

CASE NO. 1546DATE OF HEARING 6/18/26Town 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 Robert Bannister
Address 1776 Blakeley Corners Rd.
City East Aurora State NY ZIP 14052
Phone [REDACTED] Email [REDACTED]
Interest in the property (ex: owner/purchaser/developer) owner**III. PROPERTY OWNER INFORMATION** (If different from applicant information.)Property Owner(s) Name(s) Robert & Lori Bannister
Address 1776 Blakeley Corners Rd
City East Aurora State NY ZIP 14052
Phone [REDACTED] Fax [REDACTED] Email [REDACTED]**III. PROPERTY INFORMATION**Property Address 1776 Blakeley Corners Road
SBL# 187.00-3-8.12
Property size in acres 5 acres Property Frontage in feet 289 feet
Zoning District RR/A Surrounding Zoning RR/A
Current Use of Property Homestead**IV. REQUEST DETAIL**

(check all that apply)

☒ Variance from Ordinance Section(s) # 116-28A allow top rail to be 48.5"
☐ 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)

Robert Bannister
Signature of Applicant/Petitioner

Robert Bannister
Print name of Applicant/Petitioner

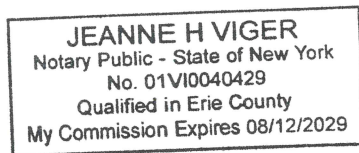
• Levi Bannister
• Levi Bannister

State of New York; County of Erie

On the 6th day of May 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.

[Signature]
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)

We request a variance that would allow the height of our new three rail white vinyl fence to be 6 ½ inches higher than the zoning height of 42 inches. Aesthetically we prefer the appearance of a 3 rail fence vs a two rail fence. We believe a three rail fence is preferable to a two rail in a country setting. Moreover, the variance would be unnoticeable because the road grade is up to 2 ½ feet higher than the lawn. The instillation of the fencing will improve the appearance of our property and the neighborhood. This is our continuing effort to do that. After purchasing our property, 3 ½ years ago, we had underground conduit installed to cover an unsightly ditch that ran the length of our property.

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)

Town of Aurora
575 Oakwood Avenue
East Aurora, NY 14052
www.townofaurora.com

**Zoning Board of Appeals
Application
Owner Authorization**

The undersigned, who is the owner of the premises know as:

1776 Blakeley Rd / East Aurora, 14052 Identified as Tax Map (SBL)# 187.00-3-8.12
(address)

hereby authorizes Robert Bannister to bring an application for () area variance

() special use permit () use variance () interpretation before the Town of Aurora Zoning Board of

Appeals for review and potential approval. The undersigned further permits the Town or its authorized representative(s) access to the property to review existing site conditions during the review process.

Robert Bannister • ~~Loft Bannister~~ 02/06/06
Owner (print) Date

Robert Bannister • ~~Loft Bannister~~
Owner (signature)

STATE OF NEW YORK)
COUNTY OF ERIE) SS

On this 4th day of May, 2020, before me, the undersigned, a notary public in and for said state, personally appeared Robert Bannister, personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

TC
Notary Public

JEANNE H VIGER
Notary Public - State of New York
No. 01VI0040429
Qualified in Erie County
My Commission Expires 08/12/2029

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.townofaurorany.gov

TOWN COUNCILMEMBERS

Jessica B. Armbrust
jarmbrust@townofaurorany.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 8, 2026

Robert Bannister
1776 Blakeley Road
East Aurora, NY 14052

Robert,

The Building Department has reviewed your request for a 48.5" high three-rail fence in the front yard at 1776 Blakeley Road. The request has been denied because it fails to meet the requirement for fence height in the Rural Residential (RR) zoning district in which the proposed fence will be located.

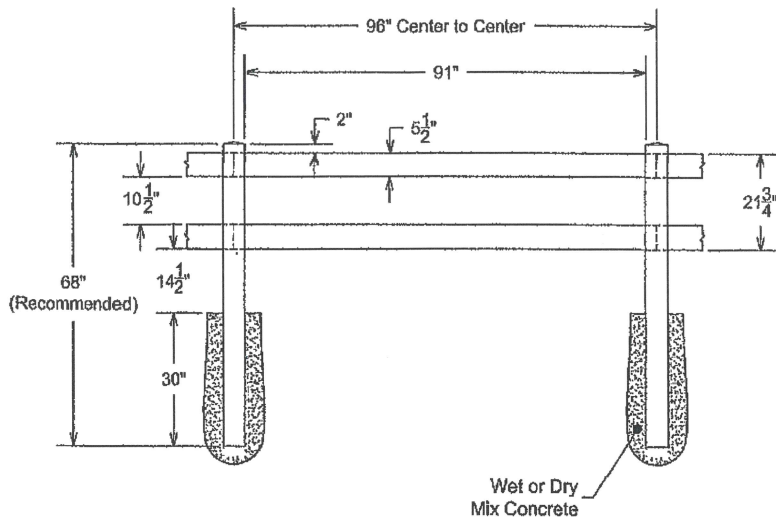
Sections 116-28A
Required: A wall or fence not over 3 1/2 feet (or 42") high in any front yard or side-street side yard, subject to § 116-38.
Requested: 48.5" to the top rail of fence
Variance: 6.5"

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.

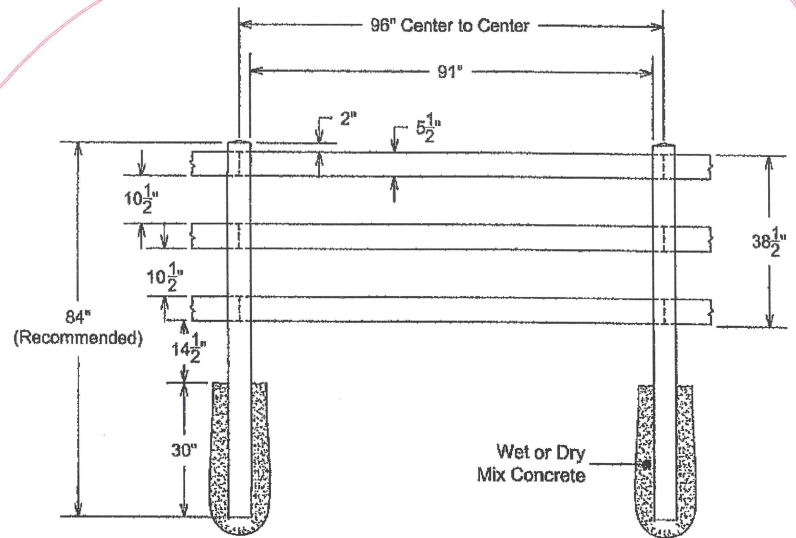
Sincerely,

A handwritten signature in dark ink, appearing to read 'Richard Miga', written over a horizontal line.

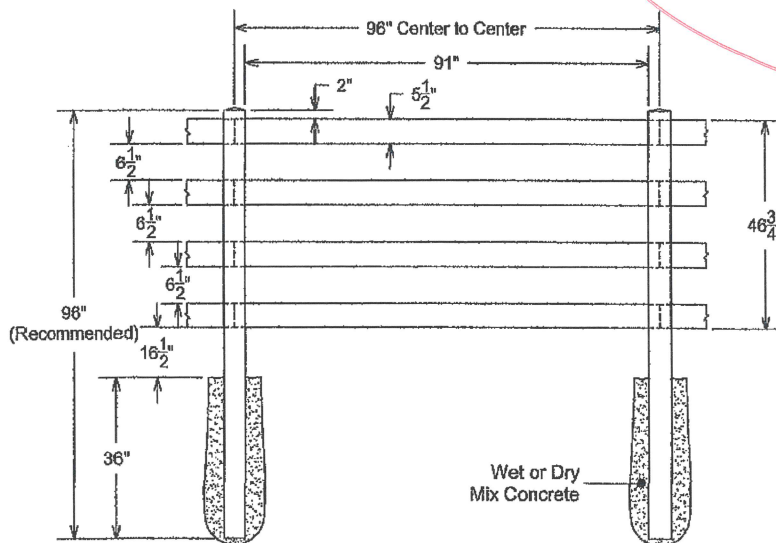
Richard Miga
Assistant Code Enforcement Officer



2-Rail



3-Rail



4-Rail

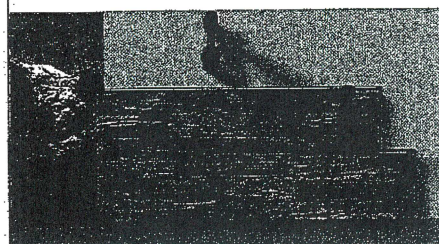
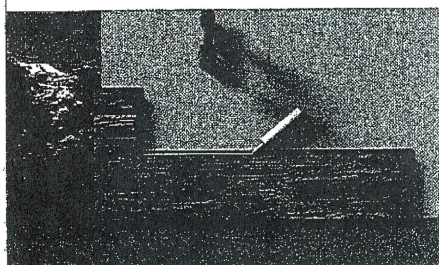
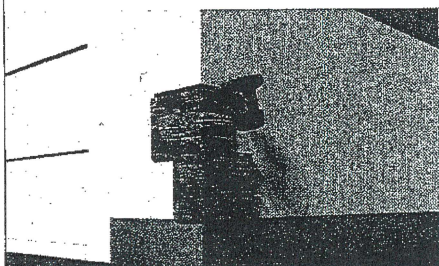
The Immediate Satisfaction of an Updated Home and More Long Term Value

All it takes to significantly enhance the curb appeal or interior beauty of your property is a weekend with GenStone. Our mortarless, easy-install, panelized system looks and acts like real stone because that's exactly what we use to develop GenStone.

- ✓ Save up to 50% over the installed cost of real and cultured stone
- ✓ Can be applied with screws over any flat surface including but not limited to plywood, concrete, stucco, existing brick and drywall
- ✓ Lightweight, can be installed by one person and there is no need to worry about the additional weight added to the structure
- ✓ Cuts just like wood with any ordinary hand or power saw
- ✓ 25 year limited warranty

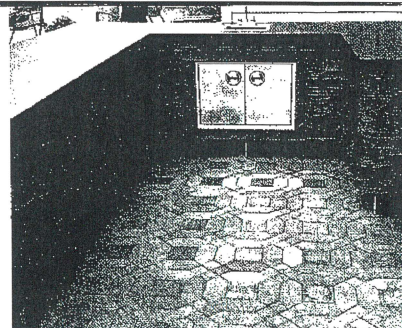
Box to the Wall in Minutes

No special skills or tools needed



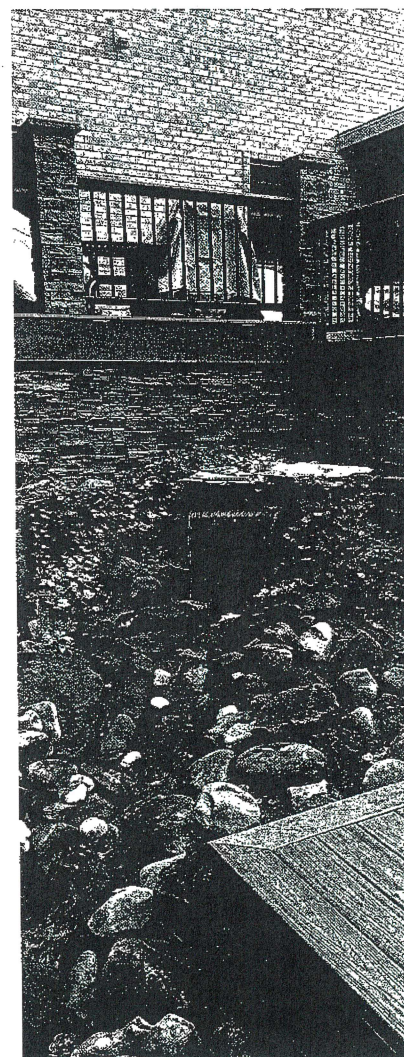
- 1 Apply adhesive on the back of each piece in an "S" pattern
- 2 Fasten with screws every 8 inches along the shiplap edge
- 3 Run a bead of caulking where each piece will connect
- 4 Slide the next panel into place and attach with screws
- 5 Conceal exposed fastener holes with GenStone eXact color caulking

Step by step install videos are available on genstone.com as well as on our YouTube page.



We just knew GenStone was the solution we were looking for because it looks like real stone. Attaching the GenStone only took 3 days. We couldn't be happier with how our project turned out and we definitely recommend GenStone to anyone.

— Teresa, Keystone Stacked Stone





CATALYST™
FENCE SOLUTIONS

VINYL POST & RAIL/RANCH RAIL

WORKS WITH:

- CORONADO
- SEDONA



Read all instructions prior to installing product.

Refer to manufacturers safety instructions when operating any tools.

Installation Instructions

English.....	1
Français.....	7
Español.....	13

To register your product, please visit: CatalystFence.com.

In case of a warranty claim, call 888.549.7350.



WARNING:

- Improper installation of this product can result in personal injury. Always wear safety goggles when cutting, drilling and assembling the product.
- Incorrect installation may cause harm to the gate or individual.
- Check local building codes to determine pool-safe fencing options.



NOTICE:

- DO NOT attempt to assemble the kit if parts are missing or damaged.
- DO NOT return the product to the store. For assistance or replacement parts call: 888.549.7350.

BEFORE YOU BEGIN:

Check your local zoning laws.

- Local zoning laws and Home Owners Associations may regulate the location, style and height of your fence or even require a permit signoff beforehand.
- Check local codes for frost line depth and regulations.
- Additional products and assembly may be required to meet wind code requirements. Notice of acceptance (NOA) can be found at www.miamidade.gov/building/pc-search_app.asp

Contact your local utilities companies.

- You must have the utility companies clearly mark your property for electrical, gas or water lines to avoid puncturing any unseen underground utilities.

TOOLS/MATERIALS NEEDED:

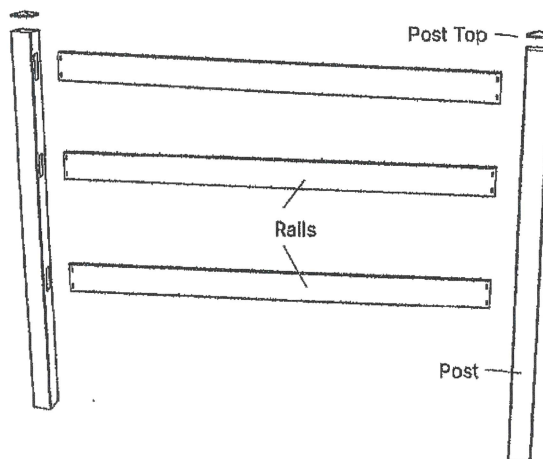
	Safety Glasses
	Level
	Tape Measure
	Concrete
	Coarse Gravel (6" Per Hole)
	Post Hole Digger
	String Line Stakes
	Shovel
	Rubber Mallet
	Vinyl Cement

NOTE:

Components shown are for visual reference only and may not depict the exact style of your product. Please see product label for correct number of pieces.

Post & Rail Component list:

Description
Rails
Posts (Sold Separately)
Post Tops (Sold Separately)



To obtain and review a copy of the warranty please visit **CatalystFence.com**.
You may also contact us at 888.549.7350 or email **info@CatalystFence.com**.

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: <i>Bannister Front Property Fence</i>			
Project Location (describe, and attach a location map): <i>1776 Blakeley Corners Road, East Aurora, NY</i>			
Brief Description of Proposed Action: <i>Installing a 3 rail white vinyl fence along property frontage between driveway columns.</i>			
Name of Applicant or Sponsor: <i>Robert Bannister</i>		Telephone: <i>[REDACTED]</i> E-Mail: <i>[REDACTED]</i>	
Address: <i>1776 Blakeley Corners Road</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? 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: <i>TJA Bldg. Dept.</i>		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?		<i>4.78</i> acres <i>0</i> acres <i>4.78</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,	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>Robert Bannister</u> Date: <u>05/08/06</u>		
Signature: <u>Robert Bannister</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

12/24/2020

C3. Book

11371

C4. Page

7039

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

1776

* STREET NUMBER

Blakeley Road

* STREET NAME

Aurora

* CITY OR TOWN

VILLAGE

14052

* ZIP CODE

2. Buyer
Name

Bannister

* LAST NAME/COMPANY

Robert D.

FIRST NAME

Bannister

* LAST NAME/COMPANY

Lori D.

FIRST NAME

3. Tax
Billing
AddressIndicate 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

289

* FRONT FEET

X

754

* DEPTH

OR

4.80

* ACRES

6. Seller
Name

Bienias

* LAST NAME/COMPANY

Thomas J.

FIRST NAME

Bienias

* LAST NAME/COMPANY

Barbara A.

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

10/10/2020

* 12. Date of Sale/Transfer

12/18/2020 12/16/20

* 13. Full Sale Price

559,500.00

(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

154,300

* 18. Property Class

210

* 19. School District Name

East Aurora Union

* 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

187-3-8.12

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

SELLER SIGNATURE

DATE

BUYER SIGNATURE

DATE

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.)

Bannister

* LAST NAME

Robert D.

FIRST NAME

(716)

* AREA CODE

* TELEPHONE NUMBER (Ex. 9999999)

1776

* STREET NUMBER

Blakeley Road

* STREET NAME

East Aurora

* CITY OR TOWN

NY

* STATE

14052

* ZIP CODE

BUYER'S ATTORNEY

DiFilippo

LAST NAME

Anthony

FIRST NAME

(716)

* AREA CODE

652-9560

TELEPHONE NUMBER (Ex. 9999999)

Box 301

Warranty Deed with lien covenant from an individual

This Indenture, made the 16th day of December, 2020.

Between **Thomas J. Bienias and Barbara A. Bienias**, husband and wife,
residing at 1776 Blakeley Road, East Aurora, New York 14052-9005,

Grantors,

Robert D. Bannister and Lori D. Bannister, husband and wife,
residing at 272 Porterville Road, East Aurora, New York 14052,

Grantees.

WITNESSETH, that the Grantors in consideration of ONE and MORE Dollars (\$1.00 + More) lawful money of the United States, paid by the Grantees, subject to the trust fund provisions of section thirteen of the lien law, hereby grant and release unto the Grantees, their heirs, distributes, and assigns forever.

ALL THAT PLOT OF LAND, situate in the Town of Aurora, County of Erie, and State of New York, being part of Lot Number twenty (20), Township nine (9), Range six (6) of the Holland Land Company's Survey, bounded and described as follows:-

BEGINNING at a point in the center line of Blakeley Road, being the south line of Lot Number twenty (20), distant four hundred forty-four and seventy hundredths (444.70) feet west of the center line of Underhill Road, being the east line of Lot Number twenty (20); running thence northerly at an interior angle of 88° 06' seven hundred fifty-four and nineteen hundredths (754.19) feet to a point on the south line of lands conveyed to Thomas J. Haney and Dawn M., his wife, by deed recorded in the Erie County Clerk's Office in Liber 9884 of Deeds at page 642; thence westerly at an interior angle of 91° 54' and along the south line of lands conveyed to Haney and along said south line if extended westerly and parallel with the center line of Blakeley Road, two hundred eighty-nine (289) feet; thence southerly at an interior angle of 88° 06' seven hundred fifty-four and nineteen hundredths (754.19) feet to the center line of Blakeley Road; thence easterly

AUR

222967

A. Deed-2

along the center line of Blakeley Road, two hundred eighty-nine (289) feet to the point or place of beginning.

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

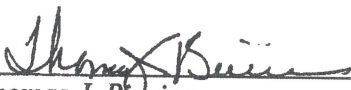
To have and to hold the above granted premises unto the Grantees, their heirs, distributes, and assigns forever.

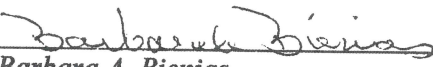
And Grantors covenant as follows:

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

Second, that Grantors will forever warrant the title to the said premises.

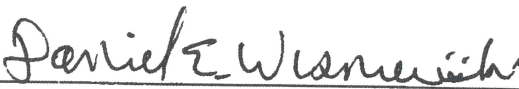
IN WITNESS WHEREOF, the Grantors have hereunto set their hands on the date respective of the acknowledgments for each below.

 ls
Thomas J. Bienias

 ls
Barbara A. Bienias

State of New York)
County of Erie) ss:

On December 16, 2020, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Thomas J. Bienias and Barbara A. Bienias, 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 persons upon whose behalf of which the individuals acted, executed the instrument.

 Notary Public

DANIEL E. WISNIEWSKI
NOTARY PUBLIC, State of New York
Qualified in Erie County
My Commission Expires August 31, 2022



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

To: THOMAS J. BIENIAS
BARBARA A. BIENIAS
FOX CREEK ESTATES, APT. 207
9500 Transit Road
East Amherst, NY 14051

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: THOMAS J. BIENIAS & BARBARA A. BIENIAS
(name of owner of record)

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

Section: 187 Block: 3 Lot: 8.12

Located At: 1776 BLAKELY ROAD, AURORA, County of Erie, New York.
(street address) (city/town)

On 12/24/2020 documents were filed at this office to change ownership and transfer title of your property.
(date)

To: ROBERT D. BANNISTER & LORI D. BANNISTER
(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 301

Party 1:
BIENIAS THOMAS J

Party 2:
BANNISTER ROBERT D

Book Type: D Book: 11371 Page: 7039

Page Count: 3

Doc Type: DEED

Rec Date: 12/24/2020

Rec Time: 11:37:16 AM

Control #: 2020222967

UserID: Eileen

Trans #: 20390332

Document Sequence Number
TT2020011218

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: 559500.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$2,238.00
ROAD FUND TT	\$0.00

Total: \$2,428.00

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