

AGENDA
Village Board of East Aurora
June 16, 2025 Regular Meeting at 7 p.m.

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
- C. Approval of Minutes of Village Board Meeting for June 2, 2025
- D. Approve the payment of abstract for June 16, 2025 for the 2024/2025 year with a total of \$12,717.67
- E. Approve the payment of abstract for June 16, 2025 for the 2025/2026 year with a total of \$411,156.70

2. SPEAKERS & COMMUNICATIONS (I)

3. PUBLIC HEARINGS

- A. Consider an application for a Special Use Permit, from Christopher Sterlace at 77 Knox Rd to operate a BnB in an existing non-conforming owner-occupied two-family dwelling.
- B. Consider an application for a Special Use Permit from Tony Day at 644 Oakwood Ave, General Riley House, to continue operating as a speakeasy with light food, outdoor seating, and occasional outdoor music.
- C. Consider an application for a Site Plan Application, from Chris Contento owner of 425-433 Prospect Ave, to add a balcony to a third-floor apartment over an existing bump out on the second floor.
- D. Consider an application for an Amended Site Plan Application, Nathan & Chelsea Root of Left Coast Taco at 54 Elm St for the reconfiguration of the patio and parking lot then permanently install the patio at the front of the building.

4. OFFICIAL CONSIDERATIONS.

- A. Approve application for a Special Use Permit, from Christopher Sterlace at 77 Knox Rd to operate a BnB in an existing non-conforming owner-occupied two-family dwelling.
- B. Approve an application for a Special Use Permit, from Tony Day at 644 Oakwood Ave General Riley House to continue to operate as a speakeasy with light food, outdoor seating, and occasional outdoor music.
- C. Approve a Determination of Non-Significance under the State Environmental Quality Review Act in the matter of Site Plan Application for a Site Plan application from Chris Contento, owner of 425-433 Prospect Ave, to add a balcony to a third-floor apartment over an existing bump out on the second floor.
- D. Approve an application for a Site Plan Application, from Chris Contento, owner of 425-433 Prospect Ave, to add a balcony to a third-floor apartment over an existing bump out on the second floor.
- E. Approve a Determination of Non-Significance under the State Environmental Quality Review Act in the matter of Site Plan Application for a Site Plan application from Nathan & Chelsea Root of Left Coast Taco at 54 Elm St for the reconfiguration of the patio and parking lot then permanently install the patio at the front of the building.
- F. Approve an application for an Amended Site Plan Application, Nathan & Chelsea Root of Left Coast Taco at 54 Elm St for the reconfiguration of the patio and parking lot then permanently install the patio at the front of the building.
- G. Refer to the Planning Commission, July 1, 2025, a Special Use Permit application from James Boglioli of Benderson Development for Five Below at 123 Grey St. The proposal is for staging merchandise outside of their storefront for sale
- H. Refer to the Planning Commission, July 1, 2025, a Site Plan Application from James Boglioli of Benderson Development at 123 Grey St. to relocate an existing exterior door on the west side of Starbucks to the north to accommodate the layout and landscaping on Grey Street
- I. Refer to the Planning Commission, July 1, 2025 a Minor Subdivision Application from Aaron Romanowski of Alliance Homes at 0 Pine Street for a vacant parcel to request it be subdivided and construct three single-family dwellings.
- J. Refer to the Planning Commission, July 1, 2025, amended Special Use Permit Application from Feng Lin of Touka at 16 Buffalo Rd to remove the existing kitchen from the old Wild Ginger location and connect this space with the Touka kitchen
- K. Approve a Temporary Use Permit from Ben Holmes of Wallenweins for the Cheryl Kasprzyk 4 Foundation Fundraiser on July 12th, 2025, from 2:00 pm-8:00 pm.
- L. Approve a Hamlin Park Temporary Use Permit for Jim Anderson of Edward Jones to have a picnic for clients and their families on August 13th, 2025 from 5:00 pm – 8:00 pm with live music.
- M. Permission for the Mayor to sign a Certificate of Incorporation for the social club of the Village Fire Department, which will be known as the Village of East Aurora Volunteer Fire Department
- N. Permission to Advertise the 2025 Police Car Bid – one SUV and one pickup truck.
- O. Approve a Budget modification for the 2025/2026 fiscal year

5. NEW BUSINESS

- A. 30 Day Liquor License – 634 Main Street #3 Taste Bistro
- B. Discuss an application for a Temporary Use Permit for Left Coast Taco from Chelsea Root – 54 Elm Street to run an indoor-outdoor arcade from June 14th to October 1st, 2025.
- C. Discuss possibly setting a public hearing to review the Special use permit for Arriba Tortilla - 40 Riley Street due to a Violation of said permit
- D. Discuss possibly setting a public hearing to review the Special use permit for Left Coast Taco - 54 Elm Street due to a Violation of said permit

6. OLD BUSINESS

- A. Church Street waterline under the Bridge
- B. Discuss a meeting for Heart of Music follow-up

7. SPEAKERS & COMMUNICATIONS (II)

8. DEPARTMENT HEAD REPORT

9. ADJOURNMENT

VILLAGE OF EAST AURORA VILLAGE BOARD MEETING

June 2, 2025 - 7:00 PM

Present:

Trustee Scheer
Trustee Flynn
Trustee Lazickas
Trustee Cameron
Trustee Viger
Trustee Rabey
Mayor Mercurio

Also Present:

Maureen Jerackas, Village Clerk-Treasurer
Shane Krieger, Village Administrator
Patrick Welch, Police Chief
Jeff Stoll, General Foreman
Chris Trapp, Village Attorney
Liz Cassidy, Code Enforcement Officer
12 Members of the public

A Motion by Trustee Cameron to approve the Village Board minutes for May 19, 2025, seconded by Trustee Flynn and carried with unanimous approval.

- Clerk Treasurer Jerackas read an email from a resident who wanted to clarify what he wanted to say at the last meeting, the meeting minutes from 5.19.25 will not be changed.
- I spoke at this meeting regarding my concerns with pickleball in the village. While my focus was on the concerns I individually had regarding the use of courts at Warren Park since that park abuts my property, I'd like to make it clear that I do not support courts in Hamlin Park, Warren Park, or any village park/property where the sound from the games directly and negatively impacts the use and enjoyment of neighboring residents and their properties. I request the meeting minutes be updated to reflect that I do not support pickleball courts in the village where the sound negatively affects residents.

Thank you.

Steve Chasey

771 Lawrence Avenue

Trustee Rabey moved to approve the payment of June 2, 2025 abstract 2024/2025 fiscal year for a total of \$100,809.68, seconded by Trustee Scheer, and carried with unanimous approval.

SPEAKERS AND COMMUNICATIONS (I)

- Mark Warren-107 Center St- He and his wife are against the bait and shoot program. He finds it cruel.
- Leslie Wade-239 Sycamore- She is against pickleball in Hamlin Park and spoke about the noise.

OFFICIAL CONSIDERATIONS

- A motion by Trustee Rabey, Approve Hamlin Park Temporary Use Permit for Kevin Beers of Revive Wesleyan Church for Church in the Park each Sunday in August (August 3, 10, 17, and 24th 2025) from 8 am-1 pm, seconded by Trustee Lazickas, and unanimously approved.
 - Applicants spoke about the event and are aware of the noise concerns.

- A motion by Trustee Lazickas, to Approve Temporary Use Permit for Victoria Sturman of East Aurora Chamber of Commerce for Operation Kid Zone to accompany the Sidewalk sale on July 26th from 10 am -3 pm.the approval is contingent on the final safety plan being approved by Chief Welch and General Foreman Stoll, seconded by Trustee Flynn, and unanimously approved.
 - Applicants spoke about the event and the need to shut down the road because they are unable to use the parking lots. Police Chief Welch and General Foreman Stoll are to approve the final safety plan, they are looking at only closing from the Subway entrance to Main.
- A motion by Trustee Scheer, to appoint Seasonal Part-Time DPW Employee Rhett Krieger at a rate of \$17.00 per hour to work 10 weeks over the summer, seconded by Trustee Rabey, and unanimously approved.
 - Clerk Treasurer Jerackas spoke about the hiring process, and that the applicant was an environmental studies major in college. General Foreman Stoll spoke about the training and what he will be doing with the DPW. Mayor Mercurio asked about the hours. 24 hours a week is the expectation.
- A motion by Trustee Viger, for permission to set a public hearing on July 2, 2025, to consider a local law to amend § 285-44 Sign Regulations, seconded by Trustee Cameron, and unanimously approved.
- A motion by Trustee Viger, for permission to set a public hearing on July 2, 2025, to consider a local law regulating the use of Electric/motorized scooters and bikes, seconded by Trustee Rabey, and unanimously approved.
- A motion by Trustee Rabey, to approve new members of the East Aurora Fire Department: Colleen Occhino, Menachem Katz, and Jillian Mumm, seconded by Trustee Cameron, and unanimously approved.
- A motion by Trustee Lazickas, for permission for the mayor to sign a Landlord authorization for a special event permit at Fireman's Field for a private event on July 17th 2025 applicant: 42 North Brewing Company, seconded by Trustee Rabey, and unanimously approved.

NEW BUSINESS

OLD BUSINESS

- Limit Planning Commission applications to 6 per meeting: Clerk Treasurer Jerackas said that she spoke to Randy West and they agreed that 6 was a good limit. Mayor Mercurio said that he was good with that, and the rest of the Board agreed. Clerk Treasurer Jerackas said that she would work with Village Attorney Trapp on this situation. Attorney Trapp noted it just will need to be part of the process.
- Playground Equipment- General Foreman Stoll talked about playground equipment that was originally being looked at and found it to be too expensive with the shipping cost. Trustee Lazickas and Trustee Scheer spoke about the residents wanting more of a toddler, sensory type of playground. Clerk Treasurer Jerackas asked Jeff if he wanted to check with the vendor that the town used. General Foreman Stoll said that he will keep looking into this. Trustee Lazickas said he will try to potentially help with shipping.

SPEAKERS AND COMMUNICATIONS (I)

- Holly Maciejewski- 218 Center St- She believes the pickleball courts should be moved.
- Rachel Francis- 225 Sycamore St- She is against Pickleball in Hamlin Park and believes that there should be no more discussion about it.

- Kurt Colopy- 365 South Grove- He believes the current playground equipment needs to be better maintained. He also spoke about how he is against the bait and shoot. Trustee Lazickas said that the larger play area was looked at as well as the new set, with the Hamlin Park Committee. The group is looking at raising funds to maintain the park equipment, but some parts are no longer made. Mr. Colopy offered to help with his engineering degree. Trustee Scheer stated that Parkdale is also raising funds for a new playground, and the group didn't want to fundraise for both at the same time.
- Holly Maciejewski- 218 Center St- She asked about Fisher Price helping with the playground upkeep. Clerk Treasurer Jerackas stated that they declined.

Department Head and Trustee Reports

Police Chief – He stated that they are preparing for the Heart of Music Festival and the Hallmark Movie being filmed in the Village.

General Foreman – He stated that the construction started on the Hamlin Park bathrooms and put all the facilities underground. He said that the DPW is preparing for the Hallmark movie shoot. He said they are milling on the 16th and 17th. He is working on getting the last details finished on the Park Place project. Mayor Mercurio asked about the High School banners coming down. General Foreman Stoll stated that it would only be for about 2 days. Trustee Viger asked if the movie was paying for overtime. Clerk Treasurer Jerackas said that they were. General Foreman Stoll stated that the drawings by the architects were wrong for the sewer, so they are working to figure out a solution, maybe a grinder pump.

Code Enforcement – She stated that May was a busy month. Fire inspections went out for multifamily buildings, all the fire inspections were done for the Heart of Music Festival, and they are doing a sweep, picking up temporary signage in the Village.

Village Administrator- He spoke about the RFP for trash collection. Clerk Treasurer Jerackas said that the law will have to be changed. She said that all the vendors are saying that you must go totes or the cost will be more than double, which will raise taxes significantly. Clerk Treasurer Jerackas went over what was discussed in the specifications for garbage, which included each resident having a 95-gallon garbage and one 95-gallon recycling tote. Same for the businesses, and if they had more than that, they would need to get dumpster services. Also, the various ways to do large garbage pickup were talked about. Village Administrator Krieger stated that in the version we are looking at, the garbage company will maintain the garbage totes and repair them.

Clerk Treasurer- She said we are currently in the new fiscal year. She stated that taxes have gone out and are due July 1st. We are also preparing for the Hallmark movie.

Trustee Viger- She spoke about being a part of the mass casualty incident training with the fire company. She asked that the other Village Board members carefully review the local laws that will be coming in front of the Board soon. She stated that she has received complaints about the permitting process being difficult. Clerk Treasurer Jerackas explained what happened with a specific application. The application was taken, although she did not believe that it was the appropriate way to accomplish what they wanted.

Trustee Flynn- She wants to reintroduce the idea of solar-powered signs at intersections and safety measures; she would like to refer it to the safety committee. She named various intersections that are a problem, maybe a brighter colored paint at the intersection. She will send the information to the rest of the Village Board. Mayor Mercurio stated that he is aware that there is a safety issue. Village Administrator Krieger said that the state DOT will have to give permission for anything on a state road. Trustee Flynn asked Clerk Treasurer Jerackas about the CFA grant. She said that she would look into it.

Trustee Rabey- He would like a post-event debrief on old business at the next meeting for the Heart of Music Fest, he doesn't believe the code of conduct was acknowledged. He said that he would like a list of the actual beneficiaries and the cost to the Village needs to be reviewed. Mayor Mercurio agreed.

Trustee Scheer– He agrees with Trustee Rabey that this needs to be reviewed at the next meeting. Trustee Rabey feels mislead and Trustee Sheer agrees. The Mayor expects transparency on where the money is going.

Trustee Cameron- She asked about safety concerns. Mayor Mercurio stated that he called the applicant about part 18, the applicant states that he has it and will be giving it to Clerk Treasurer Jerackas tomorrow. The Village Board asked what happens if it isn't turned in. Clerk Treasurer Jerackas stated that she will let everyone know

immediately if she doesn't have it in her hands by 4 PM Friday. Village Administrator Krieger said there was an issue understanding the responsibility of the ambulance service and the footprint of the event. Trustee Cameron asked about the first aid tent. Village Administrator Krieger stated that they have a doctor's response within 15 minutes. Police Chief Welch stated that they will have a meeting with all of the safety personnel involved about the event tomorrow.

Trustee Lazickas- He stated that he agrees with everything that has already been said and has concerns about how the event organizer and his self-promotion. The Mayor spoke about the changes to the event this year. Trustee Lazickas agreed the changes are the most thorough they have ever been; his concern is mostly about the leadership.

Mayor Mercurio- He asked Code Enforcement Officer Cassidy about the sign law and asked her opinion on whether or not she finds it enforceable. She said that she will review it. He said that he went to the Rotary Vision of EA Awards and stated that a lot of the essays were great. The kids spoke about litter and the playground most frequently.

A motion by Trustee Lazickas to adjourn at 8:34 p.m. was seconded by Trustee Rabey and unanimously approved.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer



Village of East Aurora, NY

Expense Approval Report 5.27.25

By Vendor Name

Payable Dates 5/27/2025 - 5/27/2025 Post Dates 5/27/2025 - 5/27/2025

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10130 - BARTON & LOGUIDICE							
151658	BARTON & LOGUIDICE	05/27/2025	HAMLIN BATHROOM	H.5.7140.0018	PARKS & RECREATION BUILD...		945.00
			BUMPOUT CONSTRUCTION				
15679	BARTON & LOGUIDICE	05/27/2025	PROFESSIONAL SERVICES	A.5.1440.0410	ENGINEER SVCS - ENGINEERI...		409.50
			THROUGH MAY17, 2025				
Vendor 10130 - BARTON & LOGUIDICE Total:							1,354.50
Vendor: 10357 - EAST AURORA ADVERTISER							
MAY 2025 LEGAL NOTICES	EAST AURORA ADVERTISER	05/27/2025	MAY 2025 LEGAL NOTICES	A.5.1325.0410	VILLAGE ADMIN - LEGAL NOT...		109.18
Vendor 10357 - EAST AURORA ADVERTISER Total:							109.18
Vendor: 10359 - EAST AURORA AUTO PARTS							
722198/721995	EAST AURORA AUTO PARTS	05/27/2025	EAFD #3 parts	A.5.3410.0460	FIRE DEPT - VEHICLE MAINT ...		219.74
Vendor 10359 - EAST AURORA AUTO PARTS Total:							219.74
Vendor: 10403 - ERIE COUNTY COMPTROLLER							
1800080282	ERIE COUNTY COMPTROLLER	05/27/2025	571 PINE ST	A.5.1620.0432	BUILDINGS - GAS		225.94
1800080282	ERIE COUNTY COMPTROLLER	05/27/2025	400 PINE ST	A.5.1640.0432	CENTRAL GARAGE - GAS		533.66
1800080282	ERIE COUNTY COMPTROLLER	05/27/2025	33 CENTER ST	A.5.3410.0432	FIRE DEPT - GAS		273.88
1800080282	ERIE COUNTY COMPTROLLER	05/27/2025	218 S GROVE ST	A.5.7140.0432	PLAYGROUNDS & REC CTRS. -...		63.81
1800080282	ERIE COUNTY COMPTROLLER	05/27/2025	600 MAIN ST	F.5.1620.0432	BUILDINGS - GAS		78.14
Vendor 10403 - ERIE COUNTY COMPTROLLER Total:							1,175.43
Vendor: 10479 - GE Software Inc.							
inv22228	GE Software Inc.	05/27/2025	monthly fuel module fees	A.5.1640.0490	CENTRAL GARAGE CONTRAC...		80.00
Vendor 10479 - GE Software Inc. Total:							80.00
Vendor: 10521 - GRECO TRAPP PLLC							
MAY 2025	GRECO TRAPP PLLC	05/27/2025	31947	A.5.1420.0410	VILLAGE ATTORNEY - CONTR...		277.15
MAY 2025	GRECO TRAPP PLLC	05/27/2025	31948	A.5.1420.0410	VILLAGE ATTORNEY - CONTR...		160.62
Vendor 10521 - GRECO TRAPP PLLC Total:							437.77
Vendor: 10706 - M and T BANK							
MAY 2025 REMAINDER	M and T BANK	05/27/2025	BRITE SAFETY	A.5.5110.0480	STREET MAINT - UNIFORMS		111.30
Vendor 10706 - M and T BANK Total:							111.30
Vendor: 10803 - NOCO ENERGY CORP.							
inv-003566	NOCO ENERGY CORP.	05/27/2025	used oil pickup	A.5.1640.0450	CENTRAL GARAGE - GASOLIN...		57.09
Vendor 10803 - NOCO ENERGY CORP. Total:							57.09
Vendor: 10864 - NYSEG							
1001-36-27-483 5/1-5/31/25	NYSEG	05/27/2025	ST LTG R3 5/1-5/31/25	A.5.5182.0431	STREET LIGHTING - ELECTRIC		5,917.82
1001-3627-491 5/1-5/31/25	NYSEG	05/27/2025	ST LTG R2 5/1-5/31/25	A.5.5182.0431	STREET LIGHTING - ELECTRIC		842.73

Expense Approval Report 5.27.25					Payable Dates: 5/27/2025 - 5/27/2025 Post Dates: 5/27/2025 - 5/27/2025		
Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
1001-7910-034 4/25-5/23/25	NYSEG	05/27/2025	Glenridge Rd 4/25-5/23/25	F.5.1620.0431	BUILDINGS - ELECTRIC		28.44
Vendor 10864 - NYSEG Total:							6,788.99
Vendor: 10974 - REBOY SUPPLY INC.							
99887/99915/99995	REBOY SUPPLY INC.	05/27/2025	DI repairs/Park repairs	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		49.89
99887/99915/99995	REBOY SUPPLY INC.	05/27/2025	DI repairs/Park repairs	A.5.8140.0420	STORM SEWERS - MAINT & R...		398.00
Vendor 10974 - REBOY SUPPLY INC. Total:							447.89
Vendor: 11016 - SAF-GARD SAFETY SHOE CO.							
in-4106940	SAF-GARD SAFETY SHOE CO.	05/27/2025	wirtner/norcia workboots	A.5.5110.0480	STREET MAINT - UNIFORMS		214.99
in-4106940	SAF-GARD SAFETY SHOE CO.	05/27/2025	wirtner/norcia workboots	F.5.8340.0480	TRANSFS & DIST - UNIFORMS		199.99
Vendor 11016 - SAF-GARD SAFETY SHOE CO. Total:							414.98
Vendor: 11163 - TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS, INC.							
6734312-202505-1	TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS, INC.	05/27/2025	May Data Search	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		103.00
Vendor 11163 - TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS, INC. Total:							103.00
Vendor: 11248 - W.B. MASON CO., INC.							
254669906, CM3766171	W.B. MASON CO., INC.	05/27/2025	8 Water ordered an...	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		42.80
Vendor 11248 - W.B. MASON CO., INC. Total:							42.80
Vendor: 11287 - WNYNETWORKS							
000006006	WNYNETWORKS	05/27/2025	IT SERVICES FOR VEA MAY 2025	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		875.00
000006006	WNYNETWORKS	05/27/2025	IT SERVICES FOR EAPD MAY 2025	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		500.00
Vendor 11287 - WNYNETWORKS Total:							1,375.00
Grand Total:							12,717.67

Report Summary

Fund Summary

Fund	Expense Amount
A - GENERAL FUND	11,466.10
F - ENTERPRISE WATER	306.57
H - CAPITAL PROJECT	945.00
Grand Total:	12,717.67

Account Summary

Account Number	Account Name	Expense Amount
A.5.1325.0410	VILLAGE ADMIN - LEGAL...	109.18
A.5.1420.0410	VILLAGE ATTORNEY - C...	437.77
A.5.1440.0410	ENGINEER SVCS - ENGIN...	409.50
A.5.1480.0410	PUBINFO SVCS-PUB INFO..	875.00
A.5.1620.0432	BUILDINGS - GAS	225.94
A.5.1640.0432	CENTRAL GARAGE - GAS	533.66
A.5.1640.0450	CENTRAL GARAGE - GAS...	57.09
A.5.1640.0490	CENTRAL GARAGE CONT...	80.00
A.5.3120.0420	POLICE DEPT - MAINT. S...	645.80
A.5.3410.0432	FIRE DEPT - GAS	273.88
A.5.3410.0460	FIRE DEPT - VEHICLE MA...	219.74
A.5.5110.0480	STREET MAINT - UNIFO...	326.29
A.5.5182.0431	STREET LIGHTING - ELEC...	6,760.55
A.5.7140.0420	PLAYGROUNDS & REC C...	49.89
A.5.7140.0432	PLAYGROUNDS & REC C...	63.81
A.5.8140.0420	STORM SEWERS - MAINT...	398.00
F.5.1620.0431	BUILDINGS - ELECTRIC	28.44
F.5.1620.0432	BUILDINGS - GAS	78.14
F.5.8340.0480	TRANSFS & DIST - UNIFO...	199.99
H.5.7140.0018	PARKS & RECREATION B...	945.00
Grand Total:		12,717.67

Project Account Summary

Project Account Key	Expense Amount
None	12,717.67
Grand Total:	12,717.67



Village of East Aurora, NY

Expense Approval Report 6.16.25

By Vendor Name

Payable Dates 6/16/2025 - 6/16/2025 Post Dates 6/16/2025 - 6/16/2025

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10050 - ALLIED MECHANICAL INC.							
inv44076/44144	ALLIED MECHANICAL INC.	06/16/2025	AC planned maint & service work completed	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		2,271.50
Vendor 10050 - ALLIED MECHANICAL INC. Total:							2,271.50
Vendor: 10054 - Amazon							
1HCM-NQHW-XJFT	Amazon	06/16/2025	VEA PICKLE BALLS	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		79.96
Vendor 10054 - Amazon Total:							79.96
Vendor: 10165 - Boston Hill Nursery Inc							
inv 87648	Boston Hill Nursery Inc	06/16/2025	small spruce gems for circle	A.5.8510.0411	COMM ENV BEAUTIFICATION...		156.00
Vendor 10165 - Boston Hill Nursery Inc Total:							156.00
Vendor: 10166 - Bound Tree Medical							
inv85782888	Bound Tree Medical	06/16/2025	EMS supplies	A.5.3410.0497	FIRE DEPT-EMS SUPPLIES		1,481.48
Vendor 10166 - Bound Tree Medical Total:							1,481.48
Vendor: 11327 - C.A. REED ASSOCIATES, INC.							
2025000333-R1	C.A. REED ASSOCIATES, INC.	06/16/2025	EAFD epoxy floor	H.5.3410.0019	FIRE DEPT FLOOR	2025000333-R1	108,200.00
Vendor 11327 - C.A. REED ASSOCIATES, INC. Total:							108,200.00
Vendor: 10229 - Charter Communications							
142218801060125	Charter Communications	06/16/2025	SPECTRUM 400 PINE ST ACCT 142 JUNE 2025	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		160.00
Vendor 10229 - Charter Communications Total:							160.00
Vendor: 10248 - CLEAN MD COMMERCIAL CLEANING INC.							
inv 18133	CLEAN MD COMMERCIAL CLEANING INC.	06/16/2025	monthly EAFD cleaning	A.5.3410.0470	FIRE DEPT - JANITORIAL SUPP...		646.43
Vendor 10248 - CLEAN MD COMMERCIAL CLEANING INC. Total:							646.43
Vendor: 10275 - Conway Beam Truck Group							
20250003396-R1	Conway Beam Truck Group	06/16/2025	oil filter- DPW #525	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...	2025000339-R1	430.10
Vendor 10275 - Conway Beam Truck Group Total:							430.10
Vendor: 10282 - CORR DISTRIBUTORS, INC.							
2025000332-R1	CORR DISTRIBUTORS, INC.	06/16/2025	Janitorial supplies-police/fire/dpw	A.5.1620.0470	BUILDINGS - DEPARTMENTAL...	2025000332-R1	380.51
2025000332-R1	CORR DISTRIBUTORS, INC.	06/16/2025	Janitorial supplies-police/fire/dpw	A.5.1640.0470	CENTRAL GARAGE - DEPART...	2025000332-R1	873.80
2025000332-R1	CORR DISTRIBUTORS, INC.	06/16/2025	Janitorial supplies-police/fire/dpw	A.5.3410.0470	FIRE DEPT - JANITORIAL SUPP...	2025000332-R1	204.78

Expense Approval Report 6.16.25

					Payable Dates: 6/16/2025 - 6/16/2025 Post Dates: 6/16/2025 - 6/16/2025		
Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
2025000332-R1	CORR DISTRIBUTORS, INC.	06/16/2025	parks janitorial items	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		428.00
Vendor: 10286 - COUNTY LINE STONE					Vendor 10282 - CORR DISTRIBUTORS, INC. Total:		1,887.09
2025000315-R1	COUNTY LINE STONE	06/16/2025	road materials/patch/stone	A.5.5110.0420	STREET MAINT - ROAD MATE...	2025000315-R1	692.25
Vendor: 10296 - CSEA EMPL BENEFIT FUND					Vendor 10286 - COUNTY LINE STONE Total:		692.25
12314052June2025	CSEA EMPL BENEFIT FUND	06/16/2025	Dental/Vision	A.5.9061.0807	DENTAL INS - DENTAL INS		6,409.46
12314052June2025	CSEA EMPL BENEFIT FUND	06/16/2025	Dental/Vision	A.5.9062.0808	OPTICAL - OPTICAL		1,039.30
12314052June2025	CSEA EMPL BENEFIT FUND	06/16/2025	Dental/Vision	F.5.9061.0807	DENTAL INS - DENTAL INS		506.01
12314052June2025	CSEA EMPL BENEFIT FUND	06/16/2025	Dental/Vision	F.5.9062.0808	OPTICAL - OPTICAL		82.05
Vendor: 10296 - CSEA EMPL BENEFIT FUND Total:							8,036.82
Vendor: 10321 - DENZ, AARON							
reimb PO	DENZ, AARON	06/16/2025	amazon order reimbursement	A.5.3410.0497	FIRE DEPT-EMS SUPPLIES		523.81
Vendor: 10321 - DENZ, AARON Total:							523.81
Vendor: 10406 - ERIE COUNTY PUBLIC HEALTH LAB							
2025000256-R1	ERIE COUNTY PUBLIC HEALTH LAB	06/16/2025	EC DOH water samples	F.5.8340.0490	TRANSFS & DIST - WATER TE...	2025000256-R1	126.00
Vendor: 10406 - ERIE COUNTY PUBLIC HEALTH LAB Total:							126.00
Vendor: 10408 - ERIE COUNTY VILLAGE OFFICIALS ASSOC.							
2025-2026 DUES	ERIE COUNTY VILLAGE OFFICIALS ASSOC.	06/16/2025	ANNUAL DUES FOR 6/1/25-5/31/26	A.5.1920.0440	MUNICIPAL ASSOCIATION D...		180.00
Vendor: 10408 - ERIE COUNTY VILLAGE OFFICIALS ASSOC. Total:							180.00
Vendor: 10444 - FIRST SECURITY BENEFIT LIFE INSURANCE							
SERVICE AWARD PROGRAM ...	FIRST SECURITY BENEFIT LIFE INSURANCE	06/16/2025	2024 SERVICE FEE	A.5.9025.0800	FIRE INCENTIVE - FIRE INCEN...		2,664.00
SERVICE AWARD PROGRAM ...	FIRST SECURITY BENEFIT LIFE INSURANCE	06/16/2025	2024 CONTRIBUTION	A.5.9025.0800	FIRE INCENTIVE - FIRE INCEN...		104,630.00
Vendor: 10444 - FIRST SECURITY BENEFIT LIFE INSURANCE Total:							107,294.00
Vendor: 10485 - GENERAL WELDING &							
2025000340-R1	GENERAL WELDING &	06/16/2025	di repair metal grid	A.5.8140.0420	STORM SEWERS - MAINT & R...	2025000340-R1	18.00
Vendor: 10485 - GENERAL WELDING & Total:							18.00
Vendor: 10511 - GRAINGER							
2025000328-R1	GRAINGER	06/16/2025	DPW workboots- Menz	A.5.5110.0480	STREET MAINT - UNIFORMS	2025000328-R1	220.68
2025000328-R1	GRAINGER	06/16/2025	DPW workboots- Menz	F.5.8340.0470	TRANSFS & DIST - SUPPLIES &..	2025000328-R1	826.50
Vendor: 10511 - GRAINGER Total:							1,047.18
Vendor: 10521 - GRECO TRAPP PLLC							
JUNE 2025 SERVICES	GRECO TRAPP PLLC	06/16/2025	SERVICES FROM JOE TRAPP JUNE 2025	A.5.1420.0410	VILLAGE ATTORNEY - CONTR...		500.00
Vendor: 10521 - GRECO TRAPP PLLC Total:							500.00

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Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10547 - Highmark Blue Cross & Blue Shield of Western New York							
250520248066	Highmark Blue Cross & Blue Shield of Western New York	06/16/2025	Health Insurance	A.5.9060.0805	HOSPITAL & MEDICAL INS - H...		40,781.77
250520248066	Highmark Blue Cross & Blue Shield of Western New York	06/16/2025	Health Insurance	A.5.9060.0806	HOSPITAL & MEDICAL INS - H...		21,136.80
250520248066	Highmark Blue Cross & Blue Shield of Western New York	06/16/2025	Health Insurance	F.5.9060.0805	HOSPITAL & MEDICAL INS - H...		4,110.91
250520248066	Highmark Blue Cross & Blue Shield of Western New York	06/16/2025	Health Insurance	F.5.9060.0806	HOSPITAL & MEDICAL INS - H...		1,901.02
Vendor 10547 - Highmark Blue Cross & Blue Shield of Western New York Total:							67,930.50
Vendor: 10599 - IRR SUPPLY CTRS INC							
2025000341-R1	IRR SUPPLY CTRS INC	06/16/2025	toilet replacement parts	A.5.1620.0470	BUILDINGS - DEPARTMENTAL...2025000341-R1		21.50
2025000341-R1	IRR SUPPLY CTRS INC	06/16/2025	toilet replacement parts	A.5.3410.0470	FIRE DEPT - JANITORIAL SUPP...2025000341-R1		21.50
2025000341-R1	IRR SUPPLY CTRS INC	06/16/2025	conduit for HP lighting	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...2025000341-R1		762.75
Vendor 10599 - IRR SUPPLY CTRS INC Total:							805.75
Vendor: 10631 - KINSLEY GROUP INC.							
SVC000218739	KINSLEY GROUP INC.	06/16/2025	Generator service at Fire Hall	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		264.50
Vendor 10631 - KINSLEY GROUP INC. Total:							264.50
Vendor: 10645 - KURK FUEL COMPANY							
2025000336-R1	KURK FUEL COMPANY	06/16/2025	diesel fuel - April & May	A.5.1640.0450	CENTRAL GARAGE - GASOLIN... 2025000336-R1		2,062.29
2025000336-R1	KURK FUEL COMPANY	06/16/2025	diesel fuel - April & May	A.5.3410.0450	FIRE DEPT - GASOLINE, OIL &... 2025000336-R1		473.07
Vendor 10645 - KURK FUEL COMPANY Total:							2,535.36
Vendor: 10669 - Lardon Construction Corp.							
2025000259-R1	Lardon Construction Corp.	06/16/2025	TOPSOIL	A.5.8560.0470	SHADE TREES - DEPARTMEN... 2025000259-R1		380.00
Vendor 10669 - Lardon Construction Corp. Total:							380.00
Vendor: 10689 - LINEAGE							
INV336233	LINEAGE	06/16/2025	Maintenance on mailing machine for 7/29/25-7/28/26	A.5.1325.0420	VILLAGE ADMIN - MAINT. C...		516.00
Vendor 10689 - LINEAGE Total:							516.00
Vendor: 10697 - LOGICS							
25-IN6511	LOGICS	06/16/2025	MONTHLY HOSTING FOR JULY 2025	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		1,363.81
Vendor 10697 - LOGICS Total:							1,363.81
Vendor: 10720 - Manny's Ace Hardware							
2025000336-R1	Manny's Ace Hardware	06/16/2025	May Purchases	A.5.1640.0420	CENTRAL GARAGE - MAINT &...2025000312-R1		199.32
2025000336-R1	Manny's Ace Hardware	06/16/2025	May Purchases	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES 2025000312-R1		30.39
Vendor 10720 - Manny's Ace Hardware Total:							229.71
Vendor: 10726 - MARTYN PRINTING & GRAPHICS, INC.							
inv 39343	MARTYN PRINTING & GRAPHICS, INC.	06/16/2025	DPW timecards	F.5.8340.0403	TRANSFS & DIST - OFFICE SU...		239.00
Vendor 10726 - MARTYN PRINTING & GRAPHICS, INC. Total:							239.00

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Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10741 - Medical Warehouse Inc.							
inv237625	Medical Warehouse Inc.	06/16/2025	ems supplies	A.5.3410.0497	FIRE DEPT-EMS SUPPLIES		1,292.34
Vendor 10741 - Medical Warehouse Inc. Total:							1,292.34
Vendor: 10814 - NORTHERN SAFETY CO INC							
2025000331-R1	NORTHERN SAFETY CO INC	06/16/2025	DPW safetywear/first aid/supplies	A.5.5110.0480	STREET MAINT - UNIFORMS	2025000331-R1	448.46
Vendor 10814 - NORTHERN SAFETY CO INC Total:							448.46
Vendor: 10816 - NOVA HEALTHCARE ADMINISTRATORS, INC.							
NOVA-062438	NOVA HEALTHCARE ADMINISTRATORS, INC.	06/16/2025	Monthly Admin Fee of \$4.50 per employee	A.5.9060.0805	HOSPITAL & MEDICAL INS - H...		81.00
NOVA-062438	NOVA HEALTHCARE ADMINISTRATORS, INC.	06/16/2025	Monthly Admin Fee of \$4.50 per employee	A.5.9060.0806	HOSPITAL & MEDICAL INS - H...		36.00
NOVA-062438	NOVA HEALTHCARE ADMINISTRATORS, INC.	06/16/2025	Monthly Admin Fee of \$4.50 per employee	F.5.9060.0805	HOSPITAL & MEDICAL INS - H...		9.00
NOVA-062438	NOVA HEALTHCARE ADMINISTRATORS, INC.	06/16/2025	Monthly Admin Fee of \$4.50 per employee	F.5.9060.0806	HOSPITAL & MEDICAL INS - H...		4.50
NOVA-062561	NOVA HEALTHCARE ADMINISTRATORS, INC.	06/16/2025	HRA/HSA Account	A.5.9060.0805	HOSPITAL & MEDICAL INS - H...		250.00
Vendor 10816 - NOVA HEALTHCARE ADMINISTRATORS, INC. Total:							380.50
Vendor: 10874 - OFFICE DEPOT							
2025000322	OFFICE DEPOT	06/16/2025	Copy paper	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...	2025000322-R1	126.28
2025000322	OFFICE DEPOT	06/16/2025	Pen Black and Blue ink	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...	2025000322-R1	26.19
2025000322	OFFICE DEPOT	06/16/2025	Black Sharpies ultra fine	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...	2025000322-R1	17.50
2025000322	OFFICE DEPOT	06/16/2025	sharpie highlighters yellow	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...	2025000322-R1	6.70
2025000322	OFFICE DEPOT	06/16/2025	post its	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...	2025000322-R1	25.29
2025000322	OFFICE DEPOT	06/16/2025	Sharpies fine point markers	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...	2025000322-R1	10.60
2025000322	OFFICE DEPOT	06/16/2025	CD/DVD windows	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...	2025000322-R1	11.62
2025000322	OFFICE DEPOT	06/16/2025	Thermal fax paper for police cars	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...	2025000322-R1	21.35
2025000322	OFFICE DEPOT	06/16/2025	DVD-R	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...	2025000322-R1	35.69
2025000322	OFFICE DEPOT	06/16/2025	DVD-R	A.5.3420.0470	POLICE & FIRE DISPATCH - D...	2025000322-R1	35.69
2025000322	OFFICE DEPOT	06/16/2025	Copy paper	A.5.3420.0470	POLICE & FIRE DISPATCH - D...	2025000322-R1	126.29
2025000322	OFFICE DEPOT	06/16/2025	post its	A.5.3420.0470	POLICE & FIRE DISPATCH - D...	2025000322-R1	25.29
2025000322	OFFICE DEPOT	06/16/2025	Pen Black and Blue ink	A.5.3420.0470	POLICE & FIRE DISPATCH - D...	2025000322-R1	26.19
2025000322	OFFICE DEPOT	06/16/2025	Thermal fax paper for police cars	A.5.3420.0470	POLICE & FIRE DISPATCH - D...	2025000322-R1	21.34
2025000322	OFFICE DEPOT	06/16/2025	Sharpies fine point markers	A.5.3420.0470	POLICE & FIRE DISPATCH - D...	2025000322-R1	10.59
2025000322	OFFICE DEPOT	06/16/2025	CD/DVD windows	A.5.3420.0470	POLICE & FIRE DISPATCH - D...	2025000322-R1	11.62
2025000322	OFFICE DEPOT	06/16/2025	sharpie highlighters yellow	A.5.3420.0470	POLICE & FIRE DISPATCH - D...	2025000322-R1	6.69
2025000324-R1	OFFICE DEPOT	06/16/2025	Office supplies- DPW	A.5.1490.0403	PUBLIC WORKS ADMIN - OFF...	2025000324-R1	464.79
2025000324-R1	OFFICE DEPOT	06/16/2025	Office supplies- DPW	A.5.1620.0470	BUILDINGS - DEPARTMENTAL...	2025000324-R1	101.19
2025000324-R1	OFFICE DEPOT	06/16/2025	Office supplies- DPW	A.5.1640.0420	CENTRAL GARAGE - MAINT &...	2025000324-R1	101.19
2025000324-R1	OFFICE DEPOT	06/16/2025	Office supplies- DPW	A.5.1640.0470	CENTRAL GARAGE - DEPART...	2025000324-R1	39.58

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Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
2025000324-R1	OFFICE DEPOT	06/16/2025	Office supplies- DPW	F.5.8340.0470	TRANSFS & DIST - SUPPLIES &..	2025000324-R1	183.89
Vendor 10874 - OFFICE DEPOT Total:							1,435.56
Vendor: 10886 - OTIS ELEVATOR COMPANY							
inv 100401936803	OTIS ELEVATOR COMPANY	06/16/2025	annual maint contract	A.5.1620.0420	BUILDINGS - MAINT & REPAI...		2,709.12
inv 100401936803	OTIS ELEVATOR COMPANY	06/16/2025	annual maint contract	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		2,709.12
Vendor 10886 - OTIS ELEVATOR COMPANY Total:							5,418.24
Vendor: 10901 - PERMA							
20260066	PERMA	06/16/2025	Coverage Term: 6/1/2025-5/31/2026	A.5.9040.0802	WORKERS COMPENSATION -...		86,477.00
Vendor 10901 - PERMA Total:							86,477.00
Vendor: 10944 - Quadient							
POSTAGE FEES JUNE 2025	Quadient	06/16/2025	POSTAGE FEES	A.5.1670.0470	CENTRAL PRINTING & MAILI...		2,000.00
Vendor 10944 - Quadient Total:							2,000.00
Vendor: 10988 - Ricoh USA, Inc.							
5071473243	Ricoh USA, Inc.	06/16/2025	VEA Copy Reading	A.5.1325.0200	VILLAGE ADMIN - EQUIP		120.98
Vendor 10988 - Ricoh USA, Inc. Total:							120.98
Vendor: 11016 - SAF-GARD SAFETY SHOE CO.							
2025000327-R1	SAF-GARD SAFETY SHOE CO.	06/16/2025	DPW workboots- Solem & Parrish	A.5.5110.0480	STREET MAINT - UNIFORMS	2025000327-R1	199.99
2025000327-R1	SAF-GARD SAFETY SHOE CO.	06/16/2025	DPW workboots- Solem & Parrish	F.5.8340.0480	TRANSFS & DIST - UNIFORMS	2025000327-R1	164.99
Vendor 11016 - SAF-GARD SAFETY SHOE CO. Total:							364.98
Vendor: 11133 - THE HARTFORD							
509159686746	THE HARTFORD	06/16/2025	Life Insurance	A.5.9045.0803	LIFE INS - LIFE INS		836.00
509159686746	THE HARTFORD	06/16/2025	Life Insurance	A.5.9045.0804	LIFE INS - LIFE INS-RETIRES		468.85
509159686746	THE HARTFORD	06/16/2025	Life Insurance	F.5.9045.0803	LIFE INS - LIFE INS		88.00
509159686746	THE HARTFORD	06/16/2025	Life Insurance	F.5.9045.0804	LIFE INS - LIFE INS-RETIRES		30.97
Vendor 11133 - THE HARTFORD Total:							1,423.82
Vendor: 11169 - TRI-COUNTY TOOL RENTAL & SALES							
2025000311-R1	TRI-COUNTY TOOL RENTAL & SALES	06/16/2025	May purchases	A.5.1640.0470	CENTRAL GARAGE - DEPART...	2025000311-R1	405.00
2025000311-R1	TRI-COUNTY TOOL RENTAL & SALES	06/16/2025	hitch pin	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		6.99
2025000311-R1	TRI-COUNTY TOOL RENTAL & SALES	06/16/2025	DI repairs	A.5.8140.0420	STORM SEWERS - MAINT & R...		403.49
Vendor 11169 - TRI-COUNTY TOOL RENTAL & SALES Total:							815.48
Vendor: 11185 - Tyler Technologies, Inc.							
2024000371-R1-A	Tyler Technologies, Inc.	06/16/2025	Tyler Technologies Inc.from 052424	A.5.1325.0400	VILLAGE ADMIN - OPERATING..	2024000371-R1	360.00
Vendor 11185 - Tyler Technologies, Inc. Total:							360.00

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Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 11204 - University Emergency Medical Services, Inc.							
inv202992	University Emergency Medical Services, Inc.	06/16/2025	annual UBMD contract	A.5.3410.0440	FIRE DEPT - TRAINING, TRAV...		1,500.00
Vendor 11204 - University Emergency Medical Services, Inc. Total:							1,500.00
Vendor: 11221 - Vaspian							
INV-033727	Vaspian	06/16/2025	SERVICES FOR JUNE 2025 - VEA	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		89.90
INV-033727	Vaspian	06/16/2025	SERVICES FOR JUNE 2025 - CELL BLOCKING	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		10.00
INV-033727	Vaspian	06/16/2025	SERVICES FOR JUNE 2025 - DPW	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		102.80
INV-033727	Vaspian	06/16/2025	SERVICES FOR JUNE 2025 - EAPD	A.5.3120.0434	POLICE DEPT - TELEPHONE		192.70
INV-033727	Vaspian	06/16/2025	SERVICES FOR JUNE 2025 - EAFD	A.5.3410.0434	FIRE DEPT - TELEPHONE		154.80
Vendor 11221 - Vaspian Total:							550.20
Vendor: 11225 - VERIZON WIRELESS							
6115106890	VERIZON WIRELESS	06/16/2025	716-344-7361 DPW GIS	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		40.32
6115106890	VERIZON WIRELESS	06/16/2025	716-913-1761 POLICE SUPERVISOR (LIETENANTS)	A.5.3120.0434	POLICE DEPT - TELEPHONE		40.32
6115106890	VERIZON WIRELESS	06/16/2025	716-344-5189 PATRICK WELCH	A.5.3120.0434	POLICE DEPT - TELEPHONE		40.32
6115106890	VERIZON WIRELESS	06/16/2025	716-359-0911 DETECTIVE OFFICE	A.5.3120.0434	POLICE DEPT - TELEPHONE		40.32
6115106890	VERIZON WIRELESS	06/16/2025	716-256-0983 FIRE CHIEF MOBILE WIFI	A.5.3410.0434	FIRE DEPT - TELEPHONE		38.01
Vendor 11225 - VERIZON WIRELESS Total:							199.29
Vendor: 11226 - Verizon-Local Svc.							
MULTIPLE JUNE 2025	Verizon-Local Svc.	06/16/2025	716-N73-1487 DATA PRIVATE LINE HALL AND DPW	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		91.24
MULTIPLE JUNE 2025	Verizon-Local Svc.	06/16/2025	716-N73-1438 RADIO TRANSMITTER POLICE TO BOCES	A.5.3120.0434	POLICE DEPT - TELEPHONE		165.49
MULTIPLE JUNE 2025	Verizon-Local Svc.	06/16/2025	716-652-0893 ELEVATOR	A.5.3120.0434	POLICE DEPT - TELEPHONE		79.45
MULTIPLE JUNE 2025	Verizon-Local Svc.	06/16/2025	716-652-0319 FIRE HALL ELEVATOR	A.5.3410.0434	FIRE DEPT - TELEPHONE		35.87
Vendor 11226 - Verizon-Local Svc. Total:							372.05
Vendor: 11290 - WOODCUTTERS HEADQUARTERS							
2025000338-R1	WOODCUTTERS HEADQUARTERS	06/16/2025	tree trimming supplies	A.5.8560.0470	SHADE TREES - DEPARTMEN...	2025000338-R1	2.55
Vendor 11290 - WOODCUTTERS HEADQUARTERS Total:							2.55
Grand Total:							411,156.70

Report Summary

Fund Summary

Fund	Expense Amount
A - GENERAL FUND	294,683.86
F - ENTERPRISE WATER	8,272.84
H - CAPITAL PROJECT	108,200.00
Grand Total:	411,156.70

Account Summary

Account Number	Account Name	Expense Amount
A.5.1325.0200	VILLAGE ADMIN - EQUIP	120.98
A.5.1325.0400	VILLAGE ADMIN - OPER...	360.00
A.5.1325.0420	VILLAGE ADMIN - MAINT...	516.00
A.5.1325.0434	VILLAGE ADMIN - TELEP...	99.90
A.5.1420.0410	VILLAGE ATTORNEY - C...	500.00
A.5.1480.0410	PUBINFO SVCS-PUB INFO..	1,523.81
A.5.1490.0403	PUBLIC WORKS ADMIN -...	464.79
A.5.1490.0434	PUBLIC WORKS ADMIN -...	234.36
A.5.1620.0420	BUILDINGS - MAINT & R...	2,709.12
A.5.1620.0470	BUILDINGS - DEPARTME...	503.20
A.5.1640.0420	CENTRAL GARAGE - MAI...	300.51
A.5.1640.0450	CENTRAL GARAGE - GAS...	2,062.29
A.5.1640.0460	CENTRAL GARAGE - VEH...	430.10
A.5.1640.0470	CENTRAL GARAGE - DEP...	1,318.38
A.5.1670.0470	CENTRAL PRINTING & M...	2,000.00
A.5.1920.0440	MUNICIPAL ASSOCIATIO...	180.00
A.5.3120.0403	POLICE DEPT - OFFICE S...	281.22
A.5.3120.0434	POLICE DEPT - TELEPHO...	558.60
A.5.3410.0420	FIRE DEPT - DEPT SUPPLI...	5,282.50
A.5.3410.0434	FIRE DEPT - TELEPHONE	228.68
A.5.3410.0440	FIRE DEPT - TRAINING, T...	1,500.00
A.5.3410.0450	FIRE DEPT - GASOLINE, O...	473.07
A.5.3410.0470	FIRE DEPT - JANITORIAL ...	872.71
A.5.3410.0497	FIRE DEPT-EMS SUPPLIES	3,297.63
A.5.3420.0470	POLICE & FIRE DISPATCH...	263.70
A.5.5110.0420	STREET MAINT - ROAD ...	692.25
A.5.5110.0480	STREET MAINT - UNIFO...	869.13
A.5.7140.0420	PLAYGROUNDS & REC C...	1,270.71
A.5.8140.0420	STORM SEWERS - MAINT...	421.49
A.5.8510.0411	COMM ENV BEAUTIFICA...	156.00
A.5.8560.0470	SHADE TREES - DEPART...	382.55
A.5.9025.0800	FIRE INCENTIVE - FIRE IN...	107,294.00
A.5.9040.0802	WORKERS COMPENSATI...	86,477.00

Account Summary

Account Number	Account Name	Expense Amount
A.5.9045.0803	LIFE INS - LIFE INS	836.00
A.5.9045.0804	LIFE INS - LIFE INS-RETIR...	468.85
A.5.9060.0805	HOSPITAL & MEDICAL IN...	41,112.77
A.5.9060.0806	HOSPITAL & MEDICAL IN...	21,172.80
A.5.9061.0807	DENTAL INS - DENTAL INS	6,409.46
A.5.9062.0808	OPTICAL - OPTICAL	1,039.30
F.5.8340.0403	TRANSFS & DIST - OFFICE...	239.00
F.5.8340.0470	TRANSFS & DIST - SUPPL...	1,010.39
F.5.8340.0480	TRANSFS & DIST - UNIFO...	164.99
F.5.8340.0490	TRANSFS & DIST - WATER..	126.00
F.5.9045.0803	LIFE INS - LIFE INS	88.00
F.5.9045.0804	LIFE INS - LIFE INS-RETIR...	30.97
F.5.9060.0805	HOSPITAL & MEDICAL IN...	4,119.91
F.5.9060.0806	HOSPITAL & MEDICAL IN...	1,905.52
F.5.9061.0807	DENTAL INS - DENTAL INS	506.01
F.5.9062.0808	OPTICAL - OPTICAL	82.05
H.5.3410.0019	FIRE DEPT FLOOR	108,200.00
Grand Total:		411,156.70

Project Account Summary

Project Account Key	Expense Amount
None	411,156.70
Grand Total:	411,156.70

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Board of Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: March 17, 2025

Our office has accepted a special use permit application to operate a B&B at 77 Knox Rd as submitted by Christophehr Sterlace, owner. This existing non-conforming owner-occupied two-family dwelling is located in the Single-Family Residence (SFR) zone. Operation of a B&B is an allowed use, by Special Use Permit, for an owner-occupied residence.

Village Code section 285-51.5 requires the Village Board to refer the Special Use Permit application to the Planning Commission for their review and recommendation. The Village Board shall then schedule a public hearing prior to the SEQR determination and decision.

This is an Unlisted action under SEQRA.

A County referral is required for this application due to the proximity of the property to a County Highway (Knox Rd).

If you have any questions, please contact our office at 652-7591.

Liz Cassidy



VILLAGE OF EAST AURORA

585 Oakwood Ave, East Aurora, New York 14052

716-652-6000

In conjunction with

Town of Aurora Building Department

575 Oakwood Ave, East Aurora, NY 14052

716-652-7591

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT Short term rental (BnB) 77 Knox SBL#: 116419-7-20.1
LOCATION 77 Knox Rd - (Right side) ZONING DISTRICT SPR

The applicant agrees to reimburse the Village for any additional fees required for review by consultants hired by the Village.

APPLICANT NAME Christopher Sterlac

ADDRESS 77 Knox Rd.

TELEPHONE (716)-308-1141 E-MAIL Christopher.Sterlac581@gmail.com

SIGNATURE [Signature]

OWNER NAME Christopher Sterlac

ADDRESS 77 Knox Rd

TELEPHONE 716-308-1141 E-MAIL Christopher.Sterlac581@gmail.com

SIGNATURE [Signature]

DEVELOPER NAME NA

ADDRESS _____

TELEPHONE _____ E-MAIL _____

SIGNATURE _____

Request is for: ☐ Restaurant, Indoor Dining and/or ☐ Restaurant, Outdoor Dining
☐ Gas Station ☐ Car Wash ☒ Other Short term rental
☐ Outdoor music or other noise impact; if yes please include a quick summation of request: _____

Days and hours of operation (indoor) _____

Are premises handicap accessible? ☒ Yes ☐ No If not, premises must be made ADA compliant,
If yes, contact building department at 716-652-7591

Will there be any renovations ☐ Yes ☒ No _____

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Cover Letter to Village Board, Supporting Documents and SEQR as required in §285-52.2
- Complete file of submittal package (cover letter, application, SEQR and supporting documentation) in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD-ROM
- Application fee \$25.00, Permit fee \$25.00 and Public Hearing fee \$100.00 – Total \$150 at time of application.
- 8 copies of complete submittal package (cover letter, application, SEQR and supporting documentation) sent to or dropped off at the Village Clerk's Office at 585 Oakwood Avenue East Aurora, NY 14052.

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

Mtg/Mail Date Conditions/Comments, if applicable:

Planning Commission	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQR ACTION:

___ Type 1 ___ Type 2 ☒ Unlisted

VILLAGE BOARD ACTION:

	Mtg/Mail Date
Public Hearing	_____
Notices Mailed	_____
Posted Notice-VEA Hall	_____
Posted Notice-Prop	_____
Approval/Denial Date	_____

Attach Village Board resolution with noted conditions.

Building Dept:
Date Received <u>3/14/25</u>
Complete App <u>3/17/25</u>
Village Clerk:
Date Filed _____
Amount \$ _____
Receipt # _____

CHECK LIST FOR SPECIAL USE PERMIT APPLICATION

- ☒ A cover letter to the Village Board with a narrative of all proposed uses and structures, including but not limited to: hours of operation, number of employees, maximum seat capacity and required number of parking spaces.
- ☐ A narrative report describing how the proposed use will satisfy the criteria set forth in the Special Use Permit review criteria of Chapter §285-52.4 (also listed below), as well as any other applicable requirements relating to the specific use proposed.
 - ☒ Will be generally consistent with the goals of the Village Comprehensive Plan.
 - ☒ Will meet all relevant criteria set forth in Chapter §285-52.3 and §285-52.4.
 - ☒ Will be compatible with existing uses adjacent to and near the property.
 - ☒ Will not create a hazard to health, safety or the general welfare of the public.
 - ☒ Will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents.
 - ☒ Will not be a nuisance to neighboring land uses in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.
 - ☒ Will not cause undue harm to, or destroy, existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water or degradation of water quality.
 - ☒ Will not destroy or adversely impact significant historic and/or cultural resource sites.
 - ☒ Will provide adequate landscaping, screening or buffering between adjacent uses which are incompatible with the proposed project.
 - ☒ Will not otherwise be detrimental to the public convenience and welfare.
- ☐ All SEQR documentation, as required by New York State Law.

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			
Christopher Sterlace			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
77 Knox Rd.			
Brief Description of Proposed Action:			
Turn right apartment into a short-term rental			
Name of Applicant or Sponsor:		Telephone: 716-308-1141	
Christopher Sterlace		E-Mail: Christopher.SterlaceSP1@gmail.com	
Address:			
77 Knox Rd. (Left)			
City/PO:		State:	Zip Code:
EAST AURORA, NY 14052		NY	14052
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?			☐
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: _____ _____ _____			

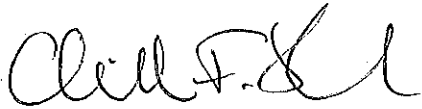
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or 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>Christopher Sterlaw</u> Date: <u>3/14/25</u>		
Signature: <u>[Signature]</u> Title: <u>Owner</u>		

March 14th, 2025

Village Board Trustees,

I am the owner and resident of 77 Knox Rd. in the village. 77 Knox is a two unit property with a left and right apartments. I live on the left side and would like to turn my right side into a short term rental. I will run it myself with no employees and have a large parking area in the rear of the property that can easily fit up to 4 vehicles. It is a 2 bedroom apartment that will comfortably fit 4 people. There will be no changes to the outside of the property. Any questions I'm available at the below phone number.

Thank you,

A handwritten signature in black ink, appearing to read "Chris Sterlace", written in a cursive style.

Christopher Sterlace

716-308-1141

KNOX
(BIG TREE RD.)

66.6 WIDE

RD.

100.0

128.00 DEED

128.10 MEAS.

480.50 DEED & MEAS.

NORTHEAST CORNER OF
LAND CONVEYED TO
EMMA C. POKAFIDINE
L. 2197 P. 203

14.75
FRAME
HOUSE

14.75
FRAME
GARAGE

24.30
NEW
GARAGE

FRAME
SHED

30.53
35.78
16.50 DEED & MEAS.

FRNCE 0.20 EAST

ST.

GREY

99.50 WIDE

PARALLEL LINES

EAST LINE OF LAND CONVEYED TO EMMA C.
POMFIDE L. 2197 P. 203

356.40 DEED
356.50 MEAS.

NORTH 40.22 EAST

SOUTH 26.25 WEST
227.60 DEED
227.67 MEAS.

SOUTHEAST CORNER OF
LAND CONVEYED TO
EMMA C. POKAFIDINE
L. 2197 P. 203

W-E
S

PART OF LOT 31, T. 9. R. 6
VILLAGE OF EAST AURORA

RE-SURVEY JULY 16, 1970 No. 62-63-R	
WILLIAM J. NEWTON LICENSED LAND SURVEYOR 1920 DAVIS RD. WEST FALLS, N.Y.	
SCALE 1 IN. = 40 FT.	DATE AUG. 23, 1962
SHEET 209	No 62-63

William J. Newton

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Mayor Mercurio, and Village Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: March 19, 2025

The Building Department has accepted a Special Use Permit (SUP) application for the General Riley House at 644 Oakwood Ave as submitted by General Riley House LLC, Anthony Day, principal. The current owner of the property, 19 Hamlin Properties LLC and James DePerno owner/member, have authorized this application. The property is located in the Neighborhood Commercial (NC) zoning district and restaurants (eat in or takeout) and taverns are allowable uses in this district. The applicant's intent is to continue operating the General Riley House as it has with the speakeasy, light food, outdoor seating, and occasional outdoor music.

Village Code section 285-52.3B states that the Village Board may refer the Special Use Permit application to the Planning Commission for their review and recommendations. The Village Board shall then schedule a public hearing for the application.

A referral to Erie County Planning Department is not required for this application.

This is an Unlisted action under SEQRA.

If you have any questions, please contact me at 652-7591.

Liz Cassidy



VILLAGE OF EAST AURORA

585 Oakwood Ave, East Aurora, New York 14052
716-652-6000
In conjunction with
Town of Aurora Building Department
575 Oakwood Ave, East Aurora, NY 14052
716-652-7591



SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT The General Riley House SBL#: 176105-1-6012
LOCATION 644 Oakwood Ave ZONING DISTRICT NC

The applicant agrees to reimburse the Village for any additional fees required for review by consultants hired by the Village.

APPLICANT NAME General Riley House LLC
ADDRESS 644 Oakwood Ave East Aurora, NY 14052
TELEPHONE 716-583-3570 E-MAIL 104aday@gmail.com
SIGNATURE [Signature] LLC Principal

OWNER NAME Anthony Day 119 Haulin Property LLC
ADDRESS 70 Kaymer Drive Amherst owner/member
TELEPHONE 716-583-3570 E-MAIL 104aday@gmail.com James DeLone
SIGNATURE [Signature]

DEVELOPER NAME N/A
ADDRESS _____
TELEPHONE _____ E-MAIL _____
SIGNATURE _____

Request is for: ☒ Restaurant, Indoor Dining and/or ☒ Restaurant, Outdoor Dining
☐ Gas Station ☐ Car Wash ☐ Other _____
☒ Outdoor music or other noise impact; if yes please include a quick summation of request:

Days and hours of operation (indoor) Thurs - ~~Saturday~~ Sunday 5-10PM Sunday 12-4

Are premises handicap accessible? ☒ Yes ☐ No If not, premises must be made ADA compliant,
If yes, contact building department at 716-652-7591

Will there be any renovations ☐ Yes ☒ No

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Cover Letter to Village Board, Supporting Documents and SEQR as required in §285-52.2
- Complete file of submittal package (cover letter, application, SEQR and supporting documentation) in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD-ROM
- Application fee \$25.00, Permit fee \$25.00 and Public Hearing fee \$100.00 – Total \$150 at time of application.
- 8 copies of complete submittal package (cover letter, application, SEQR and supporting documentation) sent to or dropped off at the Village Clerk's Office at 585 Oakwood Avenue East Aurora, NY 14052.

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

Mtg/Mail Date Conditions/Comments, if applicable:

Planning Commission	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQR ACTION:

___ Type 1 ___ Type 2 ☒ Unlisted

VILLAGE BOARD ACTION:

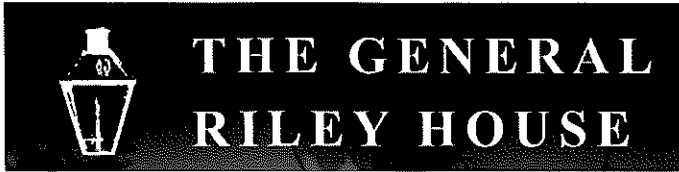
	Mtg/Mail Date
Public Hearing	_____
Notices Mailed	_____
Posted Notice-VEA Hall	_____
Posted Notice-Prop	_____
Approval/Denial Date	_____

Attach Village Board resolution with noted conditions.

Building Dept:
Date Received <u>3/17/25</u>
Complete App _____
Village Clerk:
Date Filed _____
Amount \$ _____
Receipt # _____

CHECK LIST FOR SPECIAL USE PERMIT APPLICATION

- ☐ A cover letter to the Village Board with a narrative of all proposed uses and structures, including but not limited to: hours of operation, number of employees, maximum seat capacity and required number of parking spaces.
- ☐ A narrative report describing how the proposed use will satisfy the criteria set forth in the Special Use Permit review criteria of Chapter §285-52.4 (also listed below), as well as any other applicable requirements relating to the specific use proposed.
 - ☐ Will be generally consistent with the goals of the Village Comprehensive Plan.
 - ☐ Will meet all relevant criteria set forth in Chapter §285-52.3 and §285-52.4.
 - ☐ Will be compatible with existing uses adjacent to and near the property.
 - ☐ Will not create a hazard to health, safety or the general welfare of the public.
 - ☐ Will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents.
 - ☐ Will not be a nuisance to neighboring land uses in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.
 - ☐ Will not cause undue harm to, or destroy, existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water or degradation of water quality.
 - ☐ Will not destroy or adversely impact significant historic and/or cultural resource sites.
 - ☐ Will provide adequate landscaping, screening or buffering between adjacent uses which are incompatible with the proposed project.
 - ☐ Will not otherwise be detrimental to the public convenience and welfare.
- ☐ All SEQR documentation, as required by New York State Law.



**Anthony J. Day, Principal
General Riley House LLC
701 Kaymar Drive
Amherst, New York 14228**

March 17, 2025

*Village Board of Trustees
Village of East Aurora
585 Oakwood Avenue
East Aurora, New York 14052*

Honorable Village Trustees:

It is with utmost respect that I submit this special use permit as part of acquisition of the General Riley House at 644 Oakwood Avenue.

My wife, Renee, and myself have fallen in love with the Riley House and have admired its evolution as a truly unique establishment in the Village of East Aurora and, indeed the County of Erie. "The Speakeasy" has become a gathering spot for old and young offering a variety of settings to enjoy quality cocktails with friends and family.

We intend to grow the business from the solid foundation laid down by the current owners James DePerno and Kimberly DePerno. We intend to continue its operations in the evening hours of Thursday to Saturday from 5:00 to 10:00 PM. The two barrooms would remain in operation- one in the basement "speakeasy" and another in the first floor lounge area. The menu of fine small plates would continue to be served during all operating hours.

It is our plan to continue summer operation of the patio/ garden in the back of the facility. We would vend beverages from the small shed in the backyard and in the interior bars as well. We would occasionally like to host musical acts in the early evening focusing on acoustic and jazz genres. As the DePerno's have done, we intend to participate in a number of the Village- wide special events and perhaps add a few unique to our establishment.

As we look to the future, we would like to explore expanding our hours of operations to include weekend afternoons as additional opportunities to bring people together both in the patio during the summer months and inside year-round. We also hope to refurbish the back sun room as a larger room capable of hosting small, intimate special events for families and groups such as engagement parties, special meetings or family events. We intend to "go slow to go fast" and be deliberate and thoughtful in any operational growth while certainly attending to the Village's codes and requirements.

We are thrilled to have this opportunity and look forward to the challenge. We stand ready to meet any request for information you might have and humbly ask your approval of our application.

Sincerely,

*Anthony J. Day, Principal
General Riley House LLC*

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>The General Riley House</i>			
Project Location (describe, and attach a location map): <i>644 Oakwood Avenue East Aurora, NY 14052</i>			
Brief Description of Proposed Action: <i>New Owner of General Riley House Tavern</i>			
Name of Applicant or Sponsor: <i>Anthony J. Day</i>		Telephone: <i>716-583-3520</i>	
		E-Mail: <i>104aday@gmail.com</i>	
Address: <i>701 Kaymar Drive</i>			
City/PO: <i>East Aurora Amherst</i>		State: <i>NY</i>	Zip Code: <i>14228</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? <u>40</u> acres			
b. Total acreage to be physically disturbed? <u>0</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>40</u> 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			

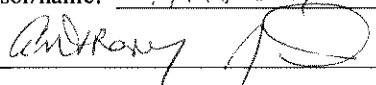
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed 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>Anthony J. Day</u> Date: <u>3-17-05</u>		
Signature: <u></u> Title: _____		

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees
FROM: Elizabeth Cassidy, Code Enforcement Officer
DATE: March 25, 2025

The Building Department has accepted an amendment to the Site Plan for 425-433 Prospect Ave by Chris Contento, member of 425 Prospect LLC, owner of the property. The proposed amendment is to add a balcony to a third-floor apartment over an existing bump out on the second floor.

Village Code sections 285-51.5 requires the Village Board to refer the Site Plan application to the Planning Commission for their review and recommendations. The Village Board shall then schedule a public hearing for the applications.

A County referral is not required for this application because it does not meet the NYS General Municipal Law, Section 239-m parameters.

This is an Unlisted action for purposes of SEQRA.

If you have any questions, please contact me at 652-7591.

Liz Cassidy

CHECK LIST FOR SITE PLAN APPLICATION

An application for site plan review shall include the following supporting documents, as applicable. A licensed professional engineer or registered land surveyor shall prepare all site plan materials unless otherwise approved by the Village Board.

- ☒ Description or narrative of all proposed uses and structures, including but not limited to hours of operation, number of employees, maximum seat capacity, and proposed number of off-street vehicle and bicycle parking spaces.
- ☒ A site plan drawn at a scale of one inch equals 20 feet or such other scale as the Village Board may deem appropriate, on standard 24 inch by 36 inch sheets, with continuation on 8 ½ inch by 11 inch sheets as necessary for written information.
- ☒ A certified land survey showing the boundaries of the applicant's property under consideration in its current state plotted to scale with the north point, scale, and date clearly indicated, or other document deemed acceptable by the reviewing board.
- ☒ Plans indicating the following with regard to the property in question, where applicable.
 - ☐ The location of all properties, their ownership, uses thereon, subdivisions, streets, easements, and adjacent buildings within 300 feet of the property in question.
 - ☐ The location and use of all existing and proposed structures on the property in question, including all dimensions of height and floor area, exterior entrances, and anticipated future additions and alterations.
 - ☐ The location of all existing and proposed topography features, including but not limited to, site grading, open spaces, woodlands, watercourses, steep slopes, wetlands, floodplains, and watersheds.
 - ☐ The location of existing and proposed landscaping, screening, walls, and fences, including information regarding the size and type of plants and building materials proposed.
 - ☐ The location of existing and proposed public and private streets, off-street parking areas, loading areas, driveways, sidewalks, ramps, curbs, and paths. Such plans shall include considerations for vehicular, pedestrian, and bicycle traffic circulation, parking, and access.
 - ☐ The location of existing and proposed utility systems including sewage or septic, water supply, telephone, cable, electric, and stormwater drainage. Stormwater drainage systems shall include existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales.
 - ☐ The location, height, intensity, and bulb type (sodium, incandescent, etc.) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.
 - ☐ The location, height, size, material, and design of all existing and proposed signs.
 - ☐ Elevations at a scale of one-quarter inch equals one foot for all exterior facades of the proposed structure(s) and/or alterations to or expansions of existing facades, showing design features and indicating the type and color or materials to be used.
 - ☐ Plans to prevent the pollution of surface or ground water, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable.
 - ☐ A schedule for completion of each construction phase for buildings, parking, and landscaped areas.
 - ☐ Plans for disposal of construction and demolition waste, either on-site or at an approved disposal facility.
- ☒ All New York State SEQR documentation as required by law.
- ☒ The Village Board may request additional information as per Village Code §285-51.3(B)(6) or anything else it deems necessary for a complete assessment of the site plan.
- ☒ All required fees and reimbursements, and an escrow deposit to cover professional review costs, if required.

VILLAGE OF EAST AURORA
571 Main Street, East Aurora, New York 14052
716-652-6000
In conjunction with
Town of Aurora Building Department
300 Glead Ave, East Aurora, NY 14052
716-652-7591

Building Dept:	
Date Received	3/24/25
Complete App	3/25/25
Village Clerk:	
Date Received	3/25/25
Amount \$	125.00
Receipt #	

SITE PLAN APPLICATION

PROPOSED PROJECT 425 PROSPECT AVE SBL#: 175.08-7-24
LOCATION 425 PROSPECT AVE, EAST AURORA, NY ZONING DISTRICT GR

The applicant agrees to reimburse the Village for any additional fees required for consultant's review of submitted technical data, including but not limited to, traffic studies, drainage, lighting, water and sewer plans.

APPLICANT NAME CHRIS CONTENTO
ADDRESS 2434 LAPHAM ROAD, EAST AURORA, NY 14052
TELEPHONE 716-288-8126 FAX _____ E-MAIL INFO@CONTENTO.CO.COM
SIGNATURE [Signature]

OWNER NAME CHRIS CONTENTO Member 425 PROSPECT LLC
ADDRESS 2434 LAPHAM ROAD
TELEPHONE 716-288-8126 FAX _____ E-MAIL INFO@CONTENTO.CO.COM
SIGNATURE [Signature]

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
NAME LINE 42 ARCHITECTS FIRM JOSH BEST
ADDRESS _____
TELEPHONE _____ FAX _____ E-MAIL _____
SIGNATURE [Signature] AFFIX STAMP

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Twenty (20) Sets – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-51.3
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD Rom.
- Application fee \$25.00 and Public Hearing fee \$100.00 – Total \$125 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____ Minor Project written request to waive PC mtg Y/N/NA: VB Decision Y/N

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Historic Preservation	_____	_____
ZBA	_____	_____
EC Div of Planning	_____	_____
NYS DOT	_____	_____
Town Notification	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQR ACTION:
____ Type 1 ____ Type 2 ☒ Unlisted

VILLAGE BOARD ACTION:

	Mtg/Mail Date
Public Hearing	_____
Notices Mailed	_____
Posted Notice-VEA Hall	_____
Posted Notice-Prop	_____
Approval/Denial Date	_____

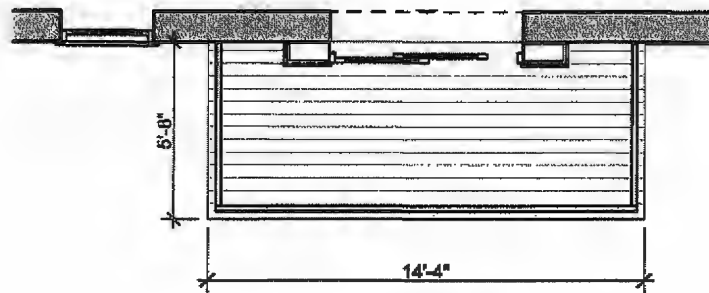
Attach Village Board resolution with noted conditions.

Village of East Aurora Site Plan Procedures

1. The Village of East Aurora adopted a new Zoning Code in October 2019. The new code is on the homepage of their website.
2. Prior to submission, applicants may schedule a sketch plan meeting with the reviewing board (Village Board or Planning Commission). Sketch plan meetings are advisory only and nonbinding. Materials presented as part of this meeting can be incomplete or conceptual in design. Contact the Village Clerk's office (716-652-6000) to determine the next available meeting date.
3. In addition to the specific Zoning District code requirements, also applicable are:
 - a. Regulations for Certain Uses (§285-31)
 - b. Development Standards (§285-40)
 - c. Signs (§285-44)
 - d. General Application and Review Procedures (§285-50)
 - e. Site Plan Review (§285-51) processes and requirements

For additional guidance refer to the East Aurora Commercial Design Guidelines as found on the Planning Commission webpage on the Village of East Aurora website at www.east-aurora.ny.us/government/planning-commission/.

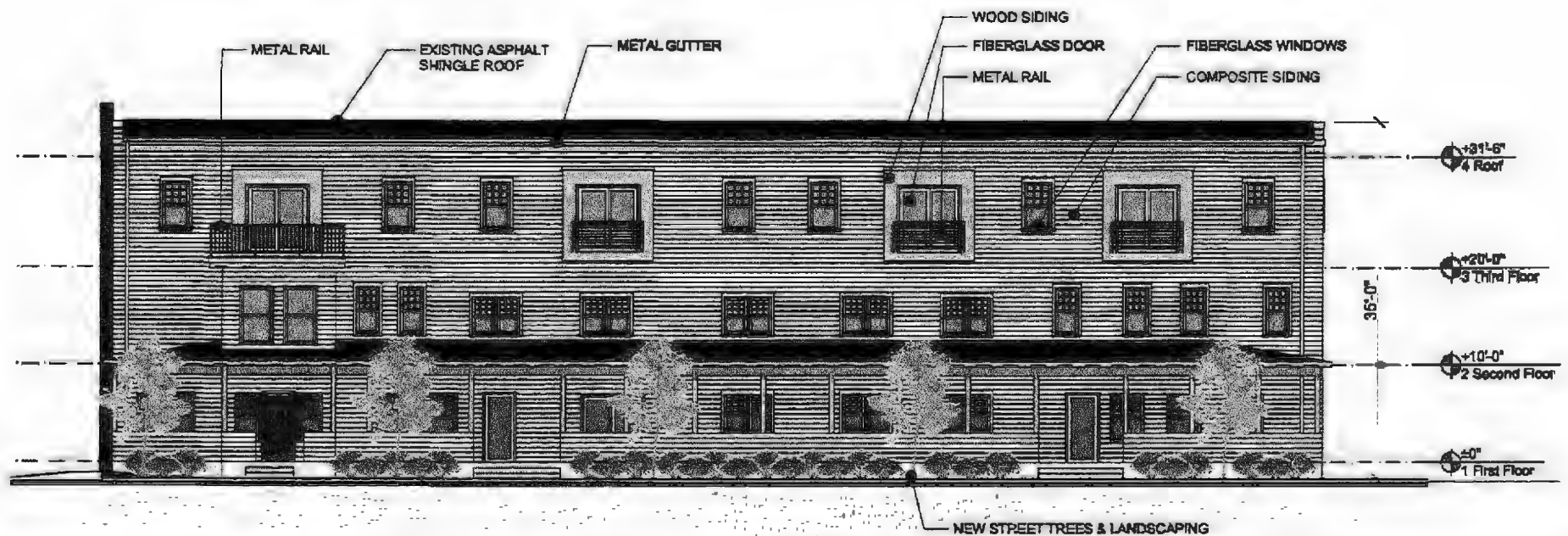
4. If compliance with all applicable regulations is not feasible, an application to the Village Zoning Board of Appeals must be submitted prior to, or concurrently with the Site Plan application.
5. Submission Deadline: A complete Site Plan application, supporting documents, and the required fee must be submitted no later than the first of the month to the Code Enforcement Officer (CEO) at the Town of Aurora Building Department.
6. Submissions will be reviewed for completion by the CEO. Applicants will be notified by email/mail of any deficiencies. If the deficiencies are not corrected within 30 days, the application is considered withdrawn. Incomplete applications will not be placed on any Village Board agenda.
7. The Village Board may waive any of the Site Plan requirements with the determination that they are unnecessary for a complete assessment of the project.
8. The Village Board may also request additional information beyond what is listed on the checklist and may ask that it be presented in graphic form accompanied by a written text, and/or prepared by a licensed professional if such additional materials are deemed necessary for a complete assessment of the site plan.
9. A representative must attend every meeting at which this project will be discussed, or the project will be tabled. Typically, the Village Board receives the application and refers it to the Planning Commission for review and recommendation. The application may also be referred to the Historic Preservation Commission or Tree Board for their review and recommendations. Multiple meetings with the same reviewing board may be necessary.
10. Once all recommendations are received, the State Environmental Quality Review Act (SEQRA) is completed.
11. Next, a public hearing will be scheduled. The Village Board will render their decision at a meeting following the public hearing.
12. The Village Board will provide a written statement (or Village Board minutes) to the applicant stating whether or not the application is approved, conditionally approved, or denied.



PLAN VIEW



BUILT ELEVATION



ELEVATION

425 Prospect Avenue Apartments
East Aurora, NY 14052

Corbento Co
Schematic Design
March 2025

LINE 42
ARCHITECTURE

Short Environmental Assessment Form

Part 1 - Project Information

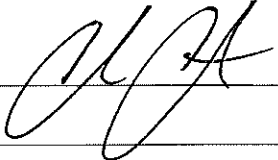
Instructions for Completing

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: 425 PROSPECT AVENUE			
Project Location (describe, and attach a location map): 425 PROSPECT AVENUE			
Brief Description of Proposed Action: WANT TO ADD 3RD FLOOR BALCONY AS WE COMPLETE THE EXPANSION ON THE THIRD FLOOR. THIS WOULD ONLY BE ADDED TO APARTMENT #9 THAT CURRENTLY HAS THE BUMP OUT.			
Name of Applicant or Sponsor: CHRIS CONTENTO		Telephone: 716 220 7304	
		E-Mail: INFO@CONTENTO.CO.COM	
Address: 425 PROSPECT AVE			
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? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		1 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1 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>  CHRIS CONTENTO </u> Date: <u>3-24-25</u> Signature: _____ Title: <u>MEMBER</u>		

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

MEMO

TO: Mayor Mercurio, and Village Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: April 1, 2025

The Building Department has accepted an amended site plan for reconfiguration of the patio and parking lot for Left Coast Taco at 54 Elm St as submitted by Nathan and Chelsea Root, owners. The proposed plan is to relocate the entrance, add landscaping between the parking areas and sidewalks and along property lines, and permanently install the patio at the front of the building where they have had a temporary outdoor seating area for the past 2 summers. They are required to have 6 spaces and will have a total of 19 spaces on site, including a handicap accessible space per code.

The applicants are requesting an expedited review so that they can get this exterior improvement complete before the weather breaks for good (see attached). Village Code section 285-52.3B states that the Village Board may refer the Special Use Permit application to the Planning Commission for their review and recommendations. The Village Board shall then schedule a public hearing for the applications.

Village Code section 285-50.4C requires the Village to submit the application to Erie County Department of Environment and Planning for their review and comment due to proximity to a State highway (Main St/20A).

This is an Unlisted action under SEQRA.

If you have any questions, please contact me at 652-7591.

Liz Cassidy

Elizabeth Cassidy

From: Chelsea Root <leftcoasttaco@gmail.com>
Sent: Tuesday, April 1, 2025 10:31 AM
To: Elizabeth Cassidy
Subject: Left Coast Taco

Good Morning Liz

Re: An expedited approval for the revitalization of the exterior at 54 Elm Street.

Left Coast Taco is asking for an expedited approval for the request to revitalize the exterior. Now that we have ownership of the property and funding, we would like to make improvements that include: enhancements / expansion of the parking lot, additional outdoor seating, added green space and landscaping.

We are asking for this process to be expedited so that we will be able to maximize our revenue during the summer season.

Thank you for your consideration,
Chelsea and Nathan Root
Left Coast Taco

VILLAGE OF EAST AURORA
571 Main Street, East Aurora, New York 14052
716-652-6000
In conjunction with
Town of Aurora Building Department
300 Glead Ave, East Aurora, NY 14052
716-652-7591

Building Dept.	
Date Received	3/31/25
Complete App	3/31/25
Village Clerk:	
Date Received	
Amount \$	
Receipt #	

SITE PLAN APPLICATION

PROPOSED PROJECT Left Coast Extension Revitalization SBL#: 176.05-1-7
LOCATION 54 Elm St. ZONING DISTRICT NC

The applicant agrees to reimburse the Village for any additional fees required for consultant's review of submitted technical data, including but not limited to, traffic studies, drainage, lighting, water and sewer plans.

Property Owner

APPLICANT NAME Nathan Root Two Bays LLC
ADDRESS 91 N. Willow St.
TELEPHONE 619-820-3552 FAX _____ E-MAIL leftcoasttaco@ea@gmail.com
SIGNATURE [Signature]

Business

OWNER NAME Chelsea Root Left Coast Taco
ADDRESS 91 N. Willow St.
TELEPHONE 719-544-0244 FAX _____ E-MAIL leftcoasttaco@ea@gmail.com
SIGNATURE [Signature]

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
NAME Joe Mattucci FIRM Mattucci Design
ADDRESS 540 Oleum Rd
TELEPHONE 876-7881 FAX _____ E-MAIL Joe@mattuccico.com
SIGNATURE [Signature] AFFIX STAMP

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Twenty (20) Sets – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-51.3
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD Rom.
- Application fee \$25.00 and Public Hearing fee \$100.00 – Total \$125 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____ Minor Project written request to waive PC mtg Y/N/NA: VB Decision Y/N

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Historic Preservation	_____	_____
ZBA	_____	_____
EC Div of Planning	_____	_____
NYS DOT	_____	_____
Town Notification	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQR ACTION:
___ Type 1 ___ Type 2 ☒ Unlisted

VILLAGE BOARD ACTION:

	Mtg/Mail Date
Public Hearing	_____
Notices Mailed	_____
Posted Notice-VEA Hall	_____
Posted Notice-Prop	_____
Approval/Denial Date	_____

Attach Village Board resolution with noted conditions.

Short Environmental Assessment Form

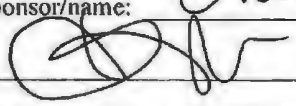
Part 1 - Project Information

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>Shipping Container Exterior landscape, patio, parking lot at coast</i>			
Project Location (describe, and attach a location map): <i>54 Elm St.</i>			
Brief Description of Proposed Action: <i>Paver Stone Patio. Reconfiguration and Repavement of parking lot.</i>			
Name of Applicant or Sponsor: <i>Nathan Root</i>		Telephone: <i>619-820-3552</i>	
		E-Mail: <i>leftcoasttaco@comcast.net</i>	
Address: <i>91 N. Willow St</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>N/A</i> acres	
b. Total acreage to be physically disturbed?		<i>N/A</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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			

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>Chelsea Roof</u> Date: <u>3/28/25</u> Signature: <u></u> Title: <u>owner</u>		

****Important instructions to Village Board members:***

Include all pertinent items desired by the Village pertaining to the operation of the business. Note that any items and matters that are part of the discussion, prior to the official approval, which are not included in the conditions section when the approval is granted, those may not be enforceable unless they are made express conditions of the approval.

An Application of a Request for a Special Use Permit, received by the Office of the Village Clerk on March 17, 2025, is hereby:

[APPROVED] or [DENIED], as submitted, for applicant Christopher Sterlace at 77 Knox Road to operate a BnB in an existing non-conforming owner-occupied two-family dwelling.

The Village Board shall be Lead Agency under the State Environmental Quality Review Act (SEQRA). A Negative Declaration is made under SEQRA and said application is determined to be an Unlisted Action.

The following findings and conditions from the Village Planning Commission are incorporated herein:

- Consistent with the intent of the code for short-term rentals with no additional impacts on the neighbors due to it being a two-family dwelling.
- Consistent with the approval of 30 Walnut Street in December of 2024.

If approved, the following additional language should be part of the approval:

Approval is Granted for the above-referenced Special Use Permit Application, as written and submitted, and with the following additional modifications and/or conditions*:

Should any part of the application and Special Use Permit approval be in conflict with any segment of the underlying Village Code (i.e., Zoning, etc.), adherence shall be with the Village Code provisions.

The Village shall have the right to periodically inspect the property for compliance with the Village Code, the Special Use Permit and its conditions.

The nature, duration and intensity of the operations which are involved in, or conducted in connection with, this Special Use Permit shall not be increased or expanded without the approval of the Village Board. Any increase or expansion shall be considered at a public hearing held in accordance with the application requirements and administrative procedures which have been adopted by the Village Board.

This Special Use Permit shall expire if significant construction has not been commenced within one year, and has not been completed within two years, of final Special Use Permit approval or, if no construction is involved, if the use has not been commenced within one year of final Special Use Permit approval.

This Special Use Permit shall expire if the use, once begun, ceases operation, for any reason, for more than six consecutive months. For seasonal uses, the use will be considered ceased if there is no operation for at least 12 consecutive months.

This Special Use Permit may be revoked by the Village Board if it is found and determined that there has been a material failure of compliance with any one of the terms, conditions, limitations or requirements imposed by the Special Use Permit. Revocation may also occur in the event of Village Code violations occurring at the property. The Village Board shall hold a public hearing to consider whether or not the Special Use Permit grantee has violated the terms and conditions of the Special Use Permit or if any Village Code violations have occurred. The public hearing shall be held only after the permit grantee has been notified. Notice of the violations and of the date, place and time of the public hearing shall be mailed to the Special Use Permit grantee by certified mail, return receipt requested, directed to the last known address of the permit grantee.

****Important instructions to Village Board members:***

Include all pertinent items desired by the Village pertaining to the operation of the business. Note that any items and matters that are part of the discussion, prior to the official approval, which are not included in the conditions section when the approval is granted, those may not be enforceable unless they are made express conditions of the approval.

An Application of a Request for an Special Use Permit, received by the Office of the Village Clerk on March 19, 2025, is hereby:

[APPROVED] or [DENIED], as submitted, for applicant Tony Day at 644 Oakwood Ave General Riley House to continue to operate as a speakeasy with light food, outdoor seating, and occasional outdoor music.

The Village Board shall be Lead Agency under the State Environmental Quality Review Act (SEQRA). A Negative Declaration is made under SEQRA and said application is determined to be an Unlisted Action.

The following findings and conditions from the Village Planning Commission are incorporated herein:

- New owners with the continuation of existing business
- Coordinate parking with other businesses as previously.

If approved, the following additional language should be part of the approval:

Approval is Granted for the above-referenced Special Use Permit Application, as written and submitted, and with the following additional modifications and/or conditions*:

Should any part of the application and Special Use Permit approval be in conflict with any segment of the underlying Village Code (i.e., Zoning, etc.), adherence shall be with the Village Code provisions.

The Village shall have the right to periodically inspect the property for compliance with the Village Code, the Special Use Permit and its conditions.

The nature, duration and intensity of the operations which are involved in, or conducted in connection with, this Special Use Permit shall not be increased or expanded without the approval of the Village Board. Any increase or expansion shall be considered at a public hearing held in accordance with the application requirements and administrative procedures which have been adopted by the Village Board.

This Special Use Permit shall expire if significant construction has not been commenced within one year, and has not been completed within two years, of final Special Use Permit approval or, if no construction is involved, if the use has not been commenced within one year of final Special Use Permit approval.

This Special Use Permit shall expire if the use, once begun, ceases operation, for any reason, for more than six consecutive months. For seasonal uses, the use will be considered ceased if there is no operation for at least 12 consecutive months.

This Special Use Permit may be revoked by the Village Board if it is found and determined that there has been a material failure of compliance with any one of the terms, conditions, limitations or requirements imposed by the Special Use Permit. Revocation may also occur in the event of Village Code violations occurring at the property. The Village Board shall hold a public hearing to consider whether or not the Special Use Permit grantee has violated the terms and conditions of the Special Use Permit or if any Village Code violations have occurred. The public hearing shall be held only after the permit grantee has been notified. Notice of the violations and of the date, place and time of the public hearing shall be mailed to the Special Use Permit grantee by certified mail, return receipt requested, directed to the last known address of the permit grantee.

Resolution of the Village of East Aurora of a Determination of Non-Significance pursuant to the State Environmental Quality Review Act (SEQRA) in the matter of the Site Plan Application for 425-433 Prospect Ave, applicant Chris Contento, owner of 425 Prospect LLC, to add a balcony to a third-floor apartment over an existing bump out on the second floor.

WHEREAS, the applicant has filed Part 1 of the Short Environmental Assessment Form (SEAF) with this Board, a copy of which is included by reference and made a part hereof, relating to the proposed project at 425-433 Prospect Ave, East Aurora, New York, wherein the applicant, Chris Contento, owner of 425 Prospect LLC; and

WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application, including the Site Plan attached thereto, with any and all amendments and modifications, and considering comments and documentation presented for and against the project, voted in the majority recommending approval, with findings; and

WHEREAS, the Village SEQRA Intake Committee carefully and fully reviewed Part 1 of the SEAF submitted by applicants including the Site Plan attached thereto, and the above-referenced amendments and modifications; and

WHEREAS, the Village SEQRA Intake Committee, after their review of the above, prepared Parts 2 and 3 of the SEAF with a recommendation of the issuance of the Negative Declaration of Environmental Significance for submission to, and consideration by, the Village Board; and

WHEREAS, the Village Board of Trustees, upon taking an independent hard look and reasoned evaluation of the above-referenced information, comments and written documentation, including, but not limited to, Part 1 of the SEAF; comments, recommendations, findings and conditions of the Planning Commission, the Site Plan and the recommendation of the SEQRA Intake Committee and that Committee's completed Parts 2 and 3 of the SEAF concerning the potential environmental impacts of the project; all of which are incorporated by reference herein; and

WHEREAS, the Village Board, upon carefully and fully reviewing all the information, comments and written documentation in regard to the project, made a finding that there are no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of East Aurora as Lead Agency has determined that the proposed action described in the SEAF, submitted by the applicants, for the site plan proposed to add a balcony to a third-floor apartment over an existing bump out on the second floor 425-433 Prospect Avenue, as detailed in the Site Plan Application dated March 25, 2025, is classified as an Unlisted Action and therefore issues a Negative Declaration, that this development will not have a significant environmental impact and a Draft Environmental Impact Statement will not be required nor prepared.

The foregoing resolution was duly made by Trustee _____ and seconded by Trustee _____ and carried on June 16, 2024.

Resolution of the Village Board of East Aurora Approving the Site Plan for 425-433 Prospect Ave, applicant Chris Contento, owner of 425 Prospect LLC, to add a balcony to a third-floor apartment over an existing bump out on the second floor.

WHEREAS, an application has been submitted for Site Plan Approval at the above-referenced property by applicant 425 Prospect LLC, represented by Chris Contento,

WHEREAS, the Village Board referred the site plan to the Planning Commission for review, comment and recommendation, and the Planning Commission resolution, recommending site plan approval, with findings and no conditions; and

WHEREAS, the Village's SEQRA Intake Committee considered the application and reviewed Part 1 of the Short Environmental Assessment Form submitted by the applicant and completed Part 2 and Part 3 thereof on behalf of the Village, and it was the recommendation of the SEQRA Committee and approved by the Village Board as a Negative Declaration, including that the proposed development plan is an Unlisted Action and would have no significant environmental impact; and

WHEREAS, the Village Board at a public meeting reviewed and considered further the comments and all written materials submitted by the applicant and all other information and recommendations before the Board, including minutes of prior Village Board meetings and the recommendations from the SEQRA Intake Committee and Planning Commission, and the referral and response from the Erie County Division of Planning declaring: No Recommendation; proposed action has been reviewed and determined to be of local concern; and

WHEREAS, the Village Board received and considered the Site Plan, the above-referenced upgrades, and any and all amendments thereof; and

WHEREAS, the Village Board has separately considered the environmental impacts of the project, declared itself Lead Agency and issued a Negative Declaration of environmental significance, with the proposal classified as a Unlisted Action.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board as follows:

1. The Findings of Fact of the SEQRA Intake Committee, the resolution with findings of the Planning Commission, and the site plan application, all information included in the minutes taken in relation to the abovementioned Village Board and Planning Commission meetings are herein incorporated by reference, including the following findings of the Planning Commission:
 - The proposed amendment adds to appeal to the house and makes rental more interesting and desirable
 - No significant modification to the façade of the building.
2. The Resolution of the Village Board considering the environmental impacts of the project and the issuance of a Negative Declaration of environmental significance is incorporated herein by reference.

3. The Site Plan relating to the proposed project at 425-433 Prospect Avenue, East Aurora, New York, wherein the applicant proposes to add a balcony to a third-floor apartment over an existing bump out on the second floor.
4. as detailed on documents submitted with the application, is hereby approved and is subject to the following additional conditions:

5. The resolution is effective immediately approving the issuance of a development, construction permit as hereinbefore set forth, subject to compliance with all applicable federal, state and local laws and codes.

The foregoing resolution was duly made by Trustee _____ and seconded by Trustee _____ and carried on June 16, 2025.

Resolution of the Village of East Aurora of a Determination of Non-Significance pursuant to the State Environmental Quality Review Act (SEQRA) in the matter of the Amended Site Plan Application at 54 Elm St, applicant Nathan & Chelsea Root of Left Coast Taco for the reconfiguration of the patio and parking lot then permanently install the patio at the front of the building.

WHEREAS, the applicant has filed Part 1 of the Short Environmental Assessment Form (SEAF) with this Board, a copy of which is included by reference and made a part hereof, relating to the proposed project at 54 Elm St, East Aurora, New York, wherein the applicant, Nathan & Chelsea Root of Left Coast Taco; and

WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application, including the Site Plan attached thereto, with any and all amendments and modifications, and considering comments and documentation presented for and against the project, voted in the majority recommending approval, with findings; and

WHEREAS, the Village SEQRA Intake Committee carefully and fully reviewed Part 1 of the SEAF submitted by applicants including the Site Plan attached thereto, and the above-referenced amendments and modifications; and

WHEREAS, the Village SEQRA Intake Committee, after their review of the above, prepared Parts 2 and 3 of the SEAF with a recommendation of the issuance of the Negative Declaration of Environmental Significance for submission to, and consideration by, the Village Board; and

WHEREAS, the Village Board of Trustees, upon taking an independent hard look and reasoned evaluation of the above-referenced information, comments and written documentation, including, but not limited to, Part 1 of the SEAF; comments, recommendations, findings and conditions of the Planning Commission, the Site Plan and the recommendation of the SEQRA Intake Committee and that Committee's completed Parts 2 and 3 of the SEAF concerning the potential environmental impacts of the project; all of which are incorporated by reference herein; and

WHEREAS, the Village Board, upon carefully and fully reviewing all the information, comments and written documentation in regard to the project, made a finding that there are no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of East Aurora as Lead Agency has determined that the proposed action described in the SEAF, submitted by the applicants, for the site plan proposed to reconfigure the patio and parking lot, then permanently install the patio at the front of the building.54 Elm St, as detailed in the Site Plan Application dated April 1, 2025, is classified as an Unlisted Action and therefore issues a Negative Declaration, that this development will not have a significant environmental impact and a Draft Environmental Impact Statement will not be required nor prepared.

The foregoing resolution was duly made by Trustee _____ and seconded by Trustee

_____ and carried on June 16, 2024.

Resolution of the Village Board of East Aurora Approving the Amended Site Plan for applicants Nathan & Chelsea Root of Left Coast Taco at 54 Elm St for the reconfiguration of the patio and parking lot then permanently install the patio at the front of the building

WHEREAS, an application has been submitted for Site Plan Approval at the above-referenced property by applicant Left Coast Taco, represented by Nathan & Chelsea Root,

WHEREAS, the Village Board referred the site plan to the Planning Commission for review, comment and recommendation, and the Planning Commission resolution, recommending site plan approval, with findings and conditions; and

WHEREAS, the Village's SEQRA Intake Committee considered the application and reviewed Part 1 of the Short Environmental Assessment Form submitted by the applicant and completed Part 2 and Part 3 thereof on behalf of the Village, and it was the recommendation of the SEQRA Committee and approved by the Village Board as a Negative Declaration, including that the proposed development plan is an Unlisted Action and would have no significant environmental impact; and

WHEREAS, the Village Board at a public meeting reviewed and considered further the comments and all written materials submitted by the applicant and all other information and recommendations before the Board, including minutes of prior Village Board meetings and the recommendations from the SEQRA Intake Committee and Planning Commission, and the referral and response from the Erie County Division of Planning declaring: No Recommendation; proposed action has been reviewed and determined to be of local concern; and

WHEREAS, the Village Board received and considered the Site Plan, the above-referenced upgrades, and any and all amendments thereof; and

WHEREAS, the Village Board has separately considered the environmental impacts of the project, declared itself Lead Agency and issued a Negative Declaration of environmental significance, with the proposal classified as a Unlisted Action.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board as follows:

1. The Findings of Fact of the SEQRA Intake Committee, the resolution with findings of the Planning Commission, and the site plan application, all information included in the minutes taken in relation to the abovementioned Village Board and Planning Commission meetings are herein incorporated by reference, including the following findings and conditions of the Planning Commission:

Findings:

- Improvement to existing business aesthetics and business operation
- Consistent with the neighborhood of the Elm Street Business Corridor

Conditions:

- The installation of curb stops between the parking and walkway patio seating area
 - Bike racks to be installed
2. The Resolution of the Village Board considering the environmental impacts of the project and the issuance of a Negative Declaration of environmental significance is incorporated

herein by reference.

3. The Site Plan relating to the proposed project at 54 Elm St, East Aurora, New York, wherein the applicant proposes to reconfigure the patio and parking lot then permanently install the patio at the front of the building.
4. as detailed on documents submitted with the application, is hereby approved and is subject to the following additional conditions:

5. The resolution is effective immediately approving the issuance of a development, construction permit as hereinbefore set forth, subject to compliance with all applicable federal, state and local laws and codes.

The foregoing resolution was duly made by Trustee _____ and seconded by Trustee _____ and carried on June 16, 2025.

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: May 27, 2025

The Building Department has accepted Special Use Permit application for 123 Grey St by Five Below, as authorized by James Boglioli for Benderson Development Company, LLC. The proposal is for staging merchandise outside of their storefront for sale. Village Code section 285-21.3, Table 21.3 allows for outdoor sales/storage ancillary to a permitted use by Special Use Permit.

Village Code section 285-52.3 states that the Village Board may refer both Special Use Permit application to the Planning Commission for their review and recommendations. The Village Board shall then schedule a public hearing for the application.

A County referral is required for these applications of proximity to a State Highway (20A, Hamburg St).

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Liz Cassidy

VILLAGE OF EAST AURORA
571 Main Street, East Aurora, New York 14052
716-652-6000
In conjunction with
Town of Aurora Building Department
300 Glead Ave, East Aurora, NY 14052
716-652-7591

Building Dept:	
Date Received	5/21/25
Complete App	5/27/25
Village Clerk:	
Date Filed	
Amount \$	
Receipt #	

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT outdoor storage/sale of goods SBL#: 17S.07-1-1.11
LOCATION 123 Grey St. Suite 10 East Aurora, NY 14052 ZONING DISTRICT 6C

The applicant agrees to reimburse the Village for any additional fees required for consultant's review.

APPLICANT NAME Five Below
ADDRESS 701 Market St. Suite 300
TELEPHONE 716-309-6277 FAX _____ E-MAIL business.licensing@fivebelow.com
SIGNATURE Maureen Jerackas, Construction Admin

OWNER NAME Five Below, Inc
ADDRESS 251 Little Falls Drive
TELEPHONE 215-207-2589 FAX _____ E-MAIL business.licensing@fivebelow.com
X SIGNATURE [Signature]

DEVELOPER NAME N/A
ADDRESS _____
TELEPHONE _____ FAX _____ E-MAIL _____
SIGNATURE _____

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- One (1) – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-52.2
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD or by Dropbox.
- Application fee \$25.00, Permit fee \$25.00, and Public Hearing fee \$100.00 – Total \$150 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQR ACTION:

___ Type I ___ Type 2 ☒ Unlisted

VILLAGE BOARD ACTION:

	Mtg/Mail Date
Public Hearing	_____
Notices Mailed	_____
Posted Notice-VEA Hall	_____
Posted Notice-Prop	_____
Approval/Dcnial Date	_____

Attach Village Board resolution with noted conditions.

Elizabeth Cassidy

From: James Boglioli <jmb@benderson.com>
Sent: Tuesday, May 27, 2025 8:26 AM
To: Elizabeth Cassidy
Cc: Courtney Adamo
Subject: 2127 Special use permit for Five Below 123 Grey St East Aurora

Liz,

Thank you. They have our permission to file and pursue the application.

Thank you,

James
Sent from my iPhone

James Boglioli, Esq.

Director, Development
jmb@benderson.com

**BENDERSON
DEVELOPMENT**

RETAIL :: OFFICE :: INDUSTRIAL :: HOTEL :: RESIDENTIAL

570 Delaware Avenue :: Buffalo, NY 14202

P: : 716.878.9626 C: : 716.998.9915 F: : 716.886.1026

benderson.com



  2020-2024 BEST PLACES TO WORK

CONFIDENTIALITY NOTICE: This email message and any attachments are for the sole use of the intended recipient(s) and may contain proprietary, confidential, trade secret or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited and may be a violation of law. If you are not the intended recipient or a person responsible for delivering this message to an intended recipient, please contact the sender by reply email and destroy all copies of the original message.

On May 21, 2025, at 10:39 AM, Elizabeth Cassidy <ecassidy@townofaurora.com> wrote:

EXTERNAL: Do not click links or open attachments unless you recognize the sender and know the content is safe.

James,

Five Below has submitted a special use permit application to place merchandise in front of their storefront at 123 Grey St. A special use permit is required for this as per Village of East Aurora Code section 285-21.3 Table 21.3, Outdoor sales or storage ancillary to permitted use. Please provide a response indicating that property owner 93 NYRPT, LLC, a/k/a Benderson Development, authorizes Five Below to submit this application.

Thank you,
liz



701 market street, suite 600 philadelphia, pa 19106
p 215-546-7909 f 215-971-8494 www.fivebelow.com

Date: May 13, 2025

To: Village of East Aurora, NY

Re: Five Below #8200 Special Use Permit

To Whom It May Concern:

We would like to apply for a special use permit for our store located at 123 Grey St. Suite 10 East Aurora, NY 14052. We were advised we will need a permit to display merchandise outside our store. Please see the attached application and plan enclosed to start the application process.

For questions or concerns, please feel free to reach out to me.

-Thank You

Mercedes Rouse
Project Specialist

Five Below, Inc.
Business Licensing Department
701 Market Street, Suite 300
Philadelphia, PA 19106
(215) 207-2589
Mercedes.Rouse@fivebelow.com

LET GO & HAVE FUN!



701 market street, suite 600 philadelphia, pa 19106
p 215-546-7909 f 215-971-8494 www.fivebelow.com

Outside Display/Use Plan

Five Below displays cages of merchandise outside of our entrance doors of our stores. Typical we use 4-8 cages to hold summer/ seasonal merchandise such as pool noodles, sports balls, etc. These cages are outside on display during store hours, as weather permits, and brought back in before closing. They sit on both sides of our store front and does not block or obstruct the entry way. The cages are 3x2 square feet each. There is always 12" of clearance from the door opening. Any merchandise put on display outside will need to be purchased inside at the register.

The below picture is for example purposes.



For questions or concerns, please feel free to reach out to me.

Thank You

Mercedes Rouse
Project Specialist

Five Below, Inc.
Business Licensing Department
701 Market Street, Suite 300
Philadelphia, PA 19106
(215) 207-2589
Mercedes.Rouse@fivebelow.com

LET GO & HAVE FUN!

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							
Five Below							
Name of Action or Project: Oustide Display of Merch							
Project Location (describe, and attach a location map): outside our front doors along the window							
Brief Description of Proposed Action: Five Below displays cages of merchandise outside of our entrance doors of our stores. Typical we use 4-8 cages to hold summer/ seasonal merchandise such as pool noodles, sports balls, etc. These cages are outside on display during store hours, as weather permits, and brought back in before closing. They sit on both sides of our store front and does not block or obstruct the entry way. The cages are 3x2 square feet each. There is always 12 of clearance from the door opening. Any merchandise put on display outside will need to be purchased inside at the register.							
Name of Applicant or Sponsor: Mercedes Rouse, Construction Admin Specialist		Telephone: 215-207-2589					
		E-Mail: business.licensing@fivebelow.com					
Address: 701 Market St. Suite 300							
City/PO: Philadelphia		State: PA	Zip Code: 19106				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		0.00115 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.17867 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>Mercedes Rouse</u> Date: <u>5/28/2025</u> Signature: <u>Mercedes Rouse</u> Title: <u>Construction Admin Specialist</u>		

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Board Members

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: June 4, 2025

The Building Department has accepted a Site Plan application from James A. Boglioli of Benderson Development, owner of 123 Grey Street. The request is to add an exterior double door with platform and stairs to the rear of the plaza for access to a vacant space adjacent to the Homegoods, relocate an existing exterior door on the west side of the Starbucks to the north to accommodate the tenant layout, and landscaping at the ingresses/egresses on Grey Street.

Village Code section 285-51.5 requires the application to be referred to the Planning Commission for their recommendation. After which a public hearing is required prior to a decision by the Village Board.

Village Code section 285-50.4C(3) requires the application be referred to the Erie County Planning Department for review due to proximity to a State Highway (Hamburg Street/20A).

This is an Type II action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga

May 27, 2025

Members of the Village Planning Board
Village of East Aurora
575 Oakwood Avenue
East Aurora, New York 14052

**Re: Aurora Village Shopping Center
123 Grey Street (BDP # 2127)
Application for Site Plan Approval for Site Modifications**

Dear Chairperson and Members of the Planning Board:

In connection with the above-referenced property, enclosed please find our application seeking site plan approval for the following proposed modifications to the above-referenced shopping center:

- In connection with the recently approved HomeGoods, a new rear door, with an associated access platform, steps, and railings is proposed at the rear of the tenant space behind the principle building;
- In connection with the recently approved HomeGoods, a rear access door that previously had access to Homegood's space has been relocated to provide new double doors with access to the vacant space next to HomeGoods. An associated access platform, steps and railing are to be provided at door access point;
- In connection with the recently approved Starbucks, an existing access door located along the Northside of the building is proposed to be relocated per the tenant interior requirements.
- At the Plaza entrances, the existing landscaping has, over time, been subject to heavy salt spray during the winter, vehicle destruction and are overgrown. As a result, these landscape areas have degraded and become unattractive. The proposed modifications revitalizes the entrances with new attractive landscaping including heartier shrubs that are resistant to salt from snow deposits, and additional vibrant colors with annual flowers.

In support of this application package, please find enclosed the following information:

- 1) Civil Engineering Plans prepared by James A Rumsey, R.A;
- 2) Architectural Plans;
- 3) Village of East Aurora Application; and
- 4) Short EAF.

We look forward to working with the village on this project. Should you have any questions or require any additional materials, please do not hesitate to either Courtney Adamo at (716) 878-9630 or James Boglioli at (716) 878-9626.

Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC



Matthew J. Oates, P.E.
Director, Engineering

Short Environmental Assessment Form

Part 1 - Project Information

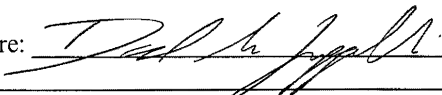
Instructions for Completing

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: Proposed Site Modifications - Aurora Village Shopping Center			
Project Location (describe, and attach a location map): 123 Grey Street, East Aurora, Erie County			
Brief Description of Proposed Action: The proposed action consists of relocating a side door for future Starbucks tenant, relocating the existing doors for the vacant space next to Homegoods, install an access platform with associated stairs and railing at rear door for Homegood; and installing new landscaping to refresh/replace the old design within the existing landscape areas at the plaza entrance drives.			
Name of Applicant or Sponsor: Benderson Development Company, LLC		Telephone: 716-878-9626 E-Mail: jamesboglioli@benderson.com	
Address: 570 Delaware Ave			
City/PO: Buffalo		State: New York	Zip Code: 14202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		14.4+ acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		19.78 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:			
Exceed _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
N/A Existing _____			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
N/A Existing _____			
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:	☐	☒
Sheet drain to nearby storm infrastructures		
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>David Zuppelli</u> Date: <u>5.27.25</u> Signature: <u></u> Title: <u>Civil Engineer</u>		

VILLAGE OF EAST AURORA
 571 Main Street, East Aurora, New York 14052
 716-652-6000
 In conjunction with
Town of Aurora Building Department
 300 Gleed Ave, East Aurora, NY 14052
 716-652-7591

Building Dept:	
Date Received _____	
Complete App _____	
Village Clerk:	
Date Received _____	
Amount \$ _____	
Receipt # _____	

SITE PLAN APPLICATION

PROPOSED PROJECT Building Facade Renovation SBL#: _____
 LOCATION 123 Grey Street ZONING DISTRICT C

The applicant agrees to reimburse the Village for any additional fees required for consultant's review of submitted technical data, including but not limited to, traffic studies, drainage, lighting, water and sewer plans.

APPLICANT NAME Benderson Development Company, LLC
 ADDRESS 570 Delaware Avenue, Buffalo, New York 14202
 TELEPHONE 716-878-9626 E-MAIL jmb@benderson.com
 SIGNATURE James A. Boglioli
 CELL 716-998-9915

OWNER NAME 93 NYRPT, LLC
 ADDRESS 570 Delaware Avenue, Buffalo, New York 14202
 TELEPHONE 716-878-9626 FAX _____ E-MAIL jmb@benderosn.com
 SIGNATURE James A. Boglioli
 CELL 716-998-9915

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
 NAME James A. Rumsey FIRM _____
 ADDRESS 570 Delaware Avenue
 TELEPHONE 716-878-9626 FAX _____ E-MAIL jmb@benderosn.com
 SIGNATURE _____ AFFIX STAMP

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Twenty (20) Sets – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-51.3
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD Rom.
- Application fee \$25.00 and Public Hearing fee \$100.00 – Total \$125 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____ Minor Project written request to waive PC mtg Y/N/NA: VB Decision Y/N

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Historic Preservation	_____	_____
ZBA	_____	_____
EC Div of Planning	_____	_____
NYS DOT	_____	_____
Town Notification	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQR ACTION:
 ___ Type 1 ___ Type 2 ___ Unlisted

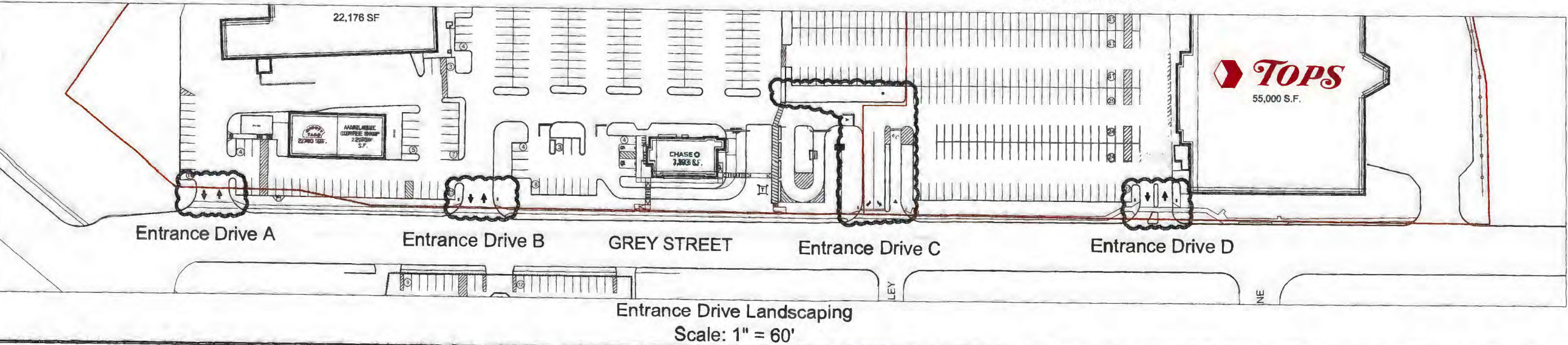
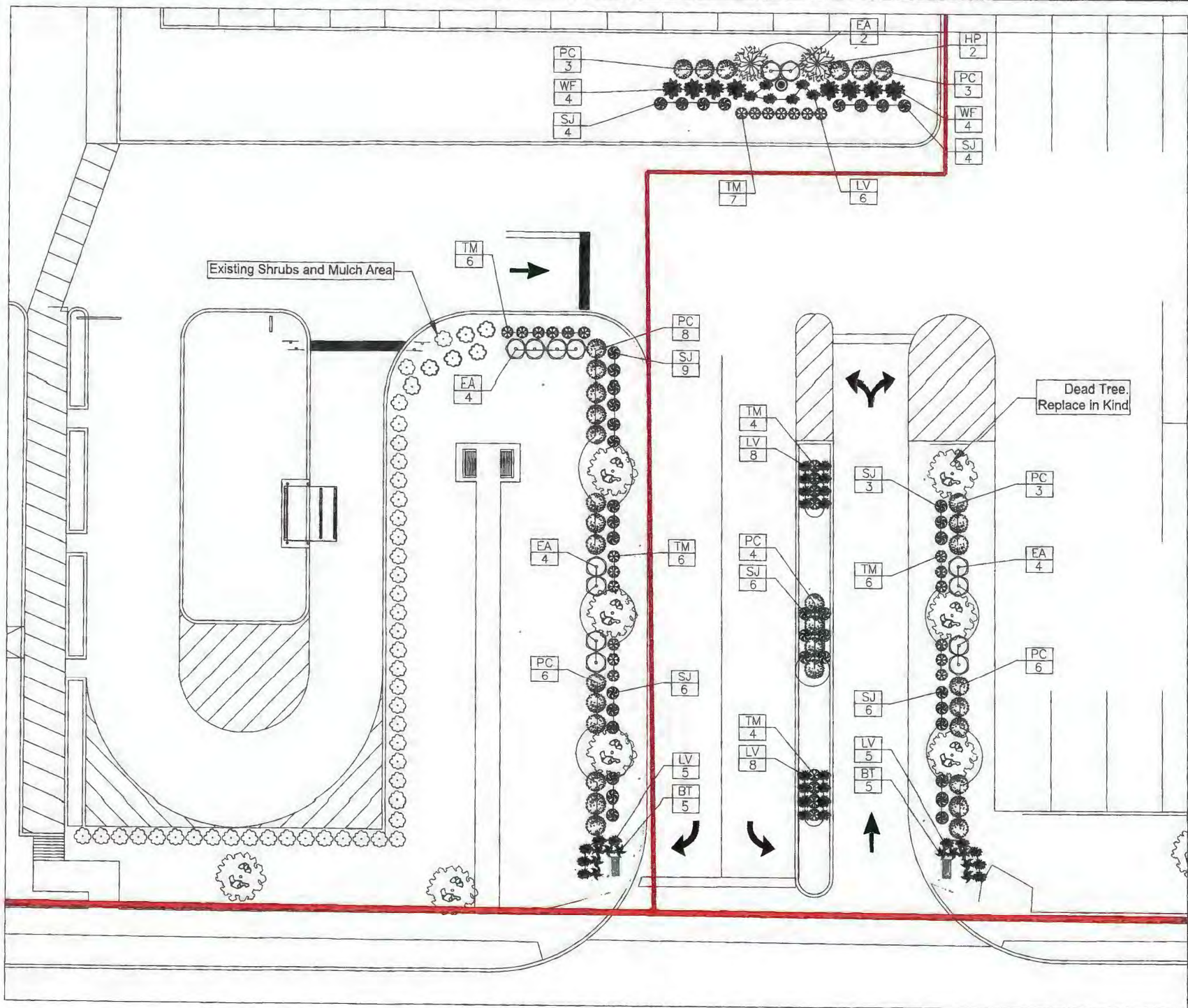
VILLAGE BOARD ACTION:

	Mtg/Mail Date	
Public Hearing	_____	
Notices Mailed	_____	
Posted Notice-VEA Hall	_____	
Posted Notice-Prop	_____	
Approval/Denial Date	_____	Attach Village Board resolution with noted conditions.

- LANDSCAPE NOTES:
- ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF. THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
 - PROPOSED PLANTING MATERIAL LOCATIONS IDENTIFIED ON THE PLANS CONVEY DESIGN INTENT ONLY. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL COMPLETE A FIELD STAKEOUT OF ALL PROPOSED PLANTING MATERIAL LOCATIONS FOR THE OWNER'S REPRESENTATIVE'S INITIAL REVIEW. THE FINAL LOCATION OF ALL PROPOSED PLANTING MATERIALS WILL REQUIRE THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE TIME OF INSTALLATION.
 - THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY. CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
 - ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
 - PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE. 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
 - STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
 - ALL PLANTED AREAS SHALL RECEIVE A MAX. 2" LAYER OF COCOA BROWN MULCH. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
 - ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE PROVIDED WITH SOD. SEED PERMITTED AT RETENTION POND IF PLANTED EARLY ENOUGH TO ESTABLISH.
 - THE AREAS ON THE PLAN TO BE SEEDDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
 - ALL SEEDDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING.
 - HYDROSEED SPEC: 20% RYE, 20% BLUE GRASS, 60% TURF TYPE FESCUE.
SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE (REFER TO CONTRACTOR FOR SOD/SEED COVERAGE).
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.
 - CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING TREES ONSITE AND OFFSITE, WHICH ARE TO BE PRESERVED, FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE.
 - CONTRACTOR TO PROVIDE A ONE YEAR GUARANTEE ON ALL NEW PLANTING MATERIALS, INCLUDING LAWNS, STARTING AT THE DATE OF FINAL ACCEPTANCE.

LANDSCAPING INDEX						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	ROOT
[TREES]						
	HP	Hydrangea paniculata	PANICLE HYDRANGEA	2-1/2"	-	B&B
[SHRUBS & GRASS]						
	SJ	Spiraea japonica 'Gold Mound'	GOLD MOUND SPIRAEA	-	18"	3 GAL.
	WF	Weigela florida	OLD FASHIONED WEIGELA	-	24"	3 GAL.
	TM	Taxus x media 'Densaformis'	Dense Yew	-	18"	3 GAL.
	PC	Prunus x cistena	PURPLELEAF SAND CHERRY	-	24"	3 GAL.
	LV	Ligustrum x vicaryi	Vicary Golden Privet	-	18"	3 GAL.
	BT	Berberis thunbergii	Japanese Barberry	-	18"	3 GAL.
	EA	Euonymus alatus 'Compactus'	Burning Bush	-	24"	3 GAL.

- Grass Area / Sod
- Annual Plantings
- Existing Tree/ Shrubs



DRAWING REVISIONS:			
No.	DATE	BY	REMARKS

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7295 OF THE STATE EDUCATION LAW

CONSTRUCTION SET



PROPERTY NUMBER: #2127

AREA: -

AURORA VILLAGE SHOPPING CENTER
123 GREY STREET,
EAST AURORA, NY 14052

PROPOSED SITE ADJUSTMENT

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL



TITLE: **Landscaping Plan**

SCALE: 1" = 10'

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 05.23.2025

DRAWING NO. **C7.0**

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: May 22, 2025

The Building Department has accepted a Minor subdivision application for the vacant parcel at 0 Pine Street by applicant Aaron Romanowski of Alliance Homes. The parcel is located in the Single-Family Residential (SFR) zoning district. The Subdivision application has been submitted to request the parcel be subdivided into three lots for the construction of single-family dwellings.

Village Code section 285-50.4C(3) requires the Village to submit the applications to Erie County Department of Environment and Planning for their review and comment due to proximity to a County roadway.

It is recommended that this minor subdivision application be submitted to the Planning Commission for their review and recommendation prior to the Village Board scheduling the public hearing.

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga



May 22, 2025

Elizabeth Cassidy, Village of East Aurora Code Enforcement Officer
East Aurora Village Hall
585 Oakwood Avenue
East Aurora, NY 14052

Re: Minor Subdivision Application
Applicant: ARR Holdings LLC
Location: 0 Pine Street [SBL No. 163.13-1-10]

Dear Liz:

Pursuant to our telephone conversation today, enclosed are copies of the following project documentation being submitted in connection with the request of ARR Holdings LLC (the "Project Sponsor") for Minor Subdivision Approval for the proposed three (3) lot residential subdivision to be located at 0 Pine Street (the "Project Site"):

- Ten (10) copies of the Minor Subdivision Application and supporting documentation consisting of Exhibits "1" to "6" as follows:
 - Exhibit 1: Exhibit 1 - Short Environmental Assessment Form dated May 22, 2025;
 - Exhibit 2: Reduced-Size Copy of Plot Plan [Drawing C-100 – Date: 05/16/25] as Prepared by Carmina Wood;
 - Exhibit 3: Topographic Survey of Project Site as Prepared by Nussbaumer [Clarke, Inc. dated April 7, 2025];
 - Exhibit 4: Copy of Article 20 of the Village of East Aurora Code titled "Residential Districts;
 - Exhibit 5: Aerial Photograph of the Project Site; and
 - Exhibit 6: Copy of Deed recorded at the Erie County Clerk's Office on May 16, 2025 at Liber 11445 of Deeds at Page 7294 by which the Project Site was acquired by ARR Holdings LLC
- Ten (10) full-size sets of the engineered plans prepared by Christopher Wood, P.E. of Carmina Wood Design dated May 26, 2025

The Project Site is properly zoned Single-Family Residential ("SRF") pursuant to the [Zoning Map. As we have discussed, the proposed minor subdivision includes an extension of sanitary sewer infrastructure to the Project Site.

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law

35 California Drive, Suite 100 • Williamsville, New York 14221

Direct: 716-510-4338 • E-mail: shopkins@hsmlegal.com • www.hsmlegal.com

Correspondence to Elizabeth Cassidy ☐ Code Enforcement Officer

May 22 ☐ 2025

☐ age 2 of 2

Per our conversation, please place the proposed minor subdivision on the agenda of the Board of Trustees to be held on Monday, June 2nd at 7:00 p.m. for purposes of an initial presentation and a referral to the Planning Commission during its meeting to be held on Tuesday, July 1st at 7:00 p.m.

Please feel free to contact me at 716.510-4338 or via e-mail at shopkins☐ hsmlegal.com if you have any questions.

Sincerely,

HOP☐INS SORGI ☐ MCCARTHY PLLC



Sean W. Hopkins, Esq.

Enc.

cc: Andrew Romanowski, ARR Holdings LLC
Aaron Romanowski, ARR Holdings LLC
Christopher Wood, P.E., Carmina Wood Design

Documentation attached to this Application consists of the following:
Exhibit 1: Short Environmental Assessment Form; Exhibit 2: Plot Plan [Drawing C-100 - Date: 05/16/25; Exhibit 3: Survey of the Project Site; Exhibit 4: Copy of Article 20 of the Zoning Code; Exhibit 5: Aerial Photograph of the Project Site; and Exhibit 6: Deed recorded on May 16, 2025

VILLAGE OF EAST AURORA
585 Oakwood Ave, East Aurora, New York 14052
716-652-6000
In conjunction with
Town of Aurora Building Department
575 Oakwood Ave, East Aurora, NY 14052
716-652-7591

Building Dept:
Date Received _____
Complete App _____
Village Clerk:
Date Received _____
Amount \$ _____
Receipt # _____

SUBDIVISION APPLICATION

PROPOSED PROJECT 3-lot Residential Subdivision SBL#: 163.13-1-10
LOCATION 0 Pine Street ZONING DISTRICT SFR

The applicant agrees to reimburse the Village for any additional fees required for consultant's review of submitted technical data, including but not limited to, traffic studies, drainage, lighting, water and sewer plans.

APPLICANT NAME ARR Holdings, LLC
ADDRESS 4727 Camp Road, Hamburg, NY, 14075
TELEPHONE 7166466555 FAX _____ E-MAIL aaron@alliancehomes.com
SIGNATURE [Signature]

OWNER NAME Fisher Price ARR Holdings, LLC Colca, Esq.
ADDRESS 4727 Camp Road, Hamburg, NY, 14075
TELEPHONE 7167405840 FAX _____ E-MAIL lcolca@goldbergsegalla.com
SIGNATURE see attached authorization letter [Signature]

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
NAME Chris Wood FIRM Carmina Wood
ADDRESS 80 Silo City Row, Buffalo, NY 14203
TELEPHONE 7165503302 FAX _____ E-MAIL cwood@carmindawooddesign.com
SIGNATURE [Signature] AFFIX STAMP

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Twenty (20) Sets – Cover letter to Village Board, Supporting Documents, and SEQRA as required in §285-51.3
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD Rom.
- Application fee \$25.00 and Public Hearing fee \$100.00 – Total \$125 at time of application. An additional mailing fee of \$100 may be required and can be confirmed by Village Clerk via email above or at 652-6000.

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Historic Preservation	_____	_____
ZBA	_____	_____
EC Div of Planning	_____	_____
NYS DOT	_____	_____
Town Notification	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQRA ACTION:
___ Type 1 ___ Type 2 ___ Unlisted

VILLAGE BOARD ACTION:

	Mtg/Mail Date
Public Hearing	_____
Notices Mailed	_____
Posted Notice-VEA Hall	_____
Posted Notice-Prop	_____
Approval/Denial Date	_____

Attach Village Board resolution with noted conditions.

Short Environmental Assessment Form

Part 1 - Project Information

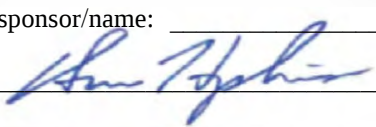
Instructions for Completing

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):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
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:			☐	☐
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. 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: _____ Date: _____		
Signature:  _____ Title: _____		

ARTICLE 20 Residential Districts

§ 285-20.1. Residential districts established.

- A. The residential districts are listed in Table 20.1 below. When this chapter refers to residential districts it is referring to one of the following:

Table 20.1: Residential Districts

Residential District Name	Abbreviation and Map Symbol
Single-Family Residential	SFR
Low Density Residential	LDR
General Residential	GR
Limited Commercial Residential	LCR

- B. The residential district names and map symbols are intended to provide a general indication of what is allowed in the district by denoting the intensity, scale, and/or type of uses permitted.

§ 285-20.2. Residential district purpose statements.

- A. **Single-Family Residential (SFR) District.** The purpose of the SFR District is to support the vision and goals contained within the Village's adopted Comprehensive Plan through the preservation and enhancement of the existing, traditional single-family neighborhoods. The intent of this district is to permit the construction and/or reconstruction of single-family detached dwellings that do not compromise the existing residential character and pedestrian-friendly setting of the Village's neighborhoods. Future development and investment should continue the existing traditional neighborhood development pattern, generally consisting of owner-occupied, single-family detached homes, unobstructed front yards, and pedestrian-scaled streetscapes (e.g., with sidewalks, street lighting, street trees, etc.).
- B. **Low Density Residential (LDR) District.** The purpose of the LDR District is to provide for housing choice as outlined in the Village's adopted Comprehensive Plan and allow for a transitional zone between established single-family neighborhoods and mixed-density residential areas. These neighborhoods may contain a mix of single- or two-family homes, townhouses, and multifamily dwellings with no more than four dwelling units per structure. The LDR District is intended to recognize the need for varying housing styles and densities in certain residential areas to foster a suitable transition and buffer between established neighborhoods, new development, and limited commercial areas.
- C. **General Residential (GR) District.** The GR District is intended to allow for the greatest level of flexibility in residential development within the Village. Newly constructed and redeveloped neighborhoods in the GR District should reflect the traditional character and walkability of the Village's existing neighborhoods, while also providing for a mix of housing types and densities as provided for in the adopted Comprehensive Plan for East

Aurora.

- D. Limited Commercial Residential (LCR) District. The purpose of the LCR District is to accommodate the broadest range of housing choice in immediate and close proximity to supporting commercial shops and services in accordance with the Village's adopted Comprehensive Plan. Proposed development or redevelopment in this district shall employ techniques to minimize negative impacts on established lower-density residential areas and neighboring properties. The specific objectives of the LCR District are as follows:
- (1) To establish a transition zone between commercial districts and residential districts, particularly along Main Street and other higher volume traffic corridors.
 - (2) To protect established residential neighborhoods from the type of land use associated with more intense commercial operations, including, but not limited to, large, unscreened, or highly visible parking areas; high levels of traffic; illumination; noise; and odors that could be detrimental to the characteristics of the residential neighborhood.
 - (3) To permit transitional uses, those by nature or level and scale of activity, and act as a transition or buffer zone between two or more incompatible uses (such as auto-related uses and single-family residences).
 - (4) To provide opportunities for new mixed-use developments, alternatives for the conversion of dwellings, and new construction in areas that are undergoing change and may be more viable as commercial or mixed-use as opposed to exclusively residential in character.
 - (5) To ease the transition between residential and commercial areas by providing for a mix of residential and nonresidential uses with development standards that foster economic development and convenient services for area residents, while maintaining compatibility with nearby residential areas.
 - (6) To promote a pattern of land use suitable for the development of professional and business offices and limited service, retail and commercial activities.

§ 285-20.3. Residential use lists. [Amended 5-4-2020 by L.L. No. 2-2020]

Uses are allowed in residential districts within the Village in accordance with Table 20.3 below.

- A. Uses identified with a "P" in the table are permitted as-of-right in the zoning district, subject to compliance with all other applicable standards of this chapter.
- B. Uses identified with a "SP" in the table may be allowed if reviewed and approved in accordance with the special use permit procedures contained in Article 52 of this chapter.
- C. Uses not listed and those identified with a "-" are expressly prohibited.

Table 20.3: Residential District Use Lists

Land Use	Zoning District			
	SFR	LDR	GR	LCR
Residential				
Single-family dwellings	P	P	P	P
Two-family dwellings or townhomes	-	P	P	P
Multifamily dwellings, new construction	-	-	SP	SP ¹
Multifamily dwelling groups, new construction	-	-	SP	-
Multifamily dwellings, by conversion	-	SP ¹	SP ¹	SP ¹
Mobile home parks	-	-	SP	-
Nursing homes or assisted living facilities	-	P	P	P
Bed-and-breakfasts	SP	SP	SP	SP
Home occupations	P	P	P	P
Upper-floor dwelling units	-	-	-	P
Accessory uses or structures	P	P	P	P
Accessory dwelling unit	SP	SP	SP	SP
Institutional/Other				
Places of worship	P	P	P	P
Nonprofit or membership based clubs	-	-	-	P
Schools, public or private	P	P	P	P
Family day-care home	SP	SP	SP	SP
Museums or libraries	-	-	SP	SP
Public parks or playgrounds	P	P	P	P
Municipal structure or use	P	P	P	P
Parking area (not on same lot as the use it serves)	-	-	-	-
Commercial				
Professional or medical offices	-	-	-	P ²

Table 20.3: Residential District Use Lists

Land Use	Zoning District			
	SFR	LDR	GR	LCR
Dance, art, music, or photo studios	-	-	-	P ²
Funeral homes or parlors	-	-	-	P ²
Retail stores	-	-	-	P ²
Dining facilities ancillary to a permitted use	-	-	-	SP
Permitted uses exceeding 2,500 square foot building footprint	-	-	-	SP
Mixing of permitted uses in a single structure	-	-	-	SP
Nonresidential accessory uses or structures	-	-	-	P

Notes:

- ¹ Provided the number of dwelling units per multifamily dwelling does not exceed four.
- ² Provided the building footprint of such use does not exceed 2,500 square feet.

§ 285-20.4. Residential lot and yard requirements. [Amended 5-4-2020 by L.L. No. 2-2020]

The lot and yard requirements listed in Table 20.4 below shall apply to the residential districts within the Village.

Table 20.4: Residential District Lot and Yard Requirements

Land Use	Zoning District			
	SFR	LDR	GR	LCR
A. Minimum Lot Size				
Single-family dwelling	10,500 square feet	9,000 square feet	10,500 square feet	9,000 square feet
Two-family dwelling	-	10,500 square feet	12,000 square feet	10,500 square feet
Multifamily dwelling	-	5,000 SF/DU ¹	5,000 SF/DU ¹	4,500 SF/DU ¹

Table 20.4: Residential District Lot and Yard Requirements

Land Use	Zoning District			
	SFR	LDR	GR	LCR
Nonresidential use	13,000 square feet	13,000 square feet	13,000 square feet	13,000 square feet
B. Minimum Lot Width				
Single-family dwelling	70 feet	70 feet	70 feet	70 feet
Two-family dwelling	-	70 feet	70 feet	70 feet
Multifamily dwelling	-	100 feet	100 feet	100 feet
Nonresidential use	100 feet	100 feet	100 feet	100 feet
C. Front Yard²				
Residential use	20 feet minimum 60 feet maximum	20 feet minimum 60 feet maximum	20 feet minimum 75 feet maximum	20 feet minimum 75 feet maximum
Nonresidential use	20 feet minimum 75 feet maximum	20 feet minimum 75 feet maximum	20 feet minimum 75 feet maximum	20 feet minimum 75 feet maximum
Accessory use/ structure	-	-	-	-
D. Minimum Rear Yard				
Residential use	20 feet	20 feet	20 feet	20 feet
Nonresidential use	25 feet OR 50 feet ³	25 feet OR 50 feet ³	25 feet OR 50 feet ³	25 feet OR 50 feet ³
Accessory use or structure	5 feet	5 feet	5 feet	5 feet
E. Minimum Side Yard				
Residential use	10 feet	8 feet	10 feet	8 feet
Nonresidential use	20 feet	15 feet	15 feet	15 feet
Accessory use/ structure	5 feet	5 feet	5 feet	5 feet

Notes:

- ¹ SF/DU indicates square feet per dwelling unit.
- ² Or the average front yard space (with +/- one-foot margin) on the block.
- ³ When adjacent to a residential use, the larger yard requirement shall apply.

§ 285-20.5. Residential bulk requirements.

The bulk requirements listed in Table 20.5 below shall apply to all uses within the residential districts of the Village.

Table 20.5: Residential District Bulk Requirements

Land Use	Zoning District			
	SFR	LDR	GR	LCR
A. Maximum Building Height¹				
Single-/two-family dwelling	35 feet	35 feet	35 feet	35 feet
Multifamily dwelling	-	35 feet	35 feet	35 feet
Nonresidential use	40 feet	40 feet	40 feet	40 feet
Accessory use/structure	15 feet	15 feet	15 feet	15 feet
B. Maximum Lot Coverage				
Single-/two-family dwelling	35%	35%	35%	35%
Multifamily dwelling	-	30%	35%	30%
Nonresidential use	30%	30%	35%	35%
Accessory use/structure	25% of rear yard	25% of rear yard	25% of rear yard	25% of rear yard

Note:

- ¹ Or the average building height (with +/- one-foot margin) on the block.

§ 285-20.6. Additional regulations.

All other applicable requirements of this chapter, including but not limited to Article 31, Regulations for Certain Uses, and Part 4, Development Standards, shall also apply to uses in the residential districts of the Village.

Record and Return to:

FILED

MAY 16 2025

BARGAIN AND SALE DEED

**ERIE COUNTY
CLERK'S OFFICE**

THIS BARGAIN AND SALE DEED, made this 2nd day of April, 2025 between **FISHER-PRICE, INC.**, a Delaware corporation with an address of 636 Girard Avenue, East Aurora, New York 14052 ("Grantor") and **ARR HOLDINGS LLC**, with an address at 4727 Camp Road, Hamburg, New York 14075 ("Grantee"),

WITNESSETH, that the Grantor, in consideration of ONE DOLLAR (\$1.00), lawful money of the United States, and other good and valuable consideration, paid by the Grantee, does hereby grant and release unto the Grantee and to the Grantee's distributees, successors, and assigns forever:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of East Aurora, County of Erie, and State of New York, being more particularly described on the attached **Schedule A**,

SUBJECT TO all easements, covenants and restrictions of record,

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, and to his distributees, successors and assigns forever.

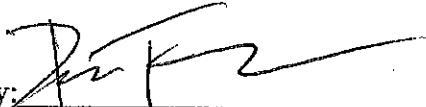
AND THE GRANTOR COVENANTS that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

THE GRANTOR COVENANTS FURTHER that, in compliance with Section 13 of the Lien Law, the Grantor 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 cost 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.

THIS CONVEYANCE is made in the ordinary course of Grantor's business and does not constitute all or substantially all of the assets of Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand the day and year first above written.

FISHER-PRICE, INC.

By: 
Name: David Traughber
Title: Senior Vice President

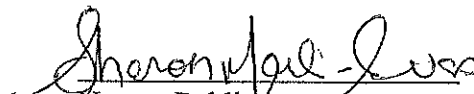
STATE OF CALIFORNIA

COUNTY OF Los Angeles

SS.:

On the 29th day of April in the year 2025, before me, the undersigned personally appeared David Traughber, ~~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 instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.




Notary Public

SCHEDULE A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND, situated in the Village of East Aurora, Town of Aurora, County of Erie and State of New York, being part of Lot twenty-four (24), Township nine (9), Range six (6) of the Holland Land Company's Survey, bounded and described as follows:

Beginning at a point in the centerline of Pine Street and at a measured distance, as measured along the center line of said Pine Street, one thousand eight hundred fifty-five and twenty-six hundredths (1,855.26) feet north from a stone monument set in the north line of Main Street of the width of sixty-six (66) feet, which point of beginning is the southeast corner of lands conveyed to Fisher-Price Toys, Inc. by deed recorded in the Erie County Clerk's Office in Liber 7030 of Deeds at Page 673; thence west making an included and southwest angle of 90 with the center line of Pine Street being the east line of Lot Number 24, passing over an iron pipe in the west bounds of said Pine Street and along the south line of lands so conveyed to said Fisher-Price Toys, Inc. three hundred eighteen and nine tenths (318.9) feet to an iron pipe in the northeast corner of lands conveyed to Robert J. Fox and Grace I., his wife, by deed recorded in the Erie County Clerk's Office in Liber 5651 of Deeds at Page 292; thence south parallel to the east line of said Lot Number 24 and the center line of Pine Street, a measured distance of one hundred sixty-nine (169) feet to the north line of Girard Avenue of the width of fifty (50) feet, passing over an iron pipe set in the north line of Girard Avenue; thence east parallel to the north line hereof, a measured distance of three hundred eighteen and nine tenths (318.9) feet passing over a monument set in the west line of said Pine Street to the east line of Lot Number 24 and the center line of Pine Street, said point being one hundred sixty-nine (169) feet south of the place of beginning; thence north along the east line of said lot Number 24 and the center line of said Pine Street, one hundred sixty-nine (169) feet to the place of beginning.

Excepting and reserving from the above described premises that portion conveyed to Paul A. Olson and Lenore M. Olsen, his wife by deed recorded in Erie County Clerk's Office in Liber 7031 of Deeds at Page 633.

MICHAEL P. KEARNS, ERIE COUNTY CLERK
REF:

DATE: 5/16/2025
TIME: 2:18:37 PM
RECEIPT: 25083745

HOPKINS SORGI & MCCARTHY PLLC- BOX 460
ACCOUNT #: 9074

ITEM - 01 703
RECD: 5/16/2025 2:18:57 PM
FILE: 2025089956 BK/PG D 11445/7291
FISHER-PRICE INC
Recording Fees 55.00
Subtotal 55.00

ITEM - 02 703
RECD: 5/16/2025 2:18:57 PM
FILE: 2025089957 BK/PG D 11445/7294
FISHER-PRICE INC
Recording Fees 65.00
Subtotal 65.00

ITEM - 03 DEED
RECD: 5/16/2025 2:18:57 PM
FILE: 2025089958 BK/PG D 11445/7299
Deed Sequence: TT2024018745
FISHER-PRICE INC
ARR HOLDINGS LLC
Recording Fees 60.00
RP5217 CNTY \$9 9.00
RP5217 ST-NON RES \$241 241.00
TP584 10.00
TRANSFER
MANSION TT 0.00
TT-STATE \$2/500 1,800.00
TT-COUNTY \$2.50/500 2,250.00
Subtotal 4,370.00

ITEM - 04 SERVICE
DEBIT ESCROW 20.00
Subtotal 20.00

TOTAL DUE \$4,510.00
PAID TOTAL \$4,510.00
PAID CHECK \$4,510.00
Check #1033219512: 4,510.00

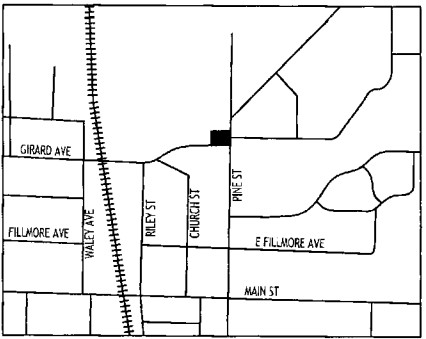
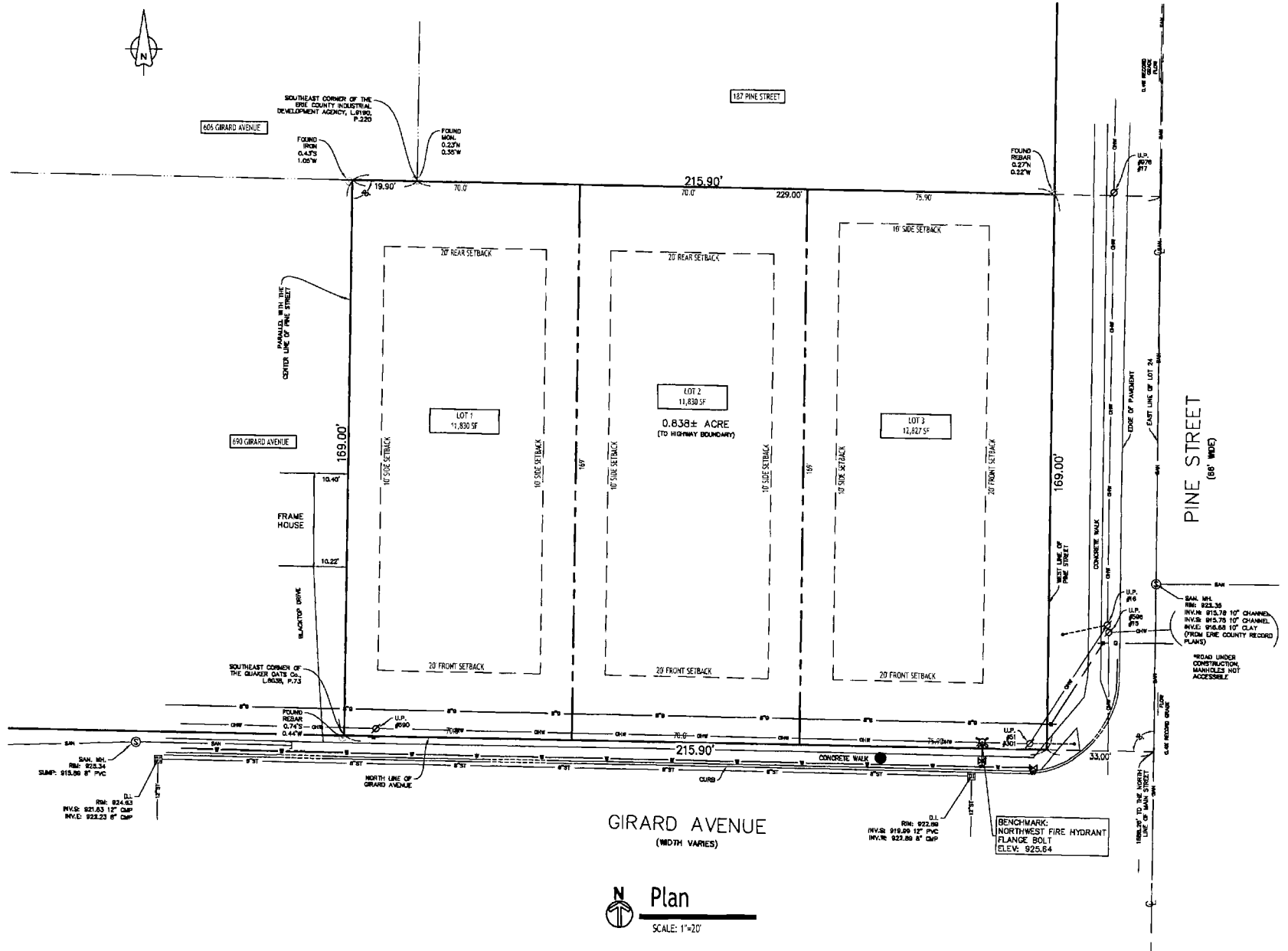
REC BY: Sharon B
COUNTY RECORDER

© CARMINA WOOD DESIGN

© CARMINA WOOD DESIGN

NOTES

- ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN PRIOR TO ANY CONSTRUCTION ACTIVITIES. ALL UTILITY COMPANIES SHOULD BE NOTIFIED IN ORDER TO VERIFY OR AMEND THEIR LOCATIONS AND/OR DEPTH. FOR ASSISTANCE CALL 410-AT 7-800-862-7862.
- EXACTLOCATIONS DESIGN TICKET No. 04145-000-622-00
- ONE COUNTY DIVISION OF SEWER MANAGEMENT; HAS RESPONDED, APPROXIMATE LOCATION OF UNDERGROUND FACILITIES SHOWN HEREIN.
 - NATIONAL FUEL GAS / ORCHARD PARK - INTERL HAS RESPONDED, APPROXIMATE LOCATION OF UNDERGROUND FACILITIES SHOWN HEREIN.
 - VERIZON / BUFFALO HAS RESPONDED, STATES NO UNDERGROUND FACILITIES ON PREMISES.
 - ONE COUNTY WATER AUTHORITY; HAS NOT RESPONDED.
 - VILLAGE OF EAST AURORA; HAS NOT RESPONDED.



Location Map
SCALE: NTS

SITE DATA (SFR ZONING)	
LOT SIZE = 0.82 AC (+/-)	
MIN. LOT WIDTH = 70 FT MEASURED AT SETBACK	
MIN. LOT DEPTH = 300 FT	
MIN. LOT AREA = 10,900 SF	
FRONT SETBACK = 20 FT MIN., 60 FT MAX.	
SIDE SETBACK = 10 FT MIN.	
REAR SETBACK = 20 FT MIN.	
MAXIMUM LOT COVERAGE = 38%	
MAXIMUM BUILDING HEIGHT = 35 FT	

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



DRAWING INDEX	
SHEET	DESCRIPTION
C-100	PLAT PLAN
C-200	GRADING & DRAINAGE PLAN
C-300	UTILITY PLAN
C-301	DETAILS
C-302	DETAILS
C-303	DETAILS
C-304	DETAILS
-	TOPOGRAPHIC SURVEY
-	MAP COVER

CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro

Girard & Pine Subdivision
Girard Ave & Pine St
Village of East Aurora

REVISIONS:	Date
No. Description	

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

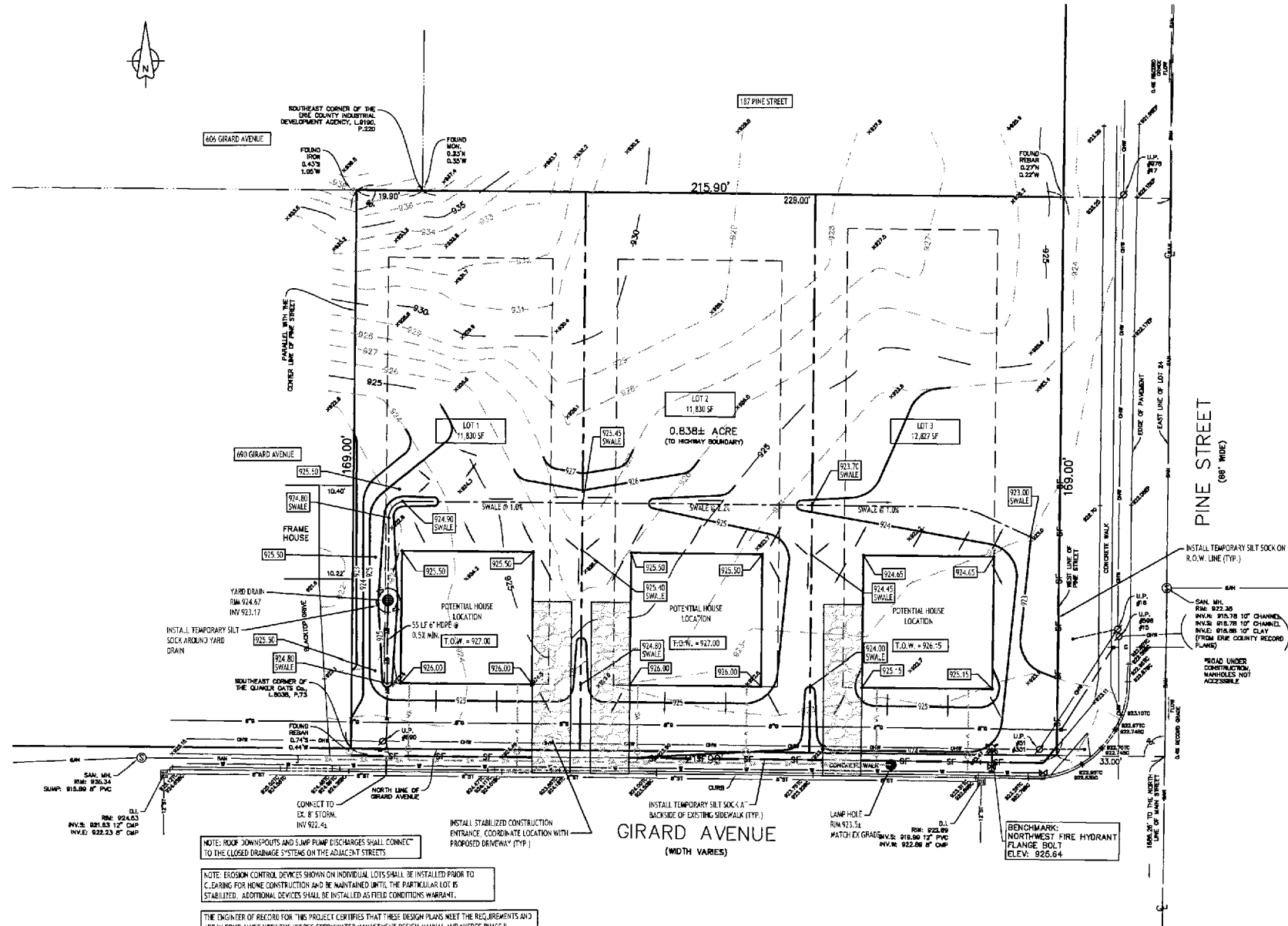
Plat
Plan

Date: 05.16.25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

C-100

Project No: 25-4067

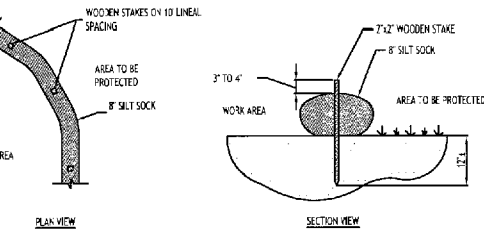


NOTE: HOUSE LOCATIONS AND FOOTPRINTS SHOWN (40' X 40') ARE APPROXIMATE AND ARE FOR PLANNING PURPOSES ONLY. INDIVIDUAL PLOT PLANS WILL BE SUBMITTED FOR EACH LOT WITH SPECIFIC HOUSE FOOTPRINTS AND LOCATIONS AS PART OF THE BUILDING PERMIT APPLICATION.

NOTE: ROOF DOWNSPOUTS AND SUMP PUMP DISCHARGES SHALL CONNECT TO THE CLOSED DRAINAGE SYSTEMS ON THE ADJACENT STREETS.

NOTE: EROSION CONTROL DEVICES SHOWN ON INDIVIDUAL LOTS SHALL BE INSTALLED PRIOR TO CLEARING FOR HOME CONSTRUCTION AND BE MAINTAINED UNTIL THE PARTICULAR LOT IS STABILIZED. ADDITIONAL DEVICES SHALL BE INSTALLED AS FIELD CONDITIONS WARRANT.

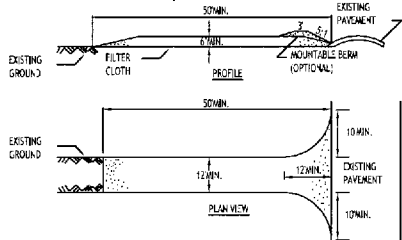
THE ENGINEER OF RECORD FOR THIS PROJECT CERTIFIES THAT THESE DESIGN PLANS MEET THE REQUIREMENTS AND ARE IN FULL COMPLIANCE WITH THE APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE LAWS.



NOTES:
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCKS AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

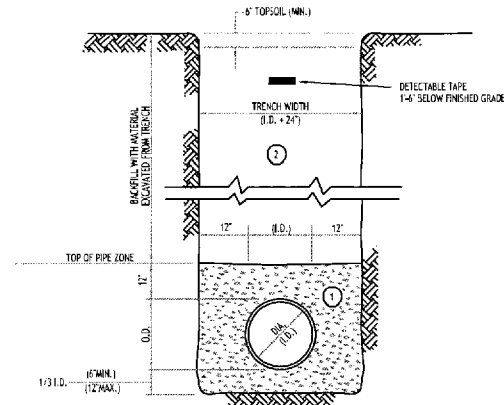
CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED 2/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LAXEN SILT SOCK.

SILT SOCK DETAIL
NOT TO SCALE



- CONSTRUCTION SPECIFICATIONS
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE IMPRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR INVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



- NOTES:
- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
 - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
 - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHIELDED TRENCH AREAS.

MATERIALS

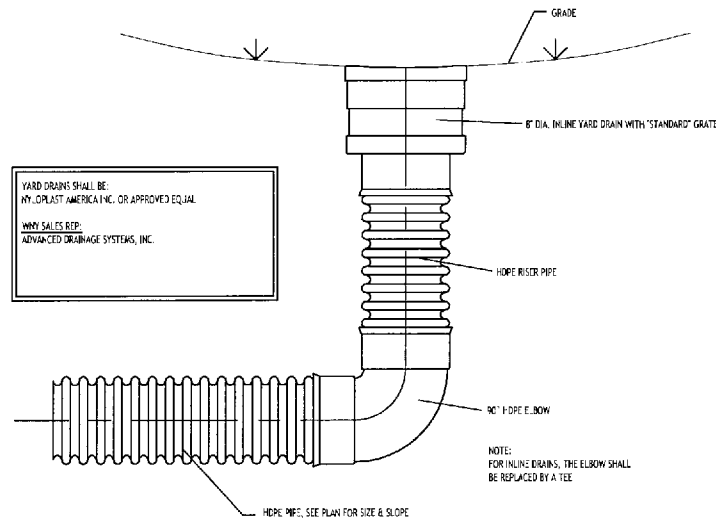
PIPE BEDDING MATERIAL (MNSDOT 1985 EDITION)

- NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-32. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE (1) INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL

- BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

TRENCH SECTION
IN UNPAVED AREAS
NOT TO SCALE



YARD DRAIN SHALL BE ANY OR PLAST AMERICA INC. OR APPROVED EQUAL.
WHY SALES REP.
ADVANCED DRAINAGE SYSTEMS, INC.

NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

TYPICAL YARD DRAIN DETAIL

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS:	Date
No. Description	

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Grading & Drainage Plan

Date: 05.16.25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

C-200

Project No: 25-4067

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: June 10, 2025

The Building Department has accepted an amended Special Use Permit application for Touka at 16 Buffalo Rd as submitted by Feng Lin. The property is located in the Village Center district and a restaurant is allowed by Special Use Permit. The request is to remove the existing kitchen from the old Wild Ginger location and connect this space with the Touka kitchen. The new combined space is approximately 1831 sqft and requires 7 parking spaces. There are currently 8 parking spaces available.

Village Code section 285-52.3B states that the Village Board may refer the Special Use Permit application to the Planning Commission for their review and recommendation. The Village Board shall then schedule a public hearing for the applications.

Village Code section 285-50.4C requires the Village to submit the application to Erie County Department of Environment and Planning for their review and comment due to proximity to a State highway (Main St/20 and Buffalo Rd).

This is an Unlisted action under SEQRA

liz



VILLAGE OF EAST AURORA

585 Oakwood Ave, East Aurora, New York 14052

716-652-6000

In conjunction with

Town of Aurora Building Department

575 Oakwood Ave, East Aurora, NY 14052

716-652-7591

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT Kitchen equipment removal SBL#: 164.19-2-9
LOCATION 16 Buffalo Rd, East Aurora, NY 14052 ZONING DISTRICT VC

The applicant agrees to reimburse the Village for any additional fees required for review by consultants hired by the Village.

APPLICANT NAME Feng Lin
ADDRESS 16 Buffalo Road, East Aurora, NY 14052
TELEPHONE 716 655 8888 E-MAIL tonkabuffalo@gmail.com
SIGNATURE Feng Lin

OWNER NAME Feng Lin
ADDRESS 16 Buffalo Road, East Aurora, NY 14052
TELEPHONE 716 655 8888 E-MAIL tonkabuffalo@gmail.com
SIGNATURE Feng Lin

DEVELOPER NAME Feng Lin
ADDRESS 16 Buffalo Road, East Aurora, NY 14052
TELEPHONE 716 655 8888 E-MAIL tonkabuffalo@gmail.com
SIGNATURE Feng Lin

Request is for: ☒ Restaurant, Indoor Dining and/or ☐ Restaurant, Outdoor Dining

☐ Gas Station ☐ Car Wash ☐ Other

☐ Outdoor music or other noise impact; if yes please include a quick summation of request:

Days and hours of operation (indoor) 6 Days a week, 10 hours a day

Are premises handicap accessible? ☐ Yes ☐ No If not, premises must be made ADA compliant,
If yes, contact building department at 716-652-7591

Will there be any renovations ☐ Yes ☒ No

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Cover Letter to Village Board, Supporting Documents and SEQR as required in §285-52.2
- Complete file of submittal package (cover letter, application, SEQR and supporting documentation) in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD-ROM
- Application fee \$25.00, Permit fee \$25.00 and Public Hearing fee \$100.00 – Total \$150 at time of application.
- 8 copies of complete submittal package (cover letter, application, SEQR and supporting documentation) sent to or dropped off at the Village Clerk's Office at 585 Oakwood Avenue East Aurora, NY 14052.

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: Kitchen equipment Removal			
Project Location (describe, and attach a location map): 16 Buffalo Rd, East Aurora, NY 14052			
Brief Description of Proposed Action: Removed kiten equipment, other than that everything keep as original.			
Name of Applicant or Sponsor: Feng Lin		Telephone: 716 655 8888	
		E-Mail: toukabuffalo@gmail.com	
Address: 16 Buffalo Rd, East Aurora, NY 14052			
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 ☐
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?		0.01 acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.01 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			

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>Feng Lin</u> Date: <u>6/9/2015</u> Signature: <u>[Signature]</u> Title: <u>owner</u>		



VILLAGE OF EAST AURORA

APPLICATION FOR TEMPORARY USE PERMIT

Not less than 60 days or more than 75 days before date of activity

PD OK #1695
5/30/25

\$25.00 Application Fee \$50.00 Permit Fee
\$100.00 Mailer Fee (300 feet for road/public parking lot closure and/or outdoor music)

Date Application Filed: 5/30/25
Date of V.B. Action: 6/16/25

Approved: _____ Disapproved: _____

Conditions of approval will be listed in the permit.

Sect. 285-52 Participants of an area activity, such as, but not necessarily limited to, a sidewalk sale, art, antique, craft show and/or sales, farmers market, or community/civic promotion activities and similar.

Please type or print legibly

Name of Organization: WALLENWEINS HOTEL
Is Organization a: not-for-profit Charitable/Service Business School Government
Name & Address of Individual Responsible: Ben Holmes 641 Oakwood Ave E. Aurora
Phone Number: 716-982-7914 E-mail: BHOLMES4484@GMAIL
Event Name: CHERYL KASPRZYK 4 FOUNDATION FUNDRAISER
Date(s) of Event: 7/12/25 Time(s) of Event: 2PM - 8PM Estimated # of People: 400

Please describe activity/purpose of this event: FOUNDATION FUNDRAISER

Location (include all areas of the event): WALLENWEINS PARKING LOT + GENERAL RILEY HOUSE
(attach map)

Will this event be donating a portion of proceeds to one or more charities and publicizing that in promotional material? Yes No

If yes, list charities and the percentage of proceeds to be donated: BDC, FISH, EAPD, EAMS, KIA MEM. MARCH

Will this event be held entirely in the Village of East Aurora? Yes No
If no, specify: _____

Will the event include more than one vendor/organization? Yes No (if Yes, attach list of vendors/participants)

Will the event involve a street or parking lot closure/usage? Yes No If yes, please note:

Road/Lot Name(s): OAKWOOD FROM OAKWOOD+ELM CORNER TO WALLYS LOT
Date(s) of Closure: 7/12/25 Time(s): 2PM - 8PM

Will the event include:

Parade or motorcade Yes No (If Yes, attach Map of route)
Walk or Run Yes No (If Yes, attach Map of route)

Will there be outdoor music? Yes No Time & Location: _____

Amplification: Yes No Type: Live DJ Multiple/Mixed

Will you be providing or selling alcohol? Yes No

Will people be allowed to bring alcohol? Yes No

Will there be Security Guards? Yes No Volunteers or Private Paid Entity
Please List Entity Name _____

Will there be temporary food stands? Yes No

How many? 2

Food Truck? If yes, name of vendor: NO
(additional permit required)

Will a tent or other structure be erected for the event? Yes No Size: _____

Date & Time to be installed _____ Date & Time to be removed _____

Will any prep work be done on/or before the event? ☒ Yes No

Please describe: STAGE SET UP + BEER TRUCK

Set up Date: 9/12 Time: 10 AM

Clean up Date: 7/12 Time: 10 PM

Will additional **garbage cans** be needed? Yes ☒ No How many Drop Off Location:

Do you have a **Recycling Plan**? ☒ Yes No Please describe: WALLYS

Will each vendor/organization be responsible for their own garbage? ☒ Yes No

Will a **dumpster** be used? ☒ Yes No If yes, location: WALLYS LOT

Will there be **portable lavatories**? ☒ Yes No How Many? 4
Location(s): WALLYS LOT

Will there Bell Jar or Games of Chance? Yes ☒ No (if yes, separate permit required)

What is the source of **electricity**, if applicable? WALLYS

Please list any extras e.g. Light show, loudspeakers, decorations, paints, or dyes:

Police Services Requested:
(Crossing Guards may be required dependent upon event and is a decision of the Police Department)

DPW Services Requested: ROAD CLOSED SIGNS

Fire/Other:

- Attach a map or sketch showing the location of the event. Such map shall include:

Location of parking facilities, indicating number of parking spaces being provided; location of toilet facilities including the location of port-a-potties; location of public entrance(s) and exit(s) to the event site; location of vendor facilities (if applicable) including booths, tents and food service facilities; explanation of steps being taken to control traffic and provide security (if applicable) and the number of security personnel that will be present.

☒ Requesting organization shall attach a completed Certificate of Insurance with minimum limits including public liability coverage of limits of \$1,000,000 each occurrence; property damage insurance with limits of \$1,000,000 each occurrence. The policy shall be endorsed to include Village of East Aurora as an additional named insured.

☒ Requesting organization shall attach Indemnification Agreement on organization letterhead, signed by authorized applicant or officer of company and duly notarized (sample included)

"Applicant named herein is fully responsible for obtaining any & all licensing with regard to the presentation or playing of music, pursuant to music copyright laws. The Village of East Aurora assumes no liability in this regard".

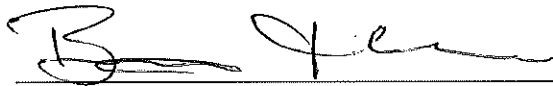
Police Department: Conditions/Comments

Dept of Public Works: Conditions/Comments

Fire Dept/Disaster Coordinator: Conditions/Comments

Indemnification Agreement

To the fullest extent permitted by law, I/We shall indemnify and hold harmless the Village of East Aurora and its employees from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of our work under this contract, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting there from but only to the extent caused in whole or in part by negligent acts or omissions of our organization, anyone directly or indirectly employed by us or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to otherwise exist as to a party or person described in this paragraph.



Authorized Applicant or Officer

Subscribed and sworn to before me this 30 day of May, 2025



Notary Public

Maureen Jerackas
Notary Public, State of New York
Qualified in Erie County
Reg. # 01JE6332789
Commission Expires 11/09/27



East Aurora Village Board:

I am sure many of you know Pete Kasprzyk and may know of his wife Cheryl's passing. Pete has made it his mission to continue his wife's legacy in the form of The Cheryl Kasprzyk 4 Foundation. The foundation has been set up as 501c3 and already has beneficiaries selected. The following organizations will benefit from the event:

The ROC
Fish Food Pantry
Little Smiles
EA B+G Club
EAPD
EA High School Scholarships
KIA Memorial March

Pete had approached me to help him with the planning of a large party to help fund this foundation and continue the memory of his wife and her contributions to the community. We would like to have an event on July 19th from 2pm-8pm in the parking lot of Wallenweins Hotel and across the street at the General Riley House.

The event will be ticketed and will include beer, food and live music. Some other raffles and fundraising will be done as well. We are requesting a permit to hold this event as well as the road being closed from the corner of Oakwood and Elm to the edge of Wallenweins parking lot.

Thank you for your consideration,

Ben Holmes
Wallenweins Hotel

Cheryl ● Kasprzyk

4 FOUNDATION

I hope this letter finds you well. I am writing to introduce you to ***The Cheryl Kasprzyk 4 Foundation***, a charity established in 2023 to honor the legacy of Cheryl Kasprzyk. Cheryl was a devoted wife, mother, and friend who touched many lives with her compassion and selflessness. In her memory, our foundation is dedicated to continuing her spirit of kindness, dedication, and community support.

Our mission is to enrich local communities through outreach programs and positive experiences, embodying Cheryl's altruistic nature in every initiative we undertake. We focus on a variety of projects that reflect Cheryl's passions, from supporting local families in need to organizing community events that foster togetherness and resilience. By providing resources, assistance, and opportunities for growth, we aim to uplift individuals and strengthen the bonds within our communities.

The Cheryl Kasprzyk 4 Foundation is committed to identifying and addressing the unique needs of each community we serve. We collaborate with local organizations and volunteers to create meaningful and sustainable impacts, ensuring that our efforts are both effective and heartfelt. Through our work, we strive to create a legacy of compassion and generosity, mirroring the life that Cheryl led. We believe that every act of kindness, every life we touch, and every community we support stands as a testament to Cheryl's enduring influence. By keeping her memory alive through our good deeds, we hope to inspire others to carry forward the values she cherished, making the world a better place, one act of kindness at a time.

To continue our work and expand our reach, we rely on the generosity of donors like you. Your support will enable us to extend our programs, reach more families, and create lasting positive change in our communities. We kindly ask you to consider making a donation to ***The Cheryl Kasprzyk 4 Foundation***. Every contribution, no matter the size, makes a significant difference and helps us honor Cheryl's legacy in meaningful ways. Thank you for considering our request. Together, we can ensure that Cheryl's spirit of kindness and compassion lives on, touching lives and making a difference every day.

With heartfelt gratitude,

Peter Kasprzyk
The Cheryl Kasprzyk 4 Foundation



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER O'Brien Insurance Services, LLC P.O. Box 14 25 North Main Holland NY 14080	CONTACT NAME: Chris O'Brien PHONE (A/C, No, Ext): (716) 222-4162 E-MAIL ADDRESS: chris@cobrienagency.com FAX (A/C, No):																					
INSURED WALLENWEINS, INC. 641 OAKWOOD AVE EAST AURORA NY 14052-2511	<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A:</td><td>ERIE INS CO</td><td>26263</td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	ERIE INS CO	26263	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC	X		Q97-2369286	08/01/2024	08/01/2025	EACH OCCURRENCE \$ 1,000,000	
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000							
	MED EXP (Any one person) \$ 5,000							
	PERSONAL & ADV INJURY \$ 1,000,000							
							GENERAL AGGREGATE \$ 2,000,000	
							PRODUCTS - COMP/OP AGG \$ 2,000,000	
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$	
							BODILY INJURY (Per person) \$	
							BODILY INJURY (Per accident) \$	
							PROPERTY DAMAGE (Per accident) \$	
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$	
							AGGREGATE \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS \$	
							OTHER \$	
							E.L. EACH ACCIDENT \$	
							E.L. DISEASE - EA EMPLOYEE \$	
							E.L. DISEASE - POLICY LIMIT \$	
A	Liquor Legal Liability	X		Q97-2369286	08/01/2024	08/01/2024	\$1,000,000 per Occurrence \$1,000,000 Aggregate	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Certificate holder shall be listed as an Additional Insured when required by written contract. Event schedule Monday April 8th.

CERTIFICATE HOLDER**CANCELLATION**

Village of East Aurora
575-585 Oakwood Ave

East Aurora

NY 14052

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Temporary Use Permit Hamlin Park

Submit to: Village of East Aurora 585 Oakwood Ave EA, NY 14052

Telephone (716) 652-6000, ext. 4

Not less than 60 Days or more than 75 days before date of activity

Application Fee	\$25.00	☒
Permit Fee	\$50.00	☒

pd ✓
#665

Name of Organization: Edward Jones

Individual Responsible for this request: Jim Anderson

Address: 89 Hamburg St East Aurora NY 14052

Telephone number: 716-652-0545 Fax: 877-562-9577

Email Address: jim.anderson@edwardjones.com

Date(s) of event: Wednesday, August 13

Hours of use including set up/take down: Start: 5 am/pm End: 8 am/pm

Description of the event or use:
picnic for clients and their families

Specific area(s) requested; map attached.

- ☒ Kiwanis BBQ shelter
- ☐ Tennis Courts shelter
- ☐ Rotary Band shell
- ☐ Soccer field/football field
- ☐ Baseball diamond

- ☐ Volleyball courts Tennis courts
- ☐ Aurora Players Pavilion**MUST receive permission to use the Pavilion from the Aurora Players prior to handing in this application. You must also attach a copy of a written agreement for use from the Aurora Players. **
- ☒ Outdoor Playground
- ☐ Other: _____

Estimated attendance: 50

Will food or drinks be served? ☒ Yes ☐ No If yes, describe: catered drop off

Is there a plan for garbage? ☒ Yes ☐ No Recycling? ☒ Yes ☐ No If yes, describe: use cans provided

Will there be sound amplification or music or a band(s)? ☒ Yes ☐ No If yes, describe: live family friendly band

Other services requested (describe): n/a

☐ Police _____

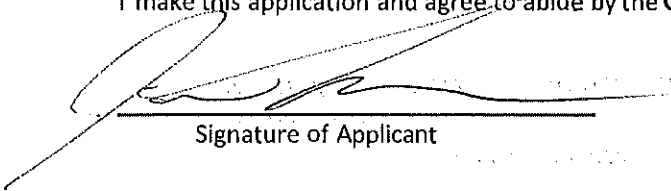
☐ Department of Public Works (DPW) _____

☐ Fire Department _____

☐ Materials _____

(Provide drawings describing location, size, and text of all proposed signs for this event to the Town of Aurora Building Department, 5 South Grove St. Approved signs may be erected 30 days prior to the event and must be removed immediately after same.)

I make this application and agree to abide by the **Guidelines for Use of Hamlin Park.**



Signature of Applicant

6-2-25

Date

Official Use Only Below this Line- -----

Event: _____

Attachment Submitted:

- ___ Indemnification Agreement
- ___ Certificate of Insurance
- ___ Map with area(s) requested to be used indicated.
- ___ Copy of application for sign permit, if applicable. (Upon application approval, copy of approved sign permit must be filed with the Village Clerk NO LATER THAN 5 days prior to scheduled event.)

Action by Village Board:

If referred to Friends of Hamlin Park Advisory Board, date of VB referral: _____

Application recommended or not recommended by HPAB. (Attach written referral submitted to application.)

The Village Board, upon review of the application took the following action, with or without conditions (as applicable) and noted below:

Date: **Approved** _____
Village Clerk Signature

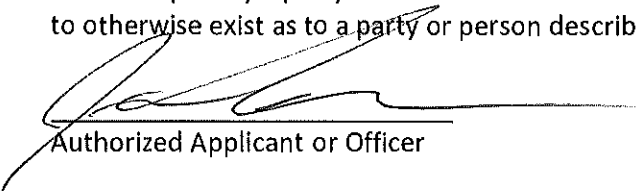
Denied: _____
Village Clerk Signature

Conditions:

- ___ Police Department approval
- ___ DPW approval
- ___ Fire Department approval
- ___ Requesting organization shall attach a completed **Certificate of Insurance** with Minimum Limits to include public liability coverage with limits of \$1,000,000ea occurrence; property damage insurance with limits of \$1,000,000ea occurrence. Policy shall be endorsed to include Village of East Aurora as an additional named insured.
- ___ Requesting organization shall sign an **Indemnification Agreement**, on organization letterhead, Signed by authorized applicant or officer of company and duly notarized.
- ___ Other _____

Indemnification Agreement

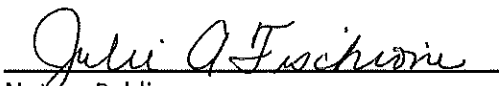
To the fullest extent permitted by law, I/We shall indemnify and hold harmless the Village of East Aurora and its employees from and against claims, damages, losses and expenses, including! but not limited to attorney's fees, arising out of or resulting from performance of our work under this contract, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property, including the loss of use resulting there from but only to the extent caused in whole or in part by negligent acts or omissions of our organization, anyone directly or indirectly employed by us or for anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to otherwise exist as to a party or person described in this paragraph.


Authorized Applicant or Officer

State of New York)

County of Erie)

Subscribed and sworn to before me this 2 day of June, 2025


Notary Public

Qualified in Erie County, New York

My commission expires: 12/16/2025

JULIE A. FISCHIONE
Notary Public, State of New York
No. 01F16294222
Qualified in Erie County
Commission Expires 12/16/2025



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER MARSH USA, LLC. 800 Market Street, Suite 1800 St. Louis, MO 63101	CONTACT NAME: Marsh U.S. Operations	
	PHONE (A/C, No, Ext): 866-966-4664 FAX (A/C, No): 212-948-0811	
	E-MAIL ADDRESS: StLouis.CertRequest@Marsh.Com	
CN101223320-STND-GAWUP-25- 91435	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED The Jones Financial Cos., L.L.P. Edward D. Jones & Co., L.P., ET AL. 12555 Manchester Road St. Louis, MO 63131	INSURER A: Hartford Fire Insurance Co	19682
	INSURER B: N/A	N/A
	INSURER C: American Home Assurance Company	19380
	INSURER D: N/A	N/A
	INSURER E: N/A	N/A
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

CHI-010949440-01

REVISION NUMBER: 7

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ BODILY INJURY ☒ PROPERTY DAMAGE LIAB GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC OTHER:			84 CSE R98206	05/01/2025	05/01/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☒ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			84 AB R98202	05/01/2025	05/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Property Program- Risks of Direct Physical Loss or Damage			033313486	05/01/2025	05/01/2026	Limit: 500,000 Deductible: SEE ATTACHED

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: business event at village park; begin date: 08/13/2025 - end date: 08/13/2025.

As respects Edward Jones Branch # 91435.

CERTIFICATE HOLDER

CANCELLATION

Village of East Aurora Attn: Village Clerk 585 Oakwood Ave East Aurora, NY 14052	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Marsh USA LLC</i>
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ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY MARSH USA, LLC.		NAMED INSURED The Jones Financial Cos., L.L.P. Edward D. Jones & Co., L.P., ET AL. 12555 Manchester Road St. Louis, MO 63131
POLICY NUMBER		
CARRIER	NAIC CODE	
EFFECTIVE DATE:		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Property includes Flood, Boiler & Machinery, Fire & Extended Coverage, and Earthquake per the policy terms, conditions, and exclusions.

Business Interruption Insurance with limit of liability representing loss of at least approximately six months of income.

Deductibles:

The property policies evidenced above contain various sub-limits and are subject to Insured's deductibles and specific to various perils covered. If you would like additional information regarding these sub-limits or deductibles, please contact the Insured.

Other deductibles may apply as per policy terms and conditions.

CERTIFICATE OF INCORPORATION
OF
EAST AURORA VOLUNTEER FIRE DEPARTMENT, INC.
Under Sections 402 and 1402 of the Not-For-Profit Law

Filed By:

PINSKY LAW GROUP, PLLC
Bradley M. Pinsky
4311 East Genesee Street
Syracuse, New York 13214
(315) 428-8345

CERTIFICATE OF INCORPORATION

OF

EAST AURORA VOLUNTEER FIRE DEPARTMENT, INC.

Under Sections 402 and 1402 of the Not-For-Profit-Corporation Law

The undersigned, for the purposes of forming a Not-For-Profit Corporation, hereby certifies:

I

The name of the proposed corporation is the East Aurora Volunteer Fire Department, Inc. (hereinafter referred to as the “Corporation”).

II

The Corporation is not formed for pecuniary profit or financial gain. All income and earnings of the Corporation shall be used exclusively for its corporate purposes.

The Corporation is a corporation as defined in Subparagraph (a)(5) of Section 102 (Definitions) of the Not-For-Profit Corporation Law.

The Corporation, pursuant to Section 201 of the Not-For-Profit Corporation Law, shall be a “Charitable Corporation”.

III

The purposes for which the Corporation are organized are to operate exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, and within such limits:

- A. To provide fire protection and rescue services within the village of East Aurora and within other contracted and mutual aid territories as needed;
- B. To lease, own and acquire fire apparatus and equipment for use by the Corporation in providing fire protection and rescue services or for historical preservation;
- C. To own and acquire land and to construct, erect and maintain buildings for Corporate purposes;
- D. To house apparatus and equipment utilized in providing fire protection and rescue;
- E. To recruit and retain members;

- F. To provide for social interaction for members and their families and to support families of firefighters for their dedication;
- G. To educate the community in the fire service, fire prevention and other fire-service related matters;
- H. To support community-based organizations in an effort to raise trust and faith in the Corporation;
- I. To do any other act or thing incidental to or connected with the foregoing purposes or in advancement thereof and not prohibited by law or inconsistent with the other provisions of this Certificate of Incorporation.
- J. In accordance with the above, to have and exercise all powers available to corporations organized pursuant to the Not-For-Profit Corporation Law of the State of New York.

IV

The Corporation shall have its principal office in the County of Erie. The precise boundaries of the territory in which the corporation intends to operate is the Village of East Aurora, County of Erie, State of New York.

V

The management of the corporation may be vested in whole or in part in some or all of the members of the corporation, as permitted and provided for in the bylaws.

The Corporation may conduct fundraising activities including the solicitation of funds and charitable contributions, and by contracting with municipalities and third parties.

VI

Notwithstanding anything herein to the contrary, the Corporation shall exercise only such powers as are in furtherance of and consistent with the exempt purposes of organizations set forth in Section 501(c)(3) of the Internal Revenue Code and its regulations as the same now exist or as they may be hereafter amended from time to time. The Corporation shall not carry on activities not permitted to be carried on by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended or a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986, as amended.

VII

No part of the net earnings of the Corporation shall inure to the benefit of any member, trustee, director or officer of the Corporation, or to any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation), and no member, trustee or officer of the Corporation or any private individual shall be entitled to share in the distribution of

any of the Corporation's assets upon dissolution of the Corporation.

VIII

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation (except as otherwise provided by Internal Revenue Code Section 501 [h]), or participating or intervening in (including the publication or distribution of statements), any political campaign on behalf of or in opposition to any candidates for public office.

In the event of dissolution of the Corporation, all of the remaining assets and property of the Corporation shall, after necessary expenses thereof, be distributed to such corporation or organization as is then recognized by the Internal Revenue Service as qualifying under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, subject to an Order of a Justice of the Supreme Court of the State of New York. None of the assets shall inure to the benefit of any individual, director, trustee or member of the Corporation.

The dissolution of this Corporation and any distribution of the assets of this Corporation incident thereof shall be subject to such laws, if any, then in force as may require the approval thereof or consent thereof by any Court or Judge thereof having jurisdiction or by any governmental department or agency or official thereof.

IX

The Secretary of State is designated as the agent of the Corporation upon whom process in any action or proceeding against the Corporation may be served. The post office address to which the Secretary of State shall mail a copy of any process against the Corporation and served upon him shall be:

East Aurora Volunteer Fire Department, Inc.
33 Center St.
East Aurora, NY 14052

X

The initial directors of the Corporation shall be:

Name	Address
1. Roger LeBlanc	33 Center St, East Aurora, NY 14052
2. Edward Bender	33 Center St, East Aurora, NY 14052
3. James Norton	33 Center St, East Aurora, NY 14052

IN WITNESS WHEREOF, the undersigned, being at least 18 years of age, has made, subscribed and caused to be acknowledged this Certificate of Incorporation this ____ day of _____, 2025

Bradley M. Pinsky, Incorporator
4311 East Genesee Street
Syracuse, New York 13214

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

On the ____ day of _____, 2025, before me personally came Bradley M. Pinsky, to me known and known to me to be the person described in and who executed the foregoing Certificate of Incorporation and he duly acknowledged to me that he executed the same.

Notary Public

VILLAGE BOARD APPROVAL

I, Mayor Peter Mercurio, with permission from the Village Board of the Village of East Aurora, situated in the County of Erie, State of New York, do hereby consent to the formation of the Corporation identified in the Certificate of Incorporation and the filing of the Certificate of Incorporation of the East Aurora Volunteer Fire Department, Inc. attached hereto.

Dated: ____ day of _____, 2025

SIGNED:

Clerk's Acknowledgement

State of New York)
)ss.:
County of Erie)

On the ____ day of _____, 2025, before me, the undersigned, personally appeared Peter Mercurio, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names are subscribed to the within instrument and acknowledged to me that he/they executed the same in his/their capacity, and that by his/their signature on the instrument, the person(s) or individual(s), executed the instrument.

Notary Public

VILLAGE OF EAST AURORA

ERIE COUNTY, NEW YORK

BID SPECIFICATIONS FOR 2025 POLICE SUV VEHICLES

**Patrick W. Welch
Chief of Police
571 Main Street
East Aurora, NY 14052**

LEGAL NOTICE

PLEASE TAKE NOTICE that the Village of East Aurora is accepting sealed bids for Police Vehicles.

Specifications for the 2025 Ford Interceptor Utility Vehicles can be obtained at the clerk's office.

All sealed bids must be submitted prior to the bid opening on **July 15, 2025** at 10:00 am in the Village of East Aurora Municipal building 585 Oakwood Ave East Aurora NY 14052.

Bids in sealed envelopes shall be delivered to the Clerk's office at Village Hall, 585 Oakwood Ave East Aurora, NY 14052

Please mark the sealed envelope with "Bid for Police Vehicles"

Contact Chief Welch at 716.652.1313 for questions on the bid specifications.

Please publish in **6/26/2025 edition of the East Aurora**

NOTICE TO BIDDERS:

GENERAL DESCRIPTION - This request for bids is for the purchase of one (1) 2025 Police SUV vehicle1, and one (1) 2025 Police Patrol pickup truck, located at 571 Main Street, East Aurora, New York.

Any questions on bid specifications shall be directed to:

Patrick Welch, Chief of Police
571 Main St.,
East Aurora, New York 14052.

Chief Welch may be reached at:

Work: 716-652-1313
Fax: 716-652-3760

Bids are to be delivered to:

Maureen Jerakas, Village Clerk Treasurer
Village of East Aurora
585 Oakwood Ave
East Aurora, NY 14052

Bids must be contained in a sealed envelope marked **“Bids for Police vehicles”**, and in receipt of the Clerk Treasurer no later than **10:00am E.S.T. on Tuesday, July 15th**, at which time they will be publicly opened and read aloud. No bids shall be received or considered after the time stated herein.

All bids shall be submitted on the bid forms enclosed. The Village reserves the right to accept or reject any or all bids, in whole or part, and to waive any irregularities in the bids.

No Bidder may withdraw their bid within thirty consecutive (30) days after the date set for the opening thereof but may withdraw same at anytime prior to the scheduled time for the opening of bids.

The Village of East Aurora is a tax-exempt governmental entity of the State of New York. Bidders shall not include in their bid, taxes for any vehicles to be purchased.

A complete Bid Package shall include fully executed:

- Bid Form
- Non-Collusive Bidding Certification

Tax: No Federal, State, County or local taxes are to be included in the purchase price. Purchases by the Village of East Aurora are exempt from these taxes.

New and unused:

The bidder shall represent by his bid that all equipment bid is new and unused or provide all specifics relative to equipment proposed to be furnished.

Standard Equipment:

The successful bidder shall furnish features, which are regularly furnished as standard with these units, but not specified. The equipment shall conform in strength, quality of material and workmanship to that provided by the best manufacturing and engineering practices of the industry.

Price: Price shall be net, F.O.B. point of delivery, East Aurora/Town of Aurora Police Dept., 571 Main St, East Aurora, New York, 14052. It is required that the equipment as specified herein, shall be delivered completely operational. The successful bidder shall provide complete operator's manual applicable to the equipment bid upon delivery of equipment as specified herein. Copy of standard manufacturer's warranty shall also be supplied.

Information to be furnished with Bids:

Bidder must submit with his bid, detailed specification sheets, circulars and all other necessary data on the equipment he proposes to furnish.

Information to be furnished by Successful Bidders:

The successful bidder at the time of delivery, must provide to the Village of East Aurora, a resume of specific specifications applicable solely to the equipment being delivered and must provide detailed operating and maintenance instructions.

Rejection of Bids:

The Village Board of the Village of East Aurora reserves the right to reject any or all bids and to waive any informality.

Withdrawal of Bid:

No bidder may withdraw his bid within thirty (30) days after the opening thereof but may withdraw same at any time prior to the opening thereof.

Delivery Date:

Delivery of all equipment, complete and operational, to the Village of East Aurora, One hundred eighty (180) Calendar days, from date of award of bid. (Additional time will need prior approval

Delivery Place:

The equipment is to be delivered complete, as per specifications, to the East Aurora/Town of Aurora Police Department, 571 Main St. East Aurora, New York 14052.

Addressing Bid:

All bids shall be submitted in sealed envelopes plainly marked: "Bids for Police Vehicles ", and indicate the date of bid opening and time of bid opening and addressed to:

Maureen Jerakas Clerk-Treasurer
Village of East Aurora
585 Oakwood Ave
East Aurora, New York 14052

Bid Form:

The Bid Form must be filled out completely and accompany any and all bids. Failure to complete these forms shall be reason for disqualification of bid.

Certificate of Compliance:

THE BIDDER SHALL ATTACH TO HIS BID A LETTER TO CERTIFY THAT THE PRODUCT, WHICH HIS BID IS BASED UPON, WILL COMPLY WITH THE SPECIFICATIONS IN ALL RESPECTS. IN THE EVENT THAT IT DOES NOT COMPLY, THE BIDDER SHALL ATTACH TO HIS BID A STATEMENT LISTING IN DETAIL THE AREA (OR AREAS) WHERE THE PRODUCT, WHICH HE PROPOSED TO FURNISH, DOES NOT MEET THE SPECIFICATIONS.

IF NO STATEMENT IS RECEIVED, THE SUCCESSFUL BIDDER'S EQUIPMENT SHALL BE REQUIRED TO MEET ALL THE SPECIFICATIONS. DATA SHOULD BE PRESENTED IN SUFFICIENT DETAIL TO ENABLE THE POLICE CHIEF TO DETERMINE WHETHER THE EQUIPMENT BID COMPLIES WITH THE INTENT OF THE SPECIFICATIONS.

THE VILLAGE BOARD OF THE VILLAGE OF EAST AURORA, ACTING THROUGH THE SUPERINTENDENT OF PUBLIC WORKS, SHALL BE THE SOLE JUDGE OF EQUIVALENCIES AND WHAT IS CONSIDERED TO BE MINOR OR MAJOR DEVIATIONS. THE VILLAGE RESERVES THE RIGHT TO WAIVE ANY INFORMALITY AND TO REJECT ANY OR ALL BIDS.

NON-COLLUSIVE BIDDING CERTIFICATE:

Each bid or proposal shall contain a Non-Collusive Bidding Certificate in accordance with Section 103-d of the General Municipal Law

BID FORM

Name of Bidder: _____

Address of Bidder: _____

We, the Undersigned, agree to furnish as per specifications to the Village of East Aurora, New York:

One (1) New and Unused 2025 Ford Police Interceptor Utility Vehicles
One (1) New and Unused 2025 Ford Police Responder F-150 pickup Truck,
for the sum of:

Gross Bid : _____
(Written Dollar Amount)

\$ _____
(Numerical Dollar Amount)

Bidder to complete the following information:

Delivery Time _____
(Specify Calendar days from receipt of order)

Make of Vehicle(s) _____

Models of Vehicle(s) _____

Model Year of Vehicle(s) _____

Attached, hereto, and properly executed is the Non-Collusive Bidding Certificate of the Undersigned.

Dated this _____ day of
_____, 2025.

(Company Name of Bidder)

(Signed by Authorized Representative)

SEAL

(If Corporation)

IMMUNITY WAIVER:

"The vendor hereby agrees, pursuant to the provisions of Section 103-a of the General Municipal Law, which requires that upon refusal of a person when called before a Grand Jury, Head of a State agency, the Organized Crime Task Force in the Department of Law, head of a City Department, or other City agency, which is empowered to compel the attendance of witnesses and examine them under oath to testify in an investigation concerning any transaction or contract had with the state, any political subdivision thereof, public authority or with any public department, agency, or official of the State or of any political subdivision thereof or of a public authority, to sign a waiver of immunity against subsequent criminal prosecution or to answer any relevant question concerning such transaction or contract.

(a) Such person, any firm, partnership, or corporation of which he is a member, partner, director or officer shall be disqualified from thereafter selling to or submitting bids to or receiving awards from or entering into any contracts with any municipal corporation or fire district, or any public department, agency or official thereof, for goods, work or services, for a period of five years after such refusal, and to provide also that

(b) Any and all contracts made with any municipal corporation or any public department, agency or official thereof on or after the first day of July 1959, or with any fire district or any agency or official thereof on or after the first day of September, 1960, by such person, and by any firm, partnership or corporation of which he is a member, partner, director or officer may be cancelled or terminated by the municipal corporation or fire district without incurring any penalty or damages on account of such cancellation or termination, but any monies owing by the municipal corporation or fire district for goods delivered or work done prior to the cancellation or termination shall be paid."

Company: _____

Signed By: _____

Title: _____

DATE: _____

NON-COLLUSIVE BIDDING CERTIFICATE

NON-COLLUSIVE BIDDING CERTIFICATIONS:

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

“(1) The prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor.

“(2) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and

“(3) No attempt has been made or will be made by the bidder to induce any other person, partnership, or corporation to submit or not to submit a bid for the purpose of restricting competition.”

NAME OF BIDDER

AUTHORIZED SIGNATURE

NAME & TITLE OF SIGNER (PRINTED)

DATED: _____

Police Vehicle Specifications

Ford SUV Police Interceptor

General

Units shall be specifically made for police service and be of utility/SUV type vehicles.

Drive Line

Unit shall have a 3.3l V6 direct injection FFV AWD 285 horsepower, with 10 speed transmission (136-MPH Top Speed) or approved equivalent.

Interior

Sync 4 or approved equivalent

Warranties

3 year / 36,000 Miles Bumper to Bumper

5-year/100,000-mile Powertrain Extended Service Plan (zero deductible) or equivalent

3 year/100,000 extended Premium Service Warranty w/ 1,000 + covered components

Standard Equipment (included but not limited to) (or approved equivalent)

- **Brakes** – Police calibrated high performance regenerative braking system
 - 4 Wheel heavy duty disc w/ heavy duty front and rear calipers
 - Brake rotors – large mass for high thermal capacity and calipers with large swept areas
- Electric power assist steering
- Power train mounts – heavy duty
- Column shifter
- Seats – Front police grade cloth – 6-way power adjustable, seatback foam designed to comfortably accommodate a utility belt. Built in steel intrusion plates in both front seat backs.
- Flooring – Heavy duty vinyl
- Speedometer – certified
- Consistent 11-inch space between driver and passenger seats
- Dash pass through opening for aftermarket wiring
- Wheels – Heavy duty steel, vented. Full size spare tire w/ TPMS

Options

- **Tail Light Lighting Solution** – Includes LED lights plus two (2) rear integrated hemispheric light head white LED side warning lights in taillamp (LED lights only wiring and controller not included) or approved equivalent
- **Rear Lighting Solution** – Includes two (2) backlit flashing linear high-intensity LED lights (one red/one blue) mounted to inside liftgate glass. Includes two (2) backlit flashing linear high-intensity LED lights (one

red/One blue) installed on inside lip of lift gate, lights activate when lift gate is open; or approved equivalent.

- **Dark car feature** – Courtesy lamps disabled when any door is open.
- **Switchable red/white lighting in cargo area**
- **Pre-wiring for grille LED lights, siren and speaker**
- **Side marker LED –sideview mirrors**
- **Driver side LED spot lamp**
- **Rear door controls inoperable**
- **Global lock/unlock feature** – Door panel switches will lock/unlock all doors and rear liftgate
- **Mirrors** –Heated sideview
- **Reverse sensing system**
- **Noise suppression bonds**
- **Cloth Front Buckets / Vinyl Rear seats**
- **Fleet keyed**
- **Color White**

Ford Police Responder F-150 Supercrew FX4

General

Units shall be specifically made for police service and be a pickup truck type vehicle.

Drive Line

Unit shall have a 3.5L V6 EcoBoost Engine, with electric ten-speed automatic transmission, or approved equivalent

Interior

Sync 4 or approved Equivalent

Warranties

3-year / 36,000 Miles Bumper to Bumper

5- year / 100,000 Mile Powertrain Care Extended Service Plan (Zero Deductible)

3-year/ 100,000 Mile Extended Premium Service Warranty w/ 1,000 + Covered Components

Standard Equipment (Included but not limited to) (or approved equivalent)

- Brakes- Police Brakes: 4 WHL Disc W/ ABS
Police Braking System
- Power Steering
- Reverse Sensing System
- Seats:

1. Cloth Bucket Front Seats with power door seat/8-way/M-Lumbar, with seatback Intrusion Plates

- Flooring- Black Vinyl Floor Covering
- Certified Speedometer
- Console Mounting Plate
- Tilt/Telescoping Wheel Steering Wheel
- Wheels:
 1. LT 265/70R18 LRC BSW A/T
 2. Full Size Spare Tire

Options

- Side marker LED –sideview mirrors
- Driver side LED spot lamp
- Mirrors –Heated sideview
- Running Boards
- Privacy Glass W/ Rear Defroster
- Fleet keyed
- Color Black

****Other governmental agencies/entities may use this bid to piggyback****

MODIFY 2025/2026 BUDGET

June 16, 2025

Trustee _____, offered the following resolution and moved for its adoption:

BE IT RESOLVED, the Clerk – Treasurer is hereby authorized to modify the 2025/2026 Budget in the following manner:

Asset Forfeiture to Unclassified 4.2770 - \$ 908.23

Expenditures – Police Department Supplies 5-3120.0470 - \$ 908.23
Taskforce computer

The following resolution was seconded by Trustee _____ and unanimously approved

BRIAN F. ATTEA
RICHARD J. ATTEA
RYAN F. McCANN
KEVIN RAUTENSTRAUCH
MARY KAY LaFORCE
NICHOLAS P. TUTTLE
KATHLEEN G. MORIARTY



ATTEA & ATTEA, P.C.

ATTORNEYS AT LAW

Phone (716) 648-7000
Fax (716) 648-7001
www.attealaw.com

11 Main Street
Hamburg, New York 14075
8 Washington Street
Ellicottville, New York 14731

May 30, 2025

Via FedEx Overnight

East Aurora Village Hall
585 Oakwood Avenue
East Aurora, New York 14052

Re: Taste Bistro, Inc.
634 Main Street #3, East Aurora, New York 14052

Dear Sir or Madam:

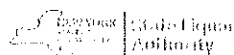
Enclosed please find an original, signed Standardized Notice Form for Providing 30-Day Advance Notice to a Local Municipality or Community Board relating to the above-named business in their application to the New York State Liquor Authority for an on-premises liquor license. You may recall, we previously submitted a notice in this matter, which was mailed to you on January 31, 2025. The enclosed notice has been revised to remove sidewalk cafe as a licensed outdoor area.

Thank you for your time and attention to this matter.

Yours truly,
ATTEA & ATTEA

Nicholas P. Tuttle

NPT/am
Enclosure



OFFICE USE ONLY		
☐ Original	☐ Amended	Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 5/30/25 1a. Delivered by: FedEx Overnight

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

☒ New Application ☐ Removal ☐ Class Change

For premises in the City of New York:

☐ New Application ☐ New Application and Temporary Retail Permit ☐ Temporary Retail Permit ☐ Removal

☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: East Aurora

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): _____ Expiration Date (if applicable): _____

5. Applicant or Licensee Name: Taste Bistro, Inc.

6. Trade Name (if any): _____

7. Street Address of Establishment: 634 Main Street #3

8. City, Town or Village: East Aurora, NY Zip Code: 14052

9. Business Telephone Number of applicant/ Licensee: 716-621-6937

10. Business E-mail of Applicant/Licensee: egawron77@gmail.com

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☒ Wine, Beer & Cider ☐ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ☒ Full Food menu; full kitchen run by a chef/cook ☐ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Restaurant (full kitchen and full menu required)

☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☐ Recorded Music ☐ Karaoke

14. Method of Operation: (check all that apply) ☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel

☐ Other (specify): _____

15. Licensed Outdoor Area: ☐ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure
(check all that apply) ☐ Sidewalk Cafe ☐ Other (specify): _____

OFFICE USE ONLY		
☐ Original	☐ Amended	Date _____

16. List the floor(s) of the building that the establishment is located on: 1st and 2nd Floor (2nd floor - storage room)
17. List the room number(s) the establishment is located in within the building, if appropriate: _____
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☒ Yes ☐ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- | | |
|------------|---------------|
| <u>N/A</u> | <u>N/A</u> |
| Name | Serial Number |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: EA Management Group, LLC
23. Building Owner's Street Address: P.O. Box 204
24. City, Town or Village: Boston State: NY Zip Code: 14025
25. Business Telephone Number of Building Owner: 716-343-0756

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: Nicholas P. Tuttle
27. Representative/Attorney's Street Address: 11 Main Street
28. City, Town or Village: Hamburg State: NY Zip Code: 14075
29. Business Telephone Number of Representative/Attorney: 716-648-7000
30. Business E-mail Address of Representative/Attorney: ntuttle@attealaw.com

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Nikki Gawron Title: President

Principal Signature: _____

Nikki Gawron

Grace
Stone

VILLAGE OF EAST AURORA
APPLICATION FOR TEMPORARY USE PERMIT
Not less than 60 days or more than 75 days before date of activity

Pd
ck # 1009
6/2/25

\$25.00 Application Fee X \$50.00 Permit Fee X
\$100.00 Mailer Fee (300 feet for road/public parking lot closure and/or outdoor music) _____

Date Application Filed: _____

Date of V.B. Action: _____

Approved: _____ Disapproved: _____
Conditions of approval will be listed in permit

Sect. 285-52 Participants of an area activity, such as, but not necessarily limited to, a sidewalk sale, art, antique, craft show and/or sales, farmers market, or community/civic promotion activities and similar

Please type or print legibly

Name of Organization Left Coast Taco

Is Organization a: not-for-profit ☐ Charitable/Service ☐ Business ☒ School ☐ Government ☐

Name & Address of Individual Responsible Chelsea Root

Phone Number 716 544 0244 E-mail leftcoasttaco@ga.com

Event Name Left Coast Arcade Club

Date(s) of Event June 14 - October 1st Time(s) of Event Business Hours Estimated # of People Standard To
Current
Open days

Please describe activity/purpose of this event To Offer an indoor/outdoor arcade for customers

Location (include all areas of the event) 54 Elm Street East Aurora NY 14052 behind our current building
(attach map)

Will this event be held entirely in the Village of East Aurora? ☒ Yes ☐ No

If no, specify: _____

Will the event include more than one vendor/organization? ☐ Yes ☒ No

(if yes, attach list of vendors/participants)

Will the event involve a street or parking lot closure/usage? ☐ Yes ☒ No If yes, please note:

Road/Lot Name(s) _____

Date(s) of Closure _____ Time(s) _____

Will the event include:

Parade or motorcade ☐ Yes ☒ No

(Attach Map of route)

Walk or Run ☐ Yes ☒ No

(Attach Map of route)

Will there be outdoor music? ☐ Yes ☒ No

Time & Location _____

Live ☐

DJ ☐

Multiple/Mixed ☐

Amplification ☐ Yes ☐ No

Will you be providing or selling alcohol? ☐ Yes ☒ No Not outside normal business

Will people be allowed to bring alcohol? ☐ Yes ☒ No

Will there be Security Guards? ☐ Yes ☒ No Volunteers ☐ or Private Paid Entity ☐

Please List Entity Name _____

Will there be temporary food stands? ☐ Yes ☒ No

How many? _____

Food Truck? If yes, name of vendor: _____

(additional permit required)

Will **tent** or other structure be erected for event? ☒ Yes ☐ No Size 20x8 Shipping Container
Date & Time to be installed Early June Date & Time to be removed October

Will any prep work be done on/or before the event? ☐ Yes ☒ No

Please describe _____

Set up Date: _____ Time: _____

Clean up Date: _____ Time: _____

Will additional **garbage cans** be needed? ☐ Yes ☒ No How many _____ Drop Off Location _____

Will each vendor/organization be responsible for their own garbage? ☒ Yes ☐ No

Will a **dumpster** be used? ☐ Yes ☒ No If yes, location _____

Will there be **portable lavatories**? ☐ Yes ☒ No How Many? _____
Location(s) _____

Will there Bell Jar or Games of Chance? ☐ Yes ☒ No (if yes, separate permit required)

What is the source of **electric**, if applicable? From Current Building

Please list any extras eg. Light show, loud speakers, decorations, paints or dyes:

Arcade Cabinets.

Police Services Requested: NO

(Crossing Guards may be required dependent upon event and is a decision of the Police Department)

DPW Services Requested NO

Fire/Other NO

- Attach map or sketch showing the location of the event. Such map shall include:

Location of parking facilities, indicating number of parking spaces being provided; location of toilet facilities including the location of port-a-potties; location of public entrance(s) and exit(s) to the event site; location of vendor facilities (if applicable) including booths, tents and food service facilities; explanation of steps being taken to control traffic and provide security (if applicable) and the number of security personnel that will be present.

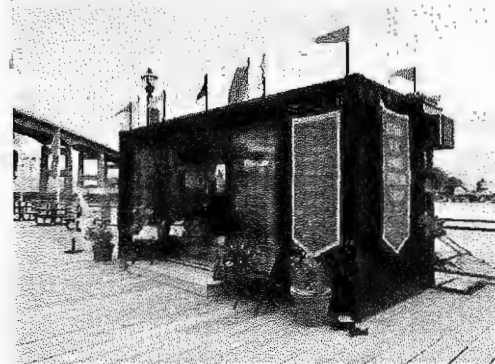
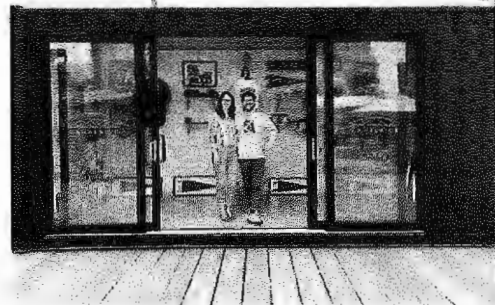
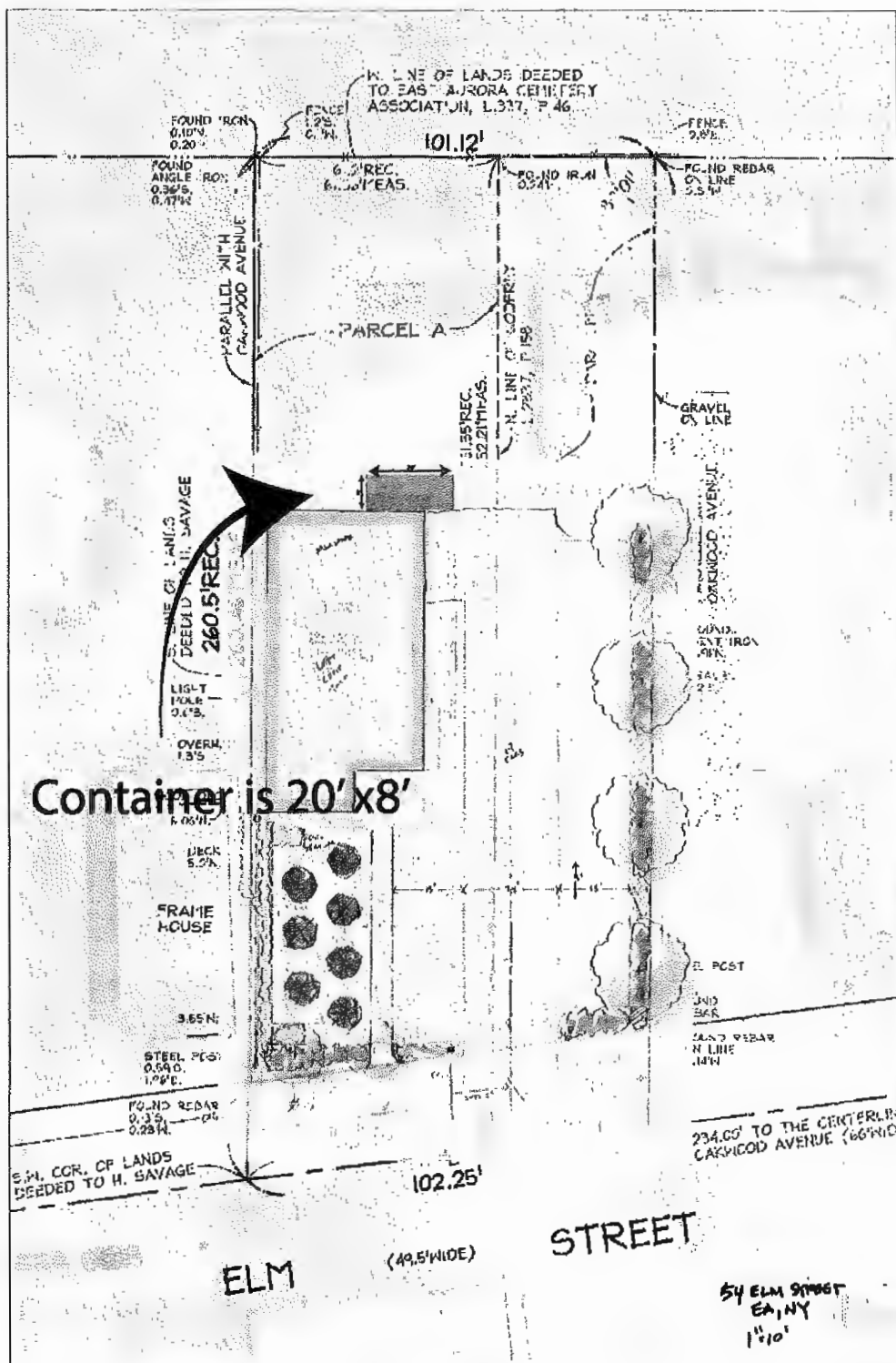
Requesting organization shall attach a completed Certificate of Insurance with minimum limits Include public liability coverage of limits of \$1,000,000 each occurrence; property damage Insurance with limits of \$1,000,000 each occurrence. Policy shall be endorsed to include Village of East Aurora as an additional named insured.

Requesting organization shall attach Indemnification Agreement on organization letterhead, signed by authorized applicant or officer of company and duly notarized (sample included)

"Applicant named herein is fully responsible for obtaining any & all licensing with regard to the presentation or playing of music, pursuant to music copyright laws. The Village of East Aurora assumes no liability in this regard".

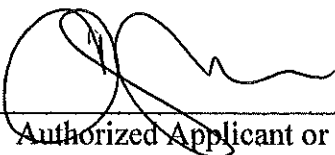
- ☐ Police Department: Conditions/Comments _____
- ☐ Dept of Public Works: Conditions/Comments _____
- ☐ Fire Dept/Disaster Coordinator: Conditions/Comments _____

Sign Permits are to be obtained from the Town of Aurora Building Department, 300 Gleed Avenue, 716.652.7591



Indemnification Agreement

To the fullest extent permitted by law, I/We shall indemnify and hold harmless the Village of East Aurora and its employees from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of our work under this contract, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting there from but only to the extent caused in whole or in part by negligent acts or omissions of our organization, anyone directly or indirectly employed by us or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to otherwise exist as to a party or person described in this paragraph.



Authorized Applicant or Officer

Subscribed and sworn to before me this 2nd day of June, 2025



Notary Public

KARIN L. DOJNIK
Notary Public, State of New York
Reg. # 01DO6445148
Qualified in Erie County
Commission Expires December 12, 2026

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees
FROM: Elizabeth Cassidy, Code Enforcement Officer
DATE: June 9, 2025

On Saturday June 7th, Arriba Tortilla set up outdoor music, a bar, and a tent during the Heart of Music Festival, but they were not included in the temporary use permit for the event. It is my understanding from the EAPD that this location was warned last year during the festival because they had similar setup.

As they were operating outside of their approved special use permit, I have sent a violation notice (enclosed) requesting attendance at the June 16th meeting for a public discussion on the situation. Their SUP can be revoked due to a violation of this type as per Village Code §285-52.6A.


liz

TOWN OF AURORA

575 OAKWOOD AVE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

Arriba Tortilla
Attn: Kelly Jones
40 Riley St
East Aurora, NY 14052

VIOLATION NOTICE

DATE: June 9, 2025
LOCATION: 40 Riley St
REFERENCE: Village Code Section 285-52.6
SUBJECT: Operation outside of approved Special Use Permit

A site inspection on Saturday June 7th noted outdoor music, a bar, and tent setup in front of your business at 40 Riley St during Heart of Music Festival. Arriba Tortilla was not included in the temporary use permit application for the festival, nor did you receive your own for that date. Additionally, I was informed by the East Aurora Police Chief that you were warned for setting up a tent during last year's festival.

At this time, you are hereby recalled to the Village Board on Monday June 16th at 7 pm, for a public meeting to discuss the continuance or possible revocation of the special use permit for Arriba Tortilla. Failure to attend this meeting will result in enforcement proceedings and possible revocation of your special use permit.

Contact my office no later than 6/13/25 with confirmation of your attendance at the meeting on 6/16.

Please call the office at 716-652-7591 with any questions.

TERMINATION OF THIS VIOLATION IS REQUESTED.



Elizabeth Cassidy
Town of Aurora/
Village of East Aurora
Code Enforcement Officer

VEA Code §285-52.6A: A special use permit issued herein shall be revocable at the option of the Village Board in the event of any violation of any terms and conditions of such special use permit.

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees
FROM: Elizabeth Cassidy, Code Enforcement Officer
DATE: June 10, 2025

On Saturday June 7th, Left Coast Taco set up outdoor music during the Heart of Music Festival, but they were not included in the temporary use permit for the event. It is my understanding that they submitted an application to the Clerk's office for a temporary use permit for that day but were denied.

As they were operating outside of their approved special use permit, I have sent a violation notice (enclosed) requesting attendance at the June 16th meeting for a public discussion on the situation. Their SUP can be revoked due to a violation of this type as per Village Code §285-52.6A.



liz

TOWN OF AURORA

575 OAKWOOD AVE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

Left Coast Taco
Attn: Chelsea Root
54 Elm St
East Aurora, NY 14052

VIOLATION NOTICE

DATE: June 10, 2025
LOCATION: 54 Elm St
REFERENCE: Village Code Section 285-52.6
SUBJECT: Operation outside of approved Special Use Permit

A site inspection on Saturday June 7th noted outdoor music in front of your business at 54 Elm St during Heart of Music Festival. Left Coast Taco was not included in the temporary use permit application for the festival, nor did you receive your own for that date.

At this time, you are hereby recalled to the Village Board on Monday June 16th at 7 pm, for a public meeting to discuss the continuance or possible revocation of the special use permit for Left Coast Taco. Failure to attend this meeting will result in enforcement proceedings and possible revocation of your special use permit.

Contact my office no later than 6/13/25 with confirmation of your attendance at the meeting on 6/16/25.

Please call the office at 716-652-7591 with any questions.

TERMINATION OF THIS VIOLATION IS REQUESTED.


Elizabeth Cassidy
Town of Aurora/
Village of East Aurora
Code Enforcement Officer

VBA Code §285-52.6A: A special use permit issued herein shall be revocable at the option of the Village Board in the event of any violation of any terms and conditions of such special use permit.