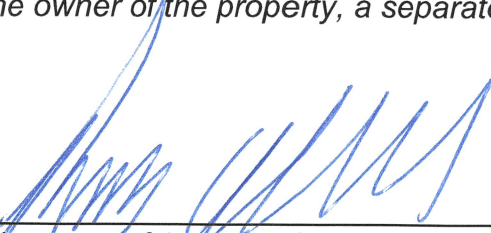


CASE NO. 1552DATE OF HEARING 9/17/26Town of Aurora Zoning Board of Appeals
575 Oakwood Avenue, East Aurora, New York 14052**Zoning Board of Appeals Application Form****I. TYPE OF REQUEST**☒ AREA VARIANCE ☐ SPECIAL USE PERMIT ☐ USE VARIANCE ☐ INTERPRETATION**II. APPLICANT/PETITIONER**Applicant's Name RYAN KELLER
Address 2200 Boies Rd
City West Falls State NY ZIP 14170
Phone 716-863-7685 Fax _____ Email RYAN.K@ARTICORP.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 2200 Boies Rd West Falls NY 14170
SBL# 200-00-4-49
Property size in acres 10.032 Property Frontage in feet 300
Zoning District RR Rural Residential/A Surrounding Zoning RR Rural Residential/A
Current Use of Property Home**IV. REQUEST DETAIL**

(check all that apply)

☒ Variance from Ordinance Section(s) # FOA 116-18 ; 116-28A
☐ Special Use Permit for: _____
☐ Use Variance for: _____
☐ Interpretation of _____

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



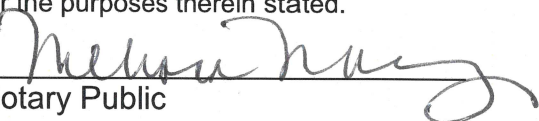
Signature of Applicant/Petitioner

Ryan Keller

Print name of Applicant/Petitioner

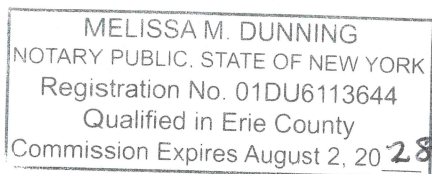
State of New York; County of Erie

On the 26th day of July 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.



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)

Pillars at end of driveway Above 3.5ft. Pillars are
wood framed with fake stone screwed on

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@townofaurorany.gov



TOWN CLERK
Jeanne H. Viger
(716) 652-3280
townclerk@townofaurorany.gov

TOWN OF AURORA

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

TOWN COUNCIL MEMBERS

Jessica B. Armbrust
jarmbrust@townofaurorany.gov

Benjamin T. Garvey
bgarvey@townofaurorany.gov

Joseph M. McCann
jmccann@townofaurorany.gov

Raymond M. Wrazen
rwrazen@townofaurorany.gov

SUPT. OF HIGHWAYS
David M. Gunner
(716) 652-4050
highway@townofaurorany.gov

CODE ENFORCEMENT
OFFICER
Elizabeth Cassidy
(716) 652-7591
building@townofaurorany.gov

ASSESSOR
Stephen R. Pigeon
(716) 652-0011
assessor@townofaurorany.gov

DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
chris@townofaurorany.gov

TOWN ATTORNEY
Brigid M. Maloney

TOWN JUSTICE
Jeffrey P. Markello
James Granville

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurorany.gov

FAX: (716) 652-3507

Ryan Keller
2200 Boies Rd
West Falls, NY 14170

July 29, 2026

Ryan,

The Building Department has reviewed the installation of the pillars at the end of your driveway. The pillars do not meet the height requirement for a wall/fence in the front yard in the Town.

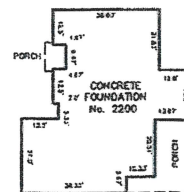
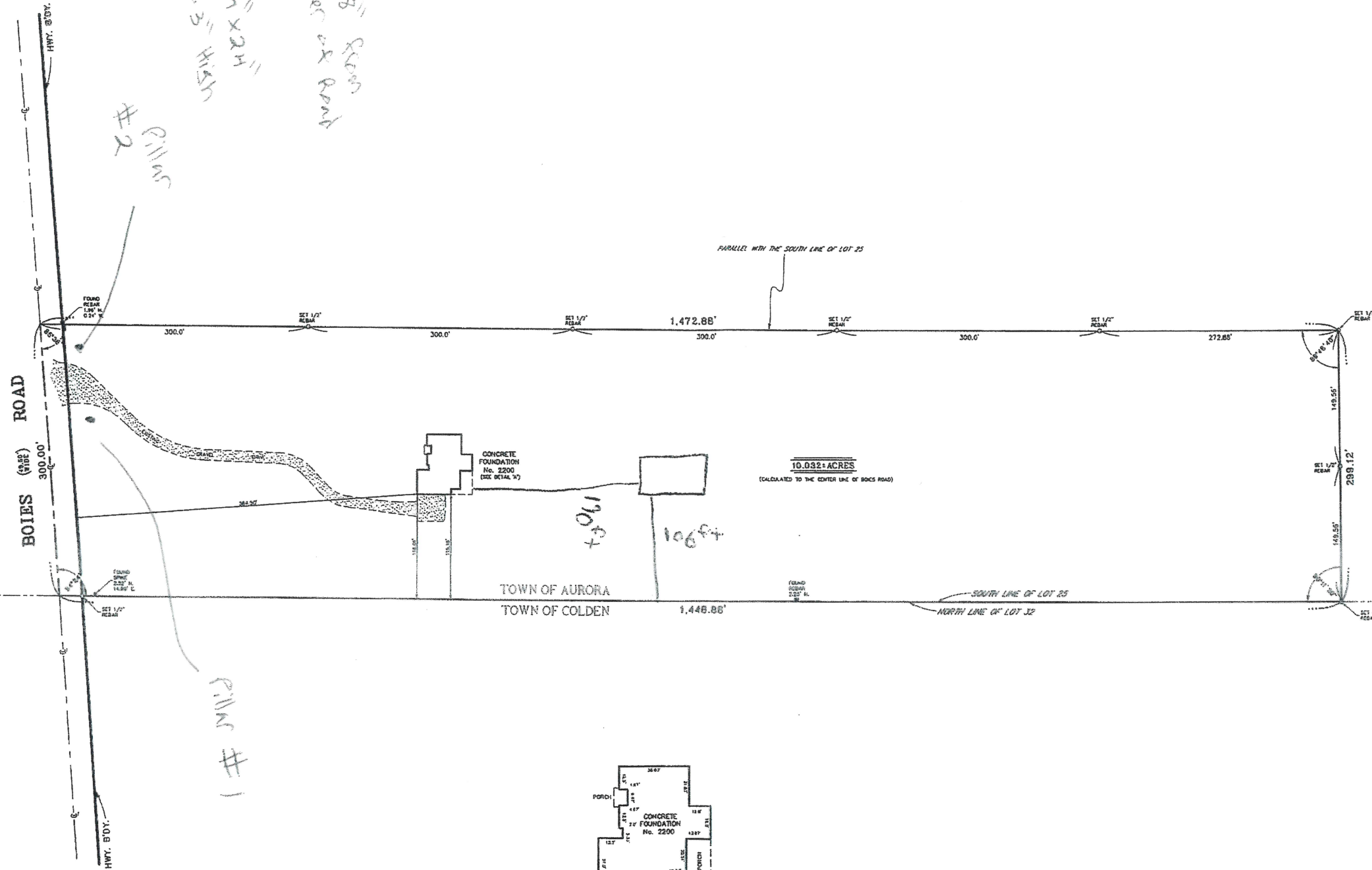
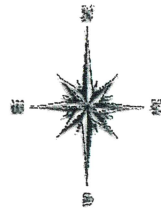
Section 116-28A
Requirement: A wall or fence not over 3.5' high in any front yard or side -street side yard.
Requested: Pillars 5.25' high
Variance: 1.75'

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,

A handwritten signature in black ink, appearing to read "Elizabeth Cassidy", written over a horizontal line.

Elizabeth Cassidy
Code Enforcement Officer

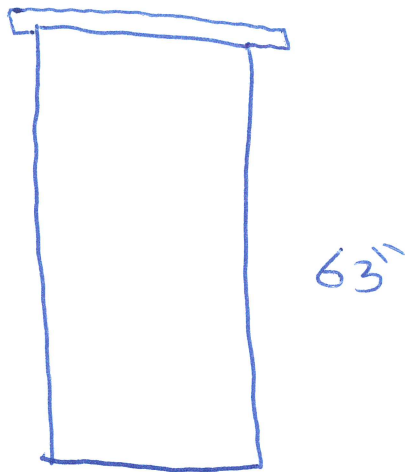
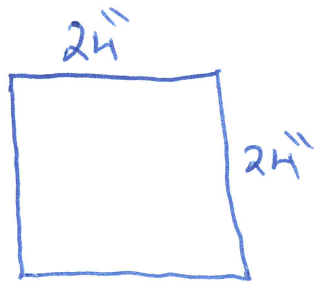


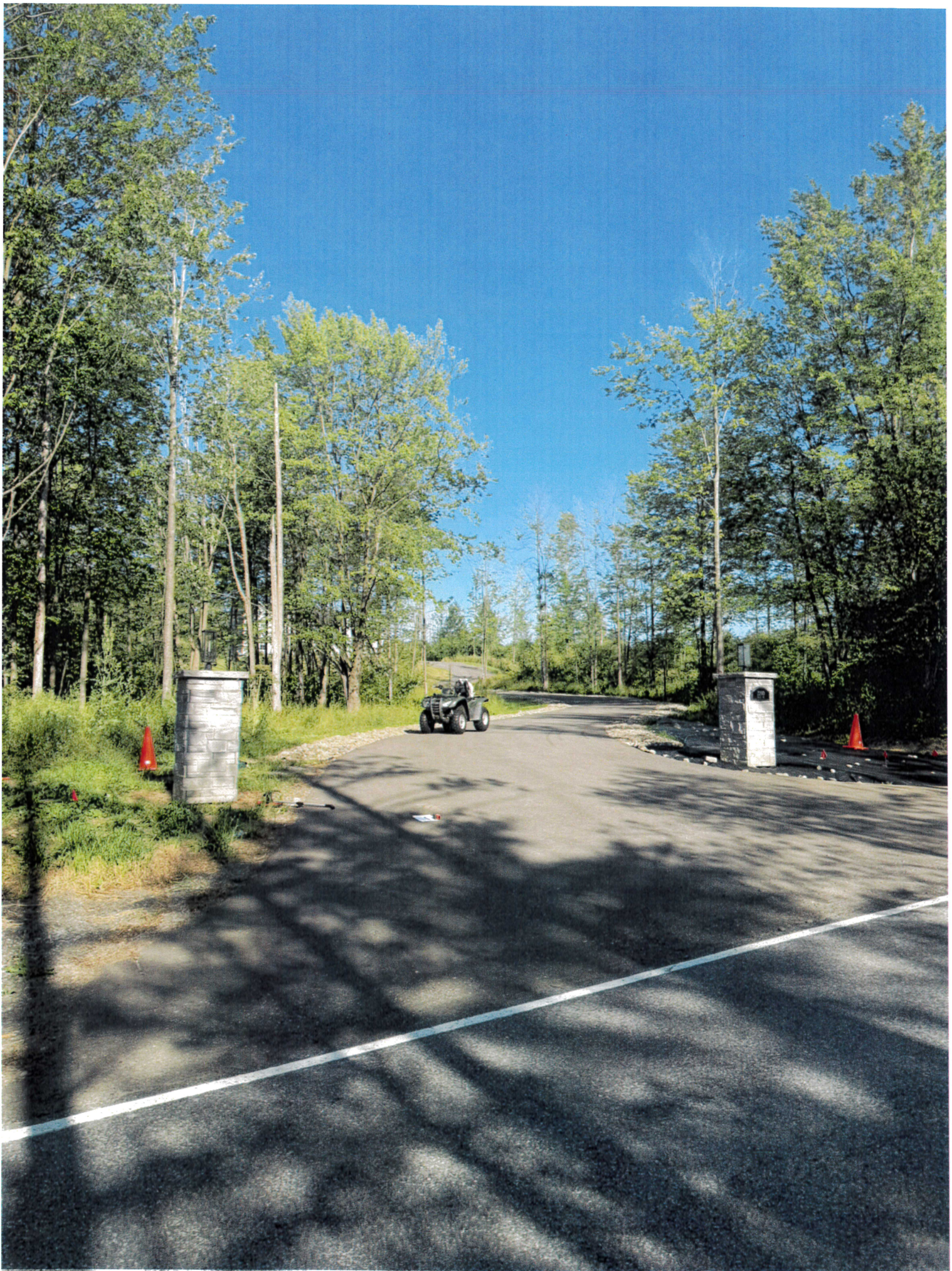
DETAIL 'A'
(SCALE: 1" = 30')

NOTES:
* THIS SURVEY WAS USED WITH AN ATTACHMENT OF NO CHANGE.
* THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF BOOK.
UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, PLANNING, RECORD, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7200, PROVISION 3 OF THE NEW YORK STATE EMBROIDERED LAW.

PART OF LOT 26, T. 9, R. 6 • TOWN OF AURORA • COUNTY OF ERIE • STATE OF NEW YORK		
- UPDATE / REVISION -		
DATE	JOB	DESCRIPTION
PAUL G. PAGANO, PLS		
PROFESSIONAL LAND SURVEYOR		
8230 HOLLAND CLEMMWOOD ROAD CLEMMWOOD, NEW YORK 14039		
DRAWN BY: AMH		SCALE: 1" = 60'
CHECKED BY: PGP		DATE: 7/8/23
JOB NO.: 25119		SHEET: E - 914

Pillar #1 ; Pillar #2 same size









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: Pillars Variance			
Project Location (describe, and attach a location map): 2200 Boies Rd West Falls NY 14170			
Brief Description of Proposed Action: Pillars and end of driveway to be 63" High, 24"x24" square			
Name of Applicant or Sponsor: Ryan Keller		Telephone: 716-863-7685	
Address: 2200 Boies Rd		E-Mail:	
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? 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?		10.032 acres 0 acres 10.032 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: N/A	☒	☐	
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>Ryan Keller</u> Date: <u>7/24/26</u> Signature: <u>[Signature]</u> Title: <u>7/24/26</u>		

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:
BOX 301

Party 1:
PARLATO JOSEPH V JR

Party 2:
KELLER RYAN T

Book Type: D Book: 11405 Page: 928
Page Count: 3
Doc Type: DEED
Rec Date: 07/21/2022
Rec Time: 11:56:23 AM
Control #: 2022138411
UserID: Kristin
Trans #: 22112167
Document Sequence Number
TT2021025964

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-NON RES \$241	\$241.00
TP584	\$10.00

Consideration Amount: 300000.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$1,200.00
ROAD FUND TT	\$1,500.00

Total: \$3,015.00

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

This Indenture,

Made the 18th day of July, 2022

Between,

JOSEPH V. PARLATO, JR., 232 Linwood Avenue, Buffalo, New York 14209

Grantor(s), and

**RYAN T. KELLER, 1136 Blakely Road, East Aurora, New York 14052 &
ERICA R. LIPKE, 6594 Megan Rose Way, East Amherst, New York 14052,
As Joint Tenants with the Right of Survivorship,**

Grantee(s).

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

All That Tract or Parcel of Land, (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) does covenant with said Grantee(s) as follows:

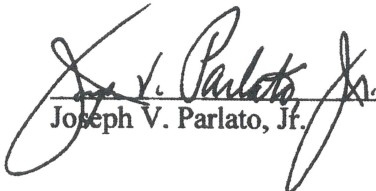
First. – That the Grantee(s) shall quietly enjoy the said premises.

Second. – That the Grantor(s) will forever **WARRANT** the title to said premises.

Third. – Subject to the trust fund provisions of section thirteen of the lien law.

In Witness Whereof, the said Grantor(s) has hereunto set his hand and seal the day and year first above written.

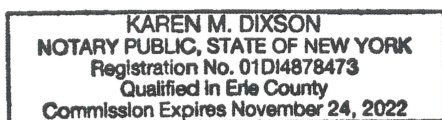
IN PRESENCE OF

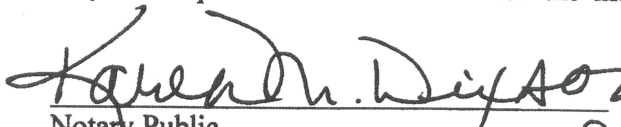


Joseph V. Parlato, Jr.

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

On this 18th day of July, 2022 before me, the undersigned, a Notary Public in and for the State, personally appeared JOSEPH V. PARLATO, JR., 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/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.





Notary Public
V/L Deed-2
AUG 138411

SCHEDULE A - DESCRIPTION

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. 25, Township 9, Range 6 of the Holland Land Company's Survey, described as follows:

BEGINNING at a point in the south line of Lot No. 25 at its intersection with the centerline of Boies Road, said point being the point of beginning; thence N 03° 54' 05" W along the centerline of Boies Road, a distance of 300.00 feet; thence S 87° 34' 53" E parallel with the south line of Lot No. 25, a distance of 1,472.88 feet; thence S 00° 41' 06" W, a distance of 298.31 feet to the south line of Lot No. 25; thence N 87° 34' 53" W along the south line of Lot No. 25, a distance of 1,448.88 feet to the point of beginning.



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

To: Joseph Parlato
232 Linwood Ave.
Buffalo, NY 14209

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: Joseph Parlato
(name of owner of record)

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

Part of

Section: 200.00 Block: 4 Lot: 46.11

Located At: V/L Boies Road Aurora County of Erie, New York.
(street address) (10 Acres) (city/town)

On 7/21/22 documents were filed at this office to change ownership and transfer title of your property.
(date)

To: Ryan T. Keller & Erica R. Lipke
(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.

FOR COUNTY USE ONLY

INSTRUCTIONS (RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWIS Code

C2. Date Deed Recorded

C3. Book

C4. Page

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 V/L Boies Road
 * STREET NUMBER * STREET NAME
 Aurora 14170
 * CITY OR TOWN * ZIP CODE

2. Buyer Name Keller Ryan T.
 * LAST NAME/COMPANY FIRST NAME
 Lipke Erica R.
 * 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 300 X 1.452 OR 10.00
 * FRONT FEET * DEPTH * ACRES

6. Seller Name Parlato Joseph V., Jr.
 * 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:
 C. Residential Vacant Land

Check the boxes below as they apply:
 8. Ownership Type is Condominium ☐
 9. New Construction on a Vacant Land ☐
 10A. Property Located within an Agricultural District ☐
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 06/13/2022
 12. Date of Sale/Transfer 7/21/22 7/18/22
 13. Full Sale Price 300,000.00
 (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 (YY) 20
 17. Total Assessed Value 57,800
 18. Property Class 322
 19. School District Name East Aurora Union Free
 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
 Part of 200.00-4-46.11

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
 J. V. Parlato 7/18/22
 BUYER SIGNATURE
 Erica Lipke 7/21/22
 Ryan T. Keller

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.)
 Keller & Lipke Ryan T. & Erica R.
 * LAST NAME FIRST NAME
 * AREA CODE * TELEPHONE NUMBER (Ex: 9050990)
 1005 E. Main St 7136 Blakeley Rd.
 * STREET NUMBER * STREET NAME
 East Aurora NY 14052
 * CITY OR TOWN * STATE * ZIP CODE
 BUYER'S ATTORNEY
 DiFilippo Anthony
 * LAST NAME FIRST NAME
 (716) 652-9560
 * AREA CODE * TELEPHONE NUMBER (Ex: 9050990)