



CASE NO. 1544
DATE OF HEARING 6/18/26

Town of Aurora Zoning Board of Appeals
575 Oakwood Avenue, East Aurora, New York 14052

Zoning Board of Appeals Application Form

I. TYPE OF REQUEST

☒ AREA VARIANCE ☐ SPECIAL USE PERMIT ☐ USE VARIANCE ☐ INTERPRETATION

II. APPLICANT/PETITIONER

Applicant's Name Jordan Lachina Alissa Lachina
Address 2085 Boies Rd
City West Falls State NY ZIP 14170
Phone [REDACTED] Fax [REDACTED] Email [REDACTED]
Interest in the property (ex: owner/purchaser/developer) [REDACTED]

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 2085 Boies Rd West Falls NY 14170
SBL# 200.00-4-16.12
Property size in acres 1.15 Acres Property Frontage in feet 125.00'
Zoning District RR/A Surrounding Zoning RR/A
Current Use of Property Home - SFD

IV. REQUEST DETAIL

(check all that apply)

☒ Variance from Ordinance Section(s) # Side yard set back 116-244(2)
☐ Special Use Permit for: _____
☐ Use Variance for: _____
☐ Interpretation of _____

V. SIGNATURES (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 5)

Alissa Lachina
Signature of Applicant/Petitioner

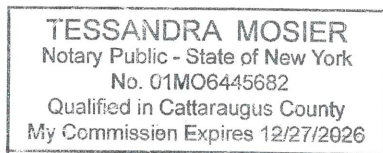
Alissa Lachina
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 28th day of April in the year 2026 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

Tessandra Mosier
Notary Public

(Notary stamp)



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

Application reviewed by: _____

ECDP ZR-1 form sent to EC: _____ Hearing publication date: _____

PREVIOUS APPEAL(S):

A previous appeal to the Zoning Board of Appeals () has () has not been made with respect to this property.

Previous appeals:

Date: _____ Type of Appeal: _____ Granted _____ Denied _____

Date: _____ Type of Appeal: _____ Granted _____ Denied _____

PETITIONER'S LETTER OF INTENT

Please describe in detail the proposed project, reason the variance and/or special use permit is being requested and any additional information that may be helpful to the Zoning Board of Appeals in deciding this appeal: (attach additional pages if needed)

See 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)

To the Town of Aurora Zoning Board,

I am respectfully requesting a variance to allow construction of a charcoal-colored 26' x 40' pole barn with a mean height of 14', to be located 10 feet from my property line.

Due to the position of my house on the lot, placing the pole barn at the 10-foot setback is necessary to make access to the building practical and feasible. A greater setback would significantly limit the ability to access and use the barn properly.

In addition, the orientation of my house causes a direct view toward my neighbor's house from my dining area. The proposed barn would also help provide privacy and improve the overall use and enjoyment of my property.

I am requesting this variance so the structure can be placed in a location that works with the existing layout of my property while still maintaining an appropriate setback.

Thank you for your time and consideration of this request.

Sincerely,

Jordan Lachina

A handwritten signature in dark ink, appearing to read 'Jordan Lachina', with a long, sweeping horizontal line extending to the right.

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



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

TOWN OF AURORA

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

TOWN COUNCILMEMBERS

Jessica B. Armbrust
jarmbrust@townofaurora.ny.gov

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 JUSTICES
Jeffrey P. Markello
James F. Granville

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

FAX: (716) 652-3507

May 11, 2026

Jordan LaChina
2085 Boies Road
East Aurora, NY 14052

Jordan,

The Building Department has reviewed your request for an accessory structure (barn) at 2085 Boies Road. The request has been denied because it fails to meet the requirement for side yard setback in the Rural Residential (RR) zoning district in which the accessory structure is located.

Sections 116-8.4G(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: 10' side yard setback from the south property line.

Variance: 3'-8" - This is based on the mean height of 13'-8" of the accessory structure (barn).

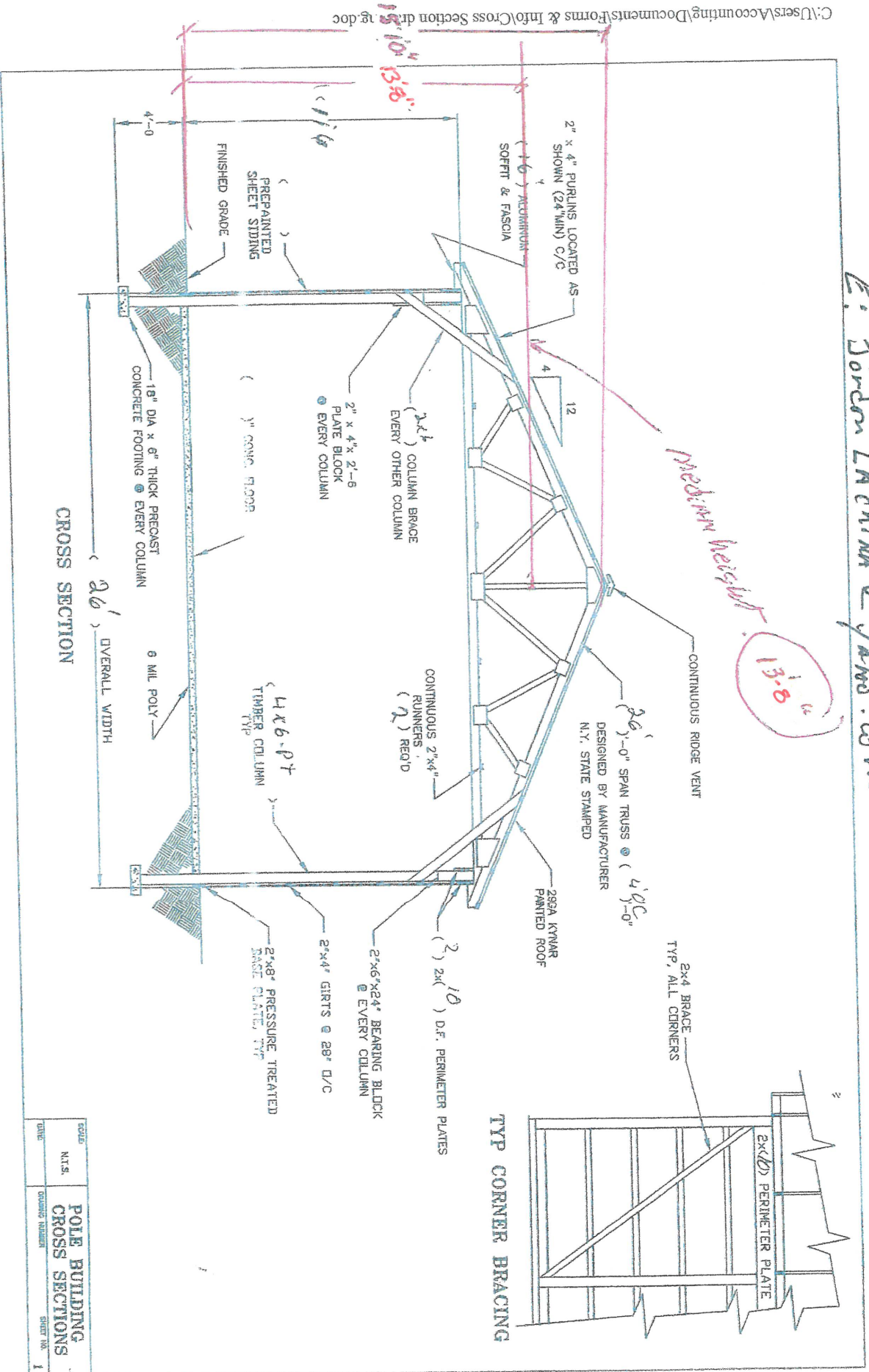
This letter serves as notice that we have received the application and fee for the Zoning Board of Appeals. You will receive notification from the Town Clerk with the date and time of the next available hearing. If you have any questions, please contact our office at 652-7591.

Sincerely,

Richard Miga
Assistant Code Enforcement Officer

Jordan Lachina

E: Jordan Lachina@yahoo.com



Road

(66' ROW)

82.0'

125.00'

West Bounds of
Boies Road

Defined Row of Evergreen Trees
running approximately along line

400.00'

400.00'

90°0'0"

90°0'0"

90°0'0"

90°0'0"

125.00'

1.15 Acres

26'x40'
Barn

2 Story
Log Home
#2085

26'-0"

38'-4 1/2"

32.72'

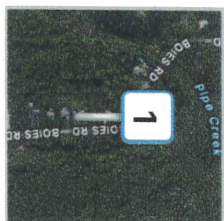
780.0'

Pond





2085 Boies Rd
near East Aurora



2085 Boies Rd
2085 Boies Rd

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: Pole Barn			
Project Location (describe, and attach a location map): 2085 Boies Rd see attached			
Brief Description of Proposed Action: 26 x 40 Pole barn 10ft off Property line			
Name of Applicant or Sponsor: Jordan Lachina + Alissa Lachina		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 2085 Boies Rd			
City/PO: West Falls		State: NY	Zip Code: 14170
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO ☐
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.			YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO ☐
If Yes, list agency(s) name and permit or approval: TOA Bldg Dept			YES ☒
3. a. Total acreage of the site of the proposed action?		1.15 acres	
b. Total acreage to be physically disturbed?		.023 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.15 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jordan Lachina</u> Date: <u>4/20/26</u> Signature: <u></u> Title: <u>owner</u>		

FOR COUNTY USE ONLY

C1. SWIS Code

142489

C2. Date Deed Recorded

01 / 11 / 21

C3. Book

11372

C4. Page

6059

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217- PDF

RP-5217 Rev 1/29/09



PROPERTY INFORMATION

1. Property Location 2085 Boies Road
* STREET NUMBER * STREET NAME
Aurora * CITY OR TOWN VILLAGE 14052 * ZIP CODE

2. Buyer Name Lachina Jordan A.
* LAST NAME/COMPANY FIRST NAME
Terhart Alissa M.
* 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 125 X 400 OR 1.15
* FRONT FEET * DEPTH * ACRES

6. Seller Name Marfurt Deborah
* LAST NAME/COMPANY FIRST NAME
* LAST NAME/COMPANY FIRST NAME

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

SALE INFORMATION

11. Sale Contract Date 10/01/2020
*12. Date of Sale/Transfer 01/07/2021
*13. Full Sale Price 309,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

16. Year of Assessment Roll from which information taken(Y) 20 *17. Total Assessed Value 282,769
*18. Property Class 210 *19. School District Name East Aurora
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
200.00-4-16.12

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

Deb Marfurt 12/29/20
SELLER SIGNATURE DATE

BUYER SIGNATURE

Jordan A Lachina 1-7-2021
BUYER SIGNATURE DATE

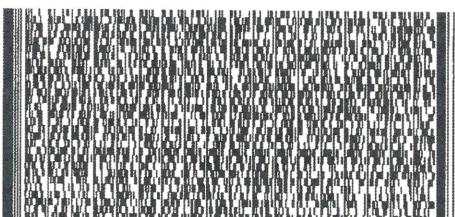
BUYER CONTACT INFORMATION

(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.)

LACHINA JORDAN
LAST NAME FIRST NAME
716 983 4194
AREA CODE TELEPHONE NUMBER (Ex. 9999999)
2085 BOIES RD
* STREET NUMBER * STREET NAME
EAST AURORA NY 14052
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

DREW DEAN
LAST NAME FIRST NAME
716 885 1151
AREA CODE TELEPHONE NUMBER (Ex. 9999999)



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 Great Lot No. 25, Township 9, Range 6 of the Holland Land Company's Survey, being more particularly described as follows:

BEGINNING at a point on the center line of Boies Road, 1,208 feet north of the intersection of said center line with the south line of Great Lot 25; thence running westerly at right angles to said center line, 400 feet to a point; running thence northerly parallel with the center line of Boies Road, 125 feet to a point; running thence easterly at right angles to the previously described course, 400 feet to the center line of Boies Road; running thence southeasterly along the center line of Boies Road, 125 feet to the point or place of beginning.



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

To: Deborah Marfurt
4430 Avondale Drive
Williamsville NY 14221

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: Deborah Marfurt
(name of owner of record)

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

Section: 200.00 Block: 4 Lot: 16.12

Located At: 2085 Boies Road, Aurora, County of Erie, New York
(street address) (city/town/village)

On January 11, 2021, documents were filed at this office to change ownership and transfer title of your property.

To: Jordan A. Lachina and Alissa M. Terhart
(name of new owner)

If you have any questions regarding the validity of the documents, and wish to dispute the recording of this transfer, you should obtain legal counsel. If you believe you are the victim of a crime related to this recording, contact your local law enforcement agency of, 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 94

Party 1:
MARFURT DEBORAH

Party 2:
LACHINA JORDAN A

Book Type: D Book: 11372 Page: 6059

Page Count: 3

Doc Type: DEED

Rec Date: 01/11/2021

Rec Time: 03:06:57 PM

Control #: 2021005437

UserID: Aaron

Trans #: 21004328

Document Sequence Number
TT2020012453

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: 309000.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$1,236.00
ROAD FUND TT	\$1,545.00

Total: \$2,971.00

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

Box 94
DREW + CALL

Warranty Deed

This Indenture, made the 29th day of December, 2020
Between

DEBORAH MARFURT
4430 Avondale Drive
Buffalo, NY 14221

Grantor, and

JORDAN A. LACHINA and
ALISSA M. TERHART
6271 Clinton Street
Elma, NY 14059

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Grantees

Witnesseth, that the Grantor, in consideration of
-----One & More-----Dollars (\$1 & More),
lawful money of the United States, paid by the Grantees, does hereby grant and release unto the
Grantees, their heirs, distributees and assigns forever.

SEE ATTACHED SCHEDULE "A"

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

To have and to hold, the above granted premises unto the Grantees, their heirs, distributees
and assigns forever.

And said Grantor covenants as follows:

First, that said Grantees shall quietly enjoy the said premises;

Second, that said Grantor will forever Warrant title to the said premises;

Third, that this conveyance is subject to the trust fund provisions of section thirteen of the Lien
Law.

In Witness Whereof, the Grantor has hereunto set her hand on the date respective of the
acknowledgments for each below.

Deborah Marfurt is
Deborah Marfurt

State of New York)
County of Erie) ss:

On the 29th day of December, 2020, before me, the undersigned, a notary public in
and for the State of New York, personally appeared Deborah Marfurt, personally known to me or proved
to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within
instrument and acknowledged to me that she executed the same in her capacity, and that by her signature
on the instrument, the individual, or the person upon behalf of which the individual acted, executed the
instrument.

TRACI L. O'HALLORAN
Notary Public, State of New York
Qualified in Erie County
My Commission Expires April 1, 2022

Traci L. O'Halloran

5457/AD 309,000
A/R
DEED - 2

Frank Kumro

2087 Boies Rd

West Falls, NY 14170

To Whom It May Concern,

I, Frank Kumro, am the owner of the property located at 2087 Boies Rd West Falls, NY 14170, which adjoins the property of Jordan Lachina at 2085 Boies Rd West Falls, NY 14170.

I have been informed that my neighbor intends to apply for a side setback variance in order to construct a pole barn approximately 10 feet from our shared property line.

I have reviewed the proposed location and have no objection to the variance request or to the construction of the pole barn as described. Please accept this letter as my written consent and support for the requested side setback variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'FK', is written over a horizontal line.

Frank Kumro

716-984-5237

Courtney Okhamvilaysack

2081 Boies Rd

West Falls, NY 14170

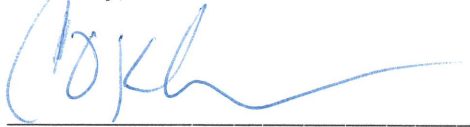
To Whom It May Concern,

I, Courtney Okhamvilaysack, am the owner of the property located at 2081 Boies Rd West Falls, NY 14170, which adjoins the property of Jordan Lachina at 2085 Boies Rd West Falls, NY 14170.

I have been informed that my neighbor intends to apply for a side setback variance to construct a pole barn 10 feet from the property line.

I have reviewed the proposed location and have no objection to the variance request or to the construction of the pole barn as described. Please accept this letter as my written consent and support for the requested side setback variance.

Sincerely,



Courtney Okhamvilaysack