension will run generally parallel to the side property line. The available distance between the house and side property line is approximately 20 feet, and the shed is proposed approximately 3 feet from the property line, subject to field verification.

This location is important because it is the most practical and convenient location for the intended residential storage use. It provides easy access for storing deck furniture and other seasonal outdoor items and keeps the lawn mower and lawn-maintenance equipment reasonably close to the driveway.

An existing drainage feature is located below/near this area. The shed base and final placement will be arranged so that the existing drainage function is not obstructed.

The proposed location is also a less visually prominent, partially screened portion of the property. Locating the shed here helps keep it from becoming an eyesore or prominent feature for neighboring properties and preserves the more open portions of the rear yard for normal residential and recreational use.

Moving the shed substantially farther toward the rear of the property would make access to lawn equipment and large deck furniture less convenient while providing little practical benefit. The proposed location therefore provides the best balance of access, function, appearance, and preservation of usable yard space.

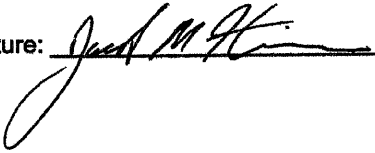
The owners believe the requested location will not create an undesirable change in neighborhood character or negatively affect adjacent properties and respectfully request the minimum zoning relief necessary for the proposed placement.

Thank you for your consideration.

Applicant: Jacob Hinman

Property: 1590 Hubbard Road, East Aurora, New York

Signature: _____

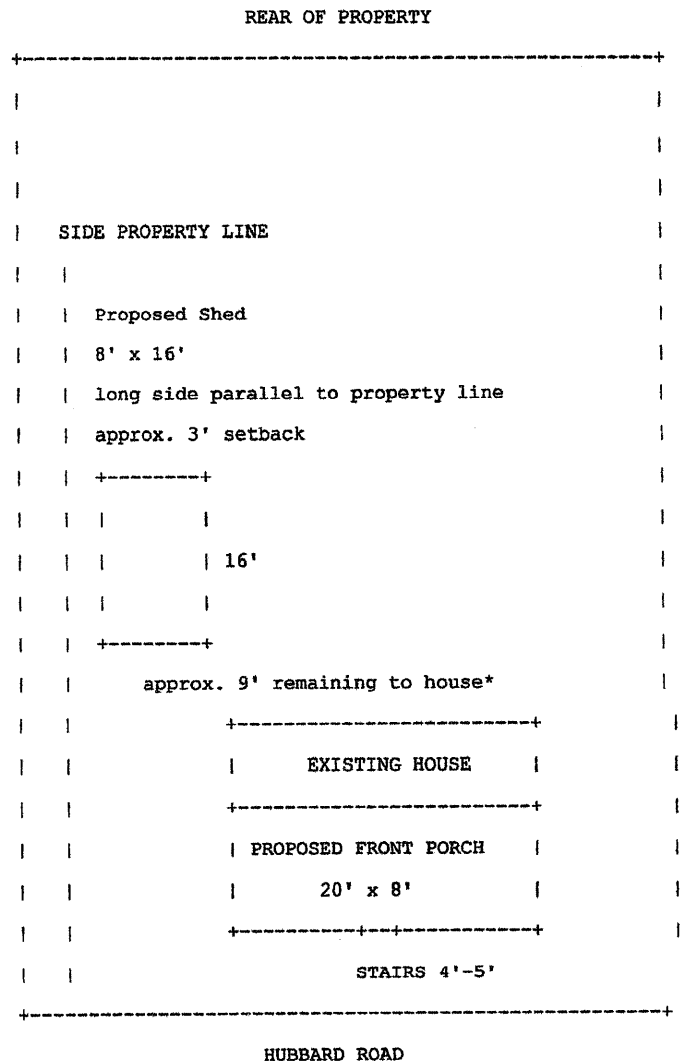


Date: _____

8/7/2020

Proposed Improvements - Concept Site Plan

NOT A BOUNDARY SURVEY. Use together with the existing site plan/survey. Approximate dimensions must be field-verified.



*Based on approx. 20' house-to-property-line space:

3' setback + 8' shed width leaves approx. 9' to house.

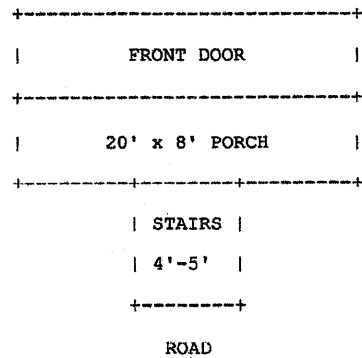
Key Site-Plan Notes

- Existing plan shows approximately 100' lot width and 0.524 +/- acres including highway.
- Shed: 8' x 16'; 16' side parallel to side property line; approx. 3' side setback - field verify.
- Reported house-to-side-property-line space: approx. 20'. A 3' setback + 8' shed width leaves approx. 9' to house.
- Porch: 20' x 8'; front stair approximately 4'-5' wide.
- Maintain existing drainage feature and positive drainage around shed base.

Concept Plans

Front Porch

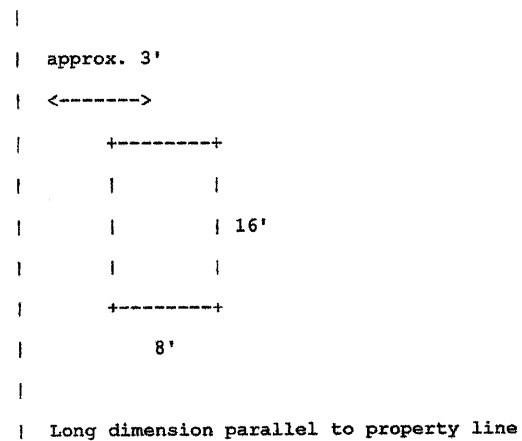
EXISTING HOUSE FRONT WALL



Planning note: footing/post/beam locations should be finalized for current porch loads and any intended future roof loads by the appropriate designer/code professional before construction.

Storage Shed

SIDE PROPERTY LINE



Residential storage only. Proposed stone/gravel base. Preserve existing drainage.

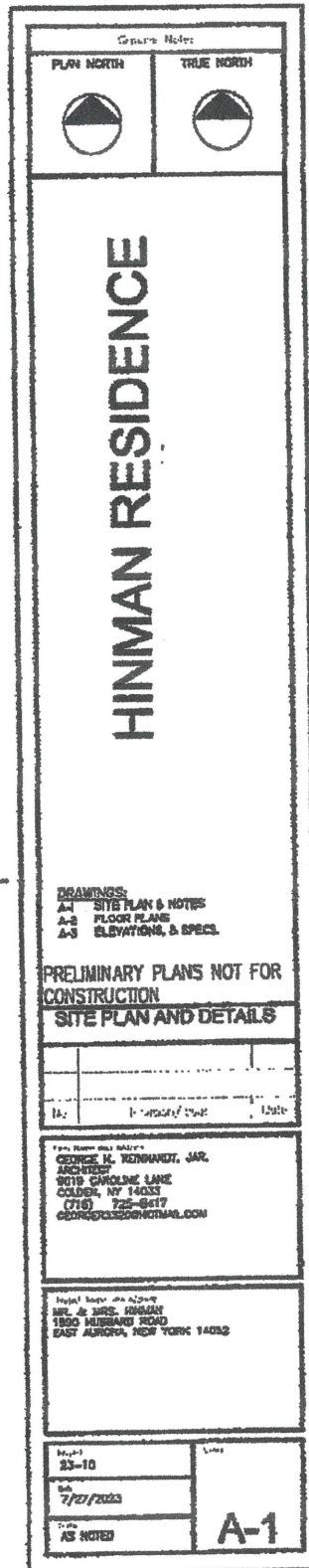
ZBA Application - Suggested Entries

Field	Suggested Entry
Type of Request	AREA VARIANCE (shed), subject to Town confirmation.
Current Use of Property	Single-family residential.
Request Detail	Area variance requested to permit an approximately 8' x 16' detached residential storage shed approximately 3 feet from the side property line. The 16-foot dimension will run parallel to the property line. Exact variance relief and zoning ordinance section to be entered from the Building Department denial/referral.
Porch Project Description	Construction of an approximately 20' x 8' front porch with approximately 4'-5' stairs to improve entrance function and curb appeal; planned as Phase I with future porch roof/addition considerations, subject to separate future approvals.

Important Items to Leave Blank Until Confirmed

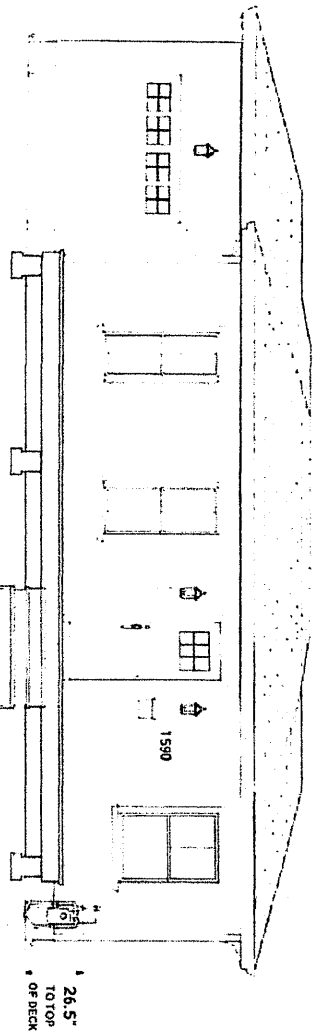
- Exact zoning ordinance section number and exact variance relief.
- SBL number and zoning district unless copied from official records.
- SEAF environmental mapping answers unless verified from official sources.
- Any claim that the porch is engineered to support a future second story unless professionally designed/approved.

Exhibit # _____
 Date _____

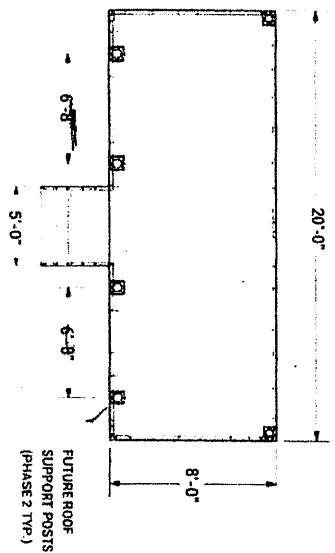


EXISTING HOUSE - PHASE 1 DECK ONLY (NO ROOF)

FRONT ELEVATION



DECK PLAN (TOP VIEW)



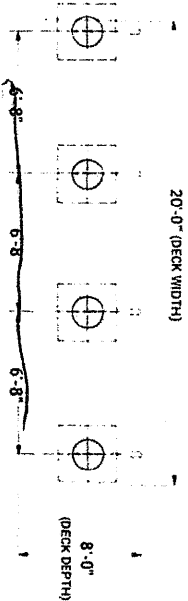
NOTES:

- PHASE 1 INCLUDES DECK, STAIRS, AND FOOTINGS ONLY.
- DECK STOPS BEFORE BEDROOM WINDOW AND GAS METER.
- FOOTINGS AND BEAM DESIGNED TO SUPPORT FUTURE COVERED PORCH ROOF (PHASE 2).

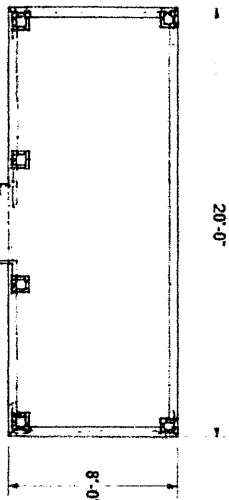
FOOTING NOTES:

- 12" MIN. DIAMETER CONCRETE PIER (16" RECOMMENDED FOR FUTURE ROOF LOADS)
- BOTTOM OF FOOTING MIN 48" BELOW FROST (VERIFY LOCAL REQUIREMENTS)
- CENTER FOOTINGS UNDER FUTURE ROOF SUPPORT POSTS

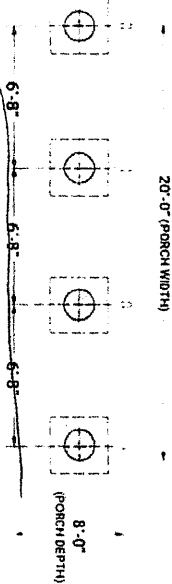
FRONT BEAM / FOOTING PLAN



PORCH PLAN (TOP VIEW)

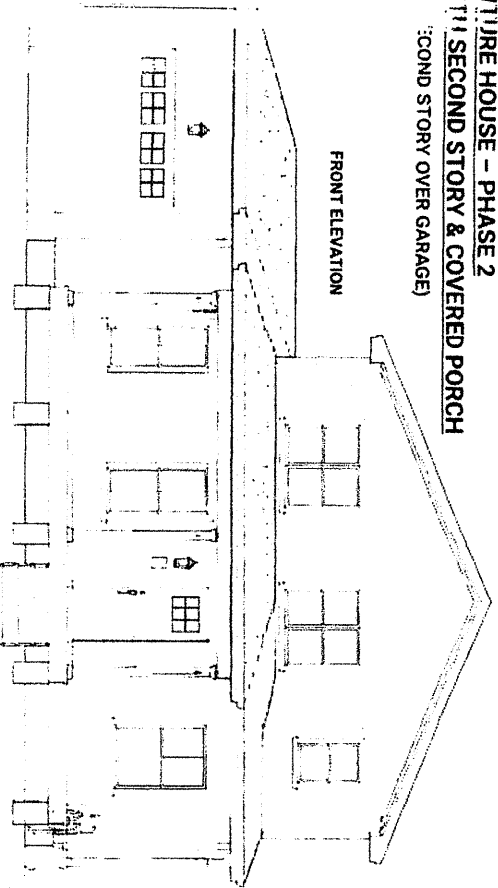


FRONT BEAM / FOOTING PLAN



FUTURE HOUSE - PHASE 2 WITH SECOND STORY & COVERED PORCH (1) SECOND STORY OVER GARAGE

FRONT ELEVATION



20'-0" COVERED PORCH (PHASE 2)

NOTES:

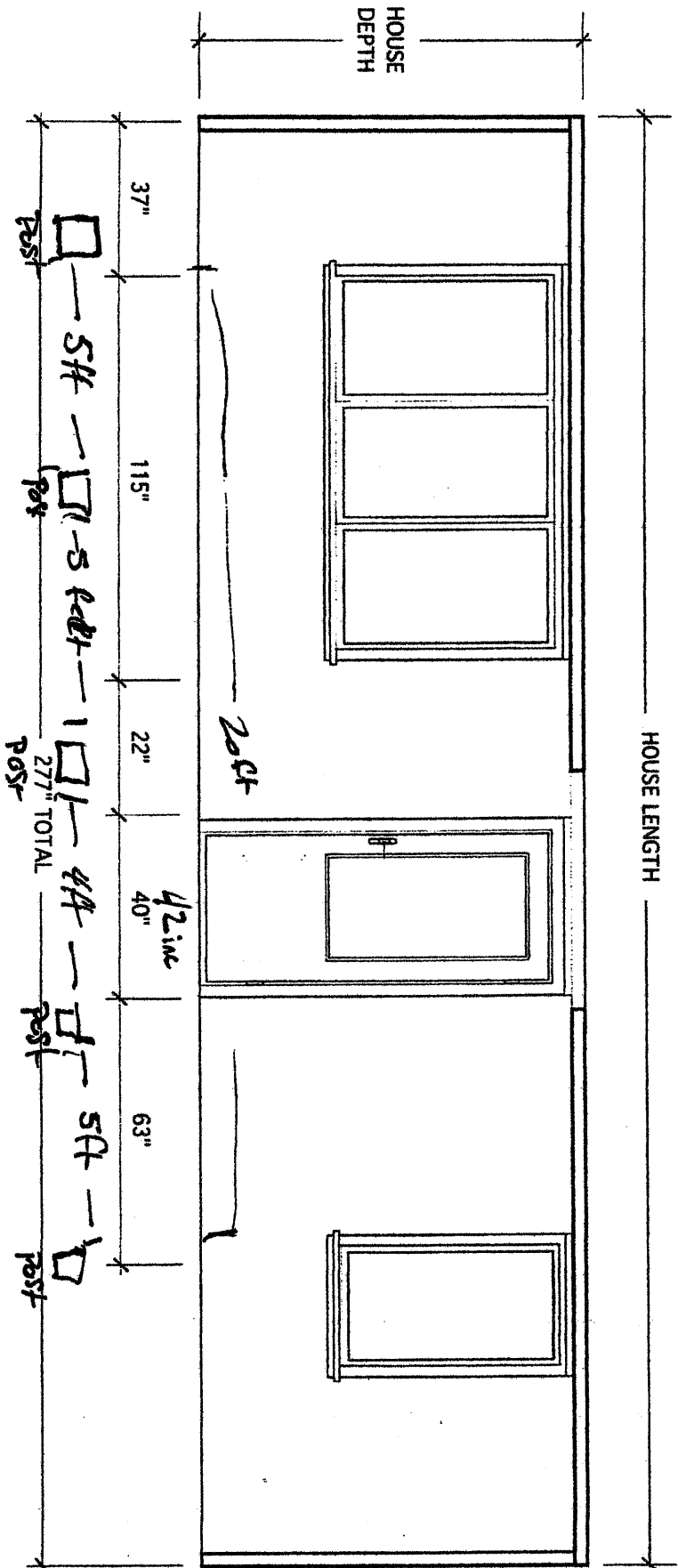
- PHASE 2 INCLUDES COVERED PORCH ROOF AND SECOND STORY OVER MAIN HOUSE ONLY
- PORCH ROOF SUPPORTED BY POSTS ON FOOTINGS INSTALLED IN PHASE 1.
- ROOF STYLE, MATERIALS, AND DETAILS TO MATCH FUTURE DESIGN

SECOND STORY NOTES:

- APPROX. ADDITIONAL 980 SQ. FT. (MATCHING MAIN FLOOR FOOTPRINT)
- MASTER SUITE WITH MASTER BATH, TWO BEDROOMS, AND JACK & JILL BATH.
- FINAL LAYOUT AND WINDOW SIZES TO BE DETERMINED

FRONT ELEVATION / PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



- NOTES:
- ALL DIMENSIONS ARE TO FRAMING / FINISHED SURFACES
 - VERIFY ALL DIMENSIONS IN FIELD
 - DO NOT SCALE DRAWINGS

OPENING SCHEDULE			
OPENING	WIDTH	HEIGHT	NOTES
LARGE WINDOW	115"	--	VERIFY IN FIELD
DOOR	40"	26.5"	DOOR HEIGHT
RIGHT WINDOW	--	--	VERIFY IN FIELD

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: <u>Residential Storage Shed</u> Project Location (describe, and attach a location map): <u>1590 Hubbard Road EAST AURORA</u>							
Brief Description of Proposed Action: <u>Construction of an approximately a 8x14(8x16) detached residential Storage Shed</u> <u>20x8 Front Porch w/ 4 foot stairs.</u> <u>8x16 Shed near property line</u>							
Name of Applicant or Sponsor: <u>Jacob Hinman</u>		Telephone: <u>716-698-0849</u> E-Mail: <u>JhinmanDCE@gmail.com</u>					
Address: <u>1590 Hubbard Road</u>							
City/PO: <u>EAST AURORA</u>		State: <u>NY</u>	Zip Code: <u>14052</u>				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
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: <u>Town of Aurora Building Department / Zoning Board of Appeals</u>			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action? <u>.448</u> acres b. Total acreage to be physically disturbed? <u>.006</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>.448</u> acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Forest ☐ Agriculture ☐ Parkland ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Aquatic ☐ Other(Specify):							

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:	☐	☒
<u>It would sit on top/new pre existing storm drains from runoff water</u>		
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>Jacob Hinman</u> Date: <u>8/5/2020</u> Signature: <u>[Signature]</u> Title: <u>Owner</u>		

Case # 1836
Exhibit # 11
Date 9/17/26

FOR COUNTY USE ONLY

C1. SWIS Code

142489

C2. Date Deed Recorded

8/28/17

C3. Book

11317

C4. Page

9191



New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location

1590

Hubbard Road

* STREET NUMBER

* STREET NAME

Aurora

* CITY OR TOWN

VILLAGE

2. Buyer Name

Reed

Krystal

* 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

100

* FRONT FEET

X

228

* DEPTH

OR

0.00

* ACRES

6. Seller Name

Blood

* LAST NAME/COMPANY

Carly A.

FIRST NAME

Blood

* LAST NAME/COMPANY

William A.

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

06/30/2017

* 12. Date of Sale/Transfer

08/28/2017 8/24/17

*13. Full Sale Price

132,355.00

(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 the 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)

18

*17. Total Assessed Value

48,700

*18. Property Class

210

-

1

*19. School District Name

EAST AURORA UNION FR

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

175.04-1-17

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.

x Carly A. Blood SELLER SIGNATURE 8/24/17

x William A. Blood, P.O.A. 8/24/17

SELLER SIGNATURE

DATE

BUYER SIGNATURE

Krystal Reed 8/28/17

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.)

Reed

Krystal

LAST NAME

FIRST NAME

AREA CODE

TELEPHONE NUMBER (Ex. 9999999)

6519

Powers Road

* STREET NUMBER

* STREET NAME

Orchard Park

NY

14127

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Kelley

Seth

LAST NAME

FIRST NAME

(716)

481-6427

AREA CODE

TELEPHONE NUMBER (Ex. 9999999)

Return To: Krystal Reed
1590 Hubbard Rd.
East Aurora, NY 14052

DEED-WARRANTY with Lien Covenant

THIS INDENTURE, Made the 24th day of August, 2017.

Between **CARLY A. BLOOD and WILLIAM A. BLOOD, by CARLY A. BLOOD,**
Attorney-in-Fact, residing at 270 Buffalo Road #31, East Aurora, New York
14052

Grantor(s) and

KRYSTAL REED, residing at 6519 Powers Road, Orchard Park, New York
14127

Grantee(s).

Witnesseth, that the said Grantor(s), in consideration of One and More*****00/100 Dollars (\$1.00 and More) lawful money of the United States, paid by the Grantee (s) does hereby grant and release unto the Grantee(s), their heirs and assigns forever.

See attached Schedule A.

Together, with the appurtenances and all the estate and rights of the Grantor(s) in and to the said premises.

To have and to hold, the above granted premises unto the said Grantee(s).

And the said Grantor(s) do covenant with said Grantee(s) as follows:

First. - That the Grantee(s) shall enjoy the premises.

Second. - That the Grantor(s) will forever **Warrant** the title to said premises.

Third. - Subject to the trust fund provisions of Section 13 of the Lien Law.

In Witness Whereof, The said Grantor(s) have set their hand and seal the day and year first above written.

In Presence of

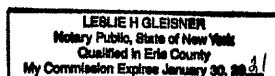
Carly A. Blood L.S.
CARLY A. BLOOD

William A. Blood, P.O.A. L.S.
WILLIAM A. BLOOD by CARLY A. BLOOD,
ATTORNEY-IN-FACT

State of New York }
County of ERIE }SS.

On this 24th day of August, 2017 before me, the undersigned, a notary public in and for said State, personally appeared **CARLY A. BLOOD and WILLIAM A. BLOOD** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and that by their signature on the instrument, the individuals or the persons upon behalf of which the individuals acted, executed the instrument.

Leslie H. Gleisner
Notary Public



NY

173162

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SCHEDULE "A"

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 Number 22, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at point in the center line of Hubbard Road, which is also the south line of Lot Number 22, distant 1,083 feet easterly from the southwest corner of said Lot, as measured along the center line of Hubbard Road; running thence northerly making an interior angle of $92^{\circ} 52'$ a distance of 228.39 feet; running thence easterly parallel with the center line of Hubbard Road, a distance of 100 feet to a point; running thence southerly parallel with the first described line, a distance of 228.39 feet to the center line of Hubbard Road; running thence westerly along the center line of Hubbard Road, a distance of 100 feet to the place of beginning.

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:

KRYSTAL REED
1590 HUBBARD RD
EAST AURORA, NY 14052

Party 1:
BLOOD CARLY A

Party 2:
REED KRYSTAL

Book Type: D Book: 11317 Page: 9191

Page Count: 3
Doc Type: DEED
Rec Date: 08/28/2017
Rec Time: 03:52:24 PM
Control #: 2017173162
UserID: Eileen
Trans #: 17150128
Document Sequence Number
TT2017002103

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: 132355.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$530.00
ROAD FUND TT	\$662.50

Total: \$1,382.50

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.

Peggy A. Lagree
Acting County Clerk