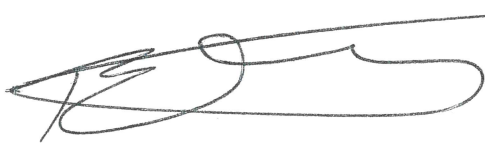


CASE NO. 1540DATE OF HEARING 5/21/20Town of Aurora Zoning Board of Appeals
575 Oakwood Avenue, East Aurora, New York 14052**Zoning Board of Appeals Application Form****I. TYPE OF REQUEST** AREA VARIANCE X SPECIAL USE PERMIT USE VARIANCE INTERPRETATION**II. APPLICANT/PETITIONER**Applicant's Name Benjamin Garvey
Address 86 Glenridge Rd
City East Aurora State NY ZIP 14052
Phone (716) 604-8441 Fax Email Benjamin T. Garvey @ 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 86 Glenridge Rd
SBL# 176-06-2-15
Property size in acres .74 Property Frontage in feet 142
Zoning District R1 Surrounding Zoning R1
Current Use of Property Residential**IV. REQUEST DETAIL**

(check all that apply)

 Variance from Ordinance Section(s) # 116-19A
X Special Use Permit for: Keeping of chickens (6) - TOD 116-19A
 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)



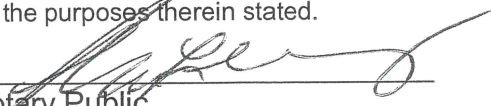
Signature of Applicant/Petitioner

Benjamin Garvey

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 10 day of April in the year 2020 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)

THERESA L. GARVEY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 9.18.26

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)

Attached

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

A Use Variance is requested because the applicable regulations and restrictions in the Zoning Code of the Town of Aurora have caused unnecessary hardship as demonstrated by the following:

- 1) I cannot realize a reasonable return on my property for each and every permitted use allowed in the current zoning classification as demonstrated by the accompanying financial evidence (provide financial evidence to support your argument).

Financial Evidence Provided Yes ____ No ____ (financial evidence is required per NYS Town Law)

- 2) Describe why your alleged hardship relating to the subject property is unique and does not apply to other properties in the zoning district or neighborhood: _____

- 3) Describe why you believe that the essential character of the neighborhood/community will not change if the Zoning Board of Appeals grants you a use variance: _____

- 4) Is your need for a use variance a result of you own actions (is your difficulty self-created)? Please explain: _____

(Attach additional pages if needed)

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



TOWN CLERK
Martha L. Librock
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA

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

April 13, 2026

TOWN COUNCIL MEMBERS

Luke Wochensky
lwochensky@townofaurora.com

Joseph M. McCann
jmccann@townofaurora.com

Raymond M. Wrazen
rwrazen@townofaurora.com

SUPT. OF HIGHWAYS
David M. Gunner
(716) 652-4050
highway@townofaurora.com

CODE ENFORCEMENT
OFFICER
Elizabeth Cassidy
(716) 652-7591
building@townofaurora.com

ASSESSOR
Stephen R. Pigeon
assessor@townofaurora.com
(716) 652-0011

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

TOWN ATTORNEY
Brigid M. Maloney

TOWN JUSTICE
Jeffrey P. Markello
James Granville

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

FAX: (716) 652-3507

Benjamin Garvey
86 Glenridge Road
East Aurora, NY 14052

Ben,

The Building Department has reviewed your request for six (6) chickens at 86 Glenridge Road (SBL 176.06-2-15). The request has been denied because any fowl (chickens) requires Zoning Board of Appeals review and approval under a Special-Use permit in the R1 – Single-Family Residential Zoning district for which your property is located.

Section: 116-19A

Required: No bees, cattle, horses, goats, sheep, swine, mink, fox or other commercial fur-bearing animals, chickens, ducks, geese, pigeons or other fowl shall be kept, harbored or maintained in any R-1, R-2 or R-3 District. The Zoning Board of Appeals may grant temporary or permanent permission to keep chickens on such conditions as it may require.

Requested: Six (6) chickens

Variance/Special Use Permit: Six (6) chickens

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

86 Glenridge Rd. Letter of Intent- Chickens

This spring, my son and I decided to hatch a plan to raise chickens. After feeling a little cooped up over the winter we had a nugget of an idea that I would now like to lay out for approval by the Aurora Zoning Board. We intend on keeping up to 6 chickens. They may or may not have names such as, "Pot Pie", "Cordon Bleu", "Tender", "Hen Solo and Princess Lay-a", "Cluck Norris" and/or "Sam and Ella".

When pecking around the yard to look for a proper location for the coop we finally were able to zero in on where I believe to be a golden egg of a spot. This location is over 20 feet from any property line. I do not believe that it will cause any significant traffic concerns, although neighborhood children may flock to my house to see the chickens.

The coop will be of small size. It measures 6ft by 4ft and I may extend the run by a few feet in the future (another 4-6 ft). This chicken coop has white siding that matches the existing garage on the property. It is a chicken coop with only 2 doors, because if it had 4 doors it would be a chicken sedan.

I hope that I have provided enough detail for you to decide the fate of our flock. This plan does align with the Comprehensive Plan which calls for zoning to be updated to promote Micro-Farming and Homesteading (p88). I decided to type this letter out as my handwriting has often been referred to as "chicken scratch". Approval of this project will certainly not be something you bring home to roost.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Garvey', with a long horizontal flourish extending to the right.

Ben Garvey

2:37

30

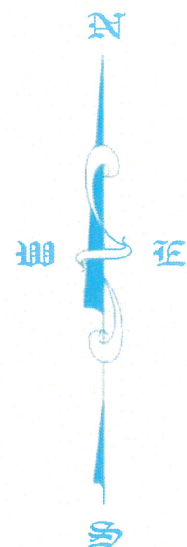


tractorsupply.com

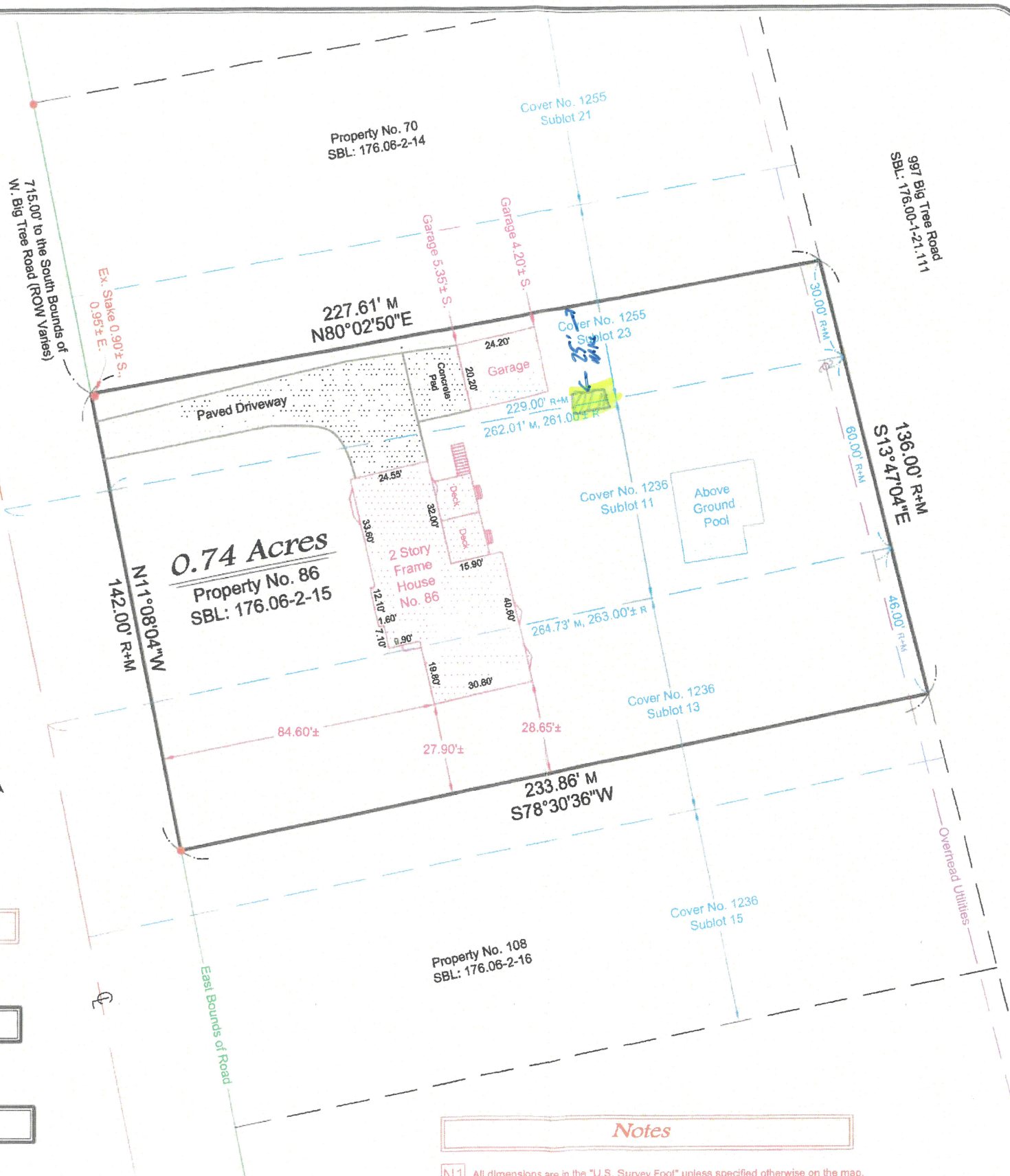


5





Glenridge Road
(66' ROW)
(Glennwood Avenue)



Statement of Encroachments

A No encroachments were noted or surveyed to in the original field survey.

Copyright Information

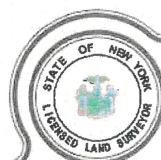
1 This Survey is Published in many different colors. Any Black and White reproduction is not a valid map from Freeman and Freeman Land Surveyors.

Reference Data

RD1 Maps and notes from the Holland Land Company Survey.

Notes

- N1 All dimensions are in the "U.S. Survey Foot" unless specified otherwise on the map.
- N2 Recorded bearings are adjusted to 2020 State Plane Coordinates and may not reflect the same direction, the figure remains anatomically correct.



Miscellaneous Notes

- MN1 Some features shown on this plat may be shown out of scale for clarity.
- MN2 Certain easements and/or utility lines, may or may not be shown hereon, however this shall not imply that all easements or utilities affecting premises are shown.
- MN3 Unauthorized Alteration or Addition to this Survey Map is a Violation of Section 7209 Provision 2 of the New York State Education Law.
- MN4 This Survey was prepared without the benefit of an up-to-date abstract of title and is subject to any state of facts that may be revealed by an examination of such.
- MN5 THIS MAP IS NOT VALID WITH AFFIDAVIT OF NO CHANGE

Legend of Symbols & Abbreviations

IP / ReRod	N. North	Enc. Encroachment
Power Pole	S. South	ROW Right-of-way
	E. East	Centerline
	W. West	
	Degrees	Indicates Mutual
	ft. or Min.	Owner
	In. or Sec.	N/F Now or Formerly
R Record		One Chain = 66.0 Ft.
M Measured		One Meter = 3.2808333 Ft.
L Liber		One Acre = 43,560.0 Sq.Ft.
P Page		
Ex. Existing		
Property Boundary		
Line of Record		
Subdivision Line of Record, Owned-Over		
Edge of R.O.W.		
Holland Land Co. Lot Line		
Road Centerline		
Fence		

Map

Being Part of
Lot 15 Township 9 Range 6
Holland Land Company Survey
Town of Aurora
Erie County, New York

Surveyor's Certification

I hereby certify

that this survey was prepared in accordance with the current Code of Practice for Land Surveyors.

This certification does not extend to subsequent owners, mortgages, or insurers unless this survey has been re-surveyed for this purpose by the surveyors. This certification is void unless signed by the surveyor listed below. This certification is null and void if the fee for said certification is not paid.

David Scott Freeman

Survey Prepared By:
Licensed Surveyor: David Scott Freeman
License No.: 50480
In the State of: New York
Date of Survey: April 15, 2022
Date of Last Revision:
Drawing Scale: 1" = 40'
Freeman&Freeman Job No. 10895



Freeman and Freeman Land Surveyors
Resurveying the Holland Land Company for the 21st Century
10432 Camp Road - Glenwood, N.Y. 14069
Phone: (716) 592-7740, Email: Survey@FreemanSurveyors.com

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: Keeping of Chickens			
Project Location (describe, and attach a location map): Behind detached garage & south			
Brief Description of Proposed Action: Small chicken coop housing up to 6 chickens. Coop is ~~from~~ from Tractor Supply. Not a permanent structure. Small addition of run area will extend from coop running West and only add a footprint of 4x4, totaling 4x10			
Name of Applicant or Sponsor: Benjamin Grovey		Telephone: (716) 604-8401 E-Mail: BenjaminT.Grovey@gmail.com	
Address: 86 Glenridge Rd			
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:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.74 .0015 .74 acres acres acres 6ft x4 ft w/ possible extension of run to be total of 4x10	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

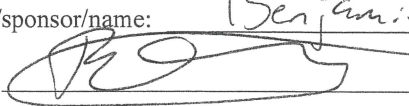
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Benjamin Garvey</u> Date: <u>4/10/26</u> Signature: <u></u> Title: _____		

FOR COUNTY USE ONLY

C1. SWIS Code

142489

C2. Date Deed Recorded

7/18/22

C3. Book

11404

C4. Page

9071

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)



PROPERTY INFORMATION

1. Property
Location

86

* STREET NUMBER

Glenridge Road

* STREET NAME

Town of Aurora

* CITY OR TOWN

VILLAGE

2. Buyer
Name

Garvey

* LAST NAME/COMPANY

Benjamin

FIRST NAME

Garvey

* LAST NAME/COMPANY

Sarah

FIRST NAME

3. Tax
Billing
AddressIndicate 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:

5. Deed
Property
Size

142

* FRONT FEET

X

261

* DEPTH

OR

0.00

* ACRES

4A. Planning Board with Subdivision Authority Exists

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

6. Seller
Name

Hessler

* LAST NAME/COMPANY

Hessler

* LAST NAME/COMPANY

James W.

FIRST NAME

Cheryl 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

04/04/2022

* 12. Date of Sale/Transfer

07/18/2022 6/24/22

*13. Full Sale Price

375,000.00

(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

16. Check one or more of these conditions as applicable to transfer:

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

Comment(s) on Condition:

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

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

22

*17. Total Assessed Value

115,200

*18. Property Class

210

*19. School District Name

East Aurora Union

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

176.06-2-15

CERTIFICATION

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

SELLER SIGNATURE 6/24/22

Cheryl A. Hessler 6/24/22

BUYER SIGNATURE 7/18/22

BUYER SIGNATURE 7/18/22

BUYER SIGNATURE 7/18/22

BUYER SIGNATURE 7/18/22

BUYER SIGNATURE 7/18/22

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BUYER SIGNATURE 7/18/22

BUYER SIGNATURE 7/18/22

BUYER SIGNATURE 7/18/22

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.)

Garvey

* LAST NAME

Benjamin Sarah

* FIRST NAME

* AREA CODE

* TELEPHONE NUMBER (Ex: 9099999)

* STREET NUMBER

* STREET NAME

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Garvey

* LAST NAME

Matthew J.

* FIRST NAME

(716)

424-7318

* AREA CODE

* TELEPHONE NUMBER (Ex: 9099999)

DEED - Warranty (Individual) with lien covenant

DEEDThis indenture, made the 24th day of June, 2022**BETWEEN**

James W. Hessler,
residing at 107 Warren Avenue, Buffalo, New York 14211, and

Cheryl A. Hessler,
residing at 86 Glenridge Road, Aurora, New York 14052

Grantors,

and

Benjamin Garvey and Sarah Garvey, as Husband and Wife,
residing at 12342 Big Tree Road, Wales Center, New York 14169

Grantees,

WITNESSETH, that the Grantor, in consideration of -----One and More Dollars----- (\$1.00 and More Dollars), lawful money of the United States, paid by the Grantee(s), do(es) hereby grant and release unto the Grantee(s), his(her) heirs, executors, administrators 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(es) covenant with said Grantee(s) as follows:

FIRST.- That the Grantor(s) is (are) seized of said premises in fee simple, and has good right to convey the same;

SECOND.- That the Grantee(s) shall quietly enjoy the said premises;

THIRD.- That the said premises are free from incumbrances;

FORTH.- That the Grantor(s) will execute or procure any further necessary assurances of the title to said premises;

FIFTH.- That the Grantor(s) will forever warrant the title to said premises.

Subject to the trust fund provisions of section thirteen of the Lien Law.

135701

(52)

deed-3
27aur

SCHEDULE A - DESCRIPTION

PARCEL 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 No. 15, Township 9, Range 6 of the Holland Land Company's Survey and according to a map filed in the Erie County Clerk's Office under Cover No. 1236 is known and distinguished as Subdivision Lot No. 11 and the northerly 46 feet of Subdivision Lot No. 13 as shown on said map.

PARCEL B:

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 of the Holland Land Company's Survey and according to a map filed in the Erie County Clerk's Office under Cover No. 1255 is known and distinguished as the southerly 30 feet of Subdivision Lot No. 23 as shown on said map.

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

James W. Hessler L.S.
James W. Hessler

Cheryl A. Hessler L.S.
Cheryl A. Hessler

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

On this 24 day of JUNE, 2022, before me, the undersigned, personally appeared **James W. Hessler**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he(she) executed the same in his(her) capacity, and that by his(her) signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Jane F. Busha
NOTARY PUBLIC

JANE F. BUSH
Notary Public-State of New York
No. 01BU4992335
Qualified in Erie County
Commission Expires February 24, 2026

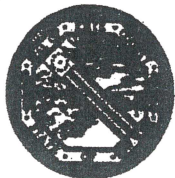
STATE OF NEW YORK)
) ss.:
COUNTY OF ERIE)

On this 24 day of JUNE, 2022, before me, the undersigned, personally appeared **Cheryl A. Hessler**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he(she) executed the same in his(her) capacity, and that by his(her) signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Jane F. Busha
NOTARY PUBLIC

JANE F. BUSH

JANE F. BUSH
Notary Public-State of New York
No. 01BU4992335
Qualified in Erie County
Commission Expires February 24, 2026



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

To: James Hessler
107 Warren Ave.
Buffalo NY 14211

NOTICE

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

NOTICE OF SALE OR TRANSFER OF OWNERSHIP OF YOUR RESIDENTIAL PROPERTY

To: James W. Hessler + Cheryl A. Hessler
(name of owner of record)

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

Section: 176.06 Block: 2 Lot: 15
Located At: 86 Glenridge Rd. Aurora County of Erie, New York.
(street address) (city/town)

On 7/18/22 documents were filed at this office to change ownership and transfer title of your property.
(date)

To: Benjamin Garvey + Sarah Garvey
(name of new owner)

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

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:
BOX 366

Party 1:
HESSLER JAMES W

Party 2:
GARVEY BENJAMIN

Book Type: D Book: 11404 Page: 9071
Page Count: 4
Doc Type: DEED
Rec Date: 07/18/2022
Rec Time: 03:12:25 PM
Control #: 2022135701
UserID: Danielle D
Trans #: 22109956
Document Sequence Number
TT2021025646

Recording Fees:

RECORDING	\$40.00
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: 375000.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$1,500.00
ROAD FUND TT	\$0.00

Total: \$1,695.00

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

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

Michael P. Kearns
Erie County Clerk