CASE NO. 1553

DATE OF HEARING 9/17/26

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

X AREA VARIANCE ____ SPECIAL USE PERMIT ____ USE VARIANCE ____ INTERPRETATION

II. APPLICANT/PETITIONER

Applicant's Name Katherine A. Lally
Address 197 Old Glenwood Rd
City West Falls State NY ZIP 14170
Phone 716.572.3509 Fax — Email kathi.lally@gmail.com
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 197 Old Glenwood Rd, West Falls, NY 14170
SBL# 199.00-1-27
Property size in acres 65 Property Frontage in feet 204 (+175)
Zoning District R1 Surrounding Zoning R1 & RR
Current Use of Property residence - SFD

IV. REQUEST DETAIL

(check all that apply)

✓ Variance from Ordinance Section(s) # 116-8.1E (4) & 116-18A(1)
___ 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)

I wish to install a small shed (~4'x6') near the end of my driveway to house garbage & recycling bins, as well as a spot for deliveries. My driveway is approximately ½ mile, and due to a recent diagnosis of rheumatoid arthritis I am frequently unable to wrangle the large bins down to the road for pick up day. Additionally many delivery services, including USPS are not able to make it up to the house in winter weather.

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: I am recently widowed and our home is set back approximately 900 yards from the road up a long winding driveway. It is difficult for me to get the garbage down to the road for weekly pick up. Most delivery companies can not make it up to the house.

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: The shed is a natural color & blends easily into the surrounding vegetation.

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)*

Katherine A. Lally
Signature of Applicant/Petitioner

Katherine A. Lally
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 7 day of July 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

(Notary stamp)

DOROTHY BAILEY
Reg #01BA0023544
Notary Public, State of New York
Qualified in Erie County
Commission Expires April 15, 2028

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 ____

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.townofaurorany.gov

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chris@townofaurora.com

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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.

July 29, 2026

Katherine Lally
197 Old Glenwood Road
West Falls, NY 14170

Katherine,

The Building Department has reviewed your request for an accessory structure (storage shed) at 197 Old Glenwood Road. The request has been denied because it fails to meet the requirement for no accessory structure in the front yard in the Single-Family Residential (R1) zoning district in which the proposed accessory structure will be located.

Sections 116-8.1E(4) and 116-18A(1)
Required: No accessory building/structure shall be erected in the front yard.
Requested: A 4'x6' accessory structure (storage shed) that will have a setback of approximately 16'-10" from the ROW.
Variance: A 4'x6' accessory structure (storage shed) that will have a setback of approximately 16'-10" from the ROW.

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

61.33 CHAINS = 4047.78' REC.
4073.91' MEAS.

61.28 CHAINS = 4044.48' REC.
4084.98' MEAS.

.98'

4044.48' REC.
EAS.

POND

SOUTH LINE OF LOT 59.

NORTH LINE OF LOT 58.

PARALLEL WITH THE EAST LINE OF LOT 58.

89°14'54"

FOUND REBAR

175.00'

89°14'54"

FOUND REBAR

PARALLEL WITH THE NORTH LINE OF LOT 58.

GRAVEL DRIVE

SOUTH LINE OF LANDS CONVEYED TO PERKINS BY L. 46, P. 501.

LANDS CONVEYED TO LIS BY L. 10919, P. 3982.

1250.00'

1250.00'

102.88'

FRAME SHED (12.0' x 21.0')

FRAME CABIN (20.4' x 24.3')

76.57'

PARALLEL WITH THE EAST LINE OF LOT 58.

180°45'06"

90°00'

FOUND REBAR

146.00'

161.98'

FOUND REBAR

142.16'

93°21'27"

FOUND REBAR

LANDS CONVEYED TO MOORE BY L. 10944, P. 3397

NORTH LINE OF LANDS CONVEYED TO MICHAEL G. KENDEL BY L. 1108, P. 235

176°41'41"

FOUND REBAR

FOUND REBAR

184.76'

POND

137°48'14"

FOUND REBAR

540.61'

538.00'

NORTHEAST CORNER OF LOT 58.

SOUTHEAST CORNER OF LOT 59.

141°47'34"

171.00'

FOUND REBAR

90°45'06"

UTILITY POLE

FOUND REBAR

HWY. B'DY.

EAST LINE OF LOT 59.

OVERHEAD UTILITY WIRES

175.00'

204.64'

150.00

10.86'

2.29' CHAINS = 151.14' REC.

HWY. B'DY.

OLD GLENWOOD (66.0' WIDE) ROAD

PARALLEL WITH OF LOT 58.

6' 9"

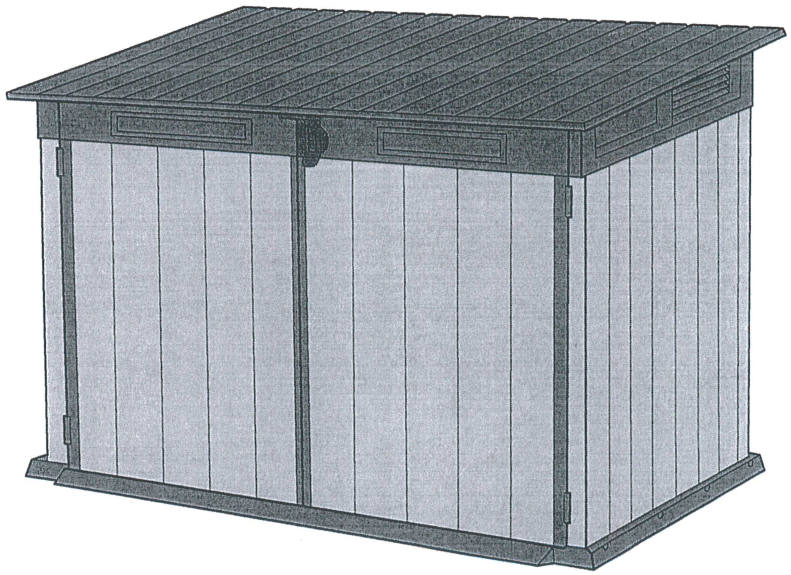
11'-10"

01-91

KETER® Create amazing spaces™

PREMIER JUMBO

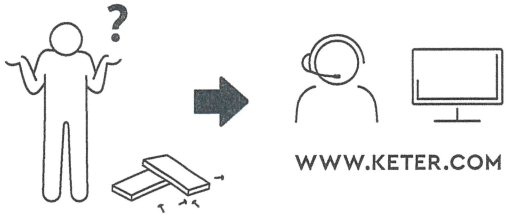
USER MANUAL | MODE D'EMPLOI | **MANUAL DEL USUARIO** | MONTAGEANLEITUNG | **MONTAGEHANDLEIDING** | MANUALE PER L'UTENTE | **MANUAL DO UTILIZADOR**



IMPORTANT | IMPORTANT | IMPORTANTE
RETAIN FOR FUTURE REFERENCE: READ CAREFULLY
À CONSERVER POUR DE FUTURS BESOINS DE RÉFÉRENCE : À LIRE SOIGNEUSEMENT
CONSERVE PARA FUTURA REFERENCIA. LEA CUIDADOSAMENTE

For outdoor use only. Not for commercial use | Utilisation non commerciale à l'extérieur seulement | Para uso externo. No para uso commercial.

SKU: 17212384



WWW.KETER.COM

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Mon - Fri | 8am - 4pm

For other European countries see the last page
Pour les autres pays d'Europe, voir la dernière page
Para otros países europeos vea la la última página
Per altri Paesi europei, consultare l'ultima pagina
Voor andere Europese landen, zie de laatste pagina

A-1618-1 5014469

WARRANTY ACTIVATION
Thank you for your purchase of the Keter shed. In order to activate your warranty, please log onto our website and fill in the form under warranty activation.

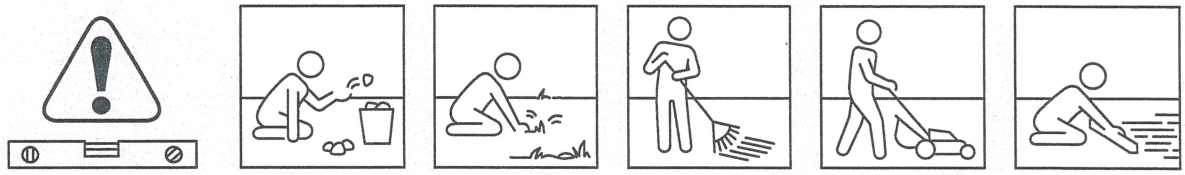
ACTIVATION DE LA GARANTIE
Nous vous remercions pour l'achat de votre abri Keter. Pour activer votre garantie, veuillez vous connecter à notre site Web et remplir le formulaire d'activation de la garantie.

ACTIVACION DE GARANTIA
Gracias por su compra de una caseta Ket er. Para activar su garantia, ingrese en nuestro sitio de internet y complete el formulario que esta bajo la activacion de garantia.

keter.com/en/warrant-activation

SITE PREPARATION | PRÉPARATION DU SITE | **PREPARACIÓN DEL LUGAR** | VORBEREITUNG DES AUFSTELLUNGSORTES | **VOORBEREIDING VAN HET TERREIN** | PREPARAZIONE DEL LUOGO DI ASSEMBLAGGIO | **PREPARAÇÃO DO LOCAL** | 장소 준비

Level the ground surface | Nivelez la surface du sol | **Nivele la superficie del suelo** | Ebnen Sie die Bodenoberfläche | **Maak de ondergrond vlak** | Livellare la superficie del terreno | **Nivele a superfície do solo** | 땅고르기



BEFORE STARTING ASSEMBLY | AVANT DE COMMENCER LE MONTAGE | **ANTES DE EMPEZAR EL ARMADO** | VOR MONTAGEBEGINN | **VOORDAT U BEGINT TE MONTEREN** | PRIMA DI INIZIARE L'ASSEMBLAGGIO | **ANTES DE INICIAR A MONTAGEM** | 조립을 시작하기 전에 확인할 내용

Read the care and safety guidelines at the end of this manual | Check to ensure that there are no missing or damaged parts BEFORE starting or arranging assembly | Remove all parts from the package(s) and spread them out on a clean work surface | Review all assembly instructions | Assemble all the parts according to the directions in this manual. Do not skip any steps.

Lisez les instructions de précaution et de sécurité à la fin de ce manuel | Assurez-vous qu'il n'y a pas de pièces manquantes ou endommagées AVANT de commencer ou d'organiser l'assemblage | Retirez toutes les pièces du/des paquet(s) et étalez-les sur une surface de travail propre | Lisez toutes les instructions de montage | Assemblez toutes les pièces selon les instructions de ce manuel. Ne sautez aucune étape.

Lea las intrucciones de precauciones y seguridad que están al final de este manual | Asegúrese de que no faltan piezas ni están dañadas ANTES de comenzar o disponer el montaje | Saque todas las piezas del paquete o paquetes y póngalas sobre una superficie de trabajo limpia | Revise todas las instrucciones de montaje | Monte todas las piezas según las instrucciones de este manual. No se saltee ningún paso.

Lesen Sie die Sicherheitsrichtlinien am Ende des Benutzerhandbuchs durch | Prüfen Sie bitte VOR dem Zusammenbau, dass keine Teile beschädigt sind oder fehlen | Nehmen Sie alle Teile aus der Verpackung und breiten Sie sie auf einer sauberen Arbeitsfläche aus | Gehen Sie noch einmal die komplette Aufbauanleitung durch | Bauen Sie alle Teile entsprechend der Anleitung in diesem Handbuch zusammen. Lassen Sie dabei keinen Arbeitsschritt aus.

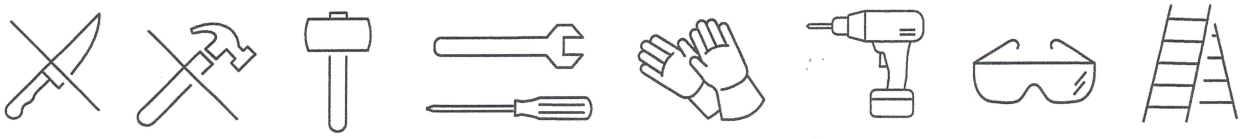
Lees de richtlijnen over zorg en veiligheid achterin deze handleiding | Controleer of er geen onderdelen ontbreken of beschadigd zijn, VOORDAT u met de montage begint | Haal alle onderdelen uit het pakket (of uit de pakketten) en leg ze op een schoon werkoppervlak | Bekijk alle montagehandleidingen | Monteer alle onderdelen volgens de aanwijzingen van deze handleiding. Sla geen stappen over.

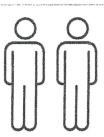
Leggere le linee guida di assistenza e sicurezza alla fine di questo manuale | Assicurarsi che non ci siano parti mancanti o danneggiate PRIMA di iniziare l'assemblaggio | Estrarre tutti i componenti dall'imballo e posizionarli su una superficie di lavoro pulita | Consultare tutte le istruzioni di montaggio | Assemblare tutti i componenti secondo le istruzioni contenute nel manuale. Non saltare nessuna fase.

Leia as diretrizes de cuidados e segurança que constam da parte final deste manual | Verifique para se assegurar de que não há peças em falta ou danificadas ANTES de começar a preparar a montagem | Retire todas as peças da embalagem e espalhe-as numa superfície de trabalho limpa | Reveja todas as instruções de montagem | Monte todas as peças de acordo com as instruções do manual. Não salte quaisquer passos.

뒤쪽에 있는 조립, 관리 및 안전에 관한 주의사항을 읽어보시기 바랍니다 | 조립을 시작하기 전에 부품에 문제가 없는지 확인하십시오 | 조립설명서 전체 내용을 확인해보시기 바랍니다 | 반드시 조립설명서 대로 조립하시고 어떤 단계도 건너뛰지 마십시오.

TOOLS AND ACCESSORIES NOT INCLUDED | OUTILS ET ACCESSOIRES NON INCLUS | **HERRAMIENTAS Y ACCESORIOS NO INCLUIDOS FOR OUTDOOR USE** | USAGE EXTÉRIEUR | **PARA USO EXTERNO ASSEMBLY REQUIRED** | À MONTER SOI-MÊME | **SE REQUIERE ENSAMBLAJE**

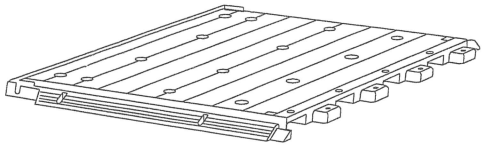




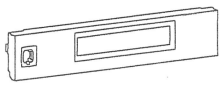
ASSEMBLY REQUIRES TWO PEOPLE | LE MONTAGE DOIT ÊTRE EFFECTUÉ PAR DEUX PERSONNES | **SE NECESITAN DOS PERSONAS PARA EL MONTAJE** | ZWEI PERSONEN ZUR MONTAGE NOTWENDIG | **MONTAGE VEREIST TWEE PERSONEN** | L'ASSEMBLAGGIO RICHIEDE DUE PERSONE | **A MONTAGEM EXIGE DUAS PESSOAS** | 組み立ては成人２人を要します。

SHED PARTS | PIÈCES DE L'ABRI | **PARTES DEL COBERTIZO** | TEILE DES SCHUPPENS | **ONDERDELEN VAN HET SCHUURTJE** | COMPONENTI DEL PORTA ATTREZZI | **PEÇAS DO ABRIGO** | 창고 부품

Remove all parts from the package(s) and spread them out on a clean work surface. Code letters are imprinted on each part for easy identification | Retirez toutes les pièces du/des paquet(s) et étalez-les sur une surface de travail propre. Des lettres sont imprimées sur chaque pièce pour une identification facile | **Saque todas las piezas del paquete o paquetes y póngalas sobre una superficie de trabajo limpia. El código de letras está marcado en cada pieza para que sea más fácil identificarla** | Nehmen Sie alle Teile aus der Verpackung und breiten Sie sie auf einer sauberen Arbeitsfläche aus. Auf jedem T eil sind Kennbuchstaben aufgedruckt, die die Zuordnung der einzelnen Teile erleichtern | **Haal alle onderdelen uit het pakket (of uit de pakketten) en leg ze op een schoon werkoppervlak. Op ieder onderdeel zijn codes aangebracht om ze eenvoudig te kunnen herkennen** | Rimuovere tutti i componenti dall'imballo e posizionarli su una superficie di lavoro pulita. I codici identificativi sono impressi in ogni componente per una semplice identificazione | **Retire todas as peças da embalagem e espalhe-as numa superfície de trabalho limpa. Existem letras de código impressas em cada peça para fácil identificação** | 모든 부품을 포장 박스에서 꺼내 깨끗한 바닥에 펼쳐주시기 바랍니다. 부품 번호는 각 부품에 표시되어 있습니다



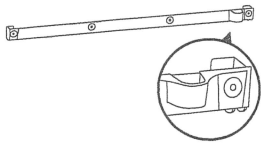
NGSF (x2)



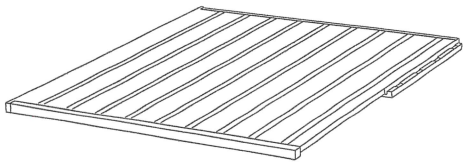
NGUPR (x1)



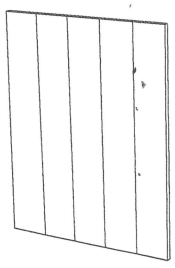
NGUPL (x1)



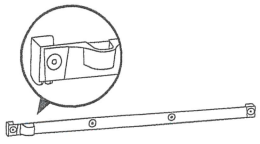
GSBPR (x1)



NGSR (x2)

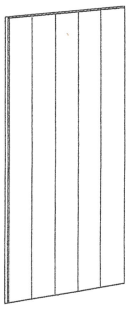


PJD (x2)

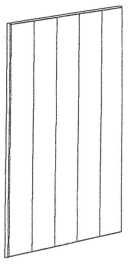


GSBPL (x1)

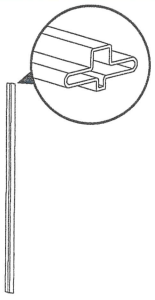
WALL PARTS | PIÈCES DES MURS | **PARTES DE LAS PAREDES** | WANDELEMENTE | **WAND ONDERDELEN** | COMPONENTI DELLE PARETI | **PAINÉIS LATERAIS** | 벽 부품



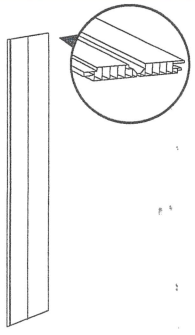
PJNB (x2)



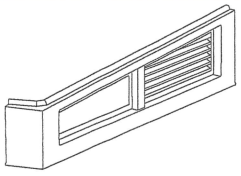
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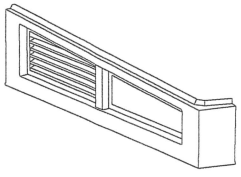
NGDM (x2)



PJPC (x4)

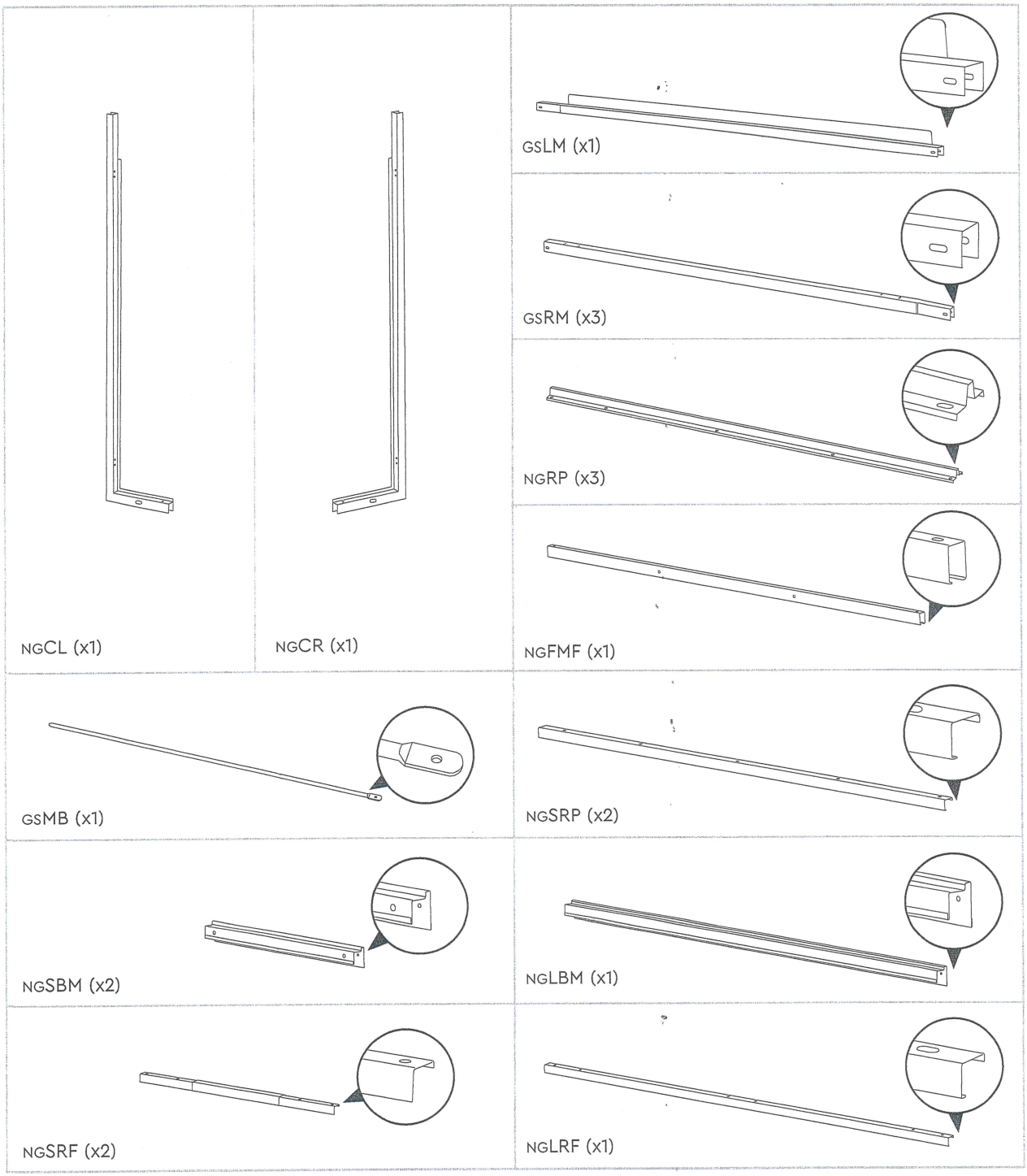


GSPR (x1)



GSPL (x1)

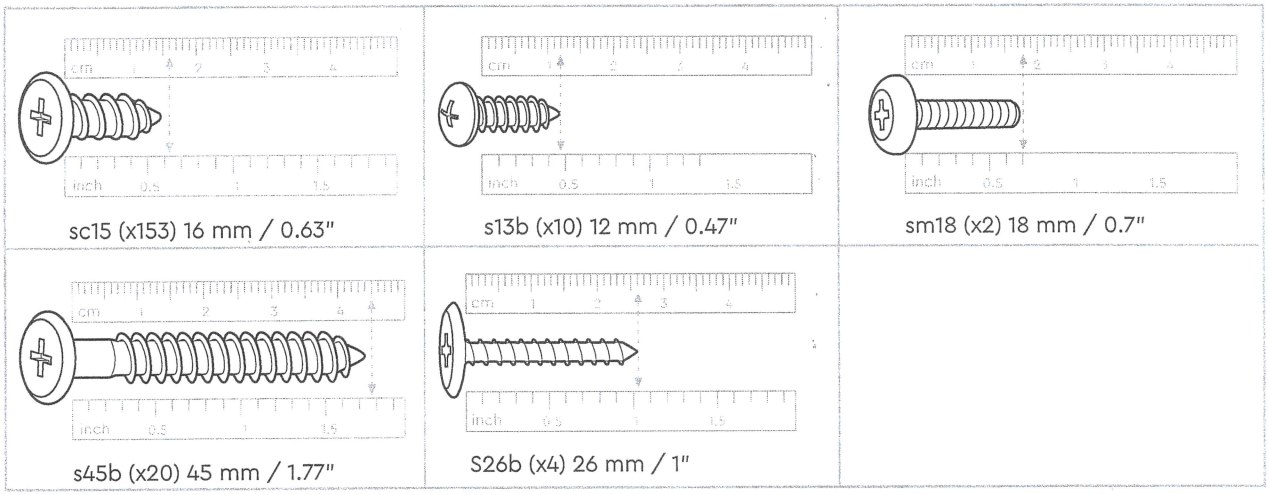
METAL PARTS | PIÈCES MÉTALLIQUES | **PIEZAS METÁLICAS** | METALLTEILE | **METALEN DELEN** | COMPONENTI IN METALLO | **PARTES METÁLICAS** | 금속 부품



SMALL PARTS | PETITES PIÈCES | **PARTES PEQUEÑAS** | KLEINTEILE | **KLEINE ONDERDELEN** | MINUTERIA | **PEÇAS PEQUENAS** | 소형 부품



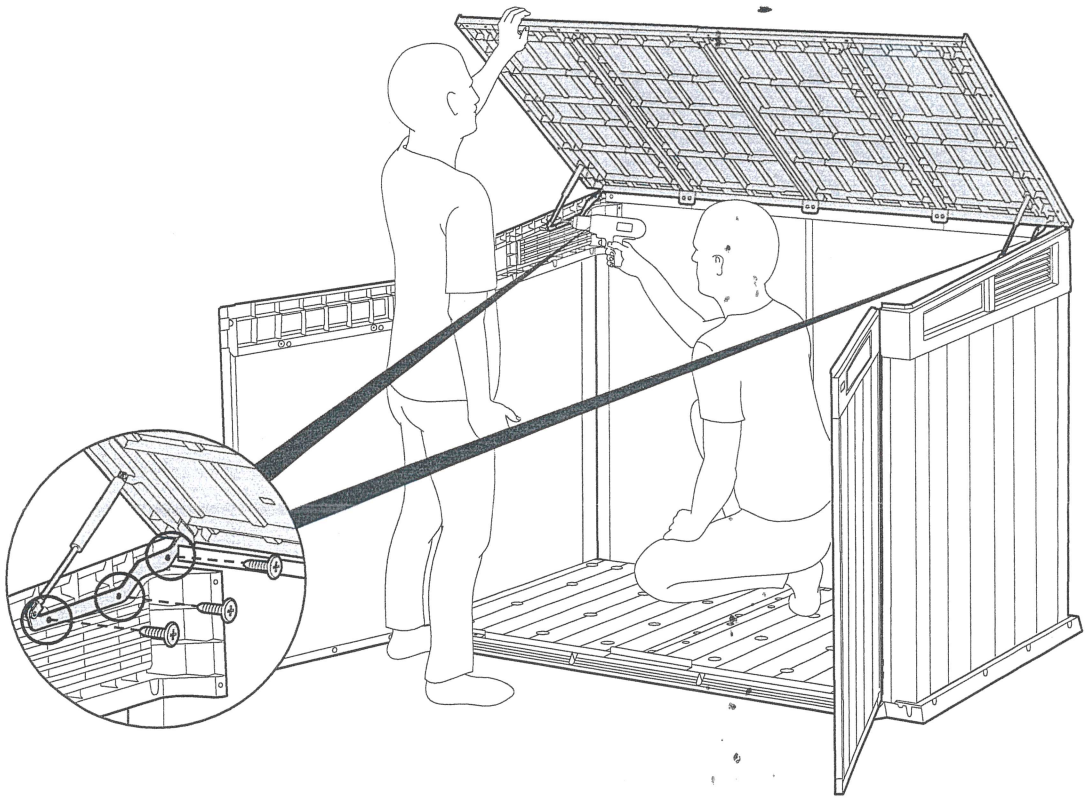
SCREWS | VIS | **TORNILLOS** | SCHRAUBEN | **SCHROEVEN** | VITI | **PARAFUSOS** | 나사



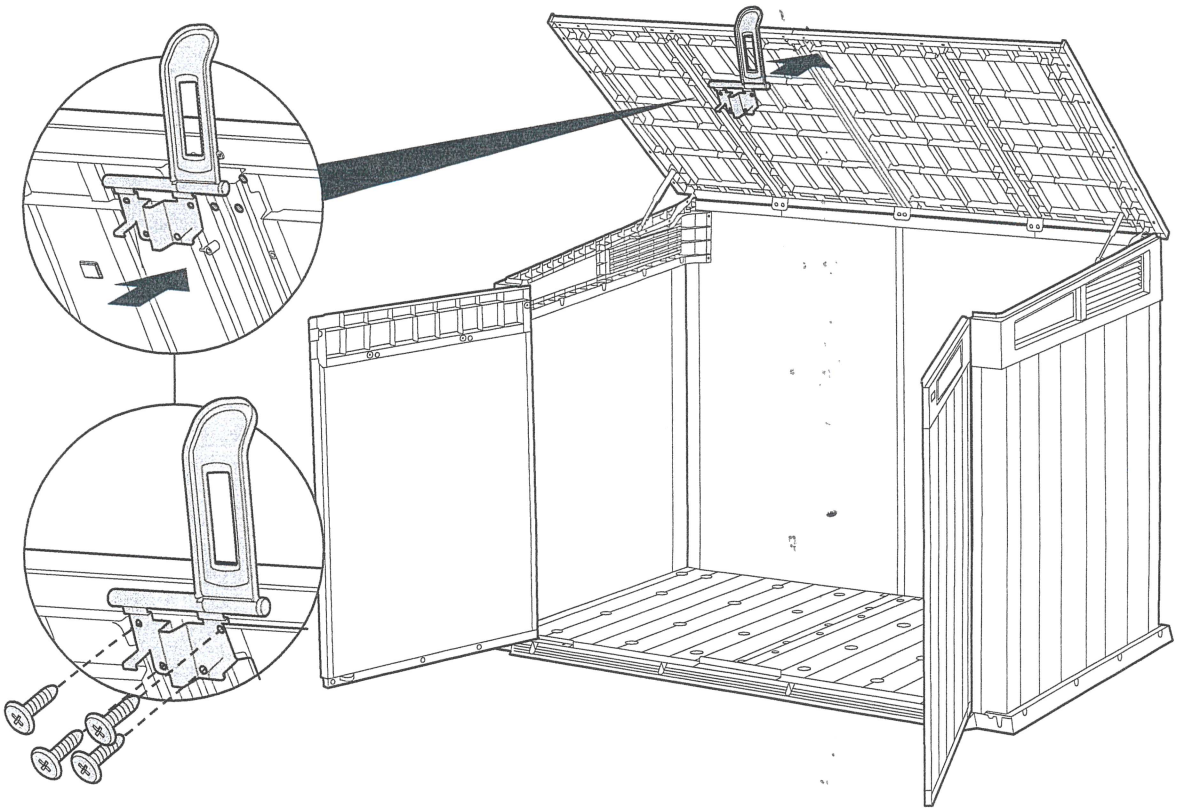
Packaging may contain some additional small parts for use as spare parts | L'emballage peut contenir de petites pièces supplémentaires à utiliser comme pièces de rechange | **El envoltorio puede contener algunas piezas pequeñas adicionales que se pueden utilizar como repuestos** | In der Verpackung können kleine Zusatzteile enthalten sein, die als Ersatzteile genutzt werden können | **De verpakking kan een aantal kleine extra onderdelen bevatten, die als reserveonderdeel gebruikt kunnen worden** | L'imballo potrebbe contenere piccoli componenti supplementari da utilizzare come ricambistica | **A embalagem pode conter algumas pequenas peças adicionais para utilização como peças de reposição** | 예비 부품이 들어있을 수 있습니다

NOTE: Due to variations in production, the actual assembled size may vary slightly from the specified dimensions.
REMARQUE: En raison de variantes dans la production, la taille de montage réelle peut différer quelque peu des dimensions indiquées.
NOTA: debido a las variaciones en la producción, el tamaño real al montarlo puede variar ligeramente con respecto a las dimensiones especificadas.
BITTE BEACHTEN: Aufgrund von Abweichungen in der Herstellung kann die tatsächliche Größe leicht von den angegebenen Maßen abweichen.
LET OP: vanwege afwijkingen in de productie kan de werkelijke afmeting na montage een klein beetje afwijken van de opgegeven afmetingen
NOTA: A causa di variazioni nella produzione, le dimensioni effettive del prodotto assemblato potrebbero variare leggermente da quelle indicate.
NOTA: Devido a variações na produção o tamanho real da montagem poderá variar ligeiramente das dimensões especificadas.
안내: 제작 특성상 명시된 사이즈와 실제 사이즈는 조금 다를 수 있습니다.

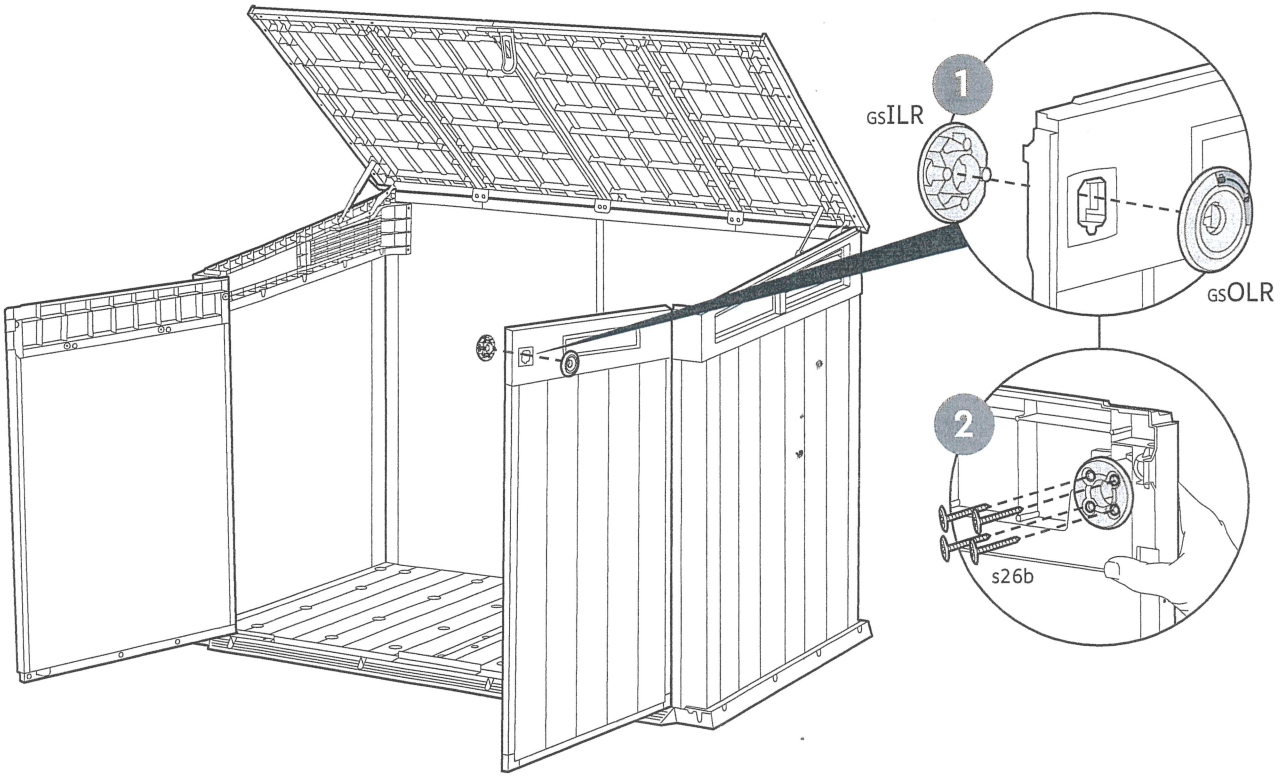
36 | sc15 (x6)



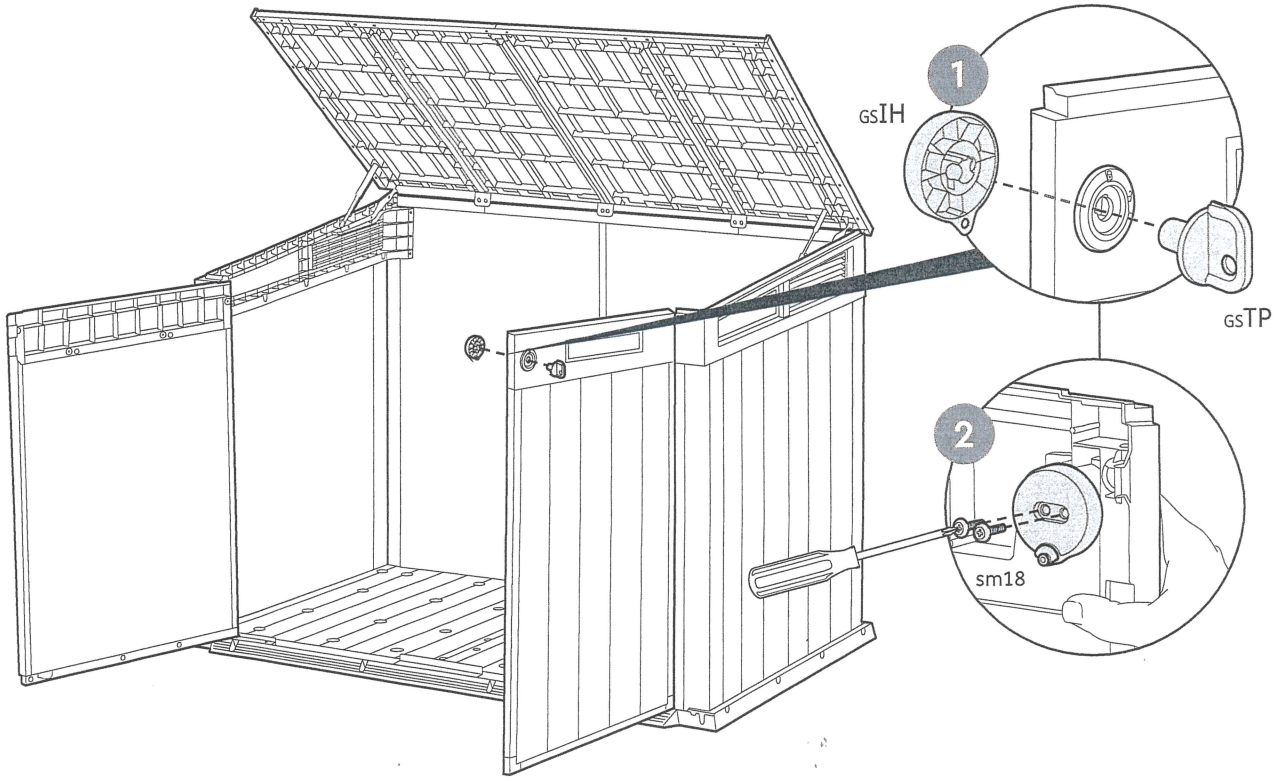
37 | NGLH (x1) | sc15 (x4)



38 | GSOLR (x1) | GSILR (x1) | S26B (x4)



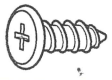
39 | GSTP (x1) | GSIH (x1) | SM18 (x2)



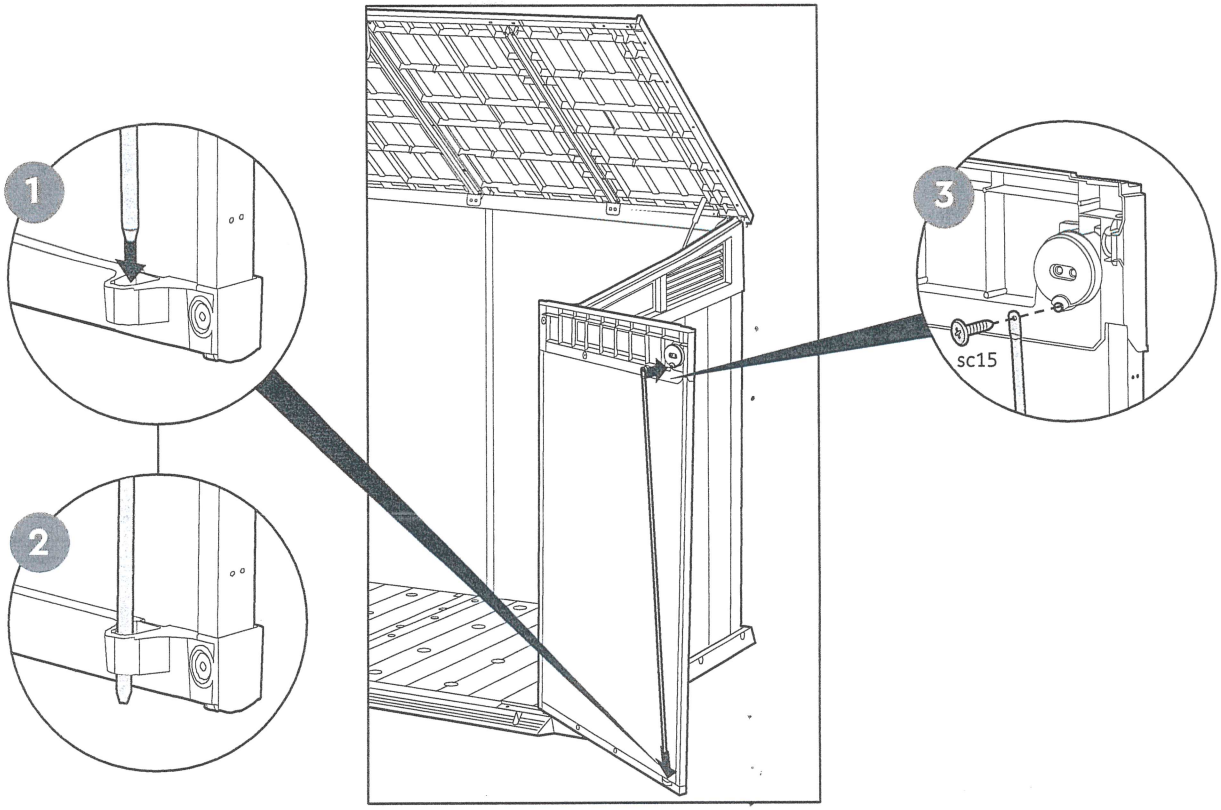
40



GSMB (x1)



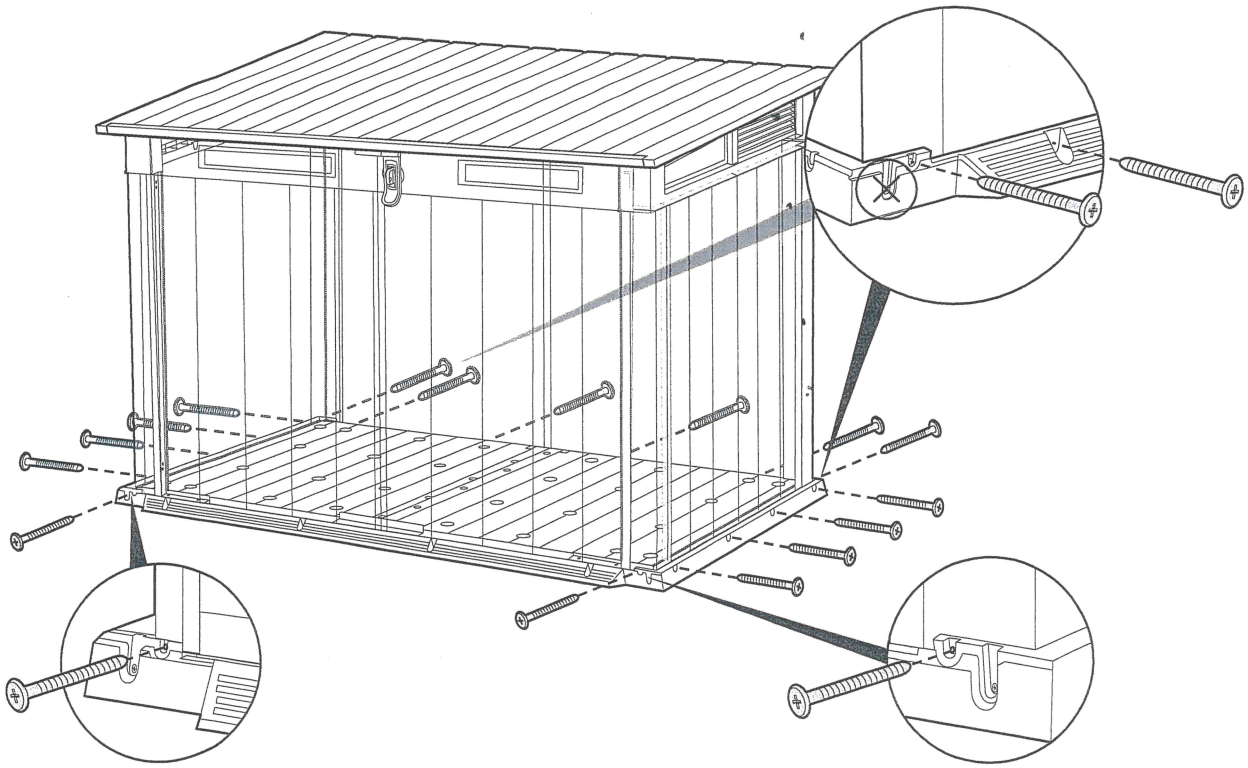
sc15 (x1)



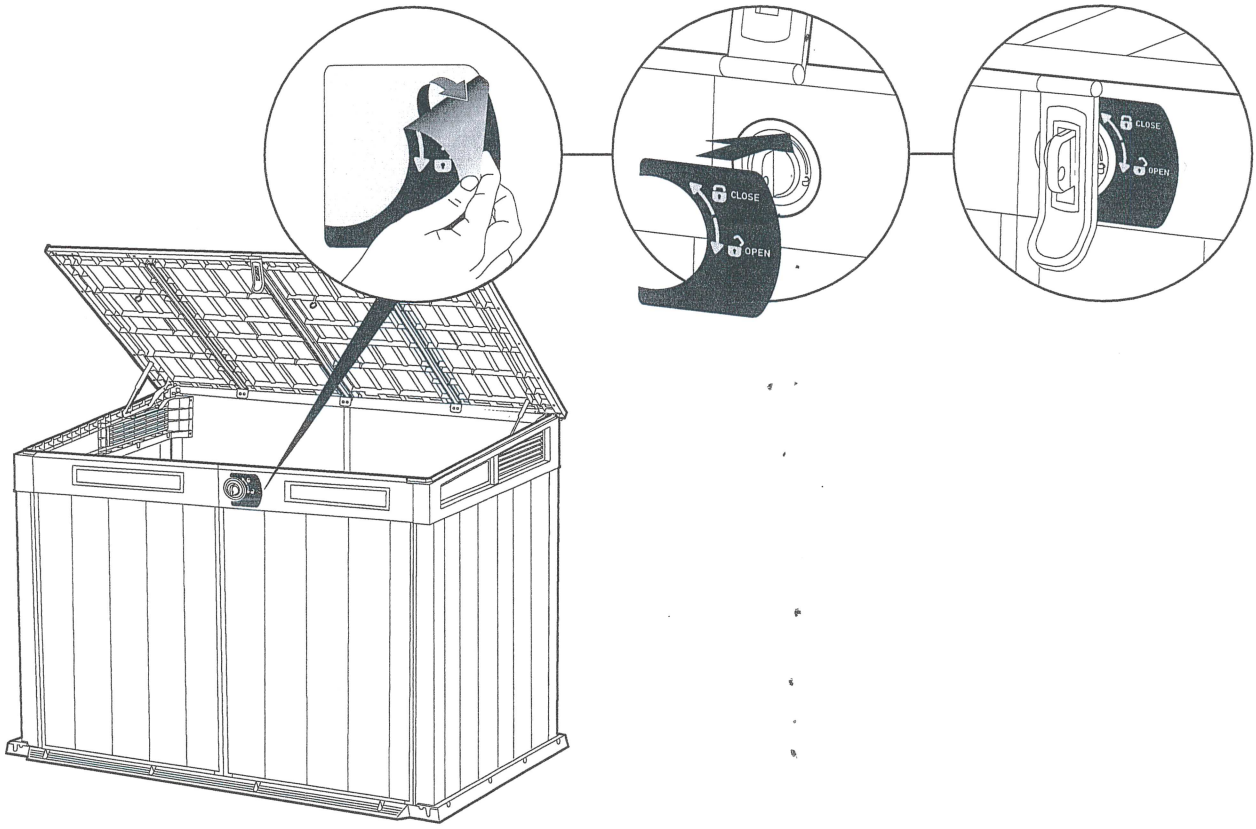
41



s45b (x16)



42

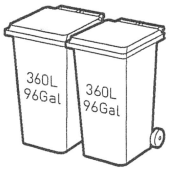


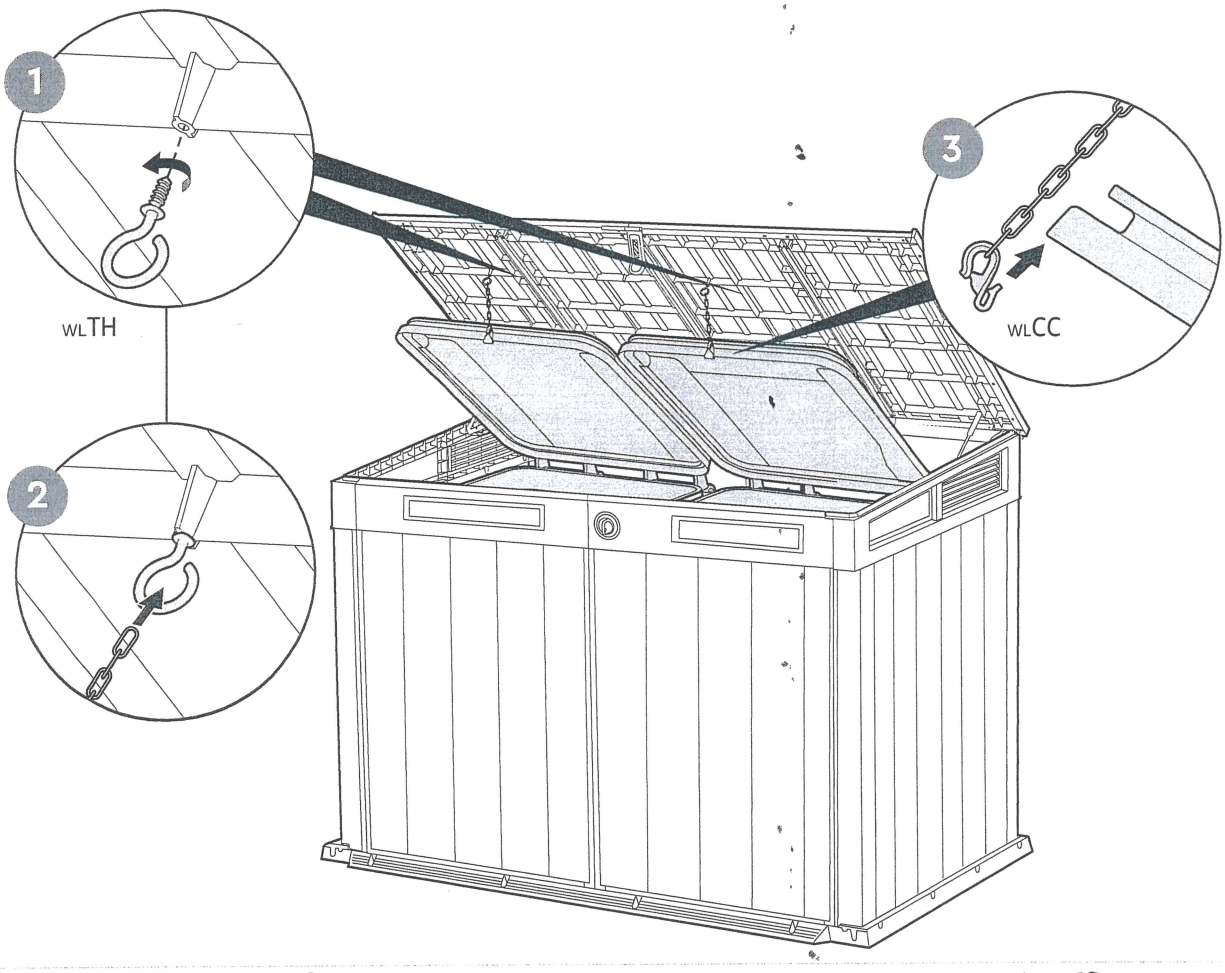
A **OPTION** | OPCIÓN | **OPTIE** | OPZIONE | **OPÇÃOE** | 옵션


WLTH (x2)


WLCC (x2)


WLCN (x2)

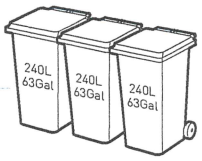


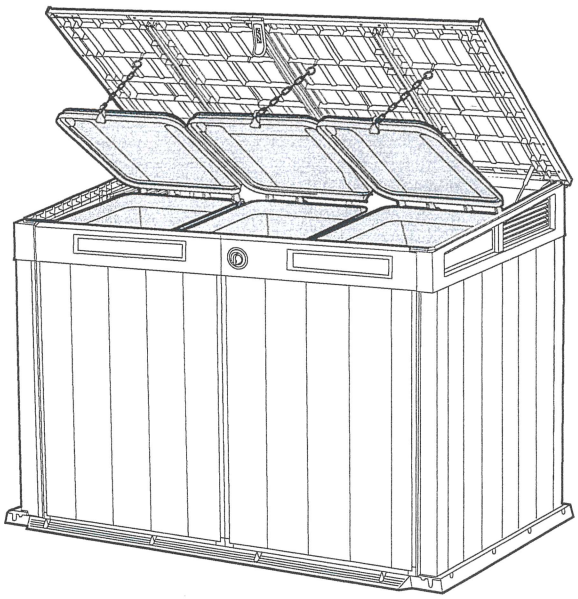



WLTH (x3)


WLCC (x3)


WLCN (x3)





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:
Shed- non-permanent, self assembled

Project Location (describe, and attach a location map):
Approximately

Brief Description of Proposed Action:
Install small 6.2ft x 4.3ft Keter Storage shed to retain garbage & recycling bins, and serve as a delivery receptical.

Name of Applicant or Sponsor:	Telephone: 716 572 3509
Katherine A. Lally	E-Mail: kathi.lally@gmail.com

Address: 197 Old Glenwood Rd

City/PO:	State:	Zip Code:
West Falls	NY	14170

	NO	YES
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.	☑	☐
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: TOA Bldg Dept	☐	☑

3. a. Total acreage of the site of the proposed action? 65 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 165 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☑

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: N/A	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☑	☐

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☑	☐
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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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: _____		
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: _____		
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: _____		
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: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Katherine A. Lally Date: 6/1/2026

Signature: Katherine A Lally Title: owner

PRINT FORM

Corporation Warranty Deed with Lien Covenant
Laws of 1977, Chap. 681, Laws of 1954

880 ½

4325
Buffalo, New York

This Indenture

Made the *25th* *day of June , Two Thousand One (2001)*

Between: *G.T. RESOURCES, INC., a corporation organized under the Laws of the State of New York, and having its place of business at 2730 Transit Road in the Town of West Seneca, County of Erie, and State of New York, party of the first part, and*

PATRICK A. LALLY
7 Eagle Heights Drive
Orchard Park, New York 14127, party of the second part,

WITNESSETH, *that the said Party of the first part, in consideration of one and more dollars ($1.00 & more) lawful money of the United States, paid by the Parties of the second part, doth hereby grant and release unto the said parties of the second part, his 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 Numbers 58 and 59, Township 9, Range 6 of the Holland Land Company Survey, bounded and described as follows:

BEGINNING at a point in the center line of Old Glenwood Road also being the east line of Lot Number 58, a distance of 365.50 feet south of the north line of said lot No. 58; running thence west along a line forming an interior angle with the center line of Old Glenwood Road of 89° 14' 54" and along the north line of lands conveyed to Russel J. Lis, Joseph S. Lis and Joan A. Lis by deed recorded in Liber 10919 of Deeds, Page 5962, a distance of 1250.00 feet to a point;

THENCE southerly along a line forming an exterior angle with the last course of 89° 14' 54" a distance of 175 feet to a point;

THENCE westerly along a line forming an interior angle of 89° 14' 54" with the last course, a distance of 2829.91 feet to the west line of said lot No. 58;

THENCE running north along said west line of lot No. 58 and 59 along a line forming an interior angle with the last course of 91° 13' 21" a distance of 691.72 feet to a point;

THENCE running east along a line forming an interior angle with the last course of 88° 49' 36" a distance of 3546.98 feet to a point;

THENCE running south along a line forming an interior angle with the last course of 90° a distance of 307.98 feet to a point;

THENCE running east the following courses and distances along the lines of lands conveyed by GT Resources, Inc. to Brian D. Moore and Melissa J. Moore by deed recorded December 22, 1998 in Liber 10944 of Deeds, Page 3397; (i) northeasterly along a line forming an interior angle of 83° 27' 27" with the last course a distance of 142.16 feet to a point; (ii) northeasterly along a line forming an exterior angle of 176° 41' 41" with the last course, a distance of 184.76 feet to a point; (iii) southeasterly along a line forming an exterior angle of 137° 48' 14" with the last course, a distance of 56.43 feet to a point; (iv) easterly along a line forming an interior angle with the center line of Old Glenwood Road of 90° 45' 06" a distance 171.00 feet to a point in the center line of Old Glenwood Road;

THENCE southerly along the center line of Old Glenwood Road, a distance of 204.64 feet to the point or place of beginning.

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BT

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D.18-2-0

TOGETHER *with the appurtenances and all the estate and rights of the said party of the first part in and to the said premises.*

TO HAVE AND TO HOLD, *the above granted premises unto the said parties of the second part, their heirs and assigns forever.*

AND *the said party of the first part does covenant with the said parties of the second part as follows:*

FIRST - *That the parties of the second part shall quietly enjoy the said premises.*

SECOND - *That the party of first part will forever WARRANT the title to said premises.*

THIRD - *That the grantor, in compliance with Section 13 of the Lien Law, will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that the grantor will apply the same first to the payment of the cost of the improvement being using any part of the total of the same for any other purpose.*

THAT THIS CONVEYANCE *is not of all or substantially all of the property of the party of the first part and is made in the regular course of business actually conducted by the part of the first part.*

IN THE PRESENCE OF

IN WITNESS WHEREOF, The party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 25th day of June, Two Thousand One (2001)

Gordon Reger, President
G.T. RESOURCES, INC.

STATE OF NEW YORK)
) ss:
COUNTY OF ERIE)

On the 25TH day of June in the year 2001 before me, the undersigned, a Notary Public in and for the State, personally appeared Gordon Reger, 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 attached 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 on behalf of which the individual acted, executed the instrument.

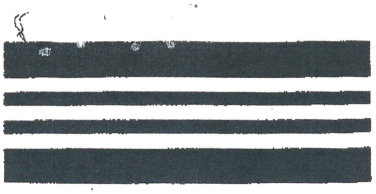
NOTARY PUBLIC (affix stamp)

JANET G. REED
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Sept. 30, 2001

DEED

G.T RESOURCES, INC.
to
PATRICK A. LALLY

Dated: June 25, 2001



ERIE COUNTY CLERKS OFFICE
County Clerk's Recording Page

Return To:

BOX 243 TAM

Index DEED LIBER

Book 10985 Page 2644

No. Pages 0003

Instrument DEED-VACANT LND

Date : 7/13/2001

Time : 12:50:10

Control # 200107130654

GT RESOURCES INC

LALLY
PATRICK A

TT# TT 2000 025972

Employee ID BAT

COUNTY	$	24.00
COE STATE	$	4.75
COE COUNTY	$	.25
TRANSFER	$	640.00
NFTA TT	$	800.00
STATE E&A	$	22.00
COUNTY E&A	$	3.00
	$	.00
	$	.00
Total:	$	1,494.00

STATE OF NEW YORK
ERIE COUNTY CLERKS OFFICE

TRANSFER TAX

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

CONSIDERATN $ 160,000.00

TRANSFER TAX $ 1,440.00

DAVID J SWARTS
COUNTY CLERK



D109852644

PLEASE TYPE OR PRESS FIRMLY WHEN WRITING ON FORM
INSTRUCTIONS: http:// www.orps.state.ny.us or PHONE (518) 473-7222

FOR COUNTY USE ONLY

C1. SWIS Code: 142489

C2. Date Deed Recorded: 7 / 13 / 01 (Month / Day / Year)

C3. Book: 10985 C4. Page: 2644

ASSESSOR'S OFFICE

JUL 30 2001

RECEIVED

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK

STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

RP-5217 Rev 3/97

PROPERTY INFORMATION

1. Property Location: ~~197~~ 199 (STREET NUMBER) OLD GLENWOOD ROAD (STREET NAME)

AURORA (CITY OR TOWN) (VILLAGE) 14170 (ZIP CODE)

2. Buyer Name: IALLY (LAST NAME / COMPANY) PATRICK A. (FIRST NAME)

(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 STREET 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: (FRONT FEET) X (DEPTH) OR 5.81 (ACRES)

6. Seller Name: G.T. RESOURCES, INC. (LAST NAME / COMPANY) (FIRST NAME)

(LAST NAME / COMPANY) (FIRST NAME)

7. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐	One Family Residential	E ☐	Agricultural	I ☐	Community Service
B ☐	2 or 3 Family Residential	F ☐	Commercial	J ☐	Industrial
C ☒	Residential Vacant Land	G ☐	Apartment	K ☐	Public Service
D ☐	Non-Residential Vacant Land	H ☐	Entertainment / Amusement	L ☐	Forest

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐

9. New Construction on 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 / 12 / 01 (Month / Day / Year)

12. Date of Sale / Transfer: 7 / 13 / 01 (Month / Day / Year)

13. Full Sale Price: 160,000.00

(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

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

16. Year of Assessment Roll from which information taken: 01

17. Total Assessed Value (of all parcels in transfer): 49,900

18. Property Class: 240 -

19. School District Name: EAST AURORA U.F.S.D. #1

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

#199.00-1-22.211

CERTIFICATION