

CASE NO. 1539DATE OF HEARING 5/21/26Town 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 MATTHEW SEIFERT
Address 850 DAVIS RD
City EAST AURORA State NY ZIP 14052
Phone 716 650-6471 Fax _____ Email MCSEIFERT73@DCLoud.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 850 DAVIS RD E.A
SBL# 186.00-1-35.1
Property size in acres .96 Property Frontage in feet 120'
Zoning District RR/A Surrounding Zoning RR/A
Current Use of Property SFD**IV. REQUEST DETAIL**

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-8.46(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)



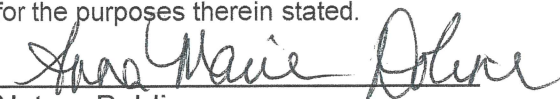
Signature of Applicant/Petitioner

MATTHEW SEDFER

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 20th day of March 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)

ANNA MARIA DOLINA
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01DO0025397
COMM. EXP. 05/31/2028

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 _____

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)

THE CAMPER THAT IS PARKED ON THE CONCRETE
SLAB HAS BEEN LEAKING. THE SHED ROOF
IS ONLY THERE TO PROTECT THE CAMPER.
THERE ARE ONLY 4 POST WITH NO PERMANENT
WALLS.

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

March 5th, 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

Matthew Seifert
850 Davis Road
East Aurora, NY 14052

Matthew,

The Building Department has reviewed your request for an accessory structure to cover a recreational vehicle at 850 Davis 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: 2' side yard setback from the south property line.

Variance: 9.5' – this is based on the single-slope (shed) roof mean height of 11.5' of the accessory structure.

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 "Rich Miga".

Richard Miga
Assistant Code Enforcement Officer

Sled roof

East? West side

corrugated
steel
roofing w/overhangs
throat

2x10 @ 16" O.C. or less

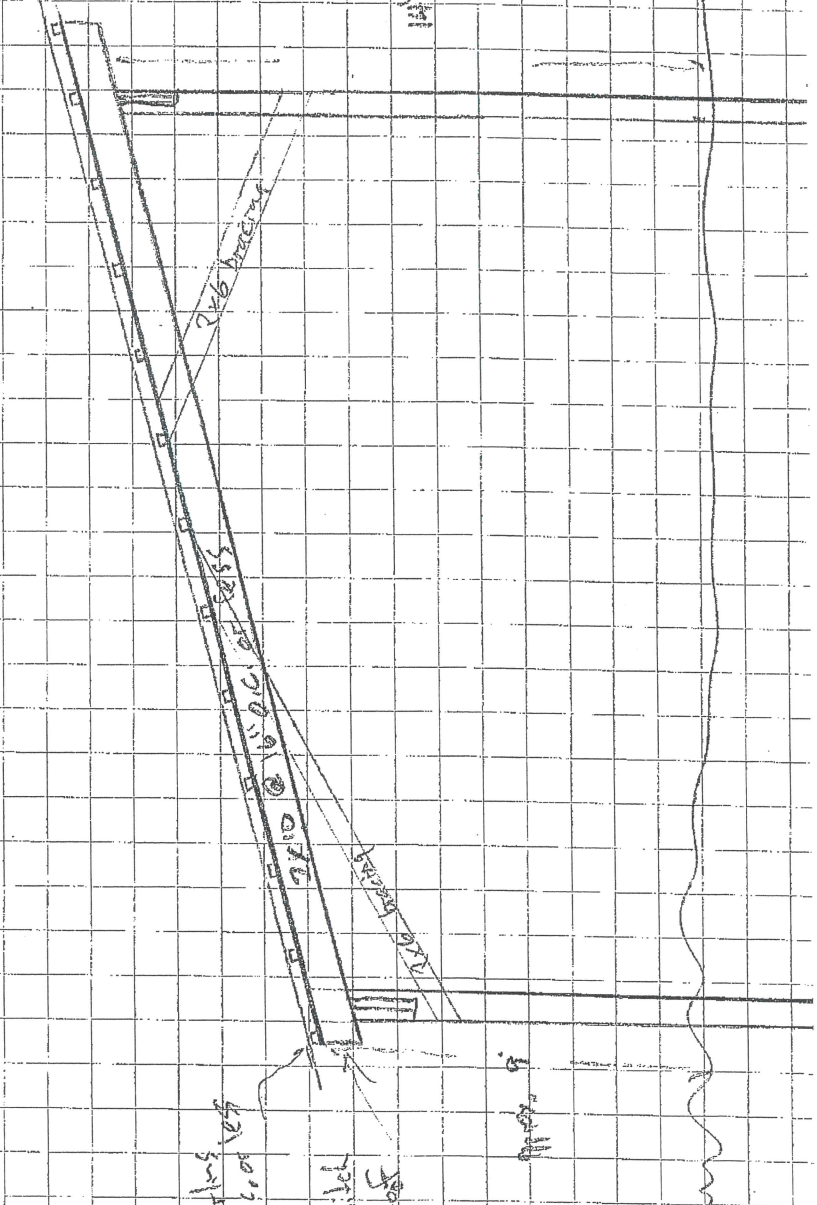
3/12 pitch
sled roof

approx. 9'

2x6 bracing

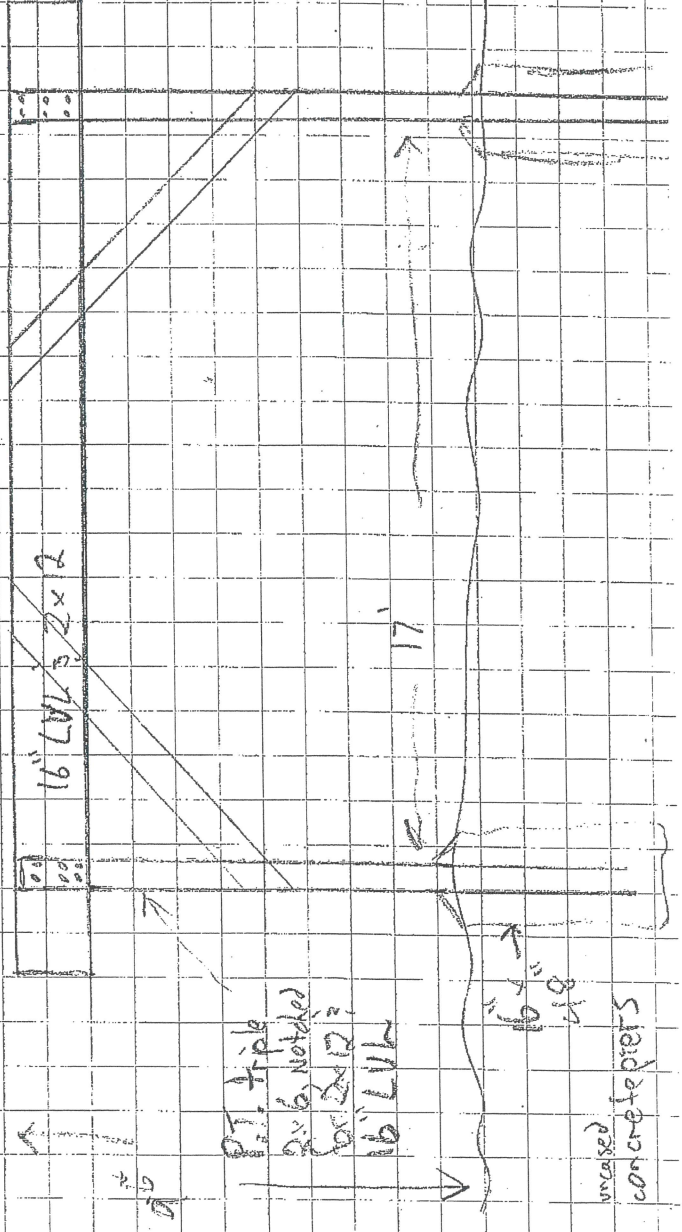
2x10 bracing

approx. 11'



Shed roof

South side



DRAWING
NAME

01.022

LEGEND:

AC. = ACRES
APPROX. = APPROXIMATE
AVE. = AVENUE
BIT. = BITUMINOUS
CB = CATCH BASIN
CH. = CHAIN
CONC. = CONCRETE
COR. = CORNER
C.T.V. = CABLE TV BOX

CL = CENTERLINE
D. = DEED
DIA. = DIAMETER
DIST. = DISTANCE
E = EAST
EUB = ELECTRICAL
JUNCTION BOX

ENC = ENCROACHMENT
ESMT. = EASEMENT
EX. = EXISTING
FNC. = FENCE
GAR. = GARAGE
IP. = IRON PIPE

L = LIBER
MH = MANHOLE
MP. = MAP
MS. = MEASURED
N = NORTH
OH = OVERHEAD

O/L = ON LINE
PO. = PORCH
PP = POWER POLE
P = PAGE
P. = PROPERTY LINE
PAVT = PAVEMENT

RD. = ROAD
S = SOUTH
ST. = STREET
STY. = STORY
TJB = TELEPHONE
JUNCTION BOX

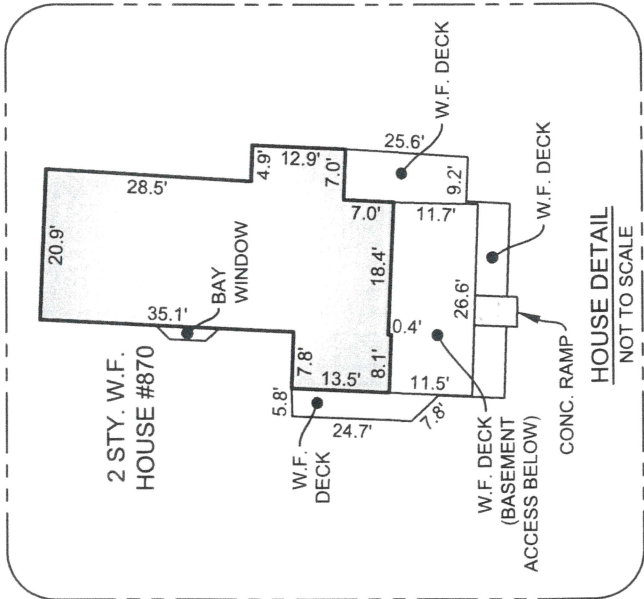
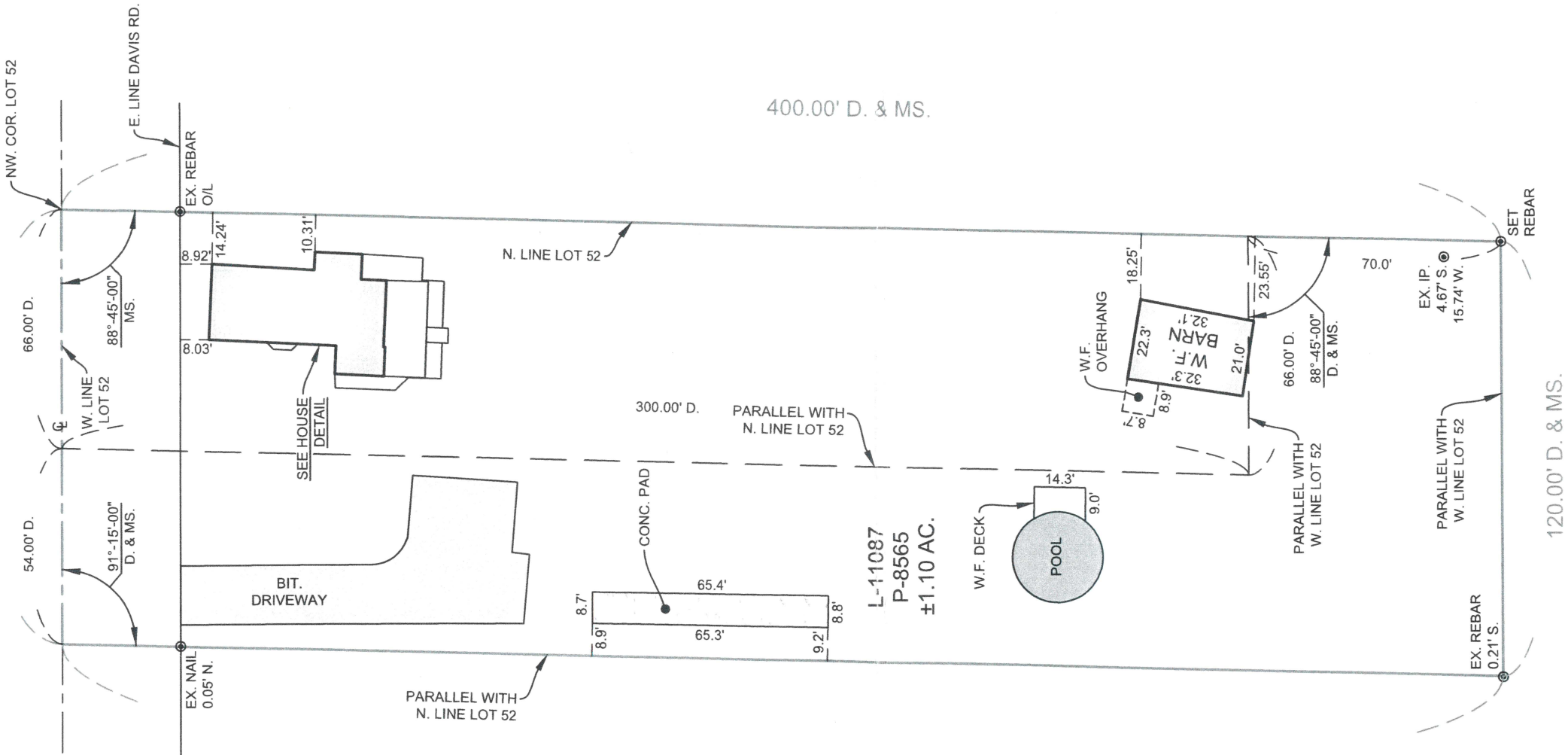
TYP. = TYPICAL

W = WEST
W/ = WITH
WD. = WOOD
W.F. = WOODFRAME



DAVIS ROAD (66.0')

120.00' D. & MS.



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL

NOTES:

-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

-UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



wendel

Centerpointe Corporate Park • 375 Essjay Road, Suite 200
Williamsville, New York 14221

PHONE: 716.688.0766 FAX: 716.625.6825

WEBSITE: www.wendelcompanies.com

Wendel W.D. Architecture, Engineering, Surveying and Landscape Architecture P.C.

PART OF LOT	52	SEC.	-	TWP.	9	RNG.	6
OF THE HOLLAND LAND COMPANY'S SURVEY							
TOWN	AURORA			PROJ. NO.	2963-20-01/022		
COUNTY	ERIE, NY			TAX ID No.	186.00-1-35.1		
CREW	DDA	DWN.	JSG	CHK.	GJK	DATE	9/2/2020

01.022

01.022

APPROX. =
APPROXIMATE
AVE. = AVENUE
COR. = CORNER
CONC. = CONCRETE
C.T.V. = CABLE T.V./BOX

E = EAST
EIR = ELECTRICAL

GAR. = GARAGE
IP = IRON PIPE

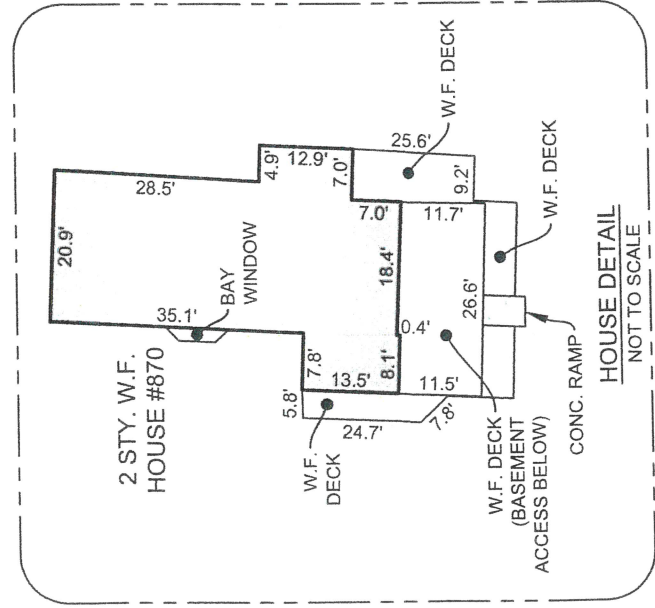
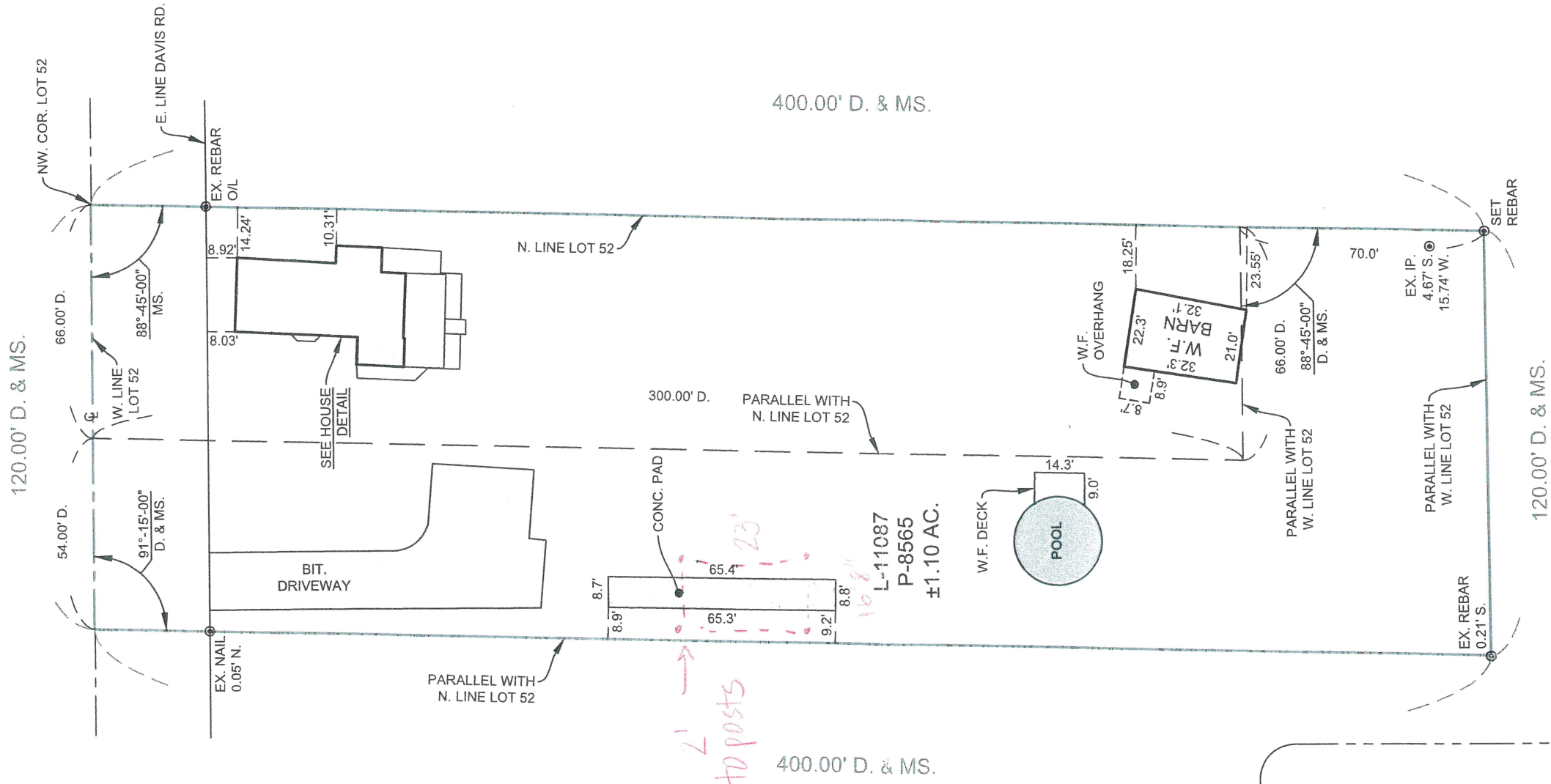
N = NORTH
O/H = OVERHEAD

R_L = PROPERTY LINE
PAV'T = PAVEMENT

W.F. = WOODFRAME



DAVIS ROAD (66.0')



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SURVEY MAP IS A VIOLATION OF SECTION 7209.
PROVISION 2 OF THE NEW YORK STATE EDUCATION
LAW.

wendel

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 WEBSITE: www.wendelcompanies.com

Wendel | WD Architecture Engineering Surveying and Landscape Architecture P.C.
WEBSITE: www.wendelcompanies.com

PART OF LOT	52	SEC.	-	TWP.	9	RNG.	6
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OF THE HOLLAND LAND COMPANY'S SURVEY

TOWN	AIRORA	PROJ. NO.	2963-20-01/022
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TOWN
 TACTICAL
 ERIE NY
 TAYLOR NO. 186 00-1-35 1
 SCALE 1"=40'

COUNTY	ERIE, NI	TAX ID NO.	100.00-1-33.1	DATE	01/1/2020
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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:			
Project Location (describe, and attach a location map): <i>850 DAVIS RD EAST AURORA NY 14052</i>			
Brief Description of Proposed Action: <i>ROOF OVER CAMPEN</i>			
Name of Applicant or Sponsor: <i>SERELA Poncelet</i>		Telephone: <i>716 291-1556</i>	
		E-Mail: <i>MCSEDPGAT73@ICloud.com</i>	
Address: <i>850 DAVIS RD</i>			
City/PO: <i>EAST AURORA</i>		State: <i>NY</i>	Zip Code: <i>14052</i>
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:			YES ☒
3. a. Total acreage of the site of the proposed action?		<i>± 1.10</i> acres	
b. Total acreage to be physically disturbed?		<i>.02</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>± 1.10</i> 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
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: _____ _____	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: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

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>SEPCO 1 PAINCELOT</u> Date: <u>2-27-2026</u>		
Signature: <u>Seamus Harris</u> Title: <u>2-27-2026</u>		

FOR COUNTY USE ONLY

C1. SWIS Code

142429

C2. Date Deed Recorded

4/13/21

C3. Book

11378

C4. Page

2211

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 850 Davis Road
* STREET NUMBER * STREET NAME

Aurora

* CITY OR TOWN

VILLAGE

14052

* ZIP CODE

2. Buyer Name Seifert Matthew C.
* LAST NAME/COMPANY FIRST NAME

LAST NAME/COMPANY

FIRST NAME

AURORA ASSESSOR'S

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) Poincelot Frank L. and Serena A.
* LAST NAME/COMPANY FIRST NAME

850 Davis Road

STREET NUMBER AND NAME

Aurora

CITY OR TOWN

NY

STATE

14052

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 120 X 400 OR 0.00
* FRONT FEET * DEPTH * 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 Poincelot (Seifert) Serena A.
* 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 N/A

* 12. Date of Sale/Transfer 3/30/21

* 13. Full Sale Price 1.00

(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 .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) 21 *17. Total Assessed Value 53,200

*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))
186.00-1-35.1

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

[Signature] 3-30-21
SELLER SIGNATURE DATE

BUYER SIGNATURE

[Signature] 3-30-21
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.)

Siefert Matthew C.
* LAST NAME FIRST NAME

* TELEPHONE NUMBER (Ex: 9999999)

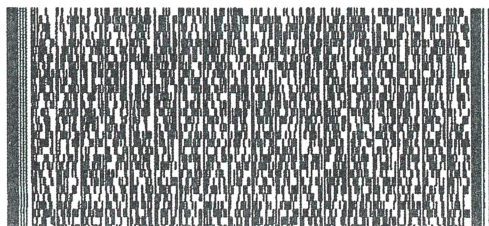
5703 Quaker Road
* STREET NUMBER * STREET NAME

East Aurora NY 14052
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

[Signature] *[Signature]*
LAST NAME FIRST NAME

(716) 674-9100
AREA CODE TELEPHONE NUMBER (Ex: 9999999)



Box
368

Warranty Deed with Lien Covenant

THIS INDENTURE, made the 30th day of MARCH 2021.

WITNESSETH, that **SERENA A. POINCELOT f/k/a SERENA A. SEIFERT**, residing at 850 Davis Road, Aurora, New York 14052

Grantor

in consideration of \$1.00 and no more received by Grantor subject to the trust provisions of section thirteen of the lien law, hereby grants and releases unto **MATTHEW C. SEIFERT**, residing at 5783 Quaker Road, East Aurora, New York 14052

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. 52 Township 9, Range 6 of the Holland Land Company's Survey, being more particularly described as follows:

BEGINNING at a point on the west line of said Lot 52, also being the center line of Davis (66.00') wide Road, a distance of 66.00 feet south of the northwest corner of Lot 52; thence southerly and continuing along said centerline of Davis Road a distance of 54 feet to a point; thence easterly at an interior angle of 91°15' and parallel with the north line of Lot 52 a distance of 400.00 feet to a point; thence parallel with the west line of Lot 52 a distance of 120.00 feet to a point on the north line of Lot 52; thence westerly and continuing along the north line of Lot 52 a distance of 70.00 feet to a point; thence southerly at an interior angle of 88°45' and parallel with the west line of Lot 52 a distance of 66.00 feet to a point; thence westerly and parallel with the north line of Lot 52 a distance of 330.00 feet to the point or place of beginning, said parcel containing 0.60 acre more or less.

ALSO ALL THAT TRACT OF PARCEL OF LAND, situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 52, Township 9, Range 6 of the Holland Land Company's Survey, bounded as follows:

BEGINNING at the northeast corner of Lot 52; thence running south along the west line of said lot, four (4) rods to a stake; thence east on a line parallel to the north line of said lot twenty (20) rods to a stake; thence north parallel to the west line, four (4) rods to a stake; thence west on the north line of the lot to the place of beginning. Containing one-half acre of land be the same more or less.

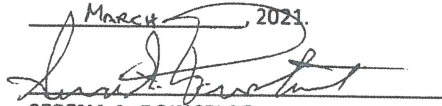
RESERVING in and to the GRANTOR and FRANK LESTER POINCELOT, husband and wife, residing at 850 Davis Road, Aurora, NY life estates in the subject premises. It is the responsibility of the Grantor and said Life Tenant to pay all taxes, assessments, repairs and upkeep of said property.

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

To have and to hold the above granted premises unto the said Grantee, his heirs and assigns forever.

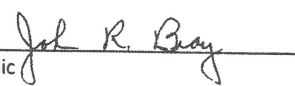
And Grantor covenants as follows: First, that Grantee shall quietly enjoy the said premises, and Second, that Grantors will forever warrant title to the said premises.

In Witness Whereof, Grantor has hereunto set her hand and seal the 30th day of March, 2021.


SERENA A. POINCELOT

STATE OF NEW YORK)
COUNTY OF ERIE) ss:

On the 30th day of MARCH, in the year 2021, before me, the undersigned, a notary public in and for said state, personally appeared **SERENA A. POINCELOT f/k/a SERENA A. SEIFERT**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

State of NY
JOHN R. BRAY
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
MY COMMISSION EXPIRES JULY 31, 2021


Deed-1



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

To: Serena A. Pincelot
850 Davis Rd
East Aurora NY 14052

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: Serena Pincelot
(name of owner of record)

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

Section: 186.00 Block: 1 Lot: 35.1

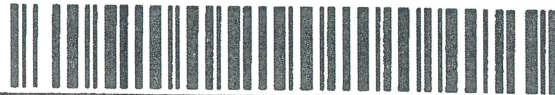
Located At: 850 Davis Rd. Aurora County of Erie, New York.
(street address) (city/town)

On 4-13-2021 documents were filed at this office to change ownership and transfer title of your property.
(date)

To: Matthew Seifert, returning to Serena Pincelot
(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 368

Party 1:
POINCELOT SERENA A FKA

Party 2:
SEIFERT MATTHEW C

Book Type: D Book: 11378 Page: 2211

Page Count: 2

Doc Type: DEED

Rec Date: 04/13/2021

Rec Time: 01:22:24 PM

Control #: 2021069223

UserID: Sharon

Trans #: 21060362

Document Sequence Number
TT2020018821

Recording Fees:

RECORDING	\$30.00
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: 1.00

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

Total: \$185.00

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