



CASE NO. 1541
DATE OF HEARING 5/21/26

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 Robert & Jennifer Brayman
Address 559 South St
City East Aurora State NY ZIP 14052
Phone 716-800-7035 Fax - Email rbrayman@gmail.com
Interest in the property (ex: owner/purchaser/developer) owner

III. PROPERTY OWNER INFORMATION (If different from applicant information.)

Property Owner(s) Name(s) _____
Address _____
City _____ State _____ ZIP _____
Phone _____ Fax _____ Email _____

III. PROPERTY INFORMATION

Property Address 559 South St
SBL# 175.16-1-11
Property size in acres .36 Property Frontage in feet 70'
Zoning District R1 Surrounding Zoning R1
Current Use of Property Residential

IV. REQUEST DETAIL

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-8.1E(2)
☐ Special Use Permit for: _____
☐ Use Variance for: _____
☐ Interpretation of _____

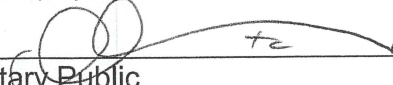
V. SIGNATURES (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 5)


Signature of Applicant/Petitioner

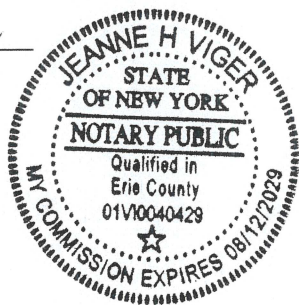
ROBERT L. BRAYMAN
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 14th 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.


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)

Building over existing concrete slab but extending it to the east by approximately 2 feet to align with the windows. This is in accordance to the attached plat map.

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. Libroch
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA

Aurora Municipal Center

575 Oakwood Avenue, East Aurora, NY 14052

www.townofaurora.com

TOWN COUNCIL MEMBERS

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lwochensky@townofaurora.com

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jmccann@townofaurora.com

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rwrazen@townofaurora.com

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(716) 652-7591
building@townofaurora.com

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(716) 652-8866
chris@townofaurora.com

TOWN ATTORNEY
Brigid M. Maloney

TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

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

FAX: (716) 652-3507

Robert and Jennifer Brayman
559 South St
East Aurora, NY 14052

April 16, 2026

Mr. & Mrs. Brayman,

The Building Department has reviewed your request to construct a deck at the front of your residence at 559 South St. The request has been denied because it fails to meet the requirement for the front yard setback in the Residence-1 (R1) Zoning District in which it is located. There is an existing neighborhood front yard setback average of 57.21'.

Section 116-8.1E(2)

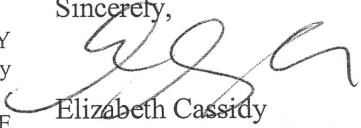
Requirement: Where 20% or more of the lots in the same block on the same side of the street and within 1,000' of a proposed building are improved with buildings, the average setback of such existing buildings shall establish the minimum setback or building line. This provision shall not be interpreted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

Requested: Front yard setback of 26.5'

Variance: 30.71'

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,


Elizabeth Cassidy
Code Enforcement Officer



Erie County On-Line Mapping Application

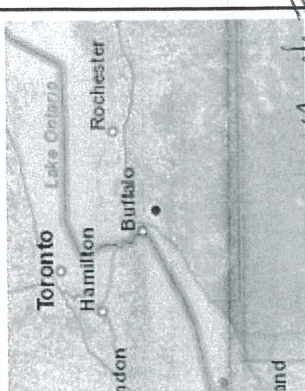


0 0.07 0.1 Miles

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: 4,514



Legend
□ Parcels

Aug 57.2'

South St

525 7.11' m

555 30' m

553 302' est house

559 Subject 34.5' m

561 33.7' est

563 33.02' est

573 25.59' m

589 74.21' m house

595 9' m

607 15' m

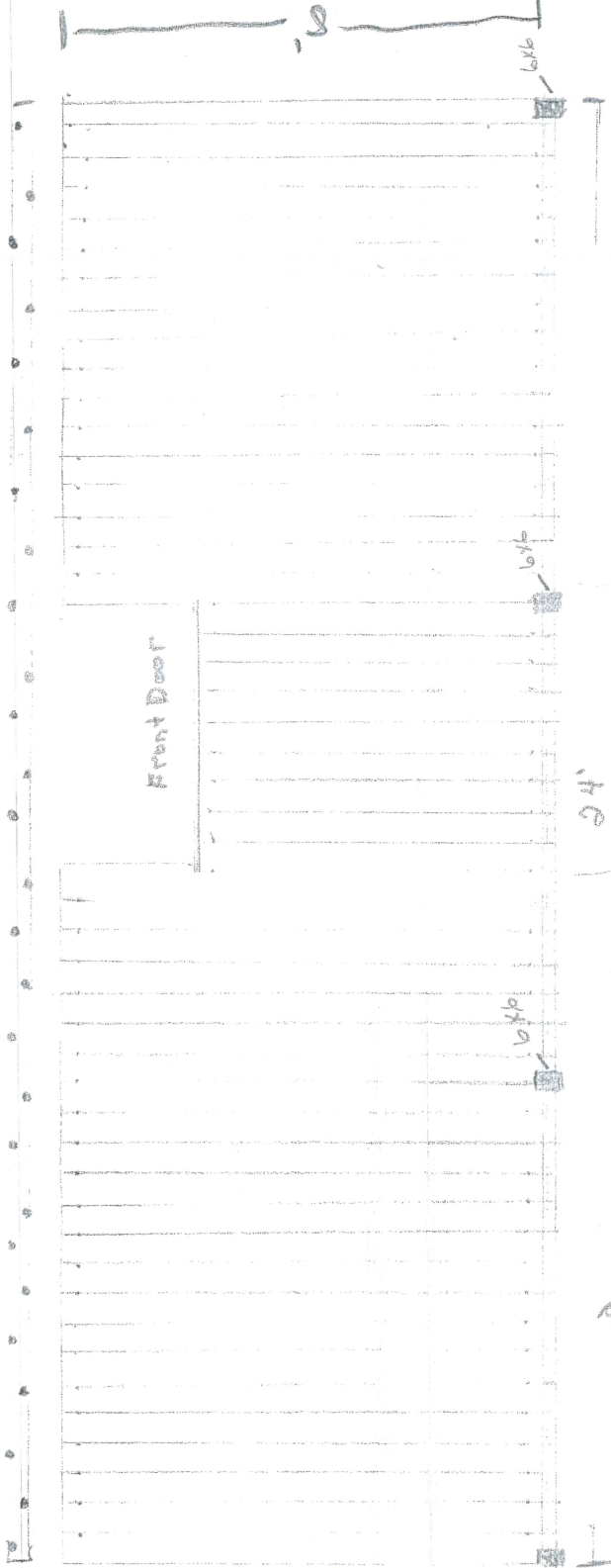
611 101.56' m

621 38.02' m

625 48.8' est

Existing House

2x8 PT Ledger Board



General Notes
 PT 2x8 Joist @ 16" OC
 PT 6x6 Support Post
 Simpson Joist Hangers
 3000 PSI Concrete Footer
 18" x 42" MIN
 4" Simpson Strong-Tie Screws
 used For Ledger Board
 Trex 5/4 Decking

Bob Jennifer Bryman
 559 South St East Aurora NY

***** This form must be received by Mrs. Doyle before you can purchase Prom tickets!! *****

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

Robert and Jennifer Brayman

Name of Action or Project:

Rebuilding front porch

Project Location (describe, and attach a location map):

559 South St. East Aurora NY

Brief Description of Proposed Action:

Building over existing concrete slab but extending it to the east by approximately 2 feet to align with the windows

Name of Applicant or Sponsor:

Robert & Jennifer Brayman

Telephone: *716-800-7035*

E-Mail: *rbrayman@qmail*

Address:

559 South St

City/PO:

East Aurora

State:

NY

Zip Code:

14052

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO

YES

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.

☐

☒

2. Does the proposed action require a permit, approval or funding from any other government Agency?

NO

YES

If Yes, list agency(s) name and permit or approval:

TDA Building Permit

☐

☒

3. a. Total acreage of the site of the proposed action?

0.36 acres

b. Total acreage to be physically disturbed?

160 sq ft ~~acres~~

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

0.36 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>Robert Brayman</u> Date: <u>4/16/26</u> Signature: <u>[Signature]</u> Title: <u>owner</u>		

FOR COUNTY USE ONLY

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

C1. SWIS Code

142489

C2. Date Deed Recorded

10/23/15

C3. Book

11207

C4. Page

494

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

AURORA ASSESSORS OFFICE

PROPERTY INFORMATION

1. Property Location 559 South Street
 * STREET NUMBER * STREET NAME
 Aurora
 * CITY OR TOWN VILLAGE 14052
 * ZIP CODE

2. Buyer Name Brayman f/k/a Lewis Jennifer A.
 * LAST NAME/COMPANY FIRST NAME
 Brayman Robert L.
 * 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

OCT 30 2015

RECEIVED

✓ RPS

ENTERED

11/9/15

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 70 X 225 OR 0.00
 * FRONT FEET * DEPTH * ACRES

6. Seller Name Brayman f/k/a Lewis Jennifer 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
 *12. Date of Sale/Transfer 10/23/15 10/5/15
 *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.

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:

14. Indicate the value of personal property included in the sale .00

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

16. Year of Assessment Roll from which information taken(Y) 14 *17. Total Assessed Value 94,600
 *18. Property Class 210 - 1 *19. School District Name East Aurora
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
 175.16-1-11

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

Jennifer A. Brayman 10/5/15
 SELLER SIGNATURE DATE

BUYER SIGNATURE

10/5/2015
 Jennifer A. Brayman 10/5/2015
 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.)

Brayman Jennifer & Robert
 * LAST NAME FIRST NAME
 * AREA CODE * TELEPHONE NUMBER (Ex: 9099999)
 559 South Street
 * STREET NUMBER * STREET NAME
 East Aurora NY 14052
 * CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

Flaherty Carol A.
 LAST NAME FIRST NAME
 (716) 652-9600
 AREA CODE TELEPHONE NUMBER (Ex: 9099999)

Box 131

QUIT CLAIM DEED

THIS INDENTURE, made the 5th day of October, 2015, between Jennifer A. Brayman, f/k/a Jennifer A. Lewis, residing at 559 South Street, East Aurora, New York 14052, party of the first part, and

Jennifer A. Brayman and Robert L. Brayman, husband and wife, residing at 559 South Street, East Aurora, New York 14052, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One and No More Dollars, lawful money of the United States, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND...see attached Schedule A

THIS deed is made not to defraud creditors, nor does it render the Grantor herein insolvent.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

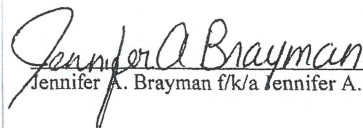
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

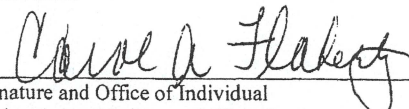
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Jennifer A. Brayman f/k/a Jennifer A. Lewis

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

On the 5th day of October, in the year 2015 before me, the undersigned, personally appeared Jennifer A. Brayman f/k/a Jennifer A. Lewis 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.


Signature and Office of Individual
Taking Acknowledgment (affix stamp)

CAROL A. FLAHERTY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires December 28, 2017

ADJ
DEED-2
277946

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 Lot No. 22, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the center line of South Street which is the southerly Corporation line of the Village of East Aurora, 1722.62 feet west from its intersection with the center line of Olean Street which is also the northwest corner of lands conveyed to Charles J. Rosen and wife by deed recorded in Erie County Clerk's Office in Liber 1808 of Deeds at page 500; thence southerly along the westerly line of said Rosen's land and a continuation thereof to a point 225 feet southerly from the center line of South Street; thence westerly parallel with the center line of South Street about 71.5 feet to a point in a line drawn southerly at an angle of $88^{\circ} 14'$ from a point in the center line of said street 70 feet westerly from the point of beginning; thence northerly along said line about 225 feet to the center line of South Street; thence easterly along said center line 70 feet to the place of beginning.

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:
BOX 131

Party 1:
BRAYMAN JENNIFER A FKA

Party 2:
BRAYMAN JENNIFER A

Book Type: D Book: 11287 Page: 494

Page Count: 3

Doc Type: DEED

Rec Date: 10/23/2015

Rec Time: 12:30:55 PM

Control #: 2015217946

UserID: Nancy

Trans #: 15172981

Document Sequence Number
TT2015006417

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: 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: \$190.00

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.

Christopher L. Jacobs
County Clerk