

CASE NO. 1533DATE OF HEARING 2/19/2026Town 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 Amy Dowdall
Address 132 Old Glenwood Rd
City West Falls State NY ZIP 14170
Phone 716-572-3630 Fax _____ Email adow21975@aol.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 132 Old Glenwood Rd West Falls NY 14170
SBL# 199.01-1-29
Property size in acres .4639 Property Frontage in feet 60'
Zoning District RR Surrounding Zoning R1 & RR
Current Use of Property SFD**IV. REQUEST DETAIL**

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-B.4F(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)

Amy Dowdall
Signature of Applicant/Petitioner

Amy Dowdall
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 9 day of December in the year 2025 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

Dorothy Bailey
Notary Public

(Notary stamp) **DOROTHY BAILEY**
Reg #01BA0025544
Notary Public, State of New York
Qualified in Erie County
Commission Expires April 15, 2028

Office Use Only: Date received: 12/23/25 Receipt #: 713522

Application reviewed by: MA

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)

Covering over front step to protect
from weather. Also will help with rain
coming in front screen door.

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

December 23, 2025

TOWN COUNCIL MEMBERS

Luke Wochensky
lwochensky@townofaurora.com

Joseph M. McCann
jmccann@townofaurora.com

Raymond M. Wrazen
rwrazen@townofaurora.com

SUPT. OF HIGHWAYS
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(716) 652-4050
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(716) 652-7591
building@townofaurora.com

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

DIR. OF RECREATION
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(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

Amy Dowdall
132 Old Glenwood Road
West Falls, NY 14170

Amy,

The Building Department has reviewed your request for a covered roof over the existing front step at 132 Old Glenwood Road (SBL 199.01-1-29) The request has been denied because it fails to meet the requirement for front yard setback in the Rural Residential (RR) zoning district in which the single-family dwelling is located.

Sections 116-8.4F(2)

Required: Front yard depth or setback, where 20% or more of the lots in the same block on the same side of the street and within 1,000 feet of a proposed building are improved with buildings, the average setback of such existing buildings shall establish the minimum setback or building line. This provision shall not be interpreted to permit a front yard depth of less than 45 feet.

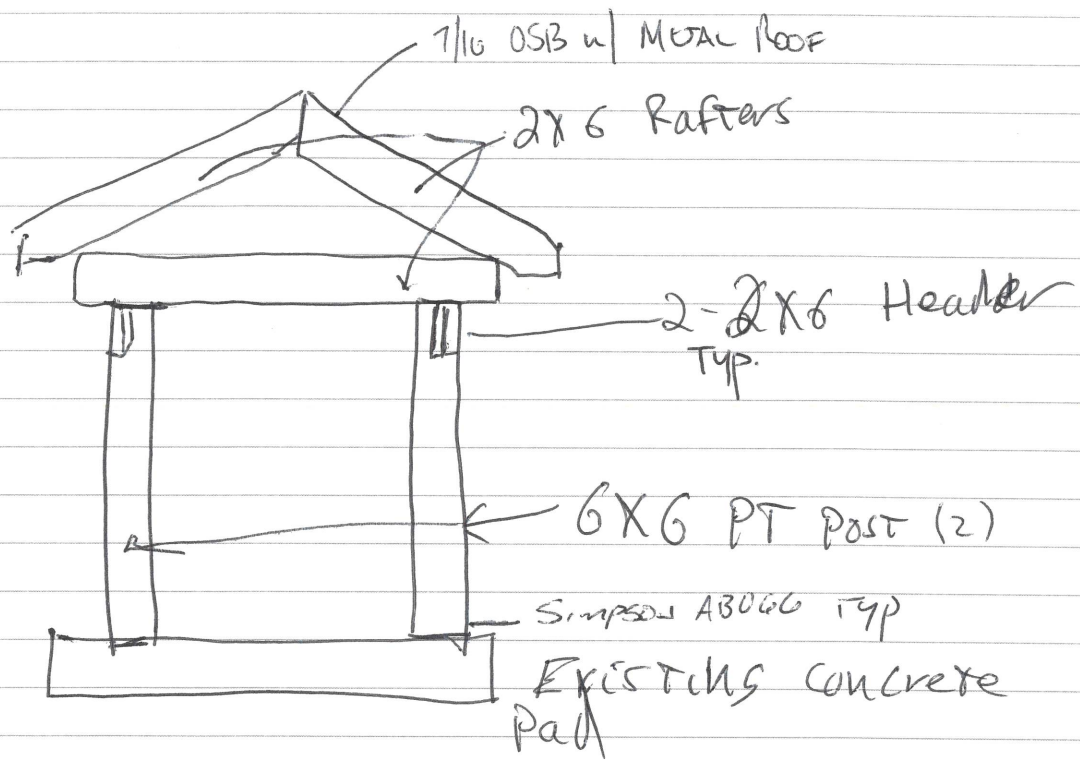
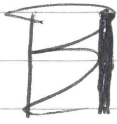
*Requested: 14.49' (existing dwelling has a non-conforming setback of 18.49')
Variance: 30.51'*

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 "Richard Miga".

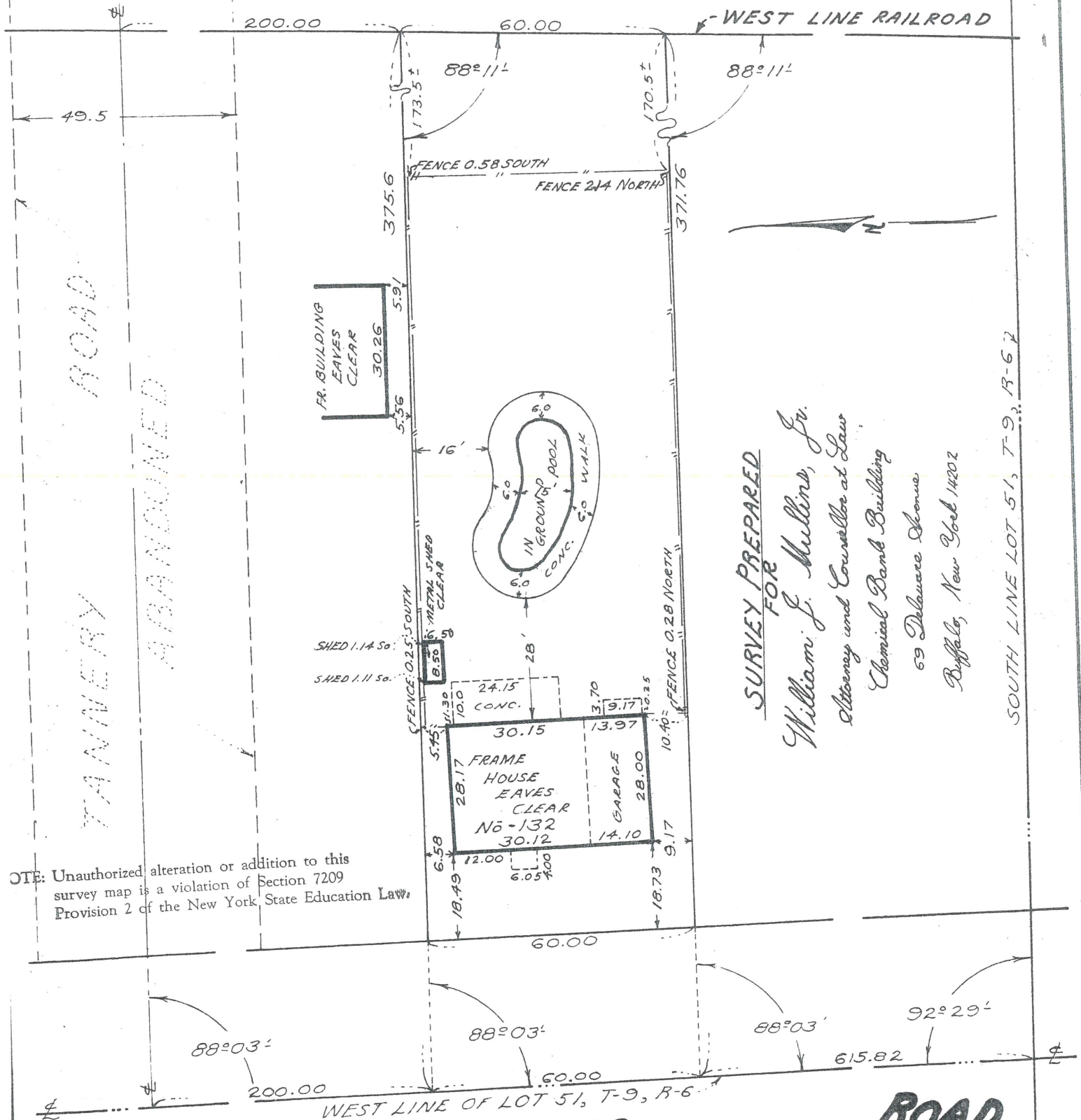
Richard Miga
Assistant Code Enforcement Officer







B. & O. BR. & P. R. R.



NOTE: Unauthorized alteration or addition to this survey map is a violation of Section 7209 Provision 2 of the New York State Education Law.

SURVEY PREPARED FOR
William J. Mullins, Jr.
Attorney and Counselor at Law
Chemical Bank Building
69 Delaware Avenue
Buffalo, New York 14202

SOUTH LINE LOT 51, T-9, R-6

Survey of No 132, OLD GLENWOOD RD. ~ PART OF LOT 51, T-9, R-6

Location TOWN OF AURORA, ERIE COUNTY, N.Y.

Job No. 1004

Survey No. 1217-77

Scale 1"=30' F.B. 6-36

DATE

TYPE

SURVEY FOR

ELWOOD D. HUMMEL

Land Surveyor

N.Y.S. License No. 35609



Erie County On-Line Mapping Application



Legend

Parcels

112: 18.24'
120: 30.10'
128: 38.03'
132: 18.49'
140: 19.46'
152: 23.43'
160: 24.5'

Avg: 24.61'

* ON-FILE SURVEY



0 0.02 0.0Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 1,128





Erie County On-Line Mapping Application



Legend

Parcels



0 0.02 0.0Miles

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1: 1,128



This Indenture, made the 17th day of May, 2005
Between

DAVID CARL THORNTON and
MAUREEN THERESA THORNTON, his wife
132 Old Glenwood Road
West Falls, New York 14170

Grantors, and

AMY L. DOWDALL
21 Bridge Street
West Falls, New York 14170

Grantee.

Witnesseth, that the Grantors, in consideration of

-----One & More-----Dollars (\$1 & More),
lawful money of the United States, paid by the Grantee, do hereby grant and release unto the
Grantee her heirs, distributees and assigns forever.

All that Tract or Parcel of Land, situate in the Town of Aurora, County of Erie and State of
New York, being part of Lot No. 51, Township 9, Range 6 of the Holland Land Company's Survey,
described as follows:

BEGINNING at a point in the center line of Old Glenwood Road, (formerly Davis Road) 200
feet, measured southerly from the intersection of the center line of Old Glenwood Road (formerly Davis
Road) with the centerline of (abandoned) Tannery Road; thence easterly and parallel to the south line of
land conveyed to Edward A. Volk and Mary T. Volk his wife by Deed recorded in Erie County Clerk's
Office on June 9, 1952 in Liber 5130 of Deeds at page 62, 375.6 feet to the westerly line of land of the,
Buffalo, Rochester & Pittsburgh Railroad (see Deed recorded in Erie County Clerk's Office in Liber 446
of Deeds at page 111); thence southerly along the westerly line of the Buffalo, Rochester & Pittsburgh
Railroad 60 feet to a point; thence westerly and parallel to the south line of land of Volk, above
mentioned, 372 feet more or less to the center line of Old Glenwood Road (formerly Davis Road) thence
north along the center line of Old Glenwood Road (formerly Davis Road) 60 feet to the place of
beginning.

P680

AUR
77,500.00
DIB-2

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

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

And said Grantors covenant as follows:

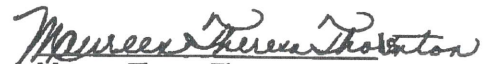
First, that said Grantee shall quietly enjoy the said premises;

Second, that said Grantors 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 Grantors have hereunto set their hands on the date respective of the acknowledgments for each below.


David Carl Thornton


Maureen Theresa Thornton

State of New York)

County of Erie) ss:

On the 17th day of may, 2005, before me, the undersigned, a notary public in and for the State of New York, personally appeared David Carl Thornton and Maureen Theresa Thornton, 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 capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



TRACI L. O'HALLORAN
Notary Public, State of New York
Qualified in Erie County
My Commission Expires April 1, 2006

ERIE COUNTY CLERKS OFFICE
County Clerk's Recording Page

Return To:

BOX 431

THORNTON
DAVID
THORNTON
MAUREEN
DOWDALL
AMY

CARL

THERESA

L

Index DEED LIBER

Book 11095 Page 4256

No. Pages 0003

Instrument DEED

Date : 5/19/2005

Time : 12:54:10

Control # 200505190680

OLDTT

TT# TT 2004 024119

Employee ID PJC

COUNTY	\$	36.00
STATE E&A	\$	66.00
COE STATE	\$	4.75
TRANSFER	\$	310.00
NFTA TT	\$	387.50
COUNTY E&A	\$	9.00
COE COUNTY	\$	1.00
COE ST GEN	\$	14.25
	\$	.00

Total: \$ 828.50

TRANSFER TAX

STATE OF NEW YORK
ERIE COUNTY CLERKS OFFICE

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

CONSIDERATN \$ 77,500.00

TRANSFER TAX \$ 697.50

DAVID J SWARTS
COUNTY CLERK



D110954256

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: 132 Old Glenwood Rd West Falls NY 14170			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: Covered front step			
Name of Applicant or Sponsor: Amy Dowdall		Telephone: 716-572-3630	
		E-Mail: adow21975@aol.com	
Address: 132 Old Glenwood 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:			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?			☒
.4639 acres 0 acres .4639 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,	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>Amy Durdall</u> Date: <u>12-9-25</u>		
Signature: <u>Amy Durdall</u> Title: _____		