AGENDA
Village Board of East Aurora
October 20, 2025, Regular Meeting at 7 pm

1. CALL MEETING TO ORDER

- **A.** Pledge of Allegiance
- **B.** Roll Call
- **C.** Approval of minutes of village board meeting for October 6, 2025.
- **D.** Approve the payment of the abstract for October 20, 2025, for the 2025/2026 fiscal year with a total of $36,109.88

2. SPEAKERS & COMMUNICATIONS (I)

3. PUBLIC HEARINGS

- **A.** Consider a local law for the rezoning of a portion of the property at 192 Oakwood Avenue by Marget J. Drzewiecki, Esq., of Rupp Pfalzgraf LLC, for the property owner Dimitie O'Connor.
- **B.** Consider a minor subdivision application for the vacant parcel at 0 Pine Street by applicant Aaron Romanowski of Alliance Homes.
- **C.** Consider projects for the Community Development Block grant application.
- **D.** Consider a local law to amend §285-44 of the village code - sign regulations.

4. OFFICIAL CONSIDERATIONS

- **A.** Consider a determination under the State Environmental Quality Review Act (SEQRA) for a Local Law to rezone a portion of the property at 192 Oakwood Avenue by Marget J. Drzewiecki, Esq., of Rupp Pfalzgraf LLC, for the property owner Dimitie O'Connor.
- **B.** Consider approving a local law for the rezoning of a portion of the property at 192 Oakwood Avenue by Marget J. Drzewiecki, Esq., of Rupp Pfalzgraf LLC, for the property owner Dimitie O'Connor.
- **C.** Consider approving a minor subdivision application for the vacant parcel at 0 Pine Street by applicant Aaron Romanowski of Alliance Homes.
- **D.** Consider approving a local law to amend §285-44 of the village code - sign regulations.
- **E.** Consider Referring to the planning commission, November 13, 2025, a special use permit from Carner Development Group at 670 Main Street to convert part of the 1675 square feet of the first-floor commercial space for an indoor golf recreation facility.
- **F.** Consider approval of a local landmark application for 670 Main Street, as recommended by the historic preservation commission.
- **G.** Consider permission for the building department to refer the violation of Amy Sue Martin, 51 Paine Street, to the town prosecutor for judicial court action.
- **H.** Consider a resolution to designate the polling place and hours for the village elections on Wednesday, March 18, 2026, from noon to 9 pm.
- **I.** Consider a permission for the Mayor to sign an Intermunicipal agreement with the Town of Aurora for two Bridge NY Culvert replacement projects 5765.46 and 5765.54.
- **J.** Consider approving a temporary use permit for the Buffalo Bills – Katie Jordan Thursday, November 13, 2025, from 5-8 pm for the Hallmark movie premiere and "parade" of the cast and players.

5. NEW BUSINESS

- **A.** Possibly schedule a work session to review open local laws with the village attorney (electric scooters and/or trees).
- **B.** Consider CDBG projects if there are suggestions.

6. OLD BUSINESS

7. SPEAKERS & COMMUNICATIONS (II)

8. DEPARTMENT HEAD REPORT

9. ADJOURNMENT

VILLAGE OF EAST AURORA
VILLAGE BOARD MEETING
October 6, 2025 - 7:00 PM

Present:
Trustee Lazickas
Trustee Flynn
Trustee Rabey
Trustee Scheer
Mayor Mercurio

Present:
Trustee Cameron
Trustee Viger

Also Present:
Maureen Jerackas, Clerk-Treasurer
Shane Krieger, Village Administrator
Patrick Welch, Police Chief
Chris Trapp, Village Attorney
Scott Jakubczak, Streets Foreman
Rich Miga, Assistant Code Enforcement Officer
16 Members of the public

Trustee Flynn moved to approve the payment of Abstract for October 6, 2025, with a total of $503,835.89, seconded by Trustee Rabey and carried by unanimous approval.

SPEAKERS AND COMMUNICATIONS (I)

- Mayor Mercurio made the following proclamation for 2025 Red Ribbon Week:
  WHEREAS, Alcohol and other drug abuse in this nation has reached epidemic stages; and
  WHEREAS, It is imperative that visible, unified prevention education efforts by community members be launched to eliminate the demand for drugs; and
  WHEREAS, The National Family Partnership is sponsoring the National Red Ribbon Campaign® offering citizens the opportunity to demonstrate their commitment to drug-free lifestyles (no use of illegal drugs, no illegal use of legal drugs); and
  WHEREAS, The National Red Ribbon Campaign® will be celebrated in every community in America during "Red Ribbon Week®", October 23-31; and
  WHEREAS, Business, government, parents, law enforcement, media, medical, religious institutions, schools, senior citizens, service organizations and youth will demonstrate their commitment to healthy, drug-free lifestyles by wearing and displaying Red Ribbons during this week long campaign; and
  WHEREAS, The Village of East Aurora further commits its resources to ensure the success of the Red Ribbon Campaign®;
  NOW THERFORE BE IT RESOLVED,
  that the Village of East Aurora does hereby proclaim October 23-31, 2025, as RED RIBBON WEEK® and encourages its citizens to participate in drug prevention education activities, making a visible statement that we are strongly committed to a drug - free state.

- Mayor Mercurio reviewed the recent meeting with NYSEG about trimming trees in the Village.
- Clerk-Treasurer Jerackas reviewed the information about the change to garbage service to the waste management service.
- **Historic Updates-** Mary Ann Colopy said that a building being considered historic is when it is 50 years old, vs a landmark, which is designated when a significant person lived there, a significant event happened there, it is a significant style or of significance to the surroundings. She said that the local landmark designation gives the most protection to the outside of the building. Mrs. Colopy described the difference between the federal and state landmarking designated by the National Parks Service. She spoke about the Certified Local Government Grant, the National Park Service Grant, and what it could be used for. Mrs. Colopy stated that being in a historic district doesn't change anything for the business owners; they don't need to follow HPC rules unless they take money for any repairs. Mayor Mercurio asked what the tax credit is, Mrs. Colopy stated that around 30% state and federal, depending on the situation. Mayor Mercurio asked about local landmarking. Mrs. Colopy said that anything that is a local landmark needs repairs to go through the HPC with a certificate of appropriateness. She said that being part of a National Registered District does not constrain the business in any way. Trustee Flynn asked about the CLG grant. Mrs. Colopy said that the Village can apply for it or any individual can apply for it on their own and stated that they don't need a municipality's approval. She states that the property owners can object. Mayor Mercurio asked what is involved with this application. Mrs. Colopy said that she would send over the information.
- Tim Noon- 764 Oakwood- Village Tree Board Member- He said he came for the NYSEG update and gave a statement of support from the Village Tree Board. Mayor Mercurio said that Jesse Griffis and Nancy Smith were in attendance for those meetings.
- John Rosenberg- 340 Olean- He has concerns about the new garbage totes in the snow. Village Administrator Krieger said to clear a spot by the end of your driveway. Mayor Mercurio reviewed the garbage renewal process.
- Kurt Colopy- 365 South Grove- He asked about NYSEG coming to survey the trees. He wanted to know if it would include residents' properties. Village Administrator Krieger said yes if it's considered a right-of-way. Clerk-Treasurer Jerackas said that they would need a homeowner's permission to come onto their property.

PUBLIC HEARINGS

- Public Hearing to Consider a Local Law to amend §285-44 Sign Regulations.
    - Village Attorney Trapp said that the law is currently with him and that the Code Enforcement office had additional changes.

  The Public Hearing will remain open.

OFFICIAL CONSIDERATIONS

- 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 400 Quaker Road, East Aurora, New York, wherein the applicant, Jennifer Greene of WH Greene & Associates, Inc.; 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 construct of an addition to the existing commercial building at 400 Quaker Rd and expand parking, as detailed in the Site Plan Application dated June 23, 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 Rabey and seconded by Trustee Scheer and carried on October 6, 2025.

- WHEREAS, an application has been submitted for Site Plan Approval at the above-referenced property by applicant Jennifer Greene of WH Greene & Associates, Inc.,
  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 a 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:
  a. Updated drawing L100 with revision date of 7.10.25 was evaluated
  b. Responsible expansion and keeping within the purpose of the Industrial Park

c. Findings relating to the areas that are in the Town are preliminary, subject to review and approval from
the Town.
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 400 Quaker Road, East Aurora, New York, wherein the applicant proposes to construct an addition to the existing commercial building at 400 Quaker Road and expand parking, as detailed on documents submitted with the application, is hereby approved and is subject to the following additional conditions:
a.
_____
_____
_____
_____
_____
4. 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 Scheer and seconded by Trustee Flynn and carried on October 6, 2025.

- A motion by Trustee Lazickas, to Approve a Temporary Use Permit for Holly Layer of East Aurora Runners to hold the Turk-EA-Trot on November 27, 2025, at 9 am, seconded by Trustee Flynn, and unanimously approved.
    - Mayor Mercurio asked Police Chief Welch if they have any issues with the event, Police Chief Welch said that the route is approved by the police department.

- A motion by Trustee Rabey, to Approve a Temporary Use Permit for Victoria Sturman of the EA Chamber of Commerce Carolcade Saturday, December 20, 2025, 7-8 pm on Main Street in front of Vidler's, seconded by Trustee Lazickas, and unanimously approved.

- A motion by Trustee Flynn, to Approve a Temporary Use Permit for Victoria Sturman of EA Chamber of Commerce Holiday Magic in the Village, Saturday, December 20, 2025,12 - 4 pm at the Roycroft Campus, seconded by Trustee Lazickas, and unanimously approved.

- A motion by Trustee Scheer, to Approve a Temporary Use Permit for Joel Brandon of EA Rotary Foundation Inc East Aurora Wonderland on Friday, December 5, 12 & 19 from 12-8 pm; Saturday, December 6 &13 from 10 am-8 pm, December 20 from 10 am–5 pm and Sunday, December 7 & 14 from 12-4 pm at the Roycroft Campus, seconded by Trustee Rabey, and unanimously approved.
    - The applicant spoke about the event. He said that the Town Highway Department is letting the EA Rotary build wooden booths and store them behind the highway garage. He said that the entertainment stage will be collapsible and the Roycroft will provide electricity.

- A motion by Trustee Flynn, to Approve a Local Landmark application for 670 Main Street as recommended by the Historic Preservation Commission, seconded by Trustee Rabey, and no vote was taken, and the motion was withdrawn.

A motion by Trustee Flynn to withdraw her motion and table to Approve a Local Landmark application for 670 Main Street as recommended by the Historic Preservation Commission, seconded by Trustee Rabey and unanimously approved.

- Mayor Mercurio said that he appreciates the work that Maryann has done, he said that he would like to speak with SHPO and hear the reason why they denied their application. He would also like to talk to the HPC member who voted against it. Mary Ann Colopy said that they were denied because in order for them to have applied for the tax credits, they needed to have worked with SHPO from the beginning, because they did things to the interior of the building that SHPO would not have approved that changed the character of the building. Village Attorney Trapp asked about any exterior changes that were made. Assistant Code Enforcement Officer Miga said that part of the site plan application was modifications to the existing structure that included two garage doors, one of the breezeways, modifications to the windows, and the mezzanine level, where they added a roof structure. Mrs. Colopy reviewed the levels of preservation and how specific SHPO is. Trustee Lazickas said that he had some concerns about the explanation regarding the classical revival. He said that typically, classical revival has columns and pediments. He said that there was a pediment in the blasters that appeared in earlier pictures and that it was no longer accurate. He said the building is not symmetrical either and that the dentils are the only thing that seems to be significant to the style. He said that the structure of the bank was used everywhere and doesn't see it qualifying based on architecture or that Seymore Knox was a true connection to the building. Mrs. Colopy reviewed her opinions on all of this and gave information on the groups that had already come and looked at this structure. She said that the building was made usable for today's usage. Trustee Lazickas asked about the 5 points of criteria. Mrs. Colopy said that it only needs to meet one of the five points, not all five, and that it is a significant presence in the neighborhood. Mayor Mercurio said that we would like more time to work on this and would like to bring it back to the Oct 20th meeting. Peter Sorgi said that he is the attorney for Carner Development and has concerns over this application not being voted on at the last meeting. He reviewed the reasons why he believes this is unfair to his client. Mr. Sorgi requested that the Village Board vote on this application tonight. Mayor Mercurio said that he would still like more time to review the information. Trustee Flynn withdrew her motion and Trustee Rabey withdrew his second.

- A motion by Trustee Scheer, to Give Permission to Surplus (2) two Ford Explorer Interceptors, seconded by Trustee Flynn, and unanimously approved.

- A motion by Trustee Scheer, to Approve the Mayor to sign the STOP DWI contract with Erie County for 2024-2025, seconded by Trustee Lazickas, and unanimously approved.
  - Police Chief Welch reviewed why this has old years involved.

- A motion by Trustee Rabey, to Award the Bid for the DPW roof replacement to Titan Roofing Inc for $414,800.00, seconded by Trustee Flynn, and unanimously approved.

- A motion by Trustee Rabey, to Approve the bids for the 2025 Auctions International DPW vehicles, seconded by Trustee Lazickas, and unanimously approved.
  - Streets Foreman Jakubczak said that the difference in prices because one of the vehicles needs a lot of repairs.

- A motion by Trustee Scheer, to Approve Budget Adjustments for the 2025/2026 fiscal year, seconded by Trustee Rabey, and no motion was made.

- A motion was made by Trustee Rabey, to give permission for the Village to accept the grant funding from Erie County Planning for a Senior Housing Feasibility Study, seconded by Trustee Lazickas and unanimously approved.

- A motion was made by Trustee Lazickas, to give permission for the Mayor to sign the intermunicipal agreement with Erie County, seconded by Trustee Flynn and unanimously approved.

NEW BUISNESS

- Touka Sushi & Hibachi - 30 Day Liquor Advanced notice- The Village Board had no issues with this.

OLD BUISNESS

SPEAKERS AND COMMUNICATIONS (II)

- Holly Maciejewski- 218 Center- She was upset about the way that the Village Board was spoken to during
- Rob Goller- Village Historian- He thanked the Village Board for the Carolcade approval and plans to keep it the same. He said that he believes that having a historic district adds to the charm of the Village. Village Historian Goller explained why he isn't a member of the HPC but helps with gathering unbiased information. Trustee Flynn asked if there is any downside to having a historic district, Village Historian Goller said that he didn't see any but told the Village Board to reach out to other mayors with historic districts.

Department Head and Trustee Reports

Police Chief – He said that is business as usual and that there has been a lot of bike education. He said there is possibly another Hallmark event and spoke about Safety Pup.
Streets Foreman- He said that the DPW put up the new score board at Hamlin Park and are retro fitting the dump trucks to do leaf collection. He said that the DPW is finishing road striping and continuing preventative maintenance on snow removal equipment. Mayor Mercurio asked if there are any updates on Main Street from the State, Streets Foreman Jakubczak said that there was nothing official. Police Chief Welch said Mill Street will be shut down next Monday and will be shut down from 20A to the sewage treatment plant.
Assistant Code Enforcement Officer- He announced that we are in a temporary burn ban until October 15th and that NYS has published the new code that will go into effect on Dec 31st that has to do with new construction being fossil fuel free.
Village Administrator- He said that the clerk's office is doing a great job returning calls and helping residents with the garbage transition. He said that the office has been working with Waste Management on issues and concerns and Clerk- Treasurer Jerackas said the trucks will be doing a sweep of the Village for anyone who missed their garbage day this week.
Village Clerk-Treasurer- She said that she attended the event held by the Aurora Players and said it was very nice. She said that she has department heads working on their capital committee report updates so she can start working on the capital plan for next year**.**
Trustee Lazickas- none
Trustee Scheer- none
Trustee Rabey- none
Trustee Flynn – none
Mayor Mercurio- He said that Clerk-Treasurer Jerackas and Village Administrator Krieger did a lot of research and are taking all the calls on the totes. He thanked Scott Bieler for the donation to the Aurora Players. He said that he spoke with the owners of Main and Hamlin, who would like to help get a new playground at Hamlin Park. Trustee Scheer has concerns over the school fundraising for a playground at the same time as fundraising for the Hamlin Park playground. Mayor Mercurio said that the community is big enough for multiple

playgrounds. Police Chief Welch said that only the Hamlin Park playground is accessible to the public from sunup to sundown. Trustee Flynn asked about the cost, Trustee Scheer said that playground costs are about $300,000-$400,000. Mayor Mercurio said he would like to check with the school to see if we can both fundraise without hurting opportunities.

ADJOURNMENT

A motion was made by Trustee Rabey to adjourn the meeting at 8:36 pm. Seconded by Trustee Flynn and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer

Village of East Aurora, NY

Expense Approval Report 10.20.25

By Vendor Name

Payable Dates 10/20/2025 - 10/20/2025 Post Dates 10/20/2025 - 10/20/2025

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 11352 - ALLIANCE DISTRIBUTION HOLDINGS INC.							
inv 141497	ALLIANCE DISTRIBUTION HOLDINGS INC.	10/20/2025	service call- laundry maint	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		225.00
						Vendor 11352 - ALLIANCE DISTRIBUTION HOLDINGS INC. Total:	**225.00**
Vendor: 10054 - Amazon							
13DQ-RGVT-1HV6	Amazon	10/20/2025	EMS SUPPLIES	A.5.3410.0497	FIRE DEPT-EMS SUPPLIES		267.98
						Vendor 10054 - Amazon Total:	**267.98**
Vendor: 10166 - Bound Tree Medical							
inv 85935930	Bound Tree Medical	10/20/2025	triage system resupply	A.5.3410.0497	FIRE DEPT-EMS SUPPLIES		219.90
						Vendor 10166 - Bound Tree Medical Total:	**219.90**
Vendor: 10217 - CARQUEST AUTO PARTS							
591878-592499-593483-593...	CARQUEST AUTO PARTS	10/20/2025	DPW vehicle parts and shop supplies	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		181.55
						Vendor 10217 - CARQUEST AUTO PARTS Total:	**181.55**
Vendor: 10229 - Charter Communications							
142218801100125	Charter Communications	10/20/2025	SPECTRUM 400 PINE ST ACCT 142 OCTOBER 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 18729	CLEAN MD COMMERCIAL CLEANING INC.	10/20/2025	monthly cleaning	A.5.3410.0470	FIRE DEPT - JANITORIAL SUPP...		698.14
						Vendor 10248 - CLEAN MD COMMERCIAL CLEANING INC. Total:	**698.14**
Vendor: 10286 - COUNTY LINE STONE							
inv 20538	COUNTY LINE STONE	10/20/2025	stone/blacktop	A.5.5110.0420	STREET MAINT - ROAD MATE...		386.80
						Vendor 10286 - COUNTY LINE STONE Total:	**386.80**
Vendor: 10318 - DELACY FORD							
508755/508756	DELACY FORD	10/20/2025	DPW #501 parts	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		1,675.63
						Vendor 10318 - DELACY FORD Total:	**1,675.63**
Vendor: 10320 - DELL MARKETING L.P.							
10839601499	DELL MARKETING L.P.	10/20/2025	New Computer for VEA	A.5.1325.0200	VILLAGE ADMIN - EQUIP		716.21
						Vendor 10320 - DELL MARKETING L.P. Total:	**716.21**
Vendor: 10357 - EAST AURORA ADVERTISER							
SEPTEMBER 2025 LEGAL NOT...	EAST AURORA ADVERTISER	10/20/2025	SEPTEMBER 2025 LEGAL NOTICES	A.5.1325.0410	VILLAGE ADMIN - LEGAL NOT...		47.74
						Vendor 10357 - EAST AURORA ADVERTISER Total:	**47.74**

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10359 - EAST AURORA AUTO PARTS							
2026000045	EAST AURORA AUTO PARTS	10/20/2025	July purchases	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...	2026000045	164.35
2026000045	EAST AURORA AUTO PARTS	10/20/2025	EAFD #7 vehicle parts	A.5.3410.0460	FIRE DEPT - VEHICLE MAINT ...		299.46
2026000045	EAST AURORA AUTO PARTS	10/20/2025	HP palyground repair	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		36.40
					Vendor 10359 - EAST AURORA AUTO PARTS Total:		**500.21**
Vendor: 10403 - ERIE COUNTY COMPTROLLER							
1800081601	ERIE COUNTY COMPTROLLER	10/20/2025	signs	A.5.5110.0420	STREET MAINT - ROAD MATE...		1,271.46
1800081708	ERIE COUNTY COMPTROLLER	10/20/2025	571 MAIN ST	A.5.1620.0432	BUILDINGS - GAS		65.05
1800081708	ERIE COUNTY COMPTROLLER	10/20/2025	400 PINE ST	A.5.1640.0432	CENTRAL GARAGE - GAS		109.80
1800081708	ERIE COUNTY COMPTROLLER	10/20/2025	33 CENTER ST	A.5.3410.0432	FIRE DEPT - GAS		39.75
1800081708	ERIE COUNTY COMPTROLLER	10/20/2025	218 S GROVE ST	A.5.7140.0432	PLAYGROUNDS & REC CTRS. -...		41.79
1800081708	ERIE COUNTY COMPTROLLER	10/20/2025	600 MAIN ST	F.5.1620.0432	BUILDINGS - GAS		30.15
					Vendor 10403 - ERIE COUNTY COMPTROLLER Total:		**1,558.00**
Vendor: 10436 - Firematic Supply Co. Inc.							
INTSTN10555	Firematic Supply Co. Inc.	10/20/2025	coil cartridge- veh maint	A.5.3410.0460	FIRE DEPT - VEHICLE MAINT ...		342.70
					Vendor 10436 - Firematic Supply Co. Inc. Total:		**342.70**
Vendor: 10475 - GALLS, LLC							
032612892	GALLS, LLC	10/20/2025	SS shirt crossing guard	A.5.3310.0470	TRAFFIC CONTROL - DEPART...		79.89
					Vendor 10475 - GALLS, LLC Total:		**79.89**
Vendor: 10511 - GRAINGER							
9658503538	GRAINGER	10/20/2025	DPW Reichert- boots	A.5.5110.0480	STREET MAINT - UNIFORMS		183.33
					Vendor 10511 - GRAINGER Total:		**183.33**
Vendor: 10521 - GRECO TRAPP PLLC							
OCTOBER 2025 SERVICES	GRECO TRAPP PLLC	10/20/2025	SERVICES FOR JOE TRAPP OCTOBER 2025	A.5.1420.0410	VILLAGE ATTORNEY - CONTR...		500.00
SEPTEMBER 2025	GRECO TRAPP PLLC	10/20/2025	STATEMENTS 32866-32869	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		1,595.76
					Vendor 10521 - GRECO TRAPP PLLC Total:		**2,095.76**
Vendor: 10645 - KURK FUEL COMPANY							
inv 54596	KURK FUEL COMPANY	10/20/2025	DPW	A.5.1640.0450	CENTRAL GARAGE - GASOLIN...		3,212.24
inv 54596	KURK FUEL COMPANY	10/20/2025	EAFD	A.5.3410.0450	FIRE DEPT - GASOLINE, OIL &...		303.70
					Vendor 10645 - KURK FUEL COMPANY Total:		**3,515.94**
Vendor: 10702 - LOWE'S							
93618/977480	LOWE'S	10/20/2025	Lowes	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		191.11
93618/977480	LOWE'S	10/20/2025	Lowes	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		163.71
					Vendor 10702 - LOWE'S Total:		**354.82**
Vendor: 10720 - Manny's Ace Hardware							
2026000010	Manny's Ace Hardware	10/20/2025	EAPD supplies- September	A.5.1620.0420	BUILDINGS - MAINT & REPAI...		70.25
2026000010	Manny's Ace Hardware	10/20/2025	Monthly supplies	A.5.1640.0420	CENTRAL GARAGE - MAINT &...	2026000010	41.77
2026000010	Manny's Ace Hardware	10/20/2025	DPW leaf machine parts	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		50.64
2026000010	Manny's Ace Hardware	10/20/2025	EAFD ear plugs	A.5.3410.0200	FIRE DEPT - EQUIP		20.89
2026000010	Manny's Ace Hardware	10/20/2025	graffiti removal supplies	A.5.5110.0420	STREET MAINT - ROAD MATE...		7.59

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
2026000010	Manny's Ace Hardware	10/20/2025	scoreboard installation supplies	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		23.01
2026000010	Manny's Ace Hardware	10/20/2025	water repair supplies	F.5.8340.0420	TRANSFS & DIST - MAINT & R...		7.95
						Vendor 10720 - Manny's Ace Hardware Total:	**222.10**
Vendor: 10741 - Medical Warehouse Inc.							
240589	Medical Warehouse Inc.	10/20/2025	EMS SUPPLIES	A.5.3410.0497	FIRE DEPT-EMS SUPPLIES		377.48
						Vendor 10741 - Medical Warehouse Inc. Total:	**377.48**
Vendor: 10803 - NOCO ENERGY CORP.							
inv SP13144467	NOCO ENERGY CORP.	10/20/2025	B&G Club	A.5.1640.0450	CENTRAL GARAGE - GASOLIN...		31.18
inv SP13144467	NOCO ENERGY CORP.	10/20/2025	DPW	A.5.1640.0450	CENTRAL GARAGE - GASOLIN...		1,280.62
inv SP13144467	NOCO ENERGY CORP.	10/20/2025	EAPD	A.5.3120.0450	POLICE DEPT - GASOLINE, OIL...		3,032.13
inv SP13144467	NOCO ENERGY CORP.	10/20/2025	EAFD	A.5.3410.0450	FIRE DEPT - GASOLINE, OIL &...		467.12
						Vendor 10803 - NOCO ENERGY CORP. Total:	**4,811.05**
Vendor: 10816 - NOVA HEALTHCARE ADMINISTRATORS, INC.							
NOVA-066479	NOVA HEALTHCARE ADMINISTRATORS, INC.	10/20/2025	Monthly Admin Fee of $4.50 per employee	A.5.9060.0805	HOSPITAL & MEDICAL INS - H...		85.50
NOVA-066479	NOVA HEALTHCARE ADMINISTRATORS, INC.	10/20/2025	Monthly Admin Fee of $4.50 per employee	A.5.9060.0806	HOSPITAL & MEDICAL INS - H...		36.00
NOVA-066479	NOVA HEALTHCARE ADMINISTRATORS, INC.	10/20/2025	Monthly Admin Fee of $4.50 per employee	F.5.9060.0805	HOSPITAL & MEDICAL INS - H...		9.00
NOVA-066479	NOVA HEALTHCARE ADMINISTRATORS, INC.	10/20/2025	Monthly Admin Fee of $4.50 per employee	F.5.9060.0806	HOSPITAL & MEDICAL INS - H...		4.50
						Vendor 10816 - NOVA HEALTHCARE ADMINISTRATORS, INC. Total:	**135.00**
Vendor: 10839 - NYS CONFERENCE OF MAYORS							
6424	NYS CONFERENCE OF MAYORS	10/20/2025	NYCOM - Jeff	A.5.1490.0440	PUBLIC WORKS ADMIN - TRA...		525.00
						Vendor 10839 - NYS CONFERENCE OF MAYORS Total:	**525.00**
Vendor: 10858 - NYS SOCIETY OF MUNICIPAL FINANCIAL OFFICERS							
Annual Dues 2025-26	NYS SOCIETY OF MUNICIPAL FINANCIAL OFFICERS	10/20/2025	Annual Dues for a period ending 9/30/26	A.5.1920.0440	MUNICIPAL ASSOCIATION D...		50.00
						Vendor 10858 - NYS SOCIETY OF MUNICIPAL FINANCIAL OFFICERS Total:	**50.00**
Vendor: 10864 - NYSEG							
1001-0310-448 9/10-10/9/25	NYSEG	10/20/2025	571 MAIN ST 9/10-10/9/25	A.5.5182.0431	STREET LIGHTING - ELECTRIC		513.47
1001-3143-531 9/11-10/8/25	NYSEG	10/20/2025	NEAR 21 ELM ST SIGNL 9/11-10/8/25	A.5.5182.0431	STREET LIGHTING - ELECTRIC		29.42
1001-3627-483 9/1-9/30/25	NYSEG	10/20/2025	ST LTG R3 8/1/25-8/31/25	A.5.5182.0431	STREET LIGHTING - ELECTRIC		5,445.65
1001-3627-491 9/1-9/30/25	NYSEG	10/20/2025	ST LTG R2 9/1-9/30/25	A.5.5182.0431	STREET LIGHTING - ELECTRIC		528.10
1001-7273-243 9/10-10/9/25	NYSEG	10/20/2025	NEAR 650 GIRARD 9/10-10/9/25	A.5.5182.0431	STREET LIGHTING - ELECTRIC		29.59
1005-3329-701 8/9-9/10/25	NYSEG	10/20/2025	S GROVE ST 8/9-9/10/25	A.5.7140.0431	PLAYGROUNDS & REC CTRS. -...		246.30
						Vendor 10864 - NYSEG Total:	**6,792.53**

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10874 - OFFICE DEPOT							
inv 441829977001	OFFICE DEPOT	10/20/2025	copier paper	A.5.1325.0403	VILLAGE ADMIN - OFFICE SU...		83.98
inv 441829977001	OFFICE DEPOT	10/20/2025	lysol spray	A.5.1620.0420	BUILDINGS - MAINT & REPAI...		198.08
					Vendor 10874 - OFFICE DEPOT Total:		**282.06**
Vendor: 10945 - Quadient Leasing							
Q2035213	Quadient Leasing	10/20/2025	COVERAGE 10/29/24-1/28/25	A.5.1670.0470	CENTRAL PRINTING & MAILI...		325.23
					Vendor 10945 - Quadient Leasing Total:		**325.23**
Vendor: 10944 - Quadient							
POSTAGE FEES 10/2/25	Quadient	10/20/2025	POSTAGE FEES	F.5.8310.0403	WATER ADMIN - POSTAGE, B...		2,000.00
					Vendor 10944 - Quadient Total:		**2,000.00**
Vendor: 11033 - Schroder, Joseph & Associates, LLP							
26746	Schroder, Joseph & Associates, LLP	10/20/2025	SERVICES FOR AUGUST 2025	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		2,034.25
					Vendor 11033 - Schroder, Joseph & Associates, LLP Total:		**2,034.25**
Vendor: 11052 - SEWING TECHNOLOGY UNIFORM							
50406	SEWING TECHNOLOGY UNIFORM	10/20/2025	Chief Patch on Uniform	A.5.3120.0480	POLICE DEPT - UNIFORMS, B...		25.00
					Vendor 11052 - SEWING TECHNOLOGY UNIFORM Total:		**25.00**
Vendor: 11058 - ShelterPoint Life							
11.01.2025D558947	ShelterPoint Life	10/20/2025	07.01-09.30.25 NY DBL	A.5.9045.0803	LIFE INS - LIFE INS		2,348.85
					Vendor 11058 - ShelterPoint Life Total:		**2,348.85**
Vendor: 11059 - SHERWIN-WILLIAMS CO.							
21319	SHERWIN-WILLIAMS CO.	10/20/2025	striping machine parts/supplies	A.5.5110.0420	STREET MAINT - ROAD MATE...		395.01
					Vendor 11059 - SHERWIN-WILLIAMS CO. Total:		**395.01**
Vendor: 11146 - Tolls By Mail							
20011643441	Tolls By Mail	10/20/2025	Chiefs meeting 6/20/25	A.5.3120.0440	POLICE DEPT - TRAINING, TR...		8.86
					Vendor 11146 - Tolls By Mail Total:		**8.86**
Vendor: 11163 - TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS, INC.							
6734312-202509-1	TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS, INC.	10/20/2025	September data searches	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		100.00
					Vendor 11163 - TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS, INC. Total:		**100.00**
Vendor: 11187 - UDIG NY, INC							
inv 25090894	UDIG NY, INC	10/20/2025	Jul/Aug/Sept 2025	F.5.8340.0440	TRANSFS & DIST - TRAINING, ...		45.00
					Vendor 11187 - UDIG NY, INC Total:		**45.00**
Vendor: 11225 - VERIZON WIRELESS							
6125102147	VERIZON WIRELESS	10/20/2025	716-344-7361 DPW GIS	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		37.30
6125102147	VERIZON WIRELESS	10/20/2025	716-913-1761 POLICE SUPERVISOR (LIETENANTS)	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.30

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
6125102147	VERIZON WIRELESS	10/20/2025	716-359-0911 DETECTIVE OFFICE	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.30
6125102147	VERIZON WIRELESS	10/20/2025	716-344-5189 PATRICK WELCH	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.30
6125102147	VERIZON WIRELESS	10/20/2025	716-256-0983 FIRE CHIEF MOBILE WIFI	A.5.3410.0434	FIRE DEPT - TELEPHONE		37.99
6125102147	VERIZON WIRELESS	10/20/2025	716-383-4936 Fire Dept EMS Tablet 3	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6125102147	VERIZON WIRELESS	10/20/2025	716-383-4934 Fire Dept EMS Tablet 2	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6125102147	VERIZON WIRELESS	10/20/2025	716-383-4933 Fire Dept EMS Tablet 1	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
						Vendor 11225 - VERIZON WIRELESS Total:	**247.19**
Vendor: 11226 - Verizon-Local Svc.							
MULTIPLE OCTOBER 2025	Verizon-Local Svc.	10/20/2025	716-N73-1487 DATA PRIVATE LINE HALL AND DPW	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		91.24
MULTIPLE OCTOBER 2025	Verizon-Local Svc.	10/20/2025	716-N73-1438 RADIO TRANSMITTER POLICE TO BOCES	A.5.3120.0434	POLICE DEPT - TELEPHONE		165.49
MULTIPLE OCTOBER 2025	Verizon-Local Svc.	10/20/2025	716-652-0893 ELEVATOR	A.5.3120.0434	POLICE DEPT - TELEPHONE		81.94
MULTIPLE OCTOBER 2025	Verizon-Local Svc.	10/20/2025	716-652-0319 FIRE HALL ELEVATOR	A.5.3410.0434	FIRE DEPT - TELEPHONE		35.97
						Vendor 11226 - Verizon-Local Svc. Total:	**374.64**
Vendor: 11246 - VSP MARKETING GRAPHIC GROUP							
49938	VSP MARKETING GRAPHIC GROUP	10/20/2025	Window Decal Police truck	A.5.3120.0210	POLICE DEPT - VEHICLES		250.00
						Vendor 11246 - VSP MARKETING GRAPHIC GROUP Total:	**250.00**
Vendor: 11248 - W.B. MASON CO., INC.							
25206826, CM4095821, 257...	W.B. MASON CO., INC.	10/20/2025	Water for PD/DISP 9/26/25 & Oct Rent	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		25.52
25206826, CM4095821, 257...	W.B. MASON CO., INC.	10/20/2025	Water for PD/DISP 9/26/25 & Oct Rent	A.5.3420.0420	POLICE & FIRE DISPATCH - M...		25.51
						Vendor 11248 - W.B. MASON CO., INC. Total:	**51.03**
Vendor: 11287 - WNYNETWORKS							
00006229	WNYNETWORKS	10/20/2025	IT SERVICES FOR SEPTEMBER 2025 - VEA	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		875.00
00006229	WNYNETWORKS	10/20/2025	IT SERVICES FOR SEPTEMBER 2025 - EAPD	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		250.00
00006229	WNYNETWORKS	10/20/2025	IT SERVICES FOR SEPTEMBER 2025 - EAFD	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		125.00
00006229	WNYNETWORKS	10/20/2025	IT SERVICES FOR SEPTEMBER 2025 - EAPD DISPATCH	A.5.3420.0420	POLICE & FIRE DISPATCH - M...		250.00
						Vendor 11287 - WNYNETWORKS Total:	**1,500.00**
						Grand Total:	**36,109.88**

Report Summary

Fund Summary

Fund		Expense Amount
A - GENERAL FUND		34,013.28
F - ENTERPRISE WATER		2,096.60
	Grand Total:	**36,109.88**

Account Summary

Account Number	Account Name	Expense Amount
A.5.1325.0200	VILLAGE ADMIN - EQUIP	716.21
A.5.1325.0403	VILLAGE ADMIN - OFFICE...	83.98
A.5.1325.0410	VILLAGE ADMIN - LEGAL...	47.74
A.5.1420.0410	VILLAGE ATTORNEY - C...	500.00
A.5.1420.0411	VILLAGE ATTORNEY - OT...	3,630.01
A.5.1480.0410	PUBINFO SVCS-PUB INFO..	1,035.00
A.5.1490.0434	PUBLIC WORKS ADMIN -...	128.54
A.5.1490.0440	PUBLIC WORKS ADMIN -...	525.00
A.5.1620.0420	BUILDINGS - MAINT & R...	268.33
A.5.1620.0432	BUILDINGS - GAS	65.05
A.5.1640.0420	CENTRAL GARAGE - MAI...	41.77
A.5.1640.0432	CENTRAL GARAGE - GAS	109.80
A.5.1640.0450	CENTRAL GARAGE - GAS...	4,524.04
A.5.1640.0460	CENTRAL GARAGE - VEH...	2,072.17
A.5.1670.0470	CENTRAL PRINTING & M...	325.23
A.5.1920.0440	MUNICIPAL ASSOCIATIO...	50.00
A.5.3120.0210	POLICE DEPT - VEHICLES	250.00
A.5.3120.0420	POLICE DEPT - MAINT. S...	375.52
A.5.3120.0434	POLICE DEPT - TELEPHO...	359.33
A.5.3120.0440	POLICE DEPT - TRAINING,..	8.86
A.5.3120.0450	POLICE DEPT - GASOLINE...	3,032.13
A.5.3120.0480	POLICE DEPT - UNIFORM...	25.00
A.5.3310.0470	TRAFFIC CONTROL - DEP...	79.89
A.5.3410.0200	FIRE DEPT - EQUIP	20.89
A.5.3410.0420	FIRE DEPT - DEPT SUPPLI...	541.11
A.5.3410.0432	FIRE DEPT - GAS	39.75
A.5.3410.0434	FIRE DEPT - TELEPHONE	133.96
A.5.3410.0450	FIRE DEPT - GASOLINE, O...	770.82
A.5.3410.0460	FIRE DEPT - VEHICLE MA...	642.16
A.5.3410.0470	FIRE DEPT - JANITORIAL ...	698.14
A.5.3410.0497	FIRE DEPT-EMS SUPPLIES	865.36
A.5.3420.0420	POLICE & FIRE DISPATCH...	275.51
A.5.5110.0420	STREET MAINT - ROAD ...	2,060.86
A.5.5110.0480	STREET MAINT - UNIFO...	183.33

Account Summary

Account Number	Account Name	Expense Amount
A.5.5182.0431	STREET LIGHTING - ELEC...	6,546.23
A.5.7140.0420	PLAYGROUNDS & REC C...	223.12
A.5.7140.0431	PLAYGROUNDS & REC C...	246.30
A.5.7140.0432	PLAYGROUNDS & REC C...	41.79
A.5.9045.0803	LIFE INS - LIFE INS	2,348.85
A.5.9060.0805	HOSPITAL & MEDICAL IN...	85.50
A.5.9060.0806	HOSPITAL & MEDICAL IN...	36.00
F.5.1620.0432	BUILDINGS - GAS	30.15
F.5.8310.0403	WATER ADMIN - POSTA...	2,000.00
F.5.8340.0420	TRANSFS & DIST - MAINT...	7.95
F.5.8340.0440	TRANSFS & DIST - TRAIN...	45.00
F.5.9060.0805	HOSPITAL & MEDICAL IN...	9.00
F.5.9060.0806	HOSPITAL & MEDICAL IN...	4.50
	Grand Total:	**36,109.88**

Project Account Summary

Project Account Key		Expense Amount
None		36,109.88
	Grand Total:	**36,109.88**

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 2nd, 2025

The Building Department received a request for the rezoning for a portion of the property at 192 Oakwood Avenue by Marget J. Drzewiecki, Esq., of Rupp Pfalzgraf LLC for the property owner Dimitie O'Connor. The property is currently zoned as Single-Family Residential (SFR), and the request is to rezone the rear portion of the lot to Open Space (OS). The portion of the lot to be rezoned is approximately 165'x65' for an approximate area of 10,000 sq. ft.

Village Code section 285-57.3 requires the Village to submit the applications to the Planning Board for their review and recommendation. The Village Board shall then schedule a public hearing for the application.

Village Code section 285-57.4A requires the Village to submit the applications to Erie County Department of Environment and Planning prior to the public hearing and final action by the Village Board.

This is an Unlisted action for purposes of SEQR.

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

Richard Miga

Rupp Pfalzgraf LLC
People at law

1600 Liberty Building, 424 Main Street, Buffalo, New York 14202
P 716.854.3400 | www.RuppPfalzgraf.com

MARGARET J. DRZEWIECKI
drzewiecki@RuppPfalzgraf.com

April 29, 2025

Via E-Mail and Hand Delivery

Village of East Aurora Village Board
585 Oakwood Avenue
East Aurora, New York 14052
rmiga@townofaurora.com

ATTN: Richard Miga, Code Enforcement Officer

Re: Proposed Rezoning for Portion of 192 Oakwood Avenue, East Aurora, New York 14052 (SBL No. 164-190-6-30)
Our File No.: 12987.38665

Ladies and Gentlemen:

On behalf of the Buffalo City Cemetery, Inc. (the "Applicant"), we are submitting this Letter of Intent and the enclosed documentation for rezoning approval of a portion of 192 Oakwood Avenue East Aurora, New York 14052 (SBL No. 164-190-6-30) (the "Property") pursuant to Village of East Aurora Zoning Code ("Code") Chapter 285, Part 5, Article 57.

Exhibits

The documentation being submitted with this Letter of Intent consists of the following:

Exhibit "A" – Survey, Annotated Survey, and Legal Description
Exhibit "B" – Village of East Aurora Rezoning Application Form and Landowner Authorization
Exhibit "C" – Part 1 of the Short Environmental Assessment Form ("SEAF") prepared pursuant to the State Environmental Quality Review Act ("SEQRA")

*The Application fee is enclosed with the original copies of this Letter of Intent.

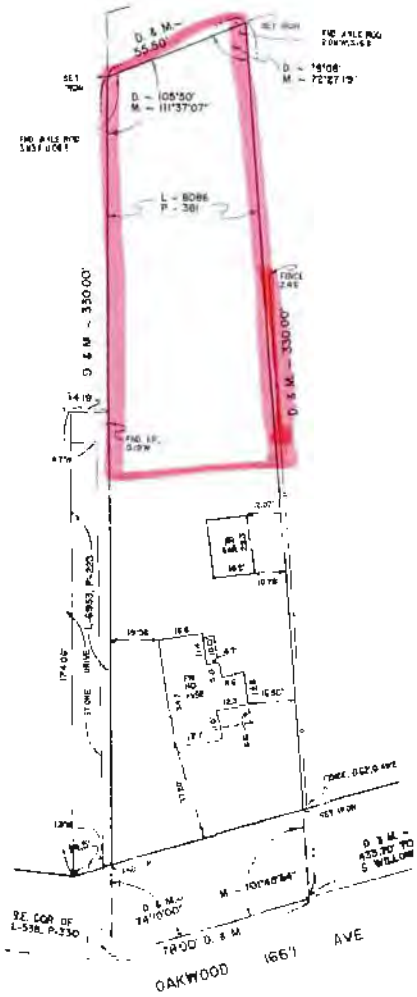
I. PROJECT DETAILS

Requestor:	The Buffalo City Cemetery, Inc. 1411 Delaware Avenue Buffalo, New York 14209
Contact:	Margaret J. Drzewiecki, Esq. Rupp Pfalzgraf LLC Buffalo, New York 14202 Tel: 716-854-3400 Email: drzewiecki@RuppPfalzgraf.com
Project Location:	192 Oakwood Avenue East Aurora, New York 14052
Parcel ID No.:	164.19-6-30
Landowner:	Dimitie O'Connor 192 Oakwood Avenue East Aurora, New York 14052
Zoning District:	Single Family Residential ("SFR")
Proposed Zoning District:	Open Space ("OS")

II. PROJECT DESCRIPTION

The Applicant respectfully requests to rezone a portion of the Property (the "Proposed Action"), as outlined in red in the image below. *See also* **Exhibit A**. This portion of the Property is approximately 0.22 acre (10,000 SF) of the Property's total .418 acreage.

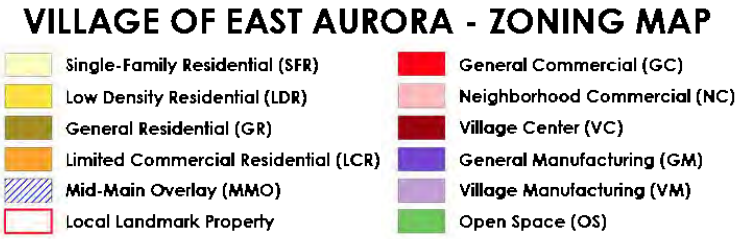
This rezoning will permit that portion of the Property to be used for cemetery purposes while maintaining the front portion of the Property as a residence until the termination of the current landowner's life estate interest. Once the landowner's life estate interest is terminated, the Applicant intends to rezone the remainder of the Property to the right-of-way. At that time, the Applicant will seek rezoning and demolition approval from the Village under the Code accordingly.



III. CODE ANALYSIS

The Proposed Action seeks to rezone a portion of the Property from Single Family Residential ("SFR") to Open Space ("OS"). The rezoning is necessary to permit cemetery use at the rezoned portion of the Property. Code § 285-23.3(B)(3) permits cemeteries as-of-right in an OS district.

Rezoning this portion of the Property, alongside the intent to similarly rezone the remainder of the Property in the future, is consistent with the neighboring uses to the Property. The Village Zoning Map is reproduced below, where the Property is marked with an "x" and neighboring parcels that are already zoned OS are depicted in green.



The parcel across the street from the Property as well as the parcel directly abutting the Property, at 0 Oakwood Avenue (SBL No. 175.07-2-2) and 202 Oakwood Avenue (SBL No. 164.19-6-29), respectively, are already zoned OS and used for cemetery purposes. These parcels are also under the Applicant's ownership and control as the result of a merger approved in 2023.

Therefore, the proposed rezoning is consistent with the nearby uses at neighboring properties and will also enable the expanded use of the existing historic Oakwood Cemetery located at 202 Oakwood Avenue. The Proposed Action will complement the existing cemetery uses and will not detract from the neighboring residential parcels because the portion to be rezoned will be maintained with the same high level of professional stewardship as the Village and its residents know to expect from Oakwood Cemetery's current operations.

IV. CONCLUSION

The Proposed Action is consistent with existing uses near the Property and will contribute to the ongoing operations at and success of the historic Oakwood Cemetery.

Please feel free to contact me at 716-854-3400 or via email at drzewiecki@RuppPflazgraf.com if you have any questions regarding this Letter of Intent, the enclosed project documentation, or the proposed rezoning.

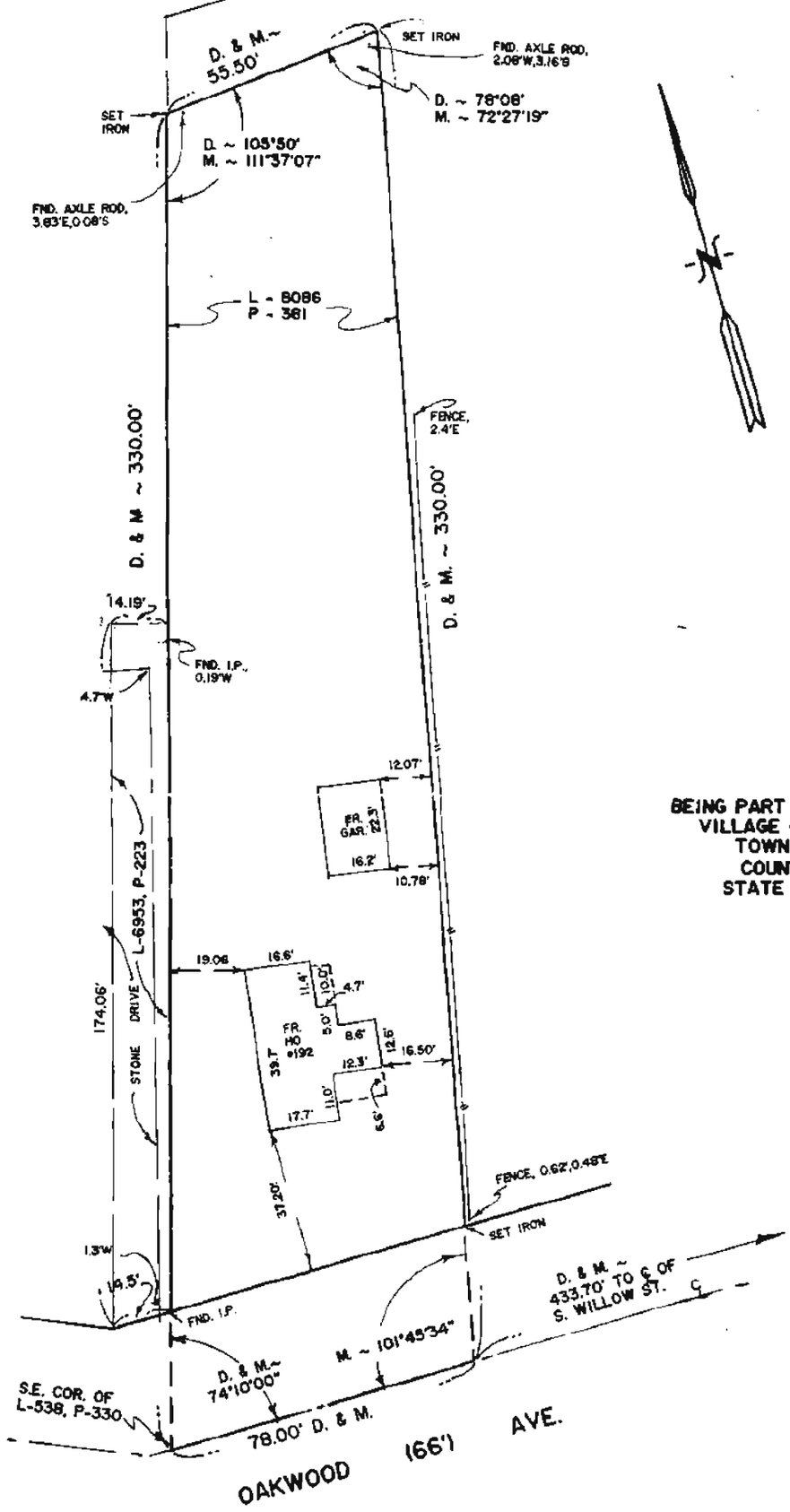
Respectfully yours,

Margaret J. Drzewiecki

Enc.

TO: SIBLEY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
MONROE TITLE INSURANCE CORPORATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NIAGARA FRONTIER LAND SURVEYOR'S ASSOCIATION.

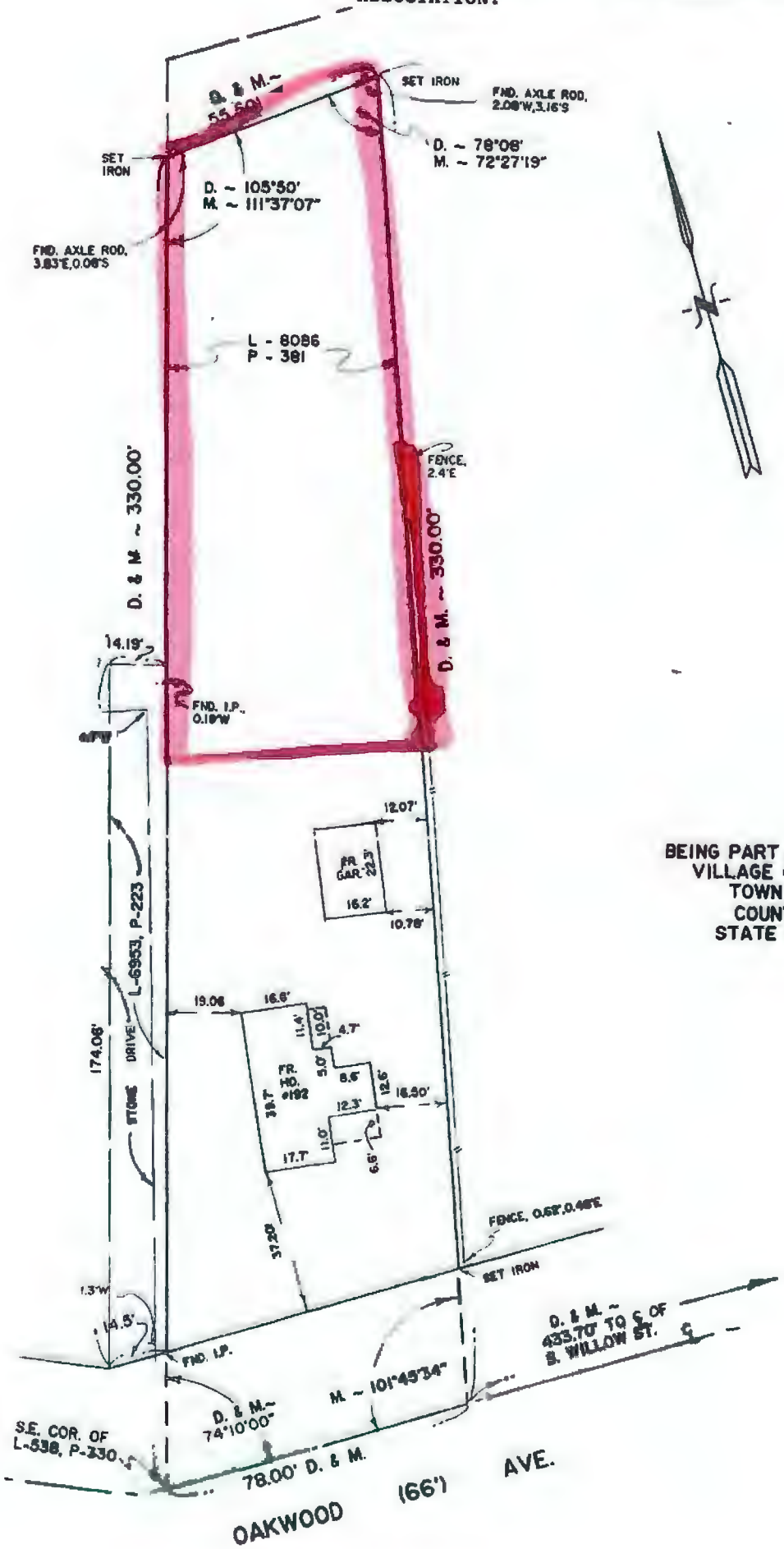


BEING PART OF LOT 31, T-9, R-6
VILLAGE OF EAST AURORA
TOWN OF AURORA
COUNTY OF ERIE
STATE OF NEW YORK

ROBERT B. BAIRD P.L.S. NO. 49040
5311 SO. FREEMAN ROAD
ORCHARD PARK, N.Y.

DATE: 7/26/95	Robert B. Baird
SCALE: 1" = 30'	
NO. 192 OAKWOOD AVE.	
SURVEY MAP	MAP NO. 95-59

SURVEYORS ADOPTED BY THE NIAGARA FRONTIER L[illegible] [illegible]VEYO
ASSOCIATION.



BEING PART OF LOT 31, T-9, R-6
VILLAGE OF EAST AURORA
TOWN OF AURORA
COUNTY OF ERIE
STATE OF NEW YORK

ROBERT B. BAIRD P.L.S. NO. 49

THIS REPORT IS NOT A TITLE INSURANCE POLICY! PLEASE READ IT CAREFULLY. THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.

SCHEDULE A

1. **Effective Date:** [redacted]
2. **Policy or Policies issued:**

   ALTA Owner's Policy (2021) w/ Std NY End **Amount of Insurance:** [redacted]

   Proposed Insured: The Buffalo City Cemetery, Inc.
3. **The estate or interest in the land described or referred to in this certificate and covered herein is:**

   Fee Simple
4. **Title to said estate or interest in said land at the effective date hereof vested in:**

   Robert J. O'Connor and Dimitie C. O'Connor, his wife

   by Warranty Deed made by Laura C. Mack, surviving widow of James E. Mack to Robert J. O'Connor and Dimitie C. O'Connor, his wife dated September 4, 1973, recorded September 5, 1973 in Liber 8086 of Deeds at page 381.
5. **The land referred to in this certificate is described as follows:**

Address:	192 Oakwood Avenue
Town:	Aurora
Village:	East Aurora
County:	Erie
State:	New York

(Legal Description Continued on Attached Page)

SCHEDULE A
(Continued)

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of East Aurora, Town of Aurora, County of Erie and State of New York, being part of Lot No. 31, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the center of Oakwood Avenue at the southeast corner of lands once belonging to Lucy J. Gardner as described in Liber 538 of Deeds at page 330 as recorded in Erie County Clerk's Office; thence northerly along a line forming an interior angle with the center line of Oakwood Avenue of 74° 10', a distance of 330 feet; thence east along a line forming an interior angle of 105° 50', a distance of 55.5 feet; thence southerly along a line forming an interior angle of 78° 08', a distance of 330 feet to a point in the center line of Oakwood Avenue which point is 433.70 feet west of the intersection of the center lines of Oakwood Avenue and South Willow Streets, measured along the center line of Oakwood Avenue; thence west along the center line of Oakwood Avenue 78 feet to the point of beginning.

For Conveyancing Only
Together with all right, title and interest of, in and to any streets and roads abutting the above described premises. Our Policy of Title Insurance includes such buildings and improvements thereon which by law constitute real property, unless specifically excepted therein.

END OF SCHEDULE A

Fee: $150

PETITION TO AMEND THE ZONING MAP OF THE

VILLAGE OF EAST AURORA, NEW YORK,

BY THE VILLAGE BOARD

TO: THE VILLAGE BOARD OF THE VILLAGE OF EAST AURORA, NEW YORK

Pursuant to Article IX of the Zoning Ordinance of the Village of East Aurora, the undersigned owner(s) and petitioner(s) hereby request that the Zoning Map of the Village of East Aurora, be amended as follows:

1. The Buffalo City Cemetery, Inc.
   Name (First) (Middle Initial) (Last)

2. Location of property to be rezoned: Portion of 192 Oakwood Avenue, East Aurora, NY 14052 (SBL No. 164.19-6-30).

3. Area, in square feet, of the property to be rezoned: Approx. 10,000 SF

   Dimension of the property to be rezoned: Approx. 165' x 65'

4. If the petitioner is not the owner of the property:
   Dimitie O'Connor, 192 Oakwood Avenue, East Aurora, NY 14052
   Owner's Name and Address

   Owner's Name and Address
   What is the interest of the petitioner in the proposed rezoning? Contract-Vendee

5. Petitioner understands and agrees to furnish any of the following if requested by the Village Board or its agencies: An accurate survey map prepared by a licensed surveyor showing all dimensions, including interior angles or bearing of lines, and the location, proposed use and height of all buildings; location of all parking and truck loading areas, with access and egress drives thereto; location of outdoor storage, if any; location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; description of method of sewage disposal and location of such facilities; location and size of all signs; location and proposed development of buffer areas;

location and design of lighting facilities; and the amount of building area proposed for retail sales if any.

6. Attach the legal description of the property to be rezoned.

7. Present zoning classification of the property: Single Family Residential (SFR)

8. Proposed zoning classification of the property: Open Space (OS)

9. Present use of the property: Residential.

10. Proposed use of the property:
Cemetery.

11. Description of uses on all adjacent properties and a general description of the type of neighborhood in which the subject property is located:
Please see attached Letter of Intent ("LOI").

12. Names and Addresses of Owners of Abutting Properties:

    1. Oakwood Cemetery Association, 202 Oakwood Avenue (under Applicant's ownership and control)
    2. Nora A. Murphy, 188 Oakwood Avenue
    3. William F. Maruszka, 170 Oakwood Avenue
    4.
    5.
    6.
    7.

13. Additional information which the petitioner believes will assist the Village Board in its consideration of this request for rezoning: Please see attached LOI.

14. Petitioner(s) acknowledge that payment of the application fee is for administrative and advertising expense to the Village as a result of this application and in no way relates to either approval or disapproval of the application and is not refundable.

15. Attach completed New York State SEQR documentation as required by the law

Date: 04/23/2025 Jamie L Lotz
(Signature of Petitioner)

Date: 04/22/2025 Dimitrie O'Connor
(Signature of Owner)

State of South Carolina
County of Horry SS:

On this 22 day of April, 2025, personally appeared before me
Dawn Rider 2082 Hawksmoor Drive Conway, SC 29526
(Name) (Address)

the petitioner, to me known to be the same person described in and who signed and executed the foregoing petition and who duly acknowledged to me and the execution of the same for the purpose therein mentioned. My Commission Expires 4/24/2029

Dawn Rider
(Notary Public)

State of New York
County of Erie SS:
Village of East Aurora

On this 23rd day of April, 2025, personally appeared before me
Jamie L. Lotz 12799 Swift Mills Rd. Akron, NY 14001
(Name) (Address)

the petitioner, to me known to be the same person described in and who signed and executed the foregoing petition and who duly acknowledged to me and the execution of the same for the purpose therein mentioned.

CHRISTOPHER W. CONVERSE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01C06108490
Qualified In Erie County
Commission Expires April 19, 2028

(Notary Public)

LANDOWNER AUTHORIZATION

The undersigned, Dimitie O'Connor, owner of 192 Oakwood Avenue, East Aurora, NY having SBL #164.190-6-30 (the "Premises"), hereby authorizes Forest Lawn Cemetery and/or its affiliate The Buffalo City Cemetery, Inc., to request zoning approvals from and appear before the Village Board and Planning Commission of the Village of East Aurora in connection with any and all matters pertaining to the current and future use of the Premises.

Dated: 04/22/2025

Dimitie O'Connor

Dimitie O'Connor

Witness:

Dawn Rider

Printed Name:

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:

Rezoning of a Portion of 192 Oakwood Avenue

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

192 Oakwood Avenue, East Aurora, New York 14052 (SBL No. 164.19-6-30)

Brief Description of Proposed Action:

Rezoning of a portion of the property to Open Space to permit cemetery use at that portion of the property. The property contains a total acreage of .418, but currently seeks to rezone a portion of the property that is approximately .22 acre.

Applicant intends to rezone remainder of the property to Open Space in the future.

Name of Applicant or Sponsor:	Telephone: (716) 885-1606
The Buffalo City Cemetery, Inc.	E-Mail: jlotz@forest-lawn.com

Address:

1411 Delaware Avenue

City/PO:	State:	Zip Code:
Buffalo	NY	14209

	NO	YES
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. Please see Letter of Intent.	☐	☑
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:	☐	☐

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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐

	NO	YES
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: _____ _____ _____		

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
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:	☐	☐
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:	☐	☐
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:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Margaret J. Drzewiecki Date: 04/29/2025

Signature: Title: Agent for Applicant

PRINT FORM

EAF Mapper Summary Report

Monday, April 28, 2025 7:13 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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

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,

HOPKINS 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 _____

OWNER NAME Fisher Price, Inc. Care of Laura Colca, Esq.
ADDRESS 565 Main Street, Buffalo, NY
TELEPHONE 7167105840 FAX _____ E-MAIL lcolca@goldbergsegalla.com
SIGNATURE see attached authorization letter

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 _____ 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. 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)	_____	_____

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:

Rezoning of a Portion of 192 Oakwood Avenue

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

192 Oakwood Avenue, East Aurora, New York 14052 (SBL No. 164.19-6-30)

Brief Description of Proposed Action:

Rezoning of a portion of the property to Open Space to permit cemetery use at that portion of the property. The property contains a total acreage of .418, but currently seeks to rezone a portion of the property that is approximately .22 acre.

Applicant intends to rezone remainder of the property to Open Space in the future.

Name of Applicant or Sponsor:	Telephone: (716) 885-1606
The Buffalo City Cemetery, Inc.	E-Mail: jlotz@forest-lawn.com

Address:

1411 Delaware Avenue

City/PO:	State:	Zip Code:
Buffalo	NY	14209

	NO	YES
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.	☐	☑
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:	☐	☐

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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☐
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
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?	☐	☐
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: _____ _____	☐	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☐	☐
11. Will the proposed action connect to existing wastewater utilities? 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?	☐	☑
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?	☐	☑
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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Runoff from impervious surfaces will be conveyed into the municipal storm sewer system.		
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:	☑	☐
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:	☑	☐
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:	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

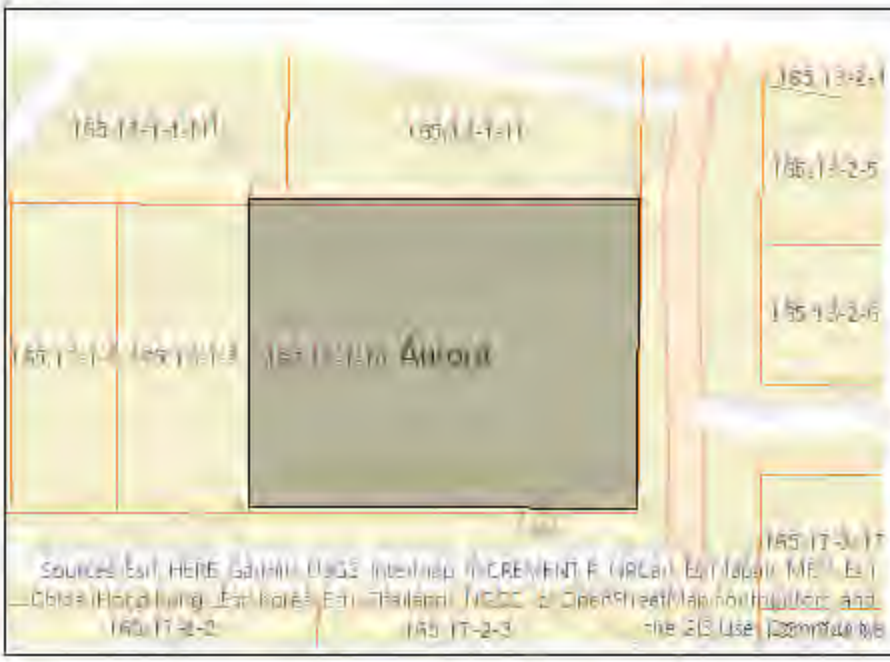
Applicant/sponsor/name: ARR Holdings LLC Date: May 22, 2025

Signature: _____ Title: Counsel for Project Sponsor

PRINT FORM

EAF Mapper Summary Report

Tuesday, April 15, 2025 11:13 AM

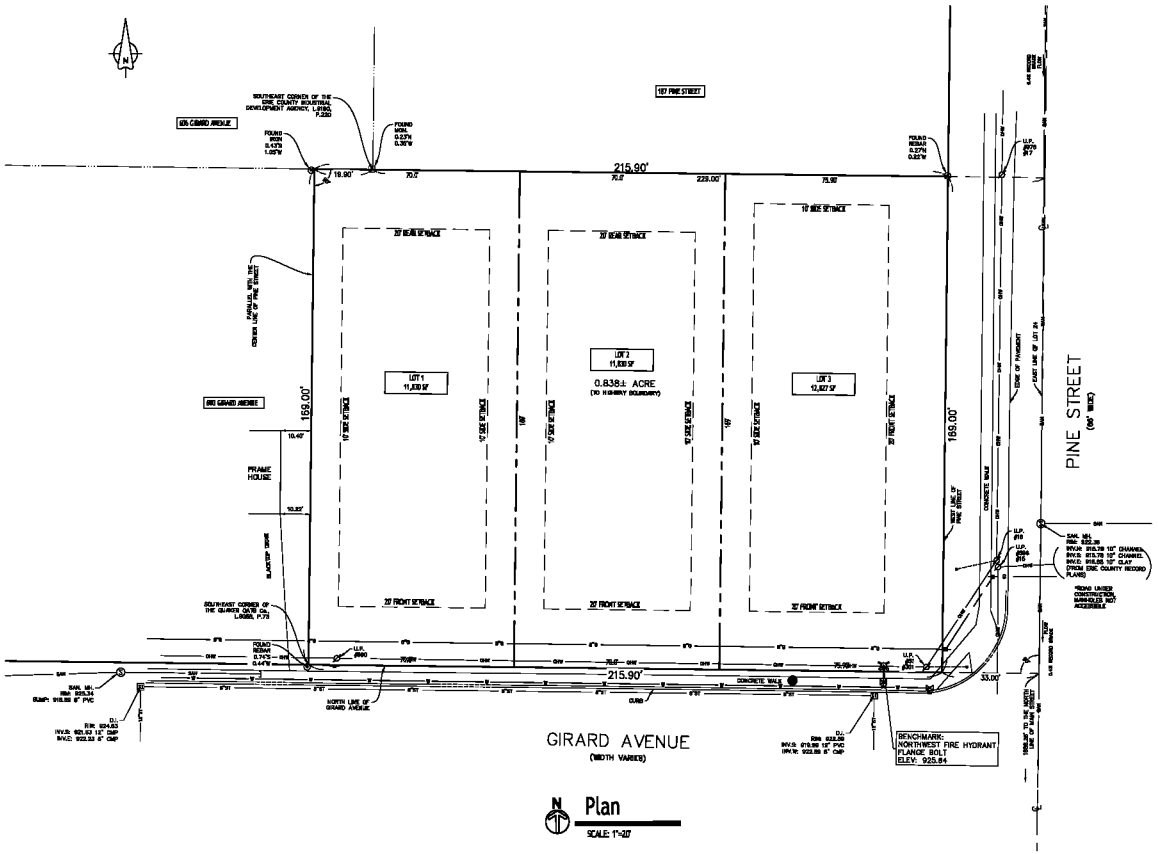


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

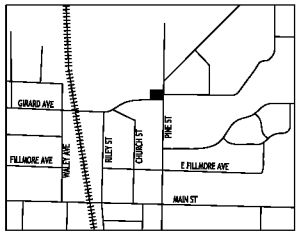
© CARMINA WOOD DESIGN

All rights Reserved. Owner of these documents without the expressed written permission of CARMINAWOOD DESIGN is prohibited. WARNING: It is a violation of article 145 section 7209 and 7201 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor, to alter this drawing. If alterations to a licensed NY A., P.E. or L.L.S. Seal affix his or her seal, signature, the date, his professional license number and a specific description of the alteration.



Plan

SCALE: 1"=20'



Location Map

SCALE: NTS

SITE DATA (GR1 ZONING)
LOT SIZE = 0.552 AC (+/-)
MIN. LOT WIDTH = 70 FT MEASURED AT SETBACK MIN. LOT DEPTH = 300 FT MIN. LOT AREA = 10,500 SF
FRONT SETBACK = 20 FT MIN., 50 FT MAX. SIDE SETBACK = 10 FT MIN. REAR SETBACK = 20 FT MIN.
MAXIMUM LOT COVERAGE = 35% MAXIMUM BUILDING HEIGHT = 35 FT

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

20 0 20 40Ft.

NOTES:

1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

2. 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 CONTACTED IN ORDER TO VERIFY OR AMEND THEIR LOCATIONS AND/OR EXISTENCE. FOR ASSISTANCE CALL UFPO AT 1-800-962-7962.

EXACTSOLUTIONS.ORG DESIGN TICKET No. 0414-0-000-000-00:

-- ERIE COUNTY DIVISION OF SEWER MAINTENANCE; HAS RESPONDED, APPROXIMATE LOCATION OF UNDERGROUND FACILITIES SHOWN HEREON.
-- NATIONAL FUEL GAS / ORCHARD PARK -- SPECTRA; HAS RESPONDED, APPROXIMATE LOCATION OF UNDERGROUND FACILITIES SHOWN HEREON.
-- VERIZON / SPECTRUM; HAS RESPONDED, STATES NO UNDERGROUND FACILITIES OR PRESENCE.
-- ERIE COUNTY SEWER AUTHORITY; HAS NOT RESPONDED.
-- VILLAGE OF EAST AURORA; HAS NOT RESPONDED.

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

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Girard & Pine Subdivision

Girard Ave & Pine St
Village of East Aurora

REVISIONS:

No.	Description	Date

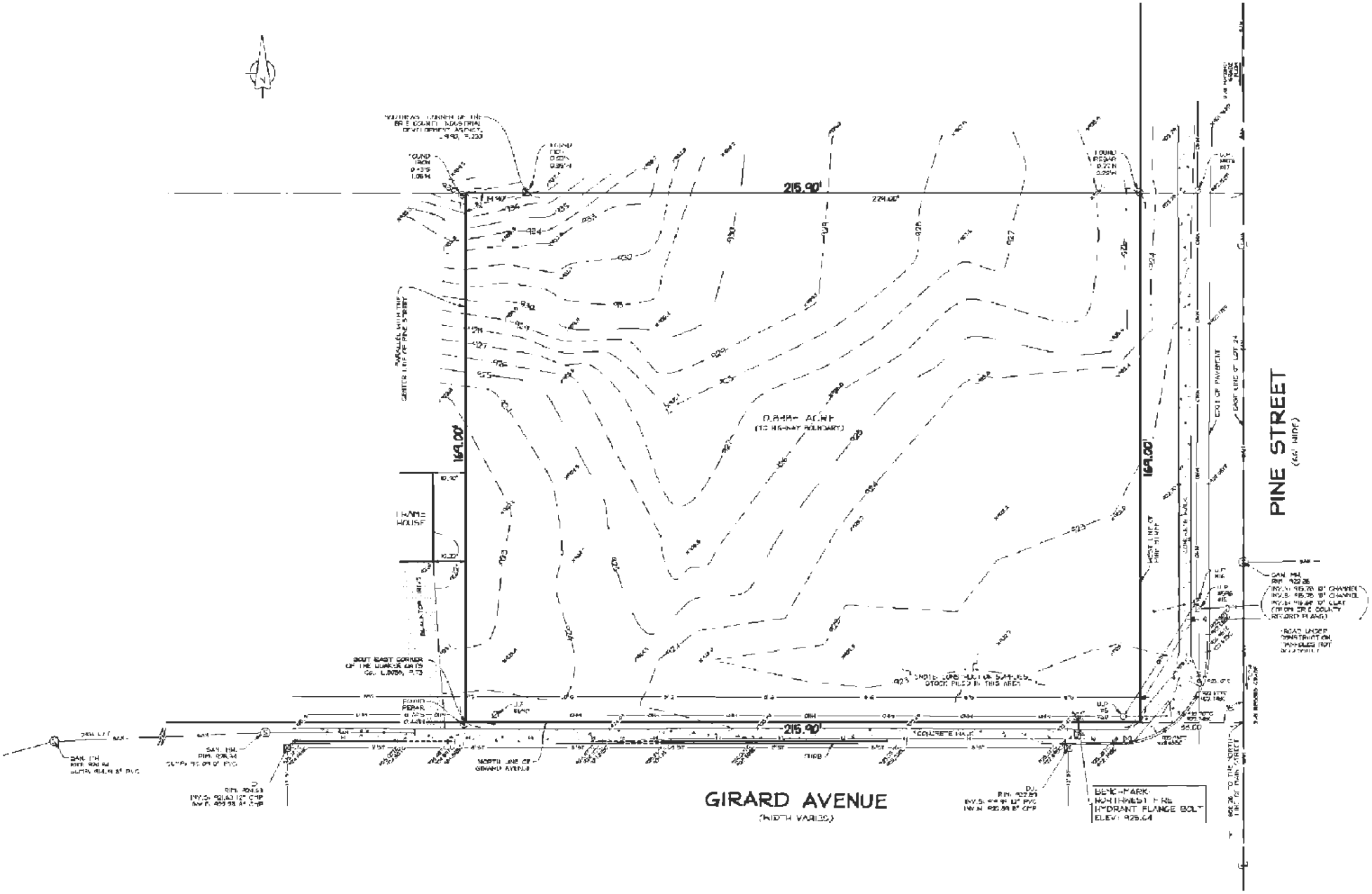
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Plat
Plan

Date: 03.16.25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100

Project No: 25-4067



LEGEND

SANITARY MANHOLE	OVERHEAD WIRES
DRAINAGE INLET	UNDERGROUND GAS LINE
WATER VALVE	UNDERGROUND WATER LINE
FIRE HYDRANT	SANITARY SEWER
UTILITY POLE	STORM SEWER
SIGN ANCHOR	
GAS LINE MARKER	
SURVEY MARK	

NOTES

1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

2. 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 EXISTENCE. FOR ASSISTANCE CALL UPDATE 1-800-962-7962.

EXACTNUDIGITY.ORG DESIGN TICKET NO. 0818B-200-622-00.

- ERIE COUNTY DIVISION OF SEWER MANAGEMENT - GAS RESPONDED, APPROXIMATE LOCATION OF UNDERGROUND FACILITIES SHOWN HEREON.
- NATIONAL FUEL GAS / ORDERJ. MARK - (8616) HAS RESPONDED, APPROXIMATE LOCATION OF UNDERGROUND FACILITIES SHOWN HEREON
- VERIZON / BUFFALO HAS RESPONDED STATED NO UNDERGROUND FACILITIES ON PREMISES
- ERIE COUNTY WATER AUTHORITY HAS NOT RESPONDED.
- VILLAGE OF EAST AURORA HAS NOT RESPONDED

REVISED 5/25/2025: ADDED SANITARY SEWER INFORMATION

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE
NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

This survey was prepared without the benefit of an abstract of title and may be subject to any conditions that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of Section 7209, provision 2 of the New York State Education Law.

509 Main Street P.O. Box 516 East Aurora, NY 14052
p (716) 655-1058 f (716) 270-6091 www.nussclarke.com

NUSSBAUMER & CLARKE, INC.
ENGINEERS AND SURVEYORS
EST. 1923

TOPOGRAPHIC SURVEY

Vacant Lot - Pine Street

Part of Lot 24, Township 9, Range 6
Holland Land Company's Survey
Village of East Aurora, Town of Aurora
County of Erie, State of New York

Date of Survey: 4/7/2025 Scale : 1" = 20'

Project No. : 2533-0140

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

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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.

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Table 20.3: Residential District Use Lists

	Zoning District			
Land Use	**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]

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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]

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Table 20.4: Residential District Lot and Yard Requirements

	Zoning District			
Land Use	**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 Yard[2]				
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

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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

	Zoning District			
Land Use	**SFR**	**LDR**	**GR**	**LCR**
A. Maximum Building Height[1]				
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.

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Record and Return to:

FILED

MAY 16 2025

ERIE COUNTY
CLERK'S OFFICE

BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED, made this 29th 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 30th 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.

SHARON MARLIN-EVANS
Notary Public - California
Los Angeles County
Commission # 2458604
My Comm. Expires Aug 14, 2027

_____
Notary Public

SCHEDULE A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND, situated in the Village of East Auora, 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.

Notice: All Rights Reserved. Reuse of these drawings without the expressed written permission of CARMINAWOOD DESIGN is prohibited. NUANCE is a violation of article 145, section 7209 and 7311 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer, or land surveyor to alter this drawing. If altered each R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date the notation "Altered By" and a specific description of the alteration.

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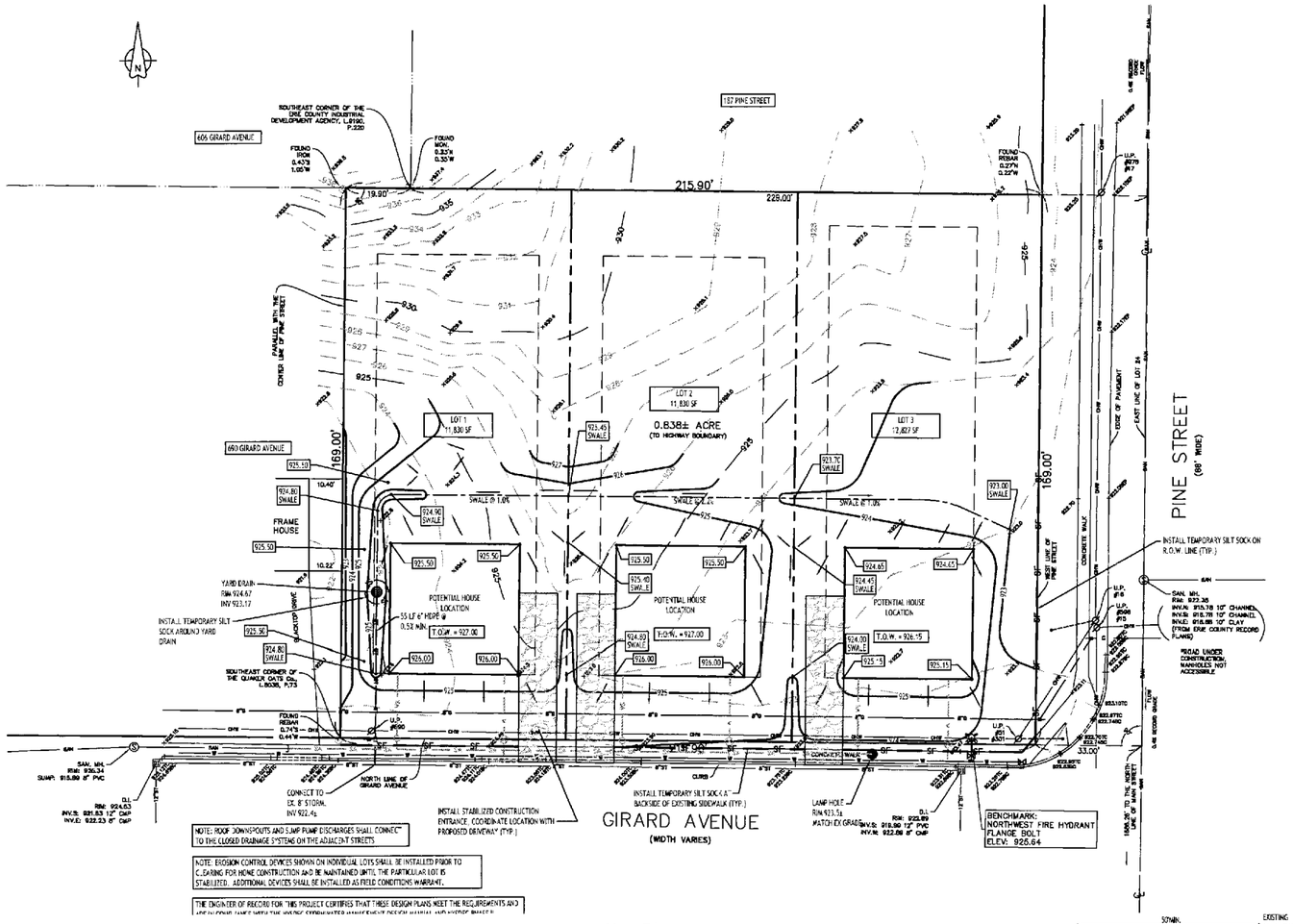
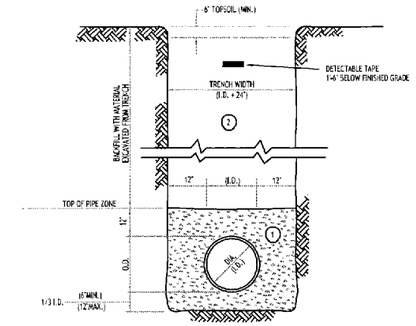


NOTE: HOUSE LOCATIONS AND FOOTPRINTS SHOWN (40' x 40') ARE APPROXIMATE AND ARE FOR PLANNING PURPOSES ONLY. INDIVIDUAL PLOT PLANS WILL BE SUBMITTED FOR EACH LOT WITH SPECIFIC HOUSE FOOTPRINTS AND LOCATIONS AS PART OF THE BUILDING PERMIT APPLICATION.

Plan

SCALE: 1"=20'



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

1. NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE 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 (1)

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

TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE

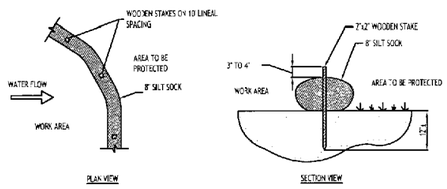
NOTES:

1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

2. 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 EXISTENCE. FOR ASSISTANCE CALL UFPO AT 1-800-962-7962.

EXACTCLICKBUY.ORG DESIGN TICKET No. 04145-000-522-02:

- ERIE COUNTY DIVISION OF SEWER MANAGEMENT: HAS RESPONDED, APPROXIMATE LOCATION OF UNDERGROUND FACILITIES SHOWN HEREON.
- NATIONAL FUEL GAS / ORCHARD PARK – NF0116: HAS RESPONDED, APPROXIMATE LOCATION OF UNDERGROUND FACILITIES SHOWN HEREON.
- VERIZON / BUFFALO: HAS RESPONDED; STATES NO UNDERGROUND FACILITIES ON PREMISES.
- ERIE COUNTY WATER AUTHORITY: HAS NOT RESPONDED.
- VILLAGE OF EAST AURORA: HAS NOT RESPONDED.



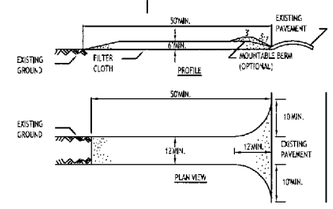
NOTES:

CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ 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 LADEN SILT SOCK.

SILT SOCK DETAIL

NOT TO SCALE

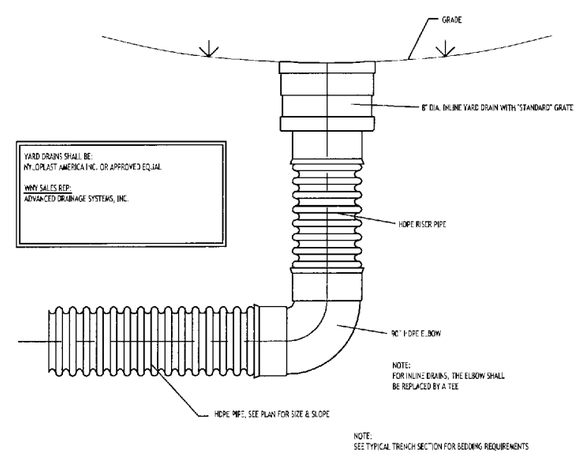


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. 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.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



TYPICAL YARD DRAIN DETAIL

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

20' 20 0 20 40Ft

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Girard & Pine Subdivision

Girard Ave & Pine St
Village of East Aurora

REVISIONS:

No.	Description	Date

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

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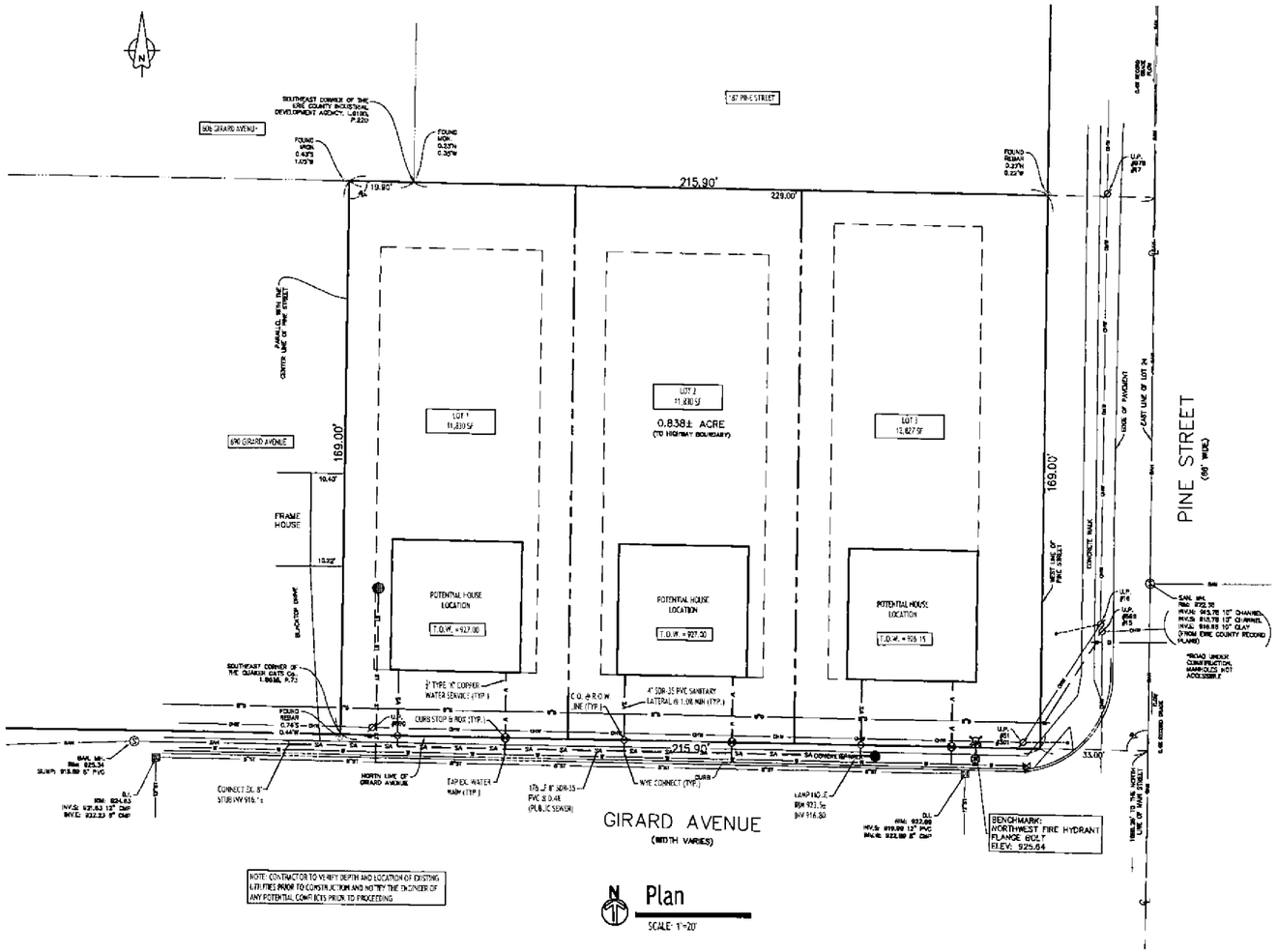
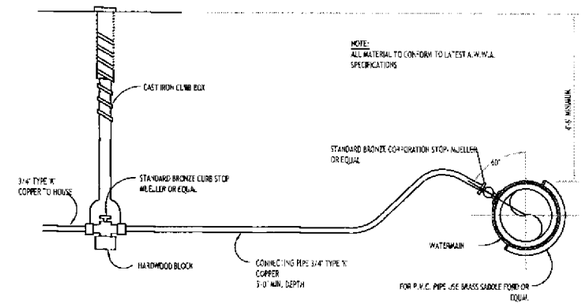


NOTE: CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO PROCEEDING

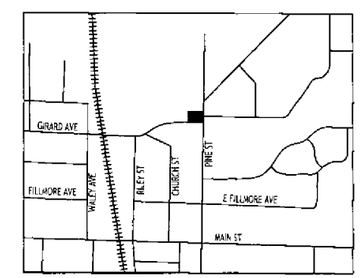
Plan

SCALE: 1"=20'



TYPICAL WATER SERVICE LINE INSTALLATION

NOT TO SCALE



Location Map

SCALE: NTS

ZONING GENERAL NOTES:

1. "THE CONTRACTOR IS ADVISED A TRENCH SHIELD AND/OR SHORING DESIGNED IN ACCORDANCE WITH OSHA STANDARDS SHALL BE USED IN ALL OPEN TRENCH EXCAVATIONS"
2. "ANY CONTRACTOR AND/ OR PLUMBER PERFORMING WORK IN A CONFINED SPACE (I.E. MANHOLES, WETWELLS, CHAMBERS) OWNED BY ERIE COUNTY SEWER DISTRICT, MUST CERTIFY TO THE COUNTY THAT THEY HAVE THEIR OWN CONFINED SPACE ENTRY PROGRAM THAT MEETS OR EXCEEDS OSHA'S REGULATIONS. CERTIFICATION MUST BE NOTARIZED BY A NOTARY PUBLIC".
3. CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS FOR ERIE COUNTY SEWER DISTRICTS".
4. IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS LESS THAN FOUR (4) FEET OF COVER, THEN CONCRETE ENCASEMENT IS REQUIRED. ATTACH DETAIL NO. 6 TO PLANS, ON SITE PLAN AND PROFILE HATCHMARK AND/OR LABEL "CONCRETE ENCASEMENT" IN AFFECTED AREAS.

   OR

   IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS MORE THAN FOUR (4) FEET OF COVER, THEN ON SITE PLAN AND PROFILE HATCHMARK AND LABEL " SELECT FILL REQUIRED" IN AFFECTED AREAS.
5. THE CONTRACTOR MUST CONTACT THE DISTRICT OFFICE 48 HOURS IN ADVANCE OF CONSTRUCTION.
6. VENTS MUST BE INSTALLED SIX (6) INCHES ABOVE GRADE, IN A GRASSY AREA WITH A MUSHROOM CAP. IF THE VENT IS IN A SIDEWALK OR PAVED AREA, THEN PROTECT WITH BOLLARDS (3 MINIMUM).
7. CLEANOUTS (C.O.) ARE REQUIRED EVERY NINETY FEET (90') AND AT CHANGE OF DIRECTION.
8. ABANDONED SANITARY SEWER CONNECTIONS FROM THE SITE, IF ANY, REQUIRE PROOF OF A DISTRICT PERMIT FOR DISCONNECTION PRIOR TO THE NEW CONNECTION BEING MADE.
9. REUSE OF EXISTING BUILDING SEWERS SHALL CONFORM TO THE RULES AND REGULATIONS FOR ECSD, ARTICLE III, SECTION 304.

NOTES:

1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. 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 EXISTENCE. FOR ASSISTANCE CALL UFPC AT 1-800-962-7962.

EXACTEL/CORVY.ORG DESIGN TICKET No. 04145-KCD-KJS-BD:

- ERIE COUNTY DIVISION OF SEWER MANAGEMENT: HAS RESPONDED, APPROXIMATE LOCATION OF UNDERGROUND FACILITIES SHOWN HEREON.
- NATIONAL FUEL GAS / ORCHARD PARK – NFG116: HAS RESPONDED, APPROXIMATE LOCATION OF UNDERGROUND FACILITIES SHOWN HEREON.
- VERIZON / BUFFALO: HAS RESPONDED; STATES NO UNDERGROUND FACILITIES ON PREMISES.
- ERIE COUNTY WATER AUTHORITY: HAS NOT RESPONDED.
- VILLAGE OF EAST AURORA: HAS NOT RESPONDED.

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

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CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Girard & Pine Subdivision

Girard Ave & Pine St
Village of East Aurora

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Utility Plan

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

DRAWING NO.

C-300

Project No: 25-4067

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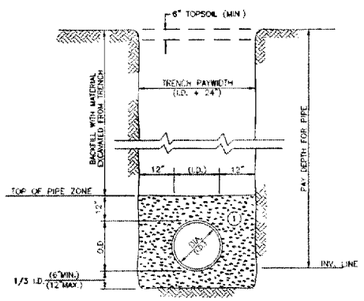
UNSHEETED TRENCH DETAIL
(NOVEMBER 2023)



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

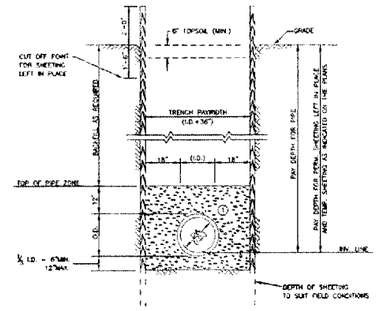
MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" 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.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 5/20/93	NOTE 2: PIPE INSTALLATION	STD.DETAIL 1
	Rev. 2 2/7/94	ADDED NOTE C & D	
	File: D-01	Date: 3/1/91	

SHEETED TRENCH
(NOVEMBER 2023)



NOTES:

1. MAINTAIN 18" BETWEEN PIPE AND INSIDE FACE OF TEMPORARY SHEETING. IF SHEETING EXTENDS BELOW PIPE INVERT AS SHOWN, WHEN PVC PIPE MATERIAL IS USED, COMPACT MATERIAL (1) BEFORE PULLING THE SHEETING.
2. SHEETED TRENCH OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING EQUIPMENT.
3. SHEETING DRIVEN BELOW THE INVERT OF THE PIPE FOR BEDDING MATERIAL AND TOE SUPPORT WILL NOT BE CONSIDERED IN THE FORMULA FOR PAYMENT BUT SHOULD BE INCLUDED BY THE CONTRACTOR IN DETERMINING HIS UNIT BID PRICE PER SQUARE FOOT OF SHEETING.
4. WHERE INDICATED ON THE PLANS OR AS ORDERED BY THE ENGINEER, TEMPORARY SHEETING WILL BE PAID FOR UNDER THE APPLICABLE BID ITEM. OTHER AREAS WHERE THE CONTRACTOR ELECTS TO USE TEMPORARY SHEETING NOT PREVIOUSLY AUTHORIZED BY THE ENGINEER SHALL BE AT HIS OPTION AND EXPENSE.

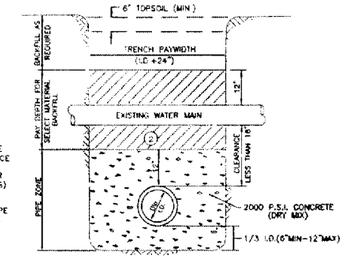
MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" 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.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 2/7/94	REVISED TOPSOIL DIMENSION	STD.DETAIL 2
	Rev. 2 8/5/96	UPDATED MATERIALS TO NYSDOT LATEST EDITION	
	File: D-02	Date: 3/1/91	

WATERMAIN CROSSING DETAIL
TYPICAL FOR ENCASEMENT
(NOVEMBER 2023)



NOTES:

A. IN ALL CASES WHERE THERE IS LESS THAN 18" CLEARANCE BETWEEN EXISTING WATER MAIN AND PROPOSED SEWER (INCLUDING HOUSE LATERALS) THE NEW WORK SHALL BE ENCASED IN CONCRETE AS SHOWN. WHEN A CASING PIPE IS SPECIFIED, NO CONCRETE ENCASEMENT IS REQUIRED.

B. THE CONCRETE ENCASEMENT SHALL EXTEND 3'-0" EACH SIDE OF THE WATER MAIN.

C. SEWERS SHALL BE LAID AT LEAST 10' (3.0 m) HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATERMAIN THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10' SEPARATION, THE APPROPRIATE REVIEWING AGENCY MAY ALLOW DEVIATION ON A CASE BY CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATERMAIN, PROVIDED THE WATERMAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND THE ELEVATION OF THE BOTTOM OF THE WATERMAIN IS AT LEAST 18" (46 cm) ABOVE THE TOP OF SEWER.

D. SEWERS CROSSING WATERMAINS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18" (46 CM) BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHEN THE WATERMAIN IS ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THE JOINTS OF THE SEWER PIPE WILL BE EQUIDISTANT FROM AND AS FAR AWAY FROM THE WATERMAIN JOINTS AS POSSIBLE. WHERE THE WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATERMAIN.

E. WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE EITHER ENCASED IN CONCRETE OR CONSTRUCTED OF PIPE MATERIAL EQUAL TO THE WATERMAIN AND PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS.

F. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIALS PLACEMENT AND MAXIMUM PAY LIMITS.

G. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

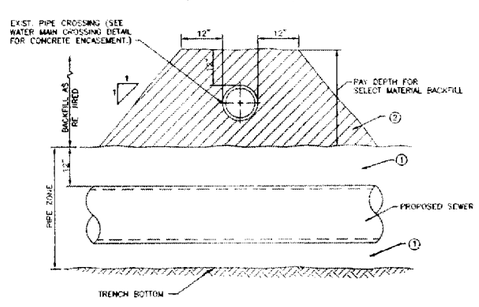
SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

(2) NO.2 RUN OF CRUSHER STONE OR NO.2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT STANDARD SPECIFICATIONS, 304.12 – TYPE 2 SUBBASE. (COMPACTED IN 6"LIFTS TO 95% DENSITY)

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (2)

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	REV# 2/94	ADDED 6" TOPSOIL(MIN.) & NOTE F&G	STD.DETAIL 5
	REV# 01/01	REVISED NOTE A	
	REV# 02/01	Revised Note "A"	
	REV# 11/23	UPDATED NYSDOT BACKFILL ITEM	
	File: D-05	Date: 3/1/91	

PIPE CROSSING SUPPORT DETAIL
(NOVEMBER 2023)



MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" 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.

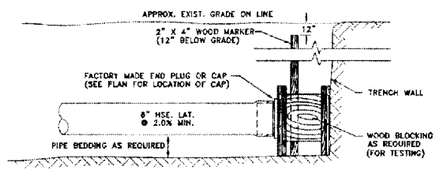
SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

(2) NO.2 RUN OF CRUSHER STONE OR NO.2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT STANDARD SPECIFICATION 304.12 – TYPE 2 SUBBASE (COMPACTED IN 6" LIFTS TO 95% DENSITY)

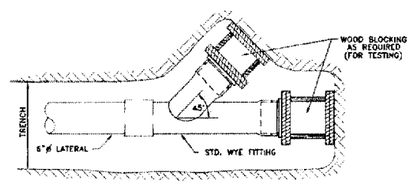
NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (1) AND (2)

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 2/7/21	UPDATED MATERIALS TO NYSDOT LATEST EDITION	STD.DETAIL 9
	Rev. 2 11/23	UPDATED MATERIALS TO NYSDOT LATEST EDITION	
	File: D-09	Date: 3/1/91	

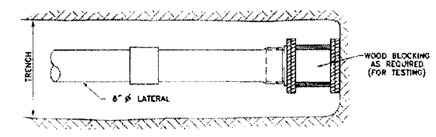
CAP & BLOCKING METHODS FOR AIR TESTING
(NOVEMBER 2023)



TYPICAL SECTION



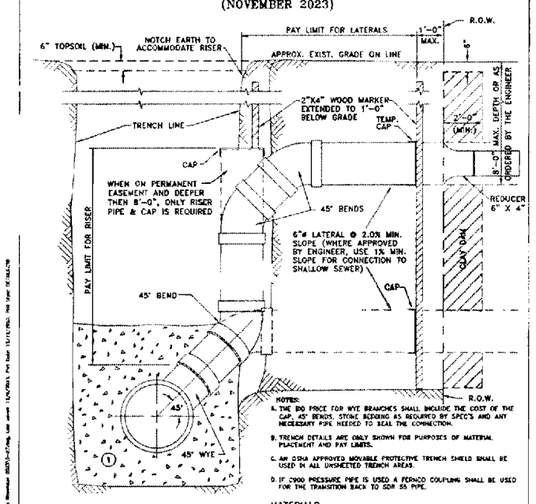
TYPE "2" SERVICE LATERAL FITTING



TYPE "1" SERVICE LATERAL FITTING

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1		STD.DETAIL 26
	Rev. 2		
	File: D-26	Date: 3/1/91	

RISER DETAIL – SDR35
(MAIN LINE LATERAL CONNECTION)
(NOVEMBER 2023)



NOTES:

A. THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPEC'S AND ANY NECESSARY PIPE NEEDED TO REAL THE CONNECTION.

B. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND PAY LIMITS.

C. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

D. IF 2000 PRESSURE PIPE IS USED A FERNCO COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE 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 WILL BE ALLOWED.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 2 1/97	ADDED 1/8 BELL & SPIGOT LONG SWEEP BEND	STD.DETAIL 27
	Rev. 3 12/01	ADDED NOTE D REGARDING LOCATION OF VENTS AND CLEAN OUTS	
	Rev. 4 5/02	CHANGED LONG SWEEP TO NORMAL 45° ADDED CAPS & CORRECTED PAY LIMITS	
	File: D-27	Date: 3/1/91	

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

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

REVISIONS:

No.	Description	Date

DRAWING NAME:
Sanitary Sewer Details

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

DRAWING NO.
C-301

Project No: 25-4067

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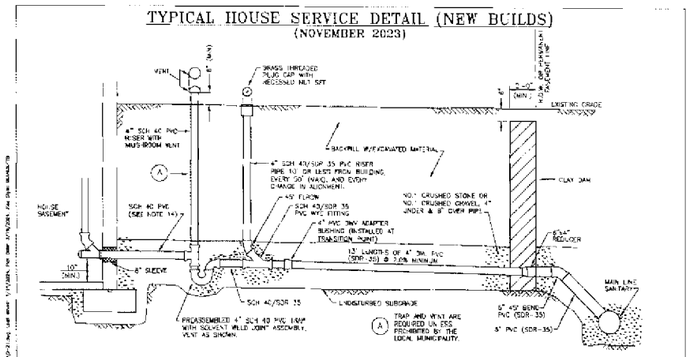
TYPICAL HOUSE SERVICE DETAIL (NEW BUILDS)
(NOVEMBER 2023)



NOTES:

1. NO ADDITIONAL TRAP TO BE INSTALLED WITHOUT A PRIOR CORRECTIONS REQUIRE NO PRIC ADVANCE NOTICE FOR INSPECTION.
2. ALL WORK MUST BE INSPECTED BY A CITY INSPECTOR.
3. ALL PVC MATERIAL SHALL BE INSTALLED AND INCORPORATED WITH THE REQUIREMENTS OF THE LATEST ASTM SPEC REFERED D-3034/D-3034.
4. A MANUAL VALVE SHALL BE INSTALLED ON SEWERAGE LATERAL DOWN LINE.
5. CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AND THE CLEANOUTS BETWEEN THE CURB AND THE EDGE OF PAVEMENT AND THE SIDEWALK.
6. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
7. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
8. AN 8"x4" WYE WITH 4" PVC 90 A.S. AND REAR WYE 8"x4" REDUCER IS USED.
9. A 8" ASSEMBLY IS REQUIRED AS REQUIRED BY NYS DOH WHEN DEPTH IS LESS THAN 4'-0" UNDER PAVEMENT.
10. ALL EXCAVATION TO BE KEPT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING OR WHERE NECESSARY COVERED WITH STEEL PLATES.
11. ZONING SETBACK, SLOPE RATIOS, AND EASEMENTS SHALL BE NOT PERMITTED TO BE CONNECTED TO THE HOUSE LATERAL.
12. NO EXCEPTION SHALL BE MADE UNDER BUILDING PROP. IF EXISTING AND EMERGENT PLUMB IT PLUMB.
13. SEPTIC TANKS MUST BE DEMOLISHED PER VARIOUS APPROVED METHODS.
14. IF THE PIPE ENTERS THE HOUSE IN CRAWL SPACE, A REMOVE COUPLING IS REQUIRED BEFORE TRAP.

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

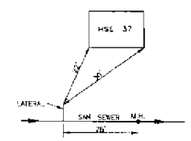
Rev. 11/06	ADDED PVC TRAP AND SLEEVE	STD. DETAIL
Rev. 01/12	REVISED 4" CAST IRON TRAP	21
Rev. 10/21	REMOVED VENT, RISER, AND TRAP ASSEMBLY	
Rev. 11/23	ADDED VENT, RISER, TRAP ASSEMBLY & (3)	
Rev. 3/24	CHANGED VENT, RISER, TRAP TO SCH 40	
File: d-21	Date: 3/1/91	

CONSTRUCTION SPECIFICATIONS FOR HOUSE LATERALS
(NOVEMBER 2023)

1. MATERIAL
   a. THICK WALL PVC - D - 3034, SDR-35
   b. EXTRA - HEAVY CAST IRON
   c. DUCTILE IRON
2. FAR SIDE CROSSING
   a. LATERALS INSTALLED ACROSS TOWN ROADS MAY BE BY THE OPEN CUT METHOD WHERE ALLOWED BY THE HIGHWAY PERMIT.
   b. LATERALS INSTALLED ACROSS STATE OR COUNTY ROADS SHALL BE BY THE BORING AND JACKING METHOD (UNLESS OTHERWISE NOTED ON THE PLANS) USING A STEEL CASING PIPE. THE CARRIER PIPE SHALL CONFORM WITH THE MATERIAL SPECIFIED OR APPROVED BY THE ENGINEER.
   c. ALL PAVEMENT CROSSINGS (OPEN CUT METHOD) WITH LESS THAN 4'-0" COVER SHALL BE ENCASED WITH 2000 PSI CONCRETE.
   d. ALL FAR SIDE CROSSINGS SHALL BE INSTALLED UP TO ONE (1) FOOT OF THE R.O.W. LINE.
   e. THE CONTRACTOR SHALL SUPPLY A 2" X 4" WOOD MARKER EXTENDING FROM THE END OF THE CROSSING TO ONE FOOT BELOW GRADE. ALSO, RECORDS SHALL BE KEPT AS TO THE DEPTH OF THE HOUSE SERVICE AND A MINIMUM OF THREE (3) TIES SHALL BE ESTABLISHED FOR THE LOCATION OF THE SERVICE.
   f. LATERALS SHALL BE laid AT A 2.0% MINIMUM GRADE. IN CASES OF A SHALLOW SEWER, A 1.0% SLOPE MAY BE APPROVED BY THE ENGINEER.
3. NEAR SIDE SERVICES
   a. THE CONTRACTOR SHALL SUPPLY WYE BRANCHES OF THE SAME MATERIAL AND CLASS AS THE SEWER MAIN.
   b. THE LOCATION OF THE WYE BRANCHES WILL BE DETERMINED BY THE CONTRACTOR AND ENGINEER IN THE FIELD AFTER CONFERRING WITH THE HOMEOWNER.
   c. THE LOCATION OF THE BRANCHES SHALL BE MEASURED FROM THE LAST DOWNSTREAM MANHOLE AND AT LEAST THREE (3) TIES FROM AN EXISTING STRUCTURE NORMALLY THE HOUSE IF 5 TO SERVICE.
   d. NEAR SIDE SERVICES SHALL BE INSTALLED UP TO ONE (1) FOOT OF THE R.O.W. LINE.
   e. THE CONTRACTOR SHALL PROVIDE A 2" X 4" WOOD MARKER EXTENDED FROM THE WYE BRANCH TO ONE (1) FOOT BELOW GRADE.
   f. ON ALL SERVICES WHERE THE MAIN IS GREATER THAN 8' IN DEPTH, THE CONTRACTOR SHALL PROVIDE A RISER PIPE TO AN ELEVATION 8' BELOW EXISTING GRADE.

NOTES

1. RECORDS OF THE DEPTH OF COVER SHALL BE KEPT FOR ALL HOUSE LATERALS BUILT ACROSS PAVEMENTS. SUCH RECORDS SHALL IDENTIFY THE LATERALS BY THE USE OF HOUSE NUMBERS AND SHALL SHOW LOCATION OF THE END OF THE HOUSE LATERAL WITH A MINIMUM OF THREE(3) TIES AS SHOWN IN EXAMPLE BELOW.

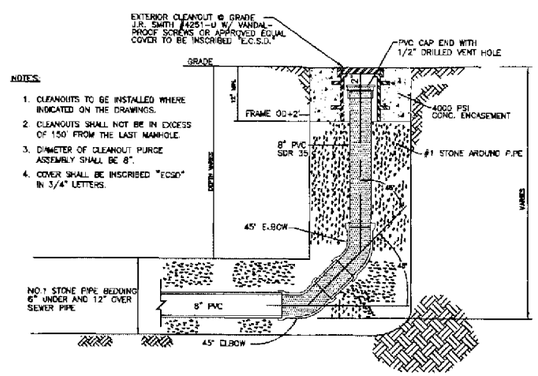


2. THE CONTRACTOR SHALL OBTAIN ALL HIGHWAY/R.O.W. PERMITS PRIOR TO START OF WORK.
3. VENTS AND CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 5/19/95	NOTE 2: DEPTH 4'-0"	STD.DETAIL
Rev. 2 12/9/96	CHANGED NOTE 1 TO THREE(3) TIES	23
Rev. 3 7/14/98	ADDED NOTE	
Rev. 4 12/01	ADDED NOTE 3 REGARDING LOCATION OF VENTS AND CLEAN OUTS	
File: D-23	Date: 3/1/91	

CLEANOUT DETAIL
END OF LINE
(JANUARY 2012)



NOTES:

1. CLEANOUTS TO BE INSTALLED WHERE INDICATED ON THE DRAWINGS.
2. CLEANOUTS SHALL NOT BE IN EXCESS OF 150' FROM THE LAST MANHOLE.
3. DIAMETER OF CLEANOUT PURGE ASSEMBLY SHALL BE 8".
4. COVER SHALL BE INSCRIBED "ECSO" IN 3/4" LETTERS.

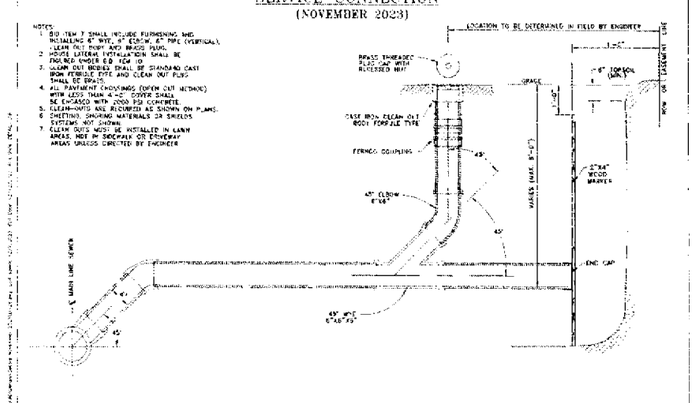
ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1		STD. DETAIL
Rev. 2		54
Rev. 3		
Rev. 4		
File: d-54	Date: 8/2006	

CLEAN-OUT DETAIL FOR SERVICE CONNECTION
(NOVEMBER 2023)

NOTES:

1. BID ITEM 7 SHALL INCLUDE FURNISHING AND INSTALLING 6" WYE OR ELBOW, 6" PIPE (VERTICAL), CLEAN OUT PLUG, AND BRASS PLUG.
2. WHEN LATERAL INSTALLATION SHALL BE PROVIDED UNDER EXISTING PAVEMENT.
3. CLEAN OUT BOXES SHALL BE STANDARD CAST IRON FERRULE TYPE AND CLEAN OUT PLUGS SHALL BE BRASS.
4. ALL PAVEMENT CROSSINGS (OPEN CUT METHOD) WITH LESS THAN 4'-0" COVER SHALL BE ENCASED WITH 2000 PSI CONCRETE.
5. CLEAN-OUTS ARE RECORDED AS SHOWN ON PLANS.
6. SHEETING, SHORING MATERIALS OR SHIELDS SYSTEMS NOT SHOWN.
7. CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS UNLESS DIRECTED BY ENGINEER



ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1 7/98	ADDED COVER AT CLEAN TO BRASS	STD. DETAIL
Rev. 2	CHANGED CLEAN OUT BOX TO BRASS PLUG	28
Rev. 3	ADDED NOTE	
Rev. 4	CHANGED CLEAN OUT TO BRASS	
Rev. 5	MIN FROM EDGE OF WALK WYE	
Rev. 6	CHANGED CLEAN OUT TO BRASS. NOTES 1, 4, 5	
File: D-28	Date: 3/1/91	

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

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

REVISIONS:		
No.	Description	Date

DRAWING NAME:
Sanitary Sewer Details

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

DRAWING NO.
C-302

Project No: 25-4067

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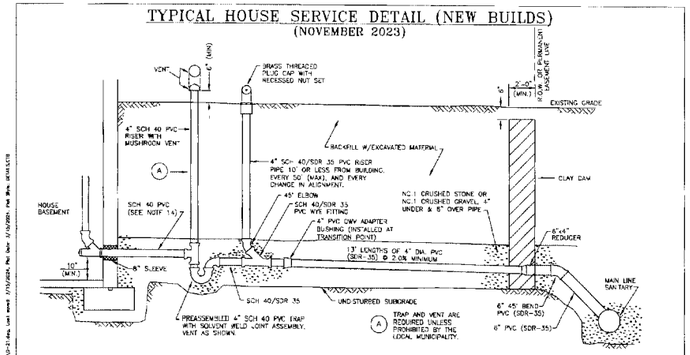
© CARMINA WOOD DESIGN

TYPICAL HOUSE SERVICE DETAIL (NEW BUILDS)
(NOVEMBER 2023)



NOTES:

1. NO INSPECTION WILL BE PROVIDED BEFORE A RUPUNT WORKERMAN BEGINS AND NO ADVANCE NOTICE FOR SCHEDULING.
2. ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR.
3. PVC PIPE SPECIFIED SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST NSPS SPECIFICATION D-3034/D-3034.
4. A MANUAL VALVE SHALL BE INSTALLED ON BASEMENT LAVATORY DRAIN LINE.
5. CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.
6. INLET INSTALL REQUIRED UNDER PAVED AREAS.
7. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
8. AN 4"x4" WYE WITH 4" PVC TO 4" WYE THEN 6"x4" REDUCER IS REQUIRED.
9. A 4" CLEANOUT IS REQUIRED AT BLDG. IN-LINE BEFORE MAIN SEWER IS LAYED FOR PRESENT LIMITS OF 1" FAR SIDE OF PAVEMENT.
10. ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING, OR WHERE NECESSARY, CAVERED WITH STEEL PLATES.
11. DOWN SPOUTS, SUMP PUMPS, AND CURTAIN DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE HOUSE LATERAL.
12. NO CONNECTION SHALL BE MADE UNTIL BUILDING PADS IS COMPLETED AND PAVEMENT TOPCOAT IS PLACED.
13. SEPTIC TANKS MUST BE ABANDONED PER WRITTEN APPROVED METHODS.
14. IF THE PVC COATING THE HOUSE IS DAMAGED, A WRAPPER COUPLING IS REQUIRED BEFORE BURY.

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

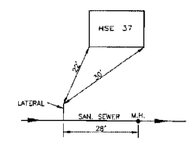
Rev. 11/06	ADDED PVC TRAP AND SLEEVE	STD. DETAIL
Rev. 01/12	REVISED 4" CAST IRON TRAP	21
Rev. 10/21	REMOVED VENT, RISER, AND TRAP ASSEMBLY	
Rev. 11/23	ADDED VENT, RISER, TRAP ASSEMBLY & (A)	
Rev. 3/24	CHANGED VENT, RISER, TRAP TO SCH 40	
File: d-21	Date: 3/1/91	

CONSTRUCTION SPECIFICATIONS FOR HOUSE LATERALS
(NOVEMBER 2023)

1. MATERIAL
   a. THICK WALL PVC - D - 3034, SDR-35
   b. EXTRA HEAVY CAST IRON
   c. DUCTILE IRON
2. FAR SIDE CROSSING
   a. LATERALS INSTALLED ACROSS TOWN ROADS MAY BE BY THE OPEN CUT METHOD WHERE ALLOWED BY THE HIGHWAY PERMIT.
   b. LATERALS INSTALLED ACROSS STATE OR COUNTY ROADS SHALL BE BY THE BORING AND JACKING METHOD (UNLESS OTHERWISE NOTED ON THE PLANS) USING A STEEL CASING PIPE. THE CARRIER PIPE SHALL CONFORM WITH THE MATERIAL SPECIFIED OR APPROVED BY THE ENGINEER.
   c. ALL PAVEMENT CROSSINGS (OPEN CUT METHOD) WITH LESS THAN 4'-0" COVER SHALL BE ENCASED WITH 2000 PSI CONCRETE.
   d. ALL FAR SIDE CROSSINGS SHALL BE INSTALLED UP TO ONE (1) FOOT OF THE R.O.W. LINE.
   e. THE CONTRACTOR SHALL SUPPLY A 2" X 4" WOOD MARKER EXTENDING FROM THE END OF THE CROSSING TO ONE FOOT BELOW GRADE. ALSO, RECORDS SHALL BE KEPT AS TO THE DEPTH OF THE HOUSE SERVICE AND A MINIMUM OF THREE (3) TIES SHALL BE ESTABLISHED FOR THE LOCATION OF THE SERVICE.
   f. LATERALS SHALL BE LAID AT A 2.0% MINIMUM GRADE. IN CASES OF A SHALLOW SEWER, A 1.0% SLOPE MAY BE APPROVED BY THE ENGINEER.
3. NEAR SIDE SERVICES
   a. THE CONTRACTOR SHALL SUPPLY WYE BRANCHES OF THE SAME MATERIAL AND CLASS AS THE SEWER MAIN.
   b. THE LOCATION OF THE WYE BRANCHES WILL BE DETERMINED BY THE CONTRACTOR AND ENGINEER IN THE FIELD AFTER CONFERRING WITH THE HOMEOWNER.
   c. THE LOCATION OF THE BRANCHES SHALL BE MEASURED FROM THE LAST DOWNSTREAM MANHOLE AND AT LEAST THREE (3) TIES FROM AN EXISTING STRUCTURE, NORMALLY THE HOME IT IS TO SERVICE.
   d. NEAR SIDE SERVICES SHALL BE INSTALLED UP TO ONE (1) FOOT OF THE R.O.W. LINE.
   e. THE CONTRACTOR SHALL PROVIDE A 2" X 4" WOOD MARKER EXTENDED FROM THE WYE BRANCH TO ONE (1) FOOT BELOW GRADE.
   f. ON ALL SERVICES WHERE THE MAIN IS GREATER THAN 8' IN DEPTH, THE CONTRACTOR SHALL PROVIDE A RISER PIPE TO AN ELEVATION 8' BELOW EXISTING GRADE.

NOTES:

1. RECORDS OF THE DEPTH OF COVER SHALL BE KEPT FOR ALL HOUSE LATERALS BUILT ACROSS PAVEMENTS. SUCH RECORDS SHALL IDENTIFY THE LATERALS BY THE USE OF HOUSE NUMBERS AND SHALL SHOW LOCATION OF THE END OF THE CLOSE LATERAL WITH A MINIMUM OF THREE(3) TIES AS SHOWN IN EXAMPLE BELOW.

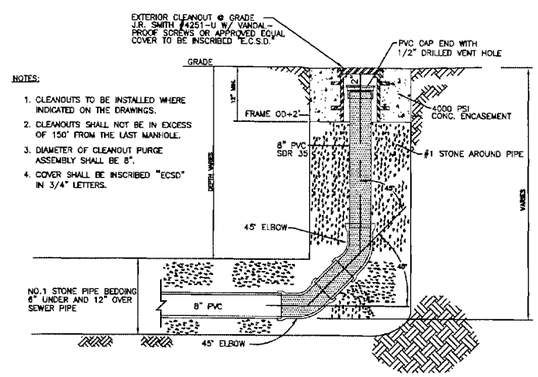


2. THE CONTRACTOR SHALL OBTAIN ALL HIGHWAY/R.O.W PERMITS PRIOR TO START OF WORK.
3. VENTS AND CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 5/17/93	NOTE 2: DEPTH 4'-0"	STD.DETAIL
Rev. 2 12/9/98	CHANGED NOTE 1 TO THREE(3) TIES	23
Rev. 3 7/14/99	ADDED TITLE	
Rev. 4 12/01	ADDED NOTE 3 REGARDING LOCATION OF VENTS AND CLEAN OUTS	
File: D-23	Date: 3/1/91	

CLEANOUT DETAIL
END OF LINE
(JANUARY 2012)



NOTES:

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2. CLEANOUTS SHALL NOT BE IN EXCESS OF 150' FROM THE LAST MANHOLE.
3. DIAMETER OF CLEANOUT PURGE ASSEMBLY SHALL BE 8".
4. COVER SHALL BE INSCRIBED "ECSD" IN 3/4" LETTERS.

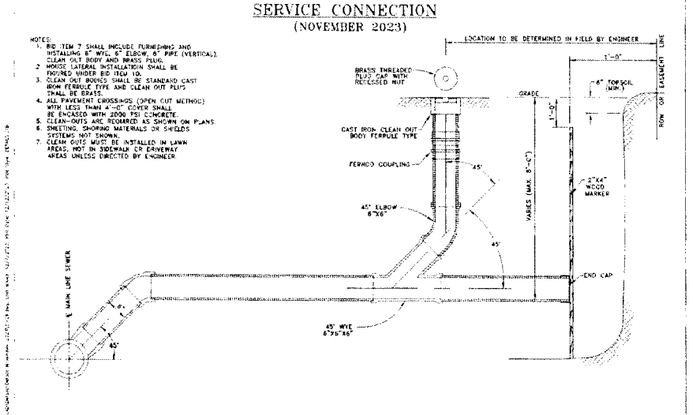
ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1		STD. DETAIL
Rev. 2		54
Rev. 3		
File: d-54	Date: 8/2005	

CLEAN-OUT DETAIL FOR SERVICE CONNECTION
(NOVEMBER 2023)

NOTES:

1. BID ITEM 7 SHALL INCLUDE FURNISHING AND INSTALLING 6" WYE, 6" ELBOW, 6" PIPE (VERTICAL), CLEAN OUT BODY AND BRASS PLUG.
2. HOUSE LATERAL INSTALLATION SHALL BE INCLUDED UNDER BID ITEM 10.
3. CLEAN OUT BOXES SHALL BE STANDARD CAST IRON TERRAPIN BOXES AND CLEAN OUT PLUGS SHALL BE BRASS.
4. ALL PAVEMENT CROSSINGS (OPEN CUT METHOD) WITH LESS THAN 4'-0" COVER SHALL BE ENCASED WITH 2000 PSI CONCRETE.
5. CLEAN-OUTS ARE REQUIRED AS SHOWN ON PLANS.
6. SHEETING, SHORING MATERIALS OR SHIELDS SYSTEMS NOT SHOWN.
7. CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS UNLESS DIRECTED BY ENGINEER.



ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1 5/2/95	2'-0" COVER, 1" CAP RECESSED NUT	STD. DETAIL
Rev. 2 5/2/96	CHANGED ONE LINE FOR MAX. DEPTH	28
Rev. 3 12/01	ADDED NOTE 7	
Rev. 4 8/02	CHANGED 1" CAP TO BRASS	
Rev. 5 6/05	1' MIN. FROM EDGE OF WALK NOTE	
Rev. 6 1/12	CHANGED 1" TO BRASS NOTES 1 & 3	
File: D-28	Date: 3/1/91	

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

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

REVISIONS:

No.	Description	Date

DRAWING NAME:
Sanitary Sewer Details

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

DRAWING NO.
C-302

Project No: 25-4067

NOTICE OF PUBLIC HEARING
2025 - 2026 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

PLEASE TAKE NOTICE, that the Village Board of Trustees of the Village of East Aurora, NY will hold a Public Hearing in the Board Room of Village Hall located at 585 Oakwood Avenue, East Aurora, NY on Monday, October 20th, 2025 at 7:00 pm regarding the use of Federal Community Development funds in the Village of East Aurora.

The Village of East Aurora is eligible for a Federal Community Development grant under Title 1 of the Housing and Community Development Act of 1974, as amended.

The purpose of the Hearing is to provide an opportunity for citizens to express community development and housing needs and to discuss possible projects which would benefit low and moderate-income persons in the Village of East Aurora.

Citizens are urged to attend this meeting to make known their views and/or written proposals on the Village's selection of potential projects to be submitted for possible funding by the Federal Community Development Grant Program.

The meeting room is wheelchair accessible. Those who need special arrangements should call the Village Clerk's Office at 716.652.6000, by October 17, 2025.

BY ORDER OF THE VILLAGE BOARD
Maureen Jerackas
Village Clerk-Treasurer

Resolution of the Village of East Aurora of a Determination of Significance pursuant to the State Environmental Quality Review Act (SEQRA) in the matter of for a Partial Rezoning Request for 192 Oakwood Avenue for Buffalo City Cemetery,

WHEREAS, the applicant has filed Part I of the Full Environmental Assessment Form, dated May 2, 2025, with this Board, a copy of which is included by reference and made a part hereof, relating to the proposed rezoning of a portion of the property at 192 Oakwood Avenue from SFR – Single Family Residential to OS – Open Space; and

WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application 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 not to approve, with no conditions, and the following findings for recommending denial of the application:

1. Preserves the residential home in the village
2. Keeping with the master plan for SFR and the Comprehensive Plan for the Village
3. The Village Attorney recommends against rezoning only a portion of the property for the reasons set forth at the Planning Commission meeting which is hereby incorporated in full

WHEREAS, the Village SEQRA Intake Committee carefully and fully reviewed Part 1 of the SEAF submitted by applicants, 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 Positive 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 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 Full Environmental Assessment Form, submitted by the applicant, for proposed rezoning of a portion of the property at 192 Oakwood Avenue from SFR – Single Family Residential to OS – Open Space, is declared to be a Unlisted Action and is hereby issued a Positive Declaration, signifying there will be significant environmental impacts and a Draft Environmental Impact Statement will be required to be prepared.

The foregoing resolution was duly made by Trustee _____ and seconded by Trustee _____ and carried on October 20, 2025.

Resolution of the Village Board of the Village of East Aurora for an Ordinance for a Local Law in the matter of a request for a portion of the property at 192 Oakwood Avenue to be Rezoned from Single Family Residential to OS – Open Space in the Village of East Aurora, New York

WHEREAS, a Petition to Amend the Zoning Map of the Village of East Aurora, dated May 2, 2025, submitted by Margaret J. Drzewiecki, Esq., of Rupp Pfalzgraf LLC for the property owner Dimitie O'Connor. requests that the property at 192 Oakwood Avenue be rezoned from SFR – Single Family Residential to OS – Open Space; and

WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application, with any and all amendments and modifications, and considering comments and documentation presented for and against the project, voted in the majority recommending not to approve, with no conditions, and the following findings for recommending denial of the application:

1. Preserves the residential home in the village
2. Keeping with the master plan for SFR and the Comprehensive Plan for the Village
3. The Village Attorney recommends against rezoning only a portion of the property for the reasons set forth at the Planning Commission meeting which is hereby incorporated in full

WHEREAS, the Village Board of Trustees conducted a public hearing and took an independent hard look and reasoned evaluation of the above-referenced information, comments and written documentation, including, but not limited to Parts I, II and III of the Full Environmental Assessment Form; comments and recommendations of the Planning Commission; all of which are incorporated by reference herein, and determined that this is a Unlisted Action and issued a Positive Declaration.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED that the Village Board of East Aurora hereby Adopts a Local Law, approving a portion of the parcel at 192 Oakwood Avenue be rezoned from SFR – Single Family Residential to OS – Open Space.

The foregoing resolution to approve an ordinance adopting a Local Law approving rezoning for a portion of the property at 192 Oakwood Avenue from SFR – Single Family Residential to OS – Open Space, was duly made by Trustee _____ and seconded by Trustee _____ and the following was the Roll Call Vote:

Trustee Cameron-
Trustee Lazickas-
Trustee Flynn-
Trustee Viger-
Trustee Scheer-
Trustee Rabey-
Mayor Mercurio-
The Local Law was therefore __approved, on October 20, 2025.

Resolution of the Village of East Aurora Approving a
Minor Subdivision for 0 Pine Street in the Village of East Aurora, New York

WHEREAS, an application has been submitted for minor subdivision approval at the above-referenced property; and

WHEREAS, the Village Board referred the application to the Planning Commission for review, comment, and recommendation, and the Planning Commission resolution, recommending the minor subdivision approval, with findings and conditions, is incorporated herein as follows:

Findings:

a) The applicant has lowered the grades of the proposed residences from the previous submittal.
b) The proposed project comprises 3 houses on conforming lots.
c) The traffic safety committee has reviewed the locations of the proposed driveways and found no issues with them.
d) Residents expressed concerns for traffic safety in the Girard Avenue and Pine Street area; the PC found that these concerns can be more adequately controlled by traffic management on Pine St. and/or Girard Ave.
e) The amount of traffic from three additional houses will not be a significant increase for Girard Ave.
f) The applicant has agreed to reduce the maximum setback for the primary structure to 30' from 60' (as permitted in the Village Code)
g) Max depth of building envelope is 80'.
h) Max width of 50' for the primary structure.
i) There will be no driveways on Pine Street.
j) The application is consistent with the comprehensive plan's recommendation to increase single-family housing within the Village.

Conditions:

a) The max setback of the front of the building envelope is 30' from the property line for the primary structure
b) The max depth of the building envelope is 80' from the setback line for the primary structure
c) The project will have no driveways on Pine Street
d) Lot 3 driveway must be on the west side of the property
e) No trees shall be removed or damaged that are currently in the Village right-of-way

WHEREAS, the Erie County Division of Planning has reviewed the same and has no recommendation and deems the matter to be of local concern; 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 determination of the SEQRA Committee 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 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 recommendation of the SEQRA Intake Committee and Planning Commission; 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.

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 and conditions of the Planning Commission, and the minor subdivision application, including the above-referenced improvement rendering filed with the Village, all information included in the minutes taken in relation to the abovementioned Village Board and Planning Commission meetings are herein incorporated by reference.

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 attached and incorporated herein by reference.

3. The minor subdivision relating to the proposed project at 0 Pine Street, East Aurora, New York, wherein the applicant proposes to subdivide one existing lot into three new lots, and as detailed in the following documentation:

- An application for a minor subdivision, dated May 22, 2025 (one page);
- SEQRA SEAF Part 1 – Project Information Form (three pages);
- as shown on a drawing (one page, undated and with no indication of the creator), depicting three lots, one with an existing house and two vacant lots;

4. is hereby approved, applying the standards under the Village Zoning Code, the project sits in with the Master Plan and is in harmony with the Zoning Code, and is subject to the following additional conditions:

   No trees shall be removed or damaged that are currently in the Village right-of-way

   _____

   _____

5. The resolution is effective immediately.

The foregoing resolution was duly made by Trustee _____and seconded by Trustee

_____and carried on October 20, 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: October 15, 2025

The Building Department has accepted a Special Use Permit application for 670 Main St as submitted by Carner Development Group, agent for owner Bibbdi-Bobbidi-Boo, LLC. The owner intends to convert part 1675 sq feet of the first-floor commercial space for an indoor golf recreation facility. An indoor recreational facility requires a Special Use Permit.

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

Village Code section 285-52.3 requires the Village Board to 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 prior to SEQRA determination.

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

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 Indoor Recreation Use -- Golf Simulators SBL#: 165.17-6-25
LOCATION 670 Main Street, Village of East Aurora, NY ZONING DISTRICT Village Center (VC)

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

APPLICANT NAME Carner Development Group Inc.
ADDRESS 16 Church Street, East Aurora, NY 14052
TELEPHONE 716.625.7669 E-MAIL Rkrajewski@cdginc.org
SIGNATURE RKKrajewski

OWNER NAME BIBBIDI-BOBBIDI-BOO, LLC
ADDRESS 16 Church Street, East Aurora, NY 14052
TELEPHONE 716.625.7669 E-MAIL Rkrajewski@cdginc.org
SIGNATURE RKKrajewski

DEVELOPER NAME Carner Development Group Inc.
ADDRESS 16 Church Street, East Aurora, NY 14052
TELEPHONE 716.625.7669 E-MAIL Rkrajewski@cdginc.org
SIGNATURE RKKrajewski

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

Days and hours of operation (indoor) Monday -- Thursday: Noon -- 10PM; Saturday-Sunday: 10AM -- 10PM

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 Internal space build-out for proposed use

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.

HSM

October 15, 2025

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

Re: Project Narrative as Required by Special Use Permit Application Form
Special Use Permit Application for Indoor Recreation Use: Golf Simulators
Applicant: Carner Development Group Inc.
Project Site: 670 Main Street, Village of East Aurora, NY (SBL No. 165.17-6-25) and adjoining parking areas.
Property Owner: BIBBIDI-BOBBIDI-BOO, LLC

Dear Village of East Aurora Board of Trustees:

Our firm represents Carner Development Group Inc., the Applicant of the above-referenced Special Use Permit Application for Indoor Recreation Use, specifically a business with golf simulators. This letter is the Project Narrative as required by the Village's Special Use Permit Application Form.

Project Site

The Project Site is 670 Main Street in the Village of East Aurora. The proposed use will be contained within the existing structure, utilizing approximately 1,675 square feet of the first floor. A copy of the Floor Plan is attached hereto. There are no proposed external additions proposed to the existing structure for this Project.

The Project Site is zoned Village Center (VC) which allows the proposed use by Special Use Permit – Indoor Recreation Use for Golf Simulators. Hours of operation are proposed to be Monday through Friday from Noon – 10PM and Saturday though Sunday from 10AM – 10PM. One or two employees will be required while open. The Village Code requires 67 parking spaces for the proposed use and the Project Site and adjoining properties owned by the Property Owner of the Project Site contain more than 67 parking spaces.

The Project Site is a mixed use building currently being redeveloped and has Site Plan Approval from the Village Board of Trustees and was issued a Negative Declaration pursuant to the New York State Environmental Quality Review Act by the Village Board of Trustees.

HOPKINS SORGI & MCCARTHY PLLC
Attorneys at Law
574 Main Street, Suite 204 • East Aurora, New York 14052
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Village Special Use Permit Criteria

The Village Zoning Code outlines the Special Use Permit Criteria in § 285.52.3 and § 285.52.4, both of which are set forth below with the Applicant's Answer in Red directly following each criterion.

Village Zoning Code § 285.52.3: "Special use permit review considerations"

In granting or denying special use permits, the Village Board shall take into consideration:

1. The compatibility of scale of the proposed project to surrounding uses.

   Surrounding Uses are Retail, Restaurant / Bar, Office and Upper Floor(s) Residential Apartments and the proposed use is clearly compatible as it is a low volume use and entirely enclosed within and existing building.

   Additionally, the New York State Court of Appeals, which is the highest court in New York State, has consistently held that the inclusion of a use via special use permit is "tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood."[1]

2. The potential for the proposed use to have negative impacts, such as traffic or noise, on neighboring uses.

   The proposed use will not have negative impacts. It is a low volume use so there are no traffic issues and the Project meets the parking requirements. The use is indoors, so noise is not an issue.

3. The economically viable use of property;

   The proposed use is becoming increasingly popular so it is an economically viable use. It is believed that the proposed use is the first in the Village of East Aurora thereby increasing economic viability.

4. The existence or proposition measures that would tend to mitigate potential adverse impacts and preserve or enhance the traditional character of the Village.

   None needed. No potential adverse impacts regarding the proposed use. To the contrary, the proposed use is part of an adaptive reuse of an existing structure which is consistent with the goals of the Regional Comprehensive Plan:

[1] Retail Prop. Trust v. Bd. of Zoning Appeals, 98 N.Y.2d 190, 195, 774 N.E.2d 727, 731, 746 N.Y.S.2d 662, 666 (2002).

- Page 24 of Regional Comprehensive Plan: "Encourage the adaptive reuse of existing structures."

- Page 24 of Regional Comprehensive Plan: "However, there is significant potential for the re-use of existing structures, and for some in-fill development."

5. Any applicable requirements of Article 31, Regulations for Certain Uses, of this chapter.

   Not Applicable.

<u>Village Zoning Code § 285.52.4: "Special use permit review considerations"</u>

Before issuing a decision for a special use permit, the Village Board shall make specific written findings that the proposed use:

A. Will be generally consistent with the goals of the Village Comprehensive Plan.

   The proposed use is consistent with the Regional Comprehensive Plan, including the below specific potions of the Regional Comprehensive Plan:

   - Page 10 of Regional Comprehensive Plan: "Provide and improve recreational opportunities and parks."

   - Page 12 of Regional Comprehensive Plan: "Encourage investment and economic development."

   - Page 14 of Regional Comprehensive Plan: "Provisions for Economic Development—Economic development is needed to provide diverse job opportunities, provide needed services to residents, and balance the tax base, but the level of economic development appropriate for each community varies. In general, economic development efforts should be focused primarily on existing concentrations, such as the Village and hamlet commercial districts, and the existing industrial areas of Elma and, at a smaller scale, Holland. In-fill, expansions and redevelopment are preferred, and business development, whether retail, commercial or industrial, should occur where there is sufficient infrastructure to support it. Tourism has the potential to provide job growth, building upon each community's assets (heritage tourism in East Aurora; outdoors recreation in Holland, etc.) but should be carefully planned to avoid negative impacts (congestion, etc.)."

- Page 15 of Regional Comprehensive Plan: "Use of recreational facilities and open space should be compatible with the capacity of the resource, with more active uses designated for lands that can accommodate the usage."

- Page 23 of Regional Comprehensive Plan: "Provide for a coordinated approach toward recreational opportunities and open space preservation in the region."

- Page 24 of Regional Comprehensive Plan: "Maintain the existing high quality of life in the region."

- Page 24 of Regional Comprehensive Plan: "Support the existing economic base of the area and the expansion of existing businesses."

- Page 24 of Regional Comprehensive Plan: "Encourage the adaptive reuse of existing structures." (Page 24)

- Page 35 of Regional Comprehensive Plan: "Ensure that development is compatible with the existing character of the Village in terms of style and scale, and is integrated into the surrounding area to promote community interaction."

- Page 35 of Regional Comprehensive Plan: "Provide opportunities for existing enterprises to expand within the Village."

- Page 35 of Regional Comprehensive Plan: "Encourage a diversity of retail and commercial uses in the Village business district."

- Page 35 of Regional Comprehensive Plan: "Promote the re-use of existing, vacant facilities for new and expanding retail, commercial and manufacturing establishments."

- Page 35 of Regional Comprehensive Plan: "Encourage and promote opportunities for start-up businesses and local entrepreneurial efforts."

- Page 156 of Regional Comprehensive Plan: "All understand the importance of the economy of the region and its needs, and are willing to encourage to some extent the growth of business within their community."

- Page 156 of Regional Comprehensive Plan: "Recreational opportunities are important to the region, including the availability of these opportunities."

- Page 160 of Regional Comprehensive Plan: "Protect, promote and revitalize the uptown Main Street business district."

- Page 212 of Regional Comprehensive Plan: "However, there is significant potential for the re-use of existing structures, and for some in-fill development."

- Page 212 of Regional Comprehensive Plan: "It should be a priority to support and preserve the vitality of the Main Street retail corridor in the Village."

- Page 213 of Regional Comprehensive Plan: "In general, economic development efforts within the Village should target retail and commercial development."

- Page 235 of Regional Comprehensive Plan: "The traditional commercial business area is centered on the Main Street and along the railroad corridor. This area should allow for expansion of commercial activity and supply the necessary support services, such as parking areas, to supplement this commercial activity."

B. Will meet all relevant criteria set forth in this chapter.

Project meets all relevant criteria. See above and below.

C. Will be compatible with existing uses adjacent to and near the property.

Surrounding Uses are Retail, Restaurant / Bar, Office and Upper Floor(s) Residential Apartments and the proposed use is clearly compatible as it is a low volume use and entirely enclosed within and existing building.

Additionally, the New York State Court of Appeals, which is the highest court in New York State, has consistently held that the inclusion of a use via special use permit is "tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood."[2]

[2] Retail Prop. Trust v. Bd. of Zoning Appeals, 98 N.Y.2d 190, 195, 774 N.E.2d 727, 731, 746 N.Y.S.2d 662, 666 (2002).

D. Will not create a hazard to health, safety or the general welfare of the public.

Project will not create a hazard to health, safety or the general welfare of the public.

E. Will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents.

Project will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents.

Surrounding Uses are Retail, Restaurant / Bar, Office and Upper Floor(s) Residential Apartments and the proposed use is clearly compatible as it is a low volume use and entirely enclosed within and existing building.

No planned additions or changes to exterior of existing structure.

F. 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.

Project 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.

G. 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.

No planned additions or changes to exterior of existing structure, therefore not applicable.

H. Will not destroy or adversely impact significant historic and/or cultural resource sites.

No planned additions or changes to exterior of existing structure, therefore not applicable.

I. Will provide adequate landscaping, screening or buffering between adjacent uses which are incompatible with the proposed project.

No planned additions or changes to exterior of existing structure, therefore not applicable.

J. Will not otherwise be detrimental to the public convenience and welfare.

Project will not otherwise be detrimental to the public convenience and welfare.

Accordingly, we request that the Special Use Permit be granted. If anything further is required, please advise.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC

P S

Peter J. Sorgi, Esq.

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

Prop

Name of Action or Project:

Special Use Permit Application for Indoor Recreation Use: Golf Simulators

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

670 Main Street, Village of East Aurora, NY (SBL No. 165.17-6-25) and adjoining parking areas.

Brief Description of Proposed Action:

Construction of approximately 1675 square feet Indoor Recreation Use consisting of a Golf Simulators Business to be located in a portion of an existing structure with existing parking.

Name of Applicant or Sponsor:	Telephone: 716.725.7669
Carner Development Group Inc.	E-Mail: Rkrejewski@cdginc.org

Address:

16 Church Street

City/PO:	State:	Zip Code:
East Aurora	NY	14052

	NO	YES
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.	☑	☐
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: Village of East Aurora Board of Trustees -- Special Use Permit; Village of East Aurora Building Department -- Building Permit.	☐	☑

3. a. Total acreage of the site of the proposed action? 0.1855 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? 0.1855 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): Residential (Village)
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
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?	☐	☑
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: Meets state energy code requirements.	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? 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?	☐	☑
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?	☐	☑
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Village conveyance system.		
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:	☑	☐
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:	☑	☐
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: Unknown – DEC Mapper checked box automatically. None known at Project Site.	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

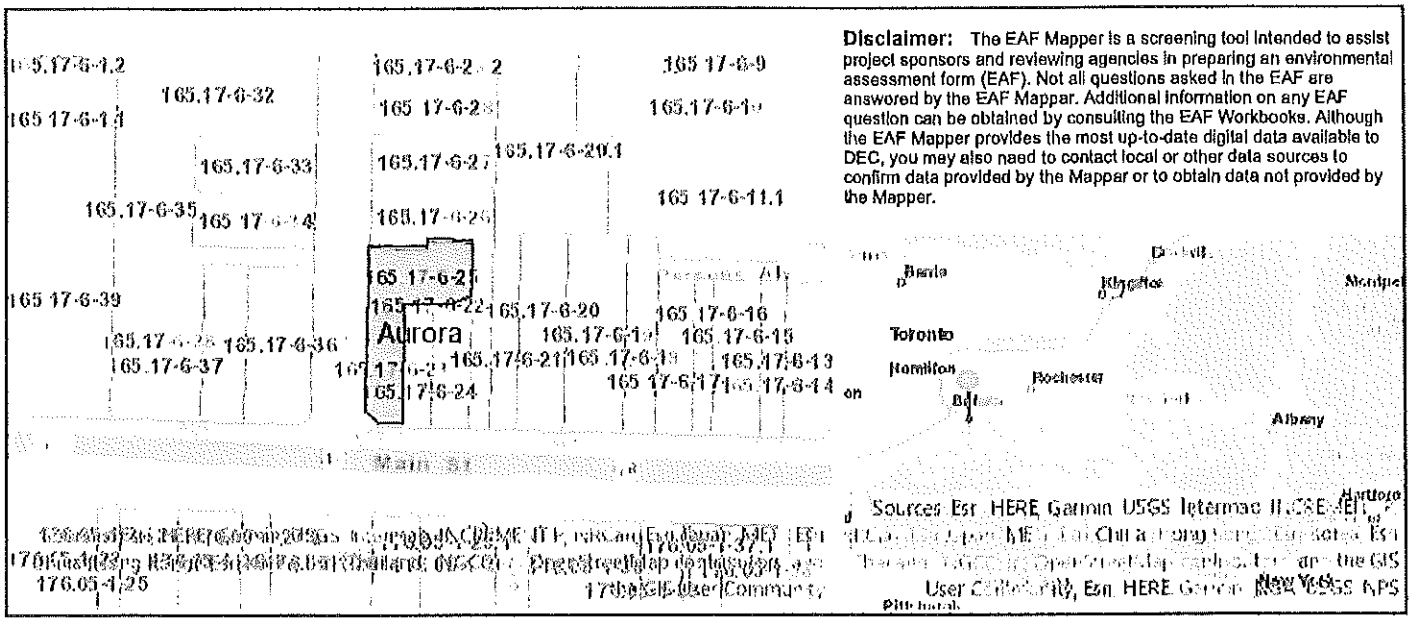
Applicant/sponsor/name: Carner Development Group Inc. Date: 10.15.2025

Signature: P K Krajewski Title: President

PRINT FORM

EAF Mapper Summary Report

Wednesday, October 15, 2025 9:39 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Designation of 670 Main Street as a Local Landmark Pursuant to §156-3 of the Village Code

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

WHEREAS, by application dated July 1, 2025, Mary Del Vecchio, agent for Carner Development Group, requested that their property located at 670 Main Street be designated as a local landmark, pursuant to Village Code §156-3; and

WHEREAS, the Historic Preservation Commission reviewed the documentation submitted and held a public hearing on August 13, 2025; and

WHEREAS, the Historic Preservation Commission voted 6 AYE and 1 NAY to designate 670 Main Street as a local landmark, and

WHEREAS, the application was forwarded and considered by the Village Board of Trustees; and

WHEREAS, designation as a local landmark is a way to honor and recognize those properties that contribute to the historic character of our Village and to protect such historic resources;

NOW, THEREFORE, BE IT RESOLVED, pursuant to Village Code §156-3(A), the Village Board of Trustees does hereby approve and designate 670 Main Street, East Aurora, NY as a local landmark; and

BE IT FURTHER RESOLVED, that the property owner of 670 Main Street shall comply with the provisions as set forth in §156 of the Village Code.

The foregoing resolution was duly seconded by Trustee _____ this 15th day of September 2025 and unanimously carried.

EAST AURORA
HISTORIC
PRESERVATION
COMMISSION

Local Landmark Designation

Property Information:
670 Main St. East Aurora NY 14052 First National Bank of EA/ Liberty Bank Building.

Date of Public Hearing: August 13, 2025 6:30pm Village Hall, East Auroa

Public Comments: None.

Motion: Commissioner Michael Lennon moved to **accept and approve the Local Landmark application of 670 Main St,** with provision that 1.Style language be clarified and, 2. Current photographs be included.

Who seconded said motion: Commissioner Dr. Mark Klocke

Vote breakdown:
Aye--Mary Ann Colopy, Dr. Mark Klocke, Mike Lennon, Ray Byrnes, Kate Ronan, Louis D'Aguanno
Nay-Dan Sheff. Dan Sheff objected due to part of the documentation received was compiled by an architecture firm different for the one ultimately retained by the owner.

Chair/Co-Chair Signature: Mary Ann Colopy

Chair/Co-Chair Name: _____

Date: September 7, 2025

CC: East Aurora Village Administrator
East Aurora CEO
File

EAST AURORA
HISTORIC
PRESERVATION
COMMISSION

The Historic Preservation Commission received and reviewed the application to consider 670 Main St First National Bank of EA/ Liberty Bank Building as a local landmark. The application was reviewed, a public hearing held, and the Commission voted to approve the designation.

We reviewed historic photographs, historic maps, and enlisted the aid of the Village Historian Rob Goller. Mary Ann Colopy (Chair) reviewed the archival holdings regarding this building, which include physical artifacts and volumes of business records. A site visit showed that the building is substantially unaltered in exterior appearance. The application narrative presented reinforces our findings.

670 Main St meets local landmark classification under several criteria of local code 156-3

1. Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation.
2. Is identified with historic personages;
3. Embodies the distinguishing characteristics of an architectural style;
4. Is the work of a designer whose work has significantly influenced an age; or
5. Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

LANDMARK INSTRUCTIONS

VILLAGE OF EAST AURORA
VILLAGE HALL • 585 OAKWOOD AVE
EAST AURORA, NEW YORK 14052
(716) 652-6000 FAX (716) 652-1290

EAST AURORA HISTORIC PRESERVATION COMMISSION

INSTRUCTIONS AND PROCEDURES FOR

NOMINATION FOR

DESIGNATION OF LANDMARK OR HISTORIC DISTRICT

(Pursuant to Chapter 156 of the Village Code)

IMPORTANT NOTE: *The Commission is mindful that the application form is somewhat lengthy and detailed. Do not be discouraged! It is that way only to lessen the possibility that relevant information may be omitted. The Commission is aware that much of the information requested may be either non-applicable, unavailable or irrelevant. The Commission is willing to be flexible in this regard and does not wish to deter the public from submitting an application. Therefore,* ***the applicant should feel free to leave blanks in the form where appropriate.***

1. Nomination Form. The applicant should complete and sign the nomination form and submit the original to:

   East Aurora Historic Preservation Commission
   c/o Village Administrator
   Village of East Aurora
   585 Oakwood Avenue
   East Aurora, New York 14052

   Be sure to make a copy of the nomination for yourself.

2. Additional Materials. To the extent applicable and available, the application should be accompanied by:

   - Photographs of the property (new and old, if available).
   - Scaled site plan or survey of the property, if applicable and available.

- Legal description of the property (*i.e.*, from a deed), if available.
- Clippings from newspapers, books, magazines or other publications which relate to the property, if any, if available.
- Portions of historic surveys or reports which relate to the property, if any, if available.

The applicant's name should be noted on all materials submitted, which may not be returned. Photocopies are acceptable.

3. Public Hearing. Once the nomination form has been completed and the accompanying materials submitted, the nomination will be scheduled for a public hearing before the Commission as soon as practicable. The Commission meets monthly (second Wednesday) at 6:15p.m. in the upstairs conference room of the Municipal Hall at 585 Oakwood Avenue. The applicant (or the applicant's agent, if applicable) will be notified of the hearing date and should plan on appearing in person. The owner of the property (if different from the applicant) will also be notified by registered mail. Any other supporters of or opponents to the application may also be heard. The Commission may request additional information relating to the proposed designation. The Commission may adjourn the hearing pending receipt of such additional information, or for other reasons, in the Commission's discretion.

4. Criteria. Section 156-3 of the Village Code, entitled "Designation of Landmarks or Historic Districts", states that a property may be designated as a landmark if it:

   i) Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or

   ii) Is identified with historic personages; or

   iii) Embodies the distinguishing characteristics of an architectural style; or

   iv) Is the work of a designer whose work has significantly influenced an age; or

   v) Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

It also states that a group of properties may be designated as an historic district if it:

   i) Contains properties which meet one or more of the criteria for designation as a landmark; and

   ii) By reason of possessing such qualities, it constitutes a distinct section of the Village.

5. Decision. As soon as practicable, the Commission will issue a written decision on the nomination. A copy of the decision will be mailed to the applicant (or the applicant's agent, if applicable), as well as to the owner (if different from the applicant) and to any other persons who appeared on the record at the hearing (provided they furnished a mailing address for that purpose).

6. Village Board Approval. If the Commission designates a property as a landmark or a group of properties as an historic district, as soon as practicable the Commission shall present such designation to the Village Board of Trustees for approval.

7. Plaque and/or Certificate. If the owner of a designated landmark or historic district so wishes and requests, the Commission may present the owner with a plaque and/or certificate commemorating such designation, the form, content and design of which shall be specified by the Commission. The owner shall be responsible for prepayment of any expense associated therewith.

LANDMARK FORM

VILLAGE OF EAST AURORA
VILLAGE HALL • 585 OAKWOOD AVE
EAST AURORA, NEW YORK 14052
(716) 652-6000 FAX (716) 652-1290

EAST AURORA HISTORIC PRESERVATION COMMISSION

NOMINATION FOR

DESIGNATION OF LANDMARK OR HISTORIC DISTRICT

(Pursuant to Chapter 156 of the Village Code)

APPLICANT INFORMATION

Applicant Name: Carner Development Group

Mailing Address: 16 Church St, East Aurora, NY 14052

Telephone: (716) 725-7669

If applicant is acting through an authorized agent or legal representative, identify agent's name, address and telephone:

Mary Del Vecchio, Carner Development Group

16 Church St, East Aurora, NY 14052

(716) 725-7669

Does applicant own the property?: ⦿ Yes ○ No

If no, identify owner's name, address and telephone:

_____

_____

_____

If applicant is different from owner, does the owner concur in this application? ○ Yes ○ No

If applicant is different from owner, is there a relationship between applicant and owner? ○ Yes ○ No

If yes, explain:

_____

_____

_____

If applicant is different from owner, explain applicant's interest in the property:

_____

_____

_____

Is applicant or owner related to any official or employee of the Village of East Aurora or the East Aurora Historic Preservation Commission?

○ Yes ⊙ No

If yes, explain: _____

PROPERTY INFORMATION

Property Address: 670 Main Street

East Aurora, NY, 14052

Name of Property (if applicable): First National Bank of East Aurora (historic name) / Liberty Building

Tax Map ID No.: 165.170-6-25

Zoning Classification: Neighborhood Commercial

Parcel Size: 0.1855 acres

Present Use of Property: Vacant former bank under historic rehabilitation for mixed use.

Historic Use of Property: Bank, Bus Stop

Designation Sought (check one): ☑ Landmark ☐ Historic District

Year of Construction: 1911,1916,1925,1955,1961

Original architect (if known): Harris & Merritt, architects

Original builder (if known):

Original and subsequent owners of the property, including dates of ownership (if known):

First National Bank of East Aurora, 1911 - 1916

Erie County Trust Company, 1916 - 1961

Liberty Bank, Norstar, Fleet, 1961 - 2004

Bank of America, 2004 - 2022

Describe the architectural style of the property:

Classical Revival

Further description is in the attached narrative prepared by kta preservation specialists.

Describe primary building materials:

Foundation:	Concrete	Roof:	Flat
Walls:	Buff brick	Other:	

How does the property in its present condition materially differ from the property as originally constructed? Describe material alterations or additions to the property subsequent to its original construction (include dates if known):

The present exterior condition represents the originally constructed condition over time.

Further description is in the attached narrative prepared by kta preservation specialists.

Describe the present condition of the property:

Two-story (with basement), flat-roofed white brick commercial bank building in good condition.

Further description is in the attached narrative prepared by kta preservation specialists.

Describe site and surroundings (*e.g.*, outbuildings, landscaping, neighborhood):

Among other Main Street commercial buildings.

Further description is in the attached narrative prepared by kta preservation specialists.

Are there any presently known threats to the property? ○ Yes ⊙ No

If yes, describe:

Is the property associated with any personages of historic significance? ⊙ Yes ○ No

If yes, identify and explain:

Seymour H. Knox, stockholder; Aaron Merritt and Thomas Harris, architects; Abbott Griggs, Director and President; George E. Merrill, Sr., President.

Describe the historic significance of the property (*i.e.*, why it merits designation as a landmark or historic district). Indicate relevant sources of information. Attach additional sheets as needed:

See The First National Bank of East Aurora Liberty Local Landmark criteria summary attached.

Further description is in the attached narrative prepared by kta preservation specialists.

CERTIFICATION

APPLICANT: I hereby certify that this application is accurate and complete to the best of my knowledge.

Applicant's Signature: _____ Date: 7/1/2025

OWNER: (if different from applicant, and if owner concurs in application): I have read and familiarized myself with this application and do hereby consent to its submission and processing.

Owner's Signature: _____ Date: 7/1/2025

CLINTON BROWN COMPANY ARCHITECTURE, PC
Renewing Historic Buildings & Heritage Places℠

September 5, 2025

The First National Bank of East Aurora / Liberty Building
670 Main Street, East Aurora, Erie County, NY
Local Landmark Criteria Summary
CBCA 25-059

i) The First National Bank of East Aurora at 670 Main Street possesses special character, historic and aesthetic interest and value as part of the cultural, political, economic or social history of East Aurora. Its architectural design quality and commercial prominence anchoring the corner of Main Street and Church Street for more than 100 years make it a commercial district landmark. It was founded and operated by prominent East Aurora business leaders at a time of growing economic and cultural wealth as the Village was becoming a commercial and cultural center of the region.

ii) The First National Bank of East Aurora is identified with historic personages in the development of East Aurora, including Seymour H. Knox, stockholder; Aaron Merritt and Thomas Harris, architects; Abbott Griggs of Griggs and Ball, Director and President; George E. Merrill, Sr., President, a founder of the East Aurora Country Club with Griggs.

iii) The First National Bank of East Aurora embodies the distinguishing characteristics of an early twentieth century commercial building, in form and details, often utilized to convey the trustworthiness and stability of the public banking system during the early twentieth century.

iv) The First National Bank of East Aurora is the work of East Aurora architects Aaron Merritt and Thomas Harris whose work has significantly influenced the distinctive character of East Aurora in residential and commercial building design.

v) The First National Bank of East Aurora's architectural design quality and commercial prominence anchoring the corner of Main Street and Church Street for more than 100 years make it a commercial district landmark, a familiar visual feature of the Village center.

Revised September 5, 2025

Entire Contents Copyright 2025

Front of building from Main St. as of 8.8.25

Block up front of building as of 8.8.25

Side of building from Church St. as of 8.8.25

Side of building from Church St. as of 8.8.25

Side of building from Church St. as of 8.8.25

Side of building from Church St. as of 8.11.25

Side of building from Church St. as of 8.8.25

Back of building from Church St. as of 8.8.25

Back of building-2 as of 8.8.25

Back of building from lot leased by village for public parking as of 8.8.25

kta preservation specialists

422 Parker Avenue, Buffalo, New York 14216
716.864.0628

670 Main Street: First National Bank of East Aurora
East Aurora, NY

Description

The First National Bank of East Aurora at 670 Main Street is a two-story (with basement) white brick commercial bank building in the Village of East Aurora in Erie County, New York. Constructed in 1911-1912 to house the First National Bank of East Aurora, the building served as a bank until 2021. The building was also designed to house a commercial storefront to the east, which served as a drugstore into the mid-twentieth century, separated by a brick dividing wall with no internal connections to the bank in the west. The building was designed with Classical Revival details, a style often utilized to convey the trustworthiness and stability of the public banking system during the early twentieth century.

The building is located at the northeast corner of Main Street and Church Street in the Village of East Aurora. Main Street, the commercial artery of the village, also designated as NYS Route 16, is a predominately north-south state highway that connects the Pennsylvania border to the south with State Route 5 in Buffalo to the north. It runs east-west through the Village of East Aurora at this location. The building is situated by other brick and frame commercial buildings of similar heights and setbacks, built during the late nineteenth and early twentieth centuries. The popular five-and-dime store of Vidler's is located directly adjacent to the east and another historic bank building, the Bank of East Aurora (1923, NR Listed 2021), is across Main Street to the southwest about a block away.

The First National Bank of East Aurora is situated on a rectangular lot that extends north from Main Street along the east side of Church Street. It is setback from the streets by a concrete sidewalk to the south and west, about ten feet on Main Street and about five feet on Church Street. A pedestrian streetlight is located at the curb at the corner., with breaks in curbing to cross the streets to the south and west. The building reflects a change in grade for the site, with a raised basement that accommodates a slope downwards to the north. The full-height brick rectangular block faces Main Street, with one-story plus basement brick portions stretching to the rear. A midcentury drive-through portion was added to the rear (north) in 1955. It accesses an asphalt parking lot through a break in the curbing on Church Street.

The building reflects its three major stages of construction moving northwards, although the primary elevation facing south onto Main Street presents only the original construction period from 1911-1912. The original portion is two stories above a raised basement, effectively three stories total above grade. Moving north, the subsequent construction periods are marked by rectangular brick additions that are one story shorter in height. These portions were constructed in 1924 and 1955, respectively moving from south to north. The 1924 addition is a small two-bay-wide brick extension with flat roof. The 1955 addition is more extensive, with an

L-shaped massing, porte-cochere for vehicular access at ground level at its south end, and drive-through teller at the north end.

The primary elevation faces south onto Main Street, with a five bays wide façade divided into two parts: the three-bay bank to the west and the two-bay commercial storefront to the east. A solid brick party wall divides these two portions, slightly recessed from the rest of the elevation and visible from the exterior. A concrete cornice with dentils unites the south elevation and wraps around the west elevation below the flat roofline. The building is largely intact, although the original windows in the bank portion have been replaced with nonhistoric aluminum one-over-one windows by Liberty Bank in the 1970s, after the period of significance. The northernmost addition retains one-over-one sash windows, likely dating to their construction in 1955.

The bank portion has a recessed central entrance with glass doors and transom dating to ca. 1960. The doorway is framed with a brick surround, which may be covering the historic surround. A secondary entrance is located in the west bay, with a glass door and transom within the historic, expanded rectangular window opening. The first-floor window openings have concrete keystones and concrete sills on the east and west elevations. The upper floor windows have thin concrete sills, with a paired window in the central bay. The bays are divided by thin brick pilasters culminating in round concrete modillions below the cornice. A concrete ramp with metal handrails accesses the entrance, as well as two concrete stairs.

The storefront portion to the east is two bays wide, featuring the same cornice and concrete modillions as on the west portion. The storefront has a recessed central entry with glass door and nonhistoric glass storefront windows above a red brick base. The storefront is nonhistoric, with an awning above. An offset entry accesses the upper floor. On the second floor, a single window and a tripartite window occupy the bays in an asymmetrical organization, linked by a single concrete sill spanning both windows.

The west elevation is six bays wide in the original 1911-1912 portion, with a two bay wide 1925 addition and an L-shaped five-bay wide 1955 addition moving from south to north. A two-bay wide drive-through, also constructed ca. 1955, is located at the northern end. In the 1911-1912 portion to the south, the raised basement visible accommodates the downward slope of the site, with glass block windows of diminishing sizes moving southward. A secondary entrance is located in the northernmost bay. A concrete belt course separates the basement level from the upper floors. On the first floor, the first, fifth, and sixth bay from the south each had single fixed pane windows in historic openings with concrete sill, beneath concrete keystones matching those on the south elevation. A diamond-shaped motif surrounded by rectangular header rows is located above the windows in the northern bays. The three central openings have openings with larger concrete keystones set with a round arch with five header rows, with fixed triple pane windows above concrete sills. The top floor has two single window openings in each bay

above the round-arched windows, linked by a concrete sill. The outer bays have a single window in each bay, with concrete sills. Thin brick pilasters topped with concrete round modilllions divide each bay, matching those on the primary elevation.

~~The interior plan, form, and materials reflect the building's historic use as a bank, with~~ a separate ~~storefront to the east~~. In the bank, the first floor is accessed from the south elevation, entering onto a single open space. There are concrete floors and windows along the west wall. Near the primary entrance, an L-shaped staircase leads to the second floor offices. A square newel post and curved handrail with paneled baluster rail lines the stairs, with beadboard paneling rising halfway up the wall in the stairwell. Upstairs, the space has been stripped to a mostly open space, though steel framing for subdividing walls indicates the floor plan. Historic window openings remain intact in their original locations.

The building remains intact with sufficient architectural integrity to convey its history as a bank in downtown East Aurora's commercial corridor on Main Street. The building's brick façade, historic window openings, fenestration patterns, and interior form and materials are intact to convey the utilization of the Classical Revival style to a bank building in the Village of East Aurora.

Significance

The First National Bank of East Aurora contributed to the development, growth, and prosperity of downtown East Aurora, NY during the early to mid-twentieth century. The building is significant under Criterion C in the area of Architecture as a representative intact example of an early twentieth-century Classical Revival style bank building. The bank is typical of many small, local banks constructed in the first half of the twentieth century in its use of Classical Revival design, which helped to establish trust in the public banking system. The building is also significant under Criterion A in the area of Commerce as a local example of a branch for a large, federally established bank that supported the economic growth and prosperity of East Aurora for over a century. During its fifty years of operation, first as the First National Bank (1911-1916) and then as the Erie County Trust Company (1916-1961) the bank served as an economically and architecturally significant part of East Aurora's history. Its history is connected to the early growth and subsequent larger shifts in regional banking that occurred throughout the twentieth century, including the transitions from a locally owned First National Bank to the Erie County Trust Company.

The period of significance begins with the construction of the building in 1911 and ends when the bank was sold to the Liberty Bank of Buffalo in 1961. The closure of the Erie County Trust Company marked the end of all major local ties to the establishment of the building as a bank in 1911. All major changes to the building, including the rear additions in 1925 and 1955, were completed within this period of significance.

History of the Building, 1911-1961

The First National Bank of East Aurora is a good representative example of a 1910s commercial bank building that served as a single use for over a century. It was constructed in 1911-1912 as a bank and continued to be used for that purpose until 2021, demonstrating the evolution of banking activity on Main Street over time. The adjacent storefront, separated by a party wall but designed and constructed by the same architect, operated as a drug store through the period of significance.

First National Bank

The First National Bank was officially organized about a year before the bank building was completed. In early 1911, the bank was organized with a capital of $50,000 and a paid up surplus of $10,000. There were thirty stockholders at its founding, nearly all of whom were businessmen of the Village of East Aurora. Seymour H. Knox was among the stockholders as well. The bank opened in June 1911 in temporary headquarters in the Baetzhold Block while the building was under construction.

In June 1911, the First National Bank purchased the former William A. Gerber property at the corner of Church and Main Street in the Village of East Aurora. The east portion of the site was divided and sold to E.M. Cummings, a local drug store owner who the bank shared the building with throughout the period of significance (see section below).

Architect Aaron R. Merritt, working with Thomas W. Harris as of that year, was commissioned for the building in 1911. Merritt was born in East Aurora in 1883, went to East Aurora High School and then Yale, studying architecture at MIT. Merritt and Harris worked together until 1922, after which time Merritt continued to design buildings through the 1930s. They designed many buildings in East Aurora, including the East Aurora High School and the Bank of East Aurora (both extant).

The building was completed in 1912, with the bank occupying their space by May of that year. The bank's public space was on the first floor, with offices in the raised basement and second floor. The *East Aurora Advertiser* described the building at that time: "The structure is handsome on the outside and a big addition to our business section, but the inside is more beautiful than the outside."[1] Inside, the main room was "large, light and airy," with marble floors, white marble counters and mahogany trim. A private office and a small ladie's rest room was located off the main space, and a director's room was located to the rear. The bank

[1] "A Handsome Structure," *East Aurora Advertiser*, May 16, 1912.

contained a vault, with a massive door, time lock and 'modern appliances,' with a large safe and steel file cabinet.

Erie County Trust Company

In 1916, the First National Bank of East Aurora became the Erie County Trust Company. The original directors remained affiliated, with Abbott Griggs (also a director) serving as president of the bank both before and after the transition, until he died in 1917.

World War I was a profitable time for the bank, asit immediately proceeded to help the government with financing the war effort. The Erie County Trust Company, like other banks, promoted the sale of war bonds. They also donated a dividend of one percent to the American Red Cross. In 1918, the Federal Reserve Bank of New York awarded a Certificate of Distinguishment of Financial Service to the Erie County Trust Company for its effort on bond sales during the war. The bank's resources exceeded one million dollars for the first time that year.

In 1921, the Erie County Trust Company installed a modern burglar alarm system and a brightly illuminated two-sided copper, bronze, and plate glass clock that chimed each quarter hour on the front of the building. The clock helped to distinguish the bank from another bank down the street, the Bank of East Aurora. In 1922, that bank was constructing a new bank building across the street from the nominated building. There was a friendly competition between these banks for many decades. The clock was featured in advertisements for the Erie County Trust Company until the 1940s, demonstrating its function as a branding device.

In 1923, an addition was constructed at the north end of the bank. Designed by the same architecture firm, Merritt and Harris, the addition provided space for an updated sercurity vault, new director's room, and additional work space. The land required for this addition was available subject to the right of way by E.M. Cummings, the drugstore owner occupying the east portion of the building. The rights were granted, and the addition was completed in 1924.

This addition added about twenty-four feet of space to the original building footprint. The original vault inside the bank was destroyed, enabling more work space in the main public room. A new vault was constructed in the addition, as well as a small book vault. A large vault for storage of bulky objects was also located in the basement level. Over fifty tons of steel was used in these vaults. A new bank director's room was built on a mezzanine at the rear. The addition cost about $26,000, with over half of that cost on the vaults themselves.

The Erie County Trust Company also withdrew from the Federal Reserve system in 1923. Relationships had been cordial, but since reserve requirements were higher than for non-

member state banks, membership provided very few benefits and, at least to some degree, limited earnings due to high reserves.

The bank continued to grow during the 1930s, despite the Great Depression. By 1926, its resources exceeded two million dollars. The economic crash of 1929 was not immediately felt by the Erie County Trust Company, as that had been the bank's most profitable year overall. The population of East Aurora also increased rapidly during the 1920s, by about 29% over all, leading to a bigger customer base for the bank. In 1933, George E. Merrill, President of the Erie County Trust Company at the time, was the only small town banker appointed to the New York State of Reconstruction Finance Corporation. The Committee was set up in accordance with President Roosevelt's pronouncement that there should be a New York office of the RFC, in response to the financial crisis of that year.[2] In 1935, the bank was among many others that were authorized to grant mortgages under provisions of the National Housing Act. By 1937, deposit growth had resumed and the bank resources were again over two million dollars.

In 1938, Norton became the bank's President after Merrill's retirement. He began discussing remodeling plans, but did not act on it due to the onset of World War II. In 1940, minor changes were made to the banks interior, which included the " rearrangement of the L-shaped Lobby into more easily adaptable U-shaped units and the addition of two extra tellers windows. A vault ventilator was also installed in the upper vault."[3]

World War II brought staff shortages and temporary employees were hired. It also brough money, as deposits int othe bank increased to over three million dollars, and all time high at the time. In 1943, Miss Helen Whitney was electred Assistant Secretary, the first woman to be elected an officer by the bank. Over one million dollars in war bonds were sold by the bank that year.

In the postwar period, high employment and lack of consumer spending meant that company experienced growth in deposits to over five million dollars by 1944 and over six million by 1945. The U.S. Treasury department thanked the bank for its participation and patriotic cooperation on behalf of the Seven War Loan program with a certificate.

In 1948, minor renovations were conducted to reorganize the bookkeeping department and to increase space and efficiency of the layout, although details regarding this renovation have not yet been uncovered. It is likely that these were surface level changes, such as new furniture and arrangements.

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[2] *East Aurora Advertiser*, November 23, 1933
[3] Courtesy of Archives

A more substantial addition was made to the bank in the 1950s. In 1954, bank Predisent Norton was granted authority to purchase land immediately north of the bank and erect a new addition. This addition primarily served the purpose of a drive through bank teller operartion, the first ever in East Aurora. Built by the John Cower Company beginning in November 1954, the addition was completed by 1955. A house previously on the site was moved to make way for the addition.

The addition opened in 1955, making front page news in the local newspaper as the first bank in the region to open a drive through service. Over 1000 people attended the opening. The new addition was described, with the "lower floor drive in window, as well as employees lounge above on the second floor, additional teller windows in the old building, department quarters and loan division with the main vault door being moved to north side, to provide new safe deposit facilities." A few other changes were made to the original building portion at this time, as images show a new doorwary surround of granite stating 'Erie County Trust Co.' over the main entrance, with new glass doors as well.

Only a few other small changes occurred before the period of significance ended. In 1956, the Griggs clock, from the estate of the previous bank director Griggs, was moved into the bank lobby. In 1960, the 1921 clock was replaced with a new digital clock attached to the exterior near the roofline.

In 1961, the Erie County Trust Company was consolidated to become the Liberty Bank of Buffalo. This change marked a new flow of investment and banking operations, as the bank was no longer as firmly rooted in local business as when it was run and owned by primarily East Aurora businessmen.

Commercial (East) Storefront

The commercial storefront to the east is located on a separate parcel with a separate address (674 Main Street), with a different owner than the bank at 670 Main Street. This is both a historic and present condition. It was designed and built, however, by the same architect at the same time as the bank to the west.

When the site was purchased by the bank in 1911, it was also shared with E.M. Cummings, owner of the drug store that occupied the building once it opened. Both parts of the building today occupy the site that once belonged to William A. Gerber. When the site was purchased, the First National Bank directors planned to build their bank upon the site. They worked with E.M. Cummings to share the costs of construction for the building, which would also house a storefront portion to the east, separated by a solid brick party wall. Archival materials at the Aurora Historical Society state that E.M. Cummings purchased a portion of the Gerber parcel and also paid for the construction of his portion of the building to the east:

> At the same meeting, there was sold to E.M. Cummings 24 feet of the frontage to the east side of the lot with 90 foot depth, together with a right of way across the north side. The building plans call for the erection of a two-story brick building, 50 x 70 feet containing the bank in west 32 feet and E.E. Cumming Store in the east 24 feet. Mr Cummings reimbursing bank for cost of the erection of his store. [4]

In this arrangement, it seems that E.M. Cummings purchased his half of the parcel and funded the construction of his half of the building. Architect Merritt designed it as a single brick building with two fully divided portions, with distinct storefronts and entrances but a shared ornamentation with a unifying cornice.

E.M. Cummings moved into his storefront space in March 1912, a few months before the bank officially opened. Cummings operated his drugstore there, later known as Rexalls Drug store, for the rest of his life. He sold the building and business in 1952, and a party wall agreement was arranged with the new owner. Later, Rexalls became known as Larwoods, still operating as a drug store. Larwoods relocated to Oakwood Avenue after the period of significance, where it is still in operation today.

Bank Buildings in the Village of East Aurora

The First National Bank of East Aurora is situated, geographically and historically, amongst two other bank buildings in the downtown commercial corridor of the Village of East Aurora. The First National Bank building was the longest to be in continual operation as a bank, amongst these three examples.

The oldest remaining example is the bank building at 710 Main Street, although it has been substantially altered with nonhistoric materials and form to detract from its architectural integrity. It was designed in 1890 by Bethune and Bethune, the firm of America's first professional female architect Louise Bethune. It features Romanesque Revival style details such as a sandstone massing and round arched windows, although its storefront and fenestration has been muddled from its original form. This served as the sole bank, the Bank of East Aurora, until the First National Bank of East Aurora opened in 1911. After serving as the Bank of East Aurora, 710 Main Street later housed the East Aurora Advertiser and now houses Revolver Records.

The Bank of East Aurora at 649 Main Street is a newer example of a bank building in the Village of East Aurora. Constructed in 1922, this Classical Revival style bank building was designed by Aaron Riley Merritt, the same architect who designed the nominated building in the previous decade. A friendly competition existed between the Bank of East Aurora and the newer First National Trust (by then, Erie County Trust Company). The Bank of East Aurora's new building in

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[4] "History 1911" archives

1922 utilized the Classical Revival style to a grander extent than the more modest application of the style in the nominated 1911 building. Its larger size and more elaborate ornamentation aimed to attract customers away from the competing Erie County Trust Company bank at the time, designed by the same architect. The Bank of East Aurora building at 649 Main Street was listed on the National Register in 2021 and has been adaptively reused as a hospitality space.

After the Period of Significance, 1961-2024

After the bank consolidated to become the Liberty Bank of Buffalo in 1961, a few changes were made to the building. The Liberty Bank removed the historic wood sash windows in many places, replacing them with aluminum one-over-one windows sometime in the 1970s. The roofline clock was replaced with a more recent low hanging clock in the 1970s as well. In subsequent decades, the bank changed names several times due to buyouts and mergers. During the late twentieth century, it served as Liberty Bank, Norstar, and Fleet, in that order. BY the early 2000s, it served as a Bank of America.

The Bank of America announced its closing in 2021.[5] By 2022, the bank was closed and the space was vacant. At the time it closed, the Bank of America donated the old Griggs clock from the bank lobby to the Historians Office in the Aurora Historical Society, along with some archival materials. The bank has remained vacant through that time into 2024. The adjacent storefront to the east is still occupied, currently operating as a salon.

[5] Matt Glynn, "Bank of America to close East Aurora Branch," *Buffalo News*, April 15, 2021.

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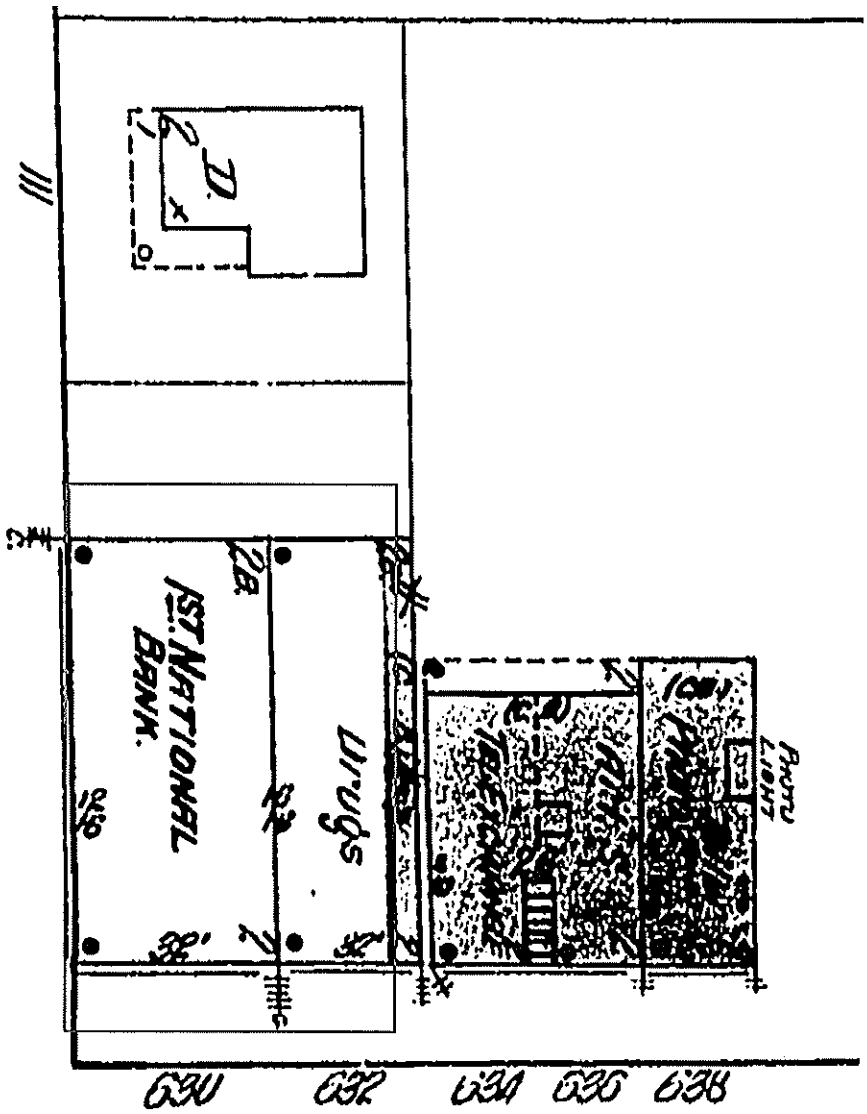
Historic Maps

1912 Sanborn Fire Insurance Map
Nominated building is outlined
N^



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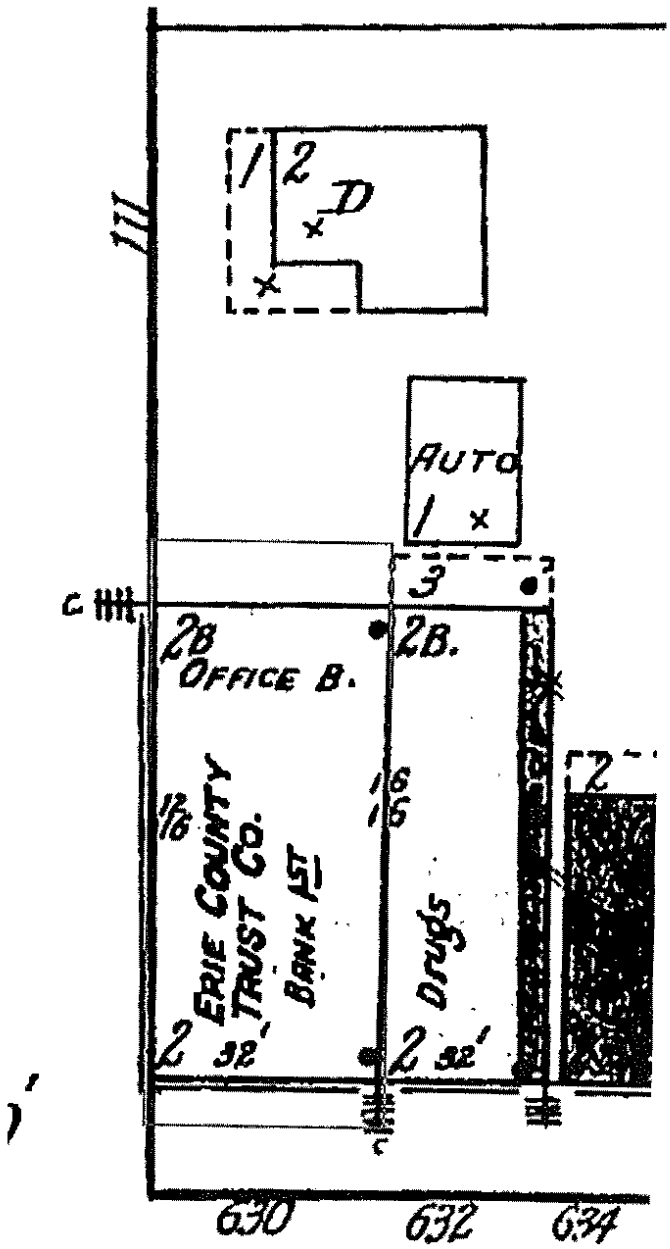
1920 Sanborn Fire Insurance Map
Nominated building is outlined
N^



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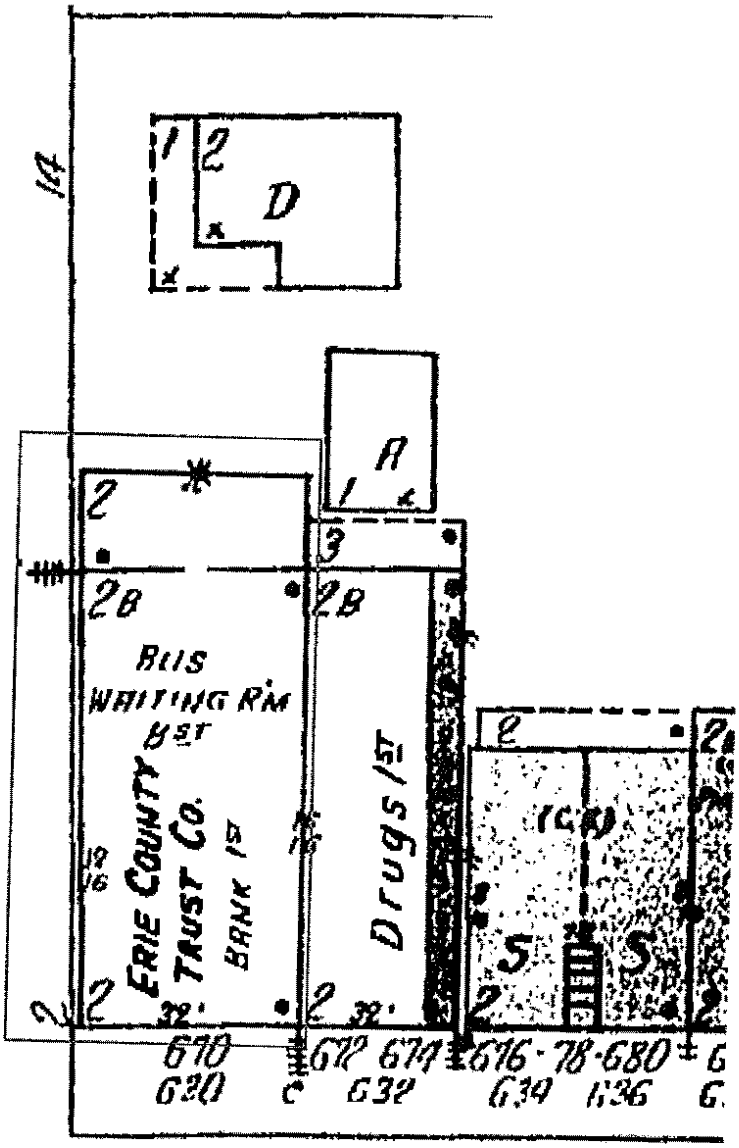
1927 Sanborn Fire Insurance Map
Nominated Building is outlined
N^



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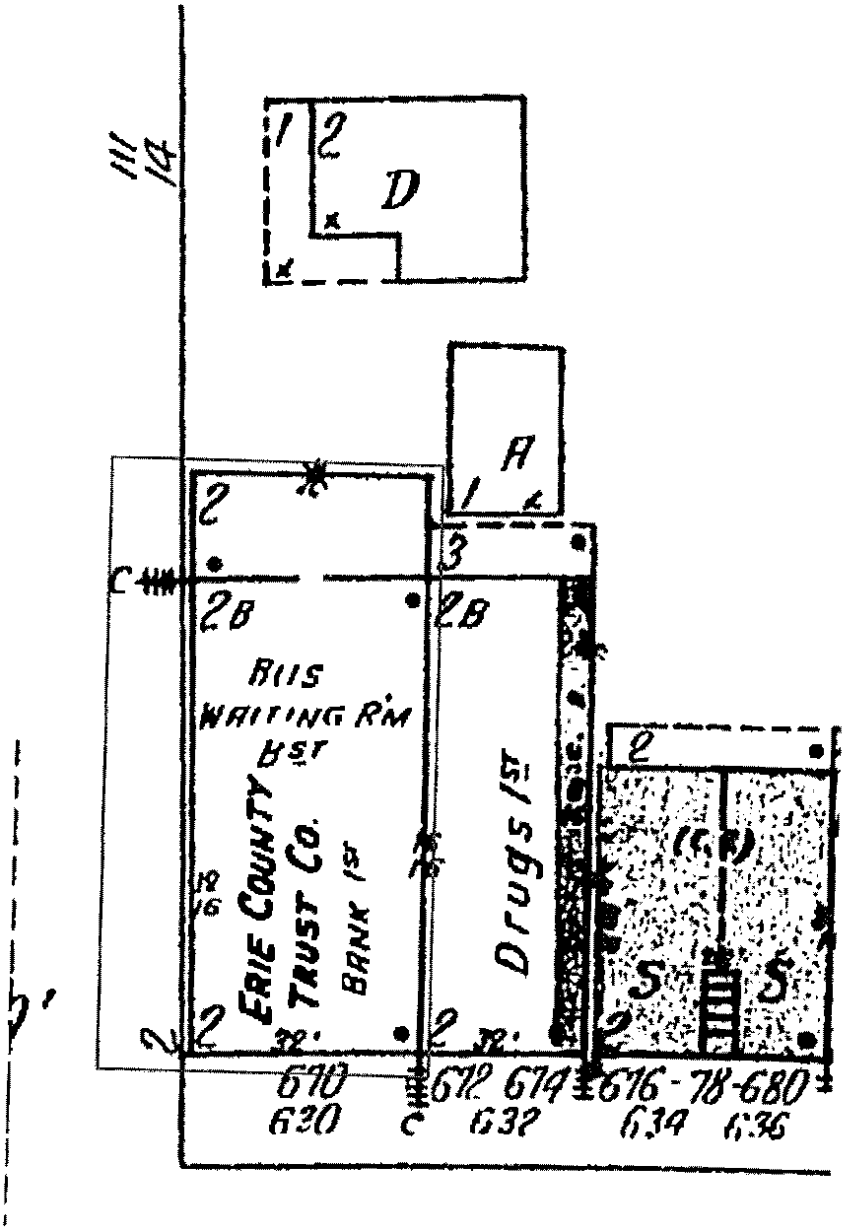
1950 Sanborn Fire Insurance Map
Nominated building is outlined
N^



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Historic Images

Photo from *The Buffalo Times*, June 9, 1912

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Postcard of building, ca. 1915

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Undated Photo showing side elevation (ca. 1918)

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Undated Photo of Building with holiday flags (ca. 1915)

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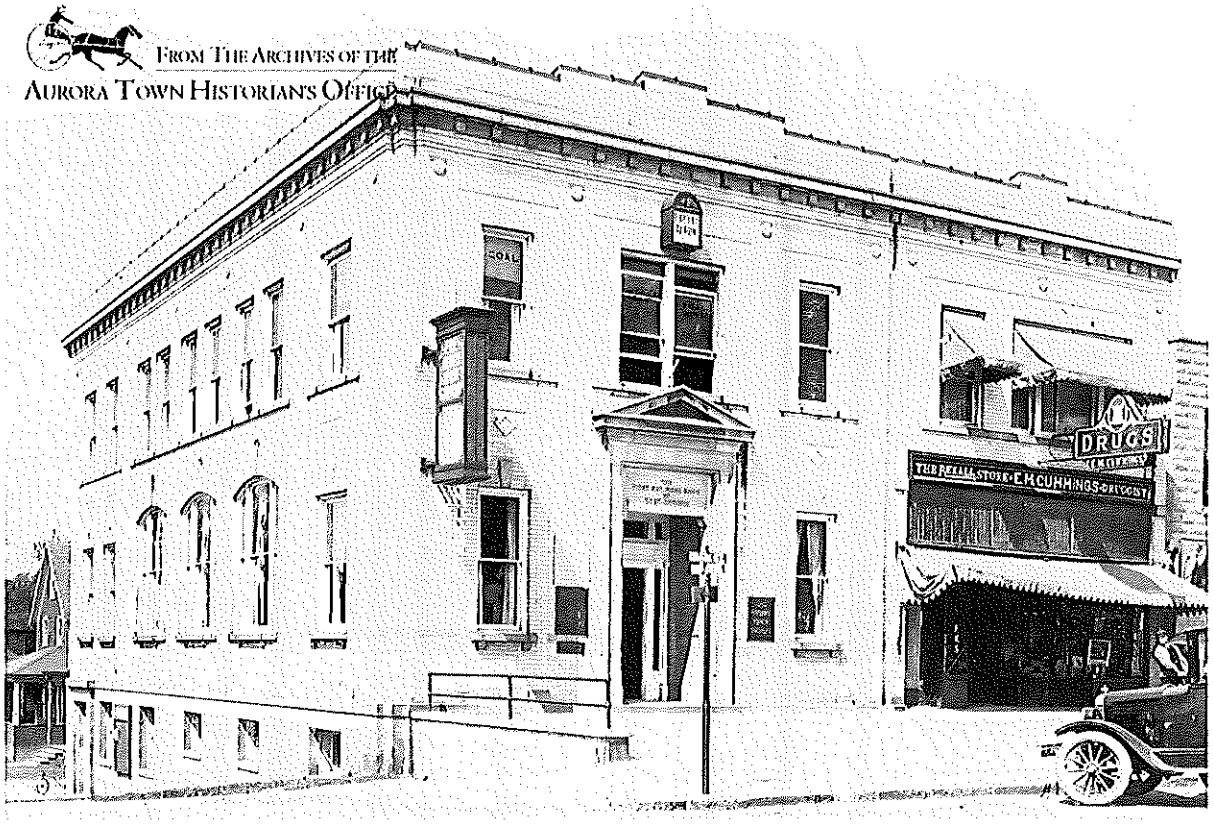
Photograph across Main and Church Streets, ca. 1920s



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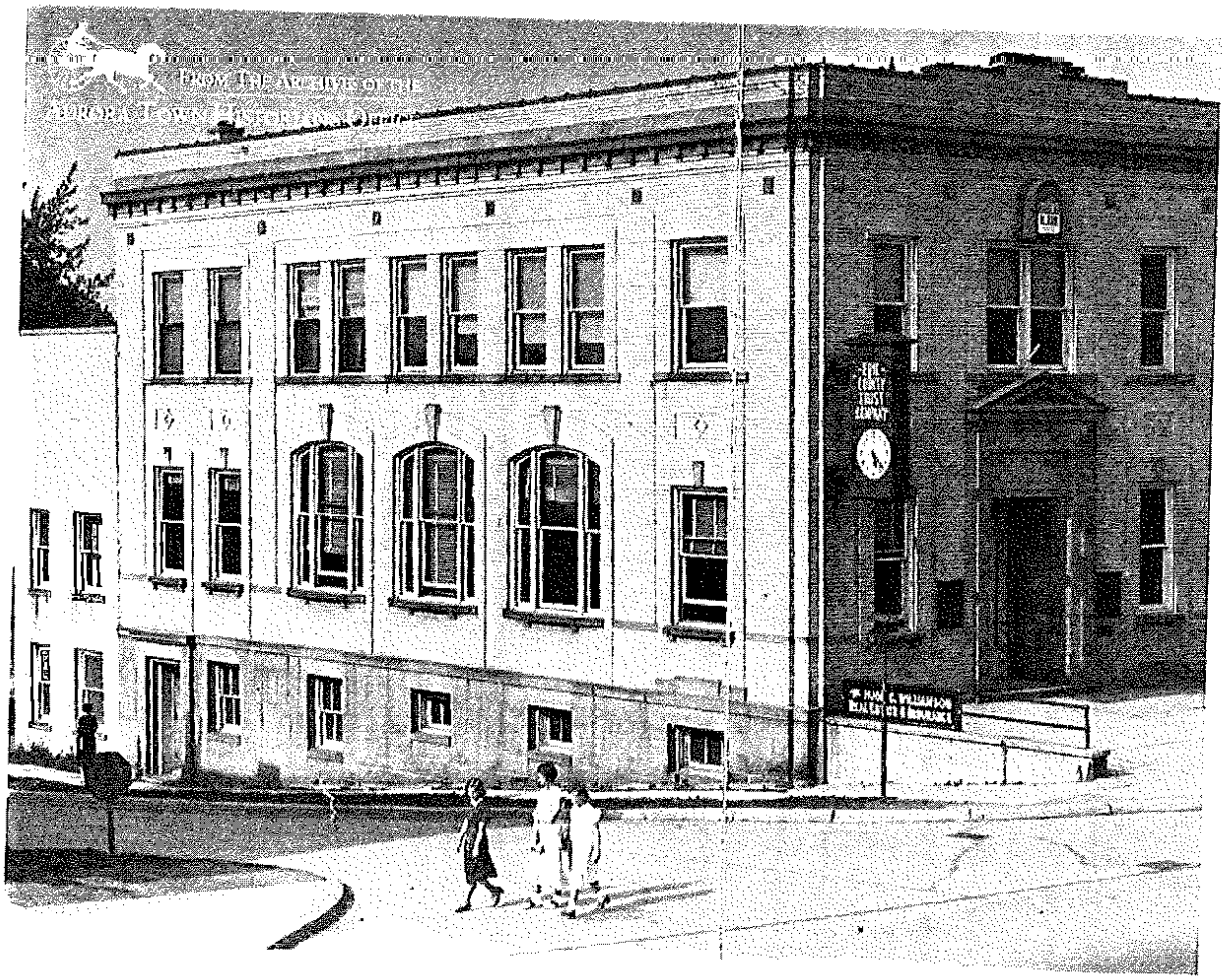
Photograph of Exterior with side elevation, ca. 1930



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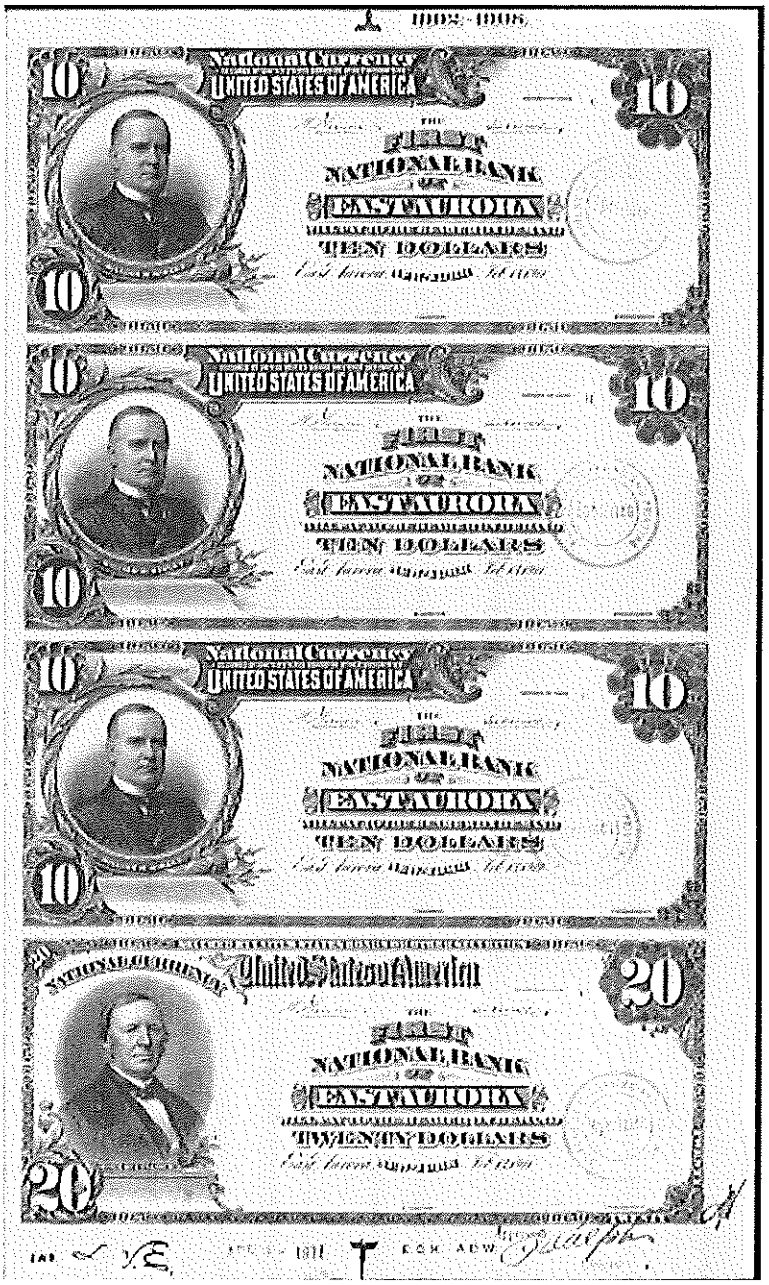
Bank Note, 1911



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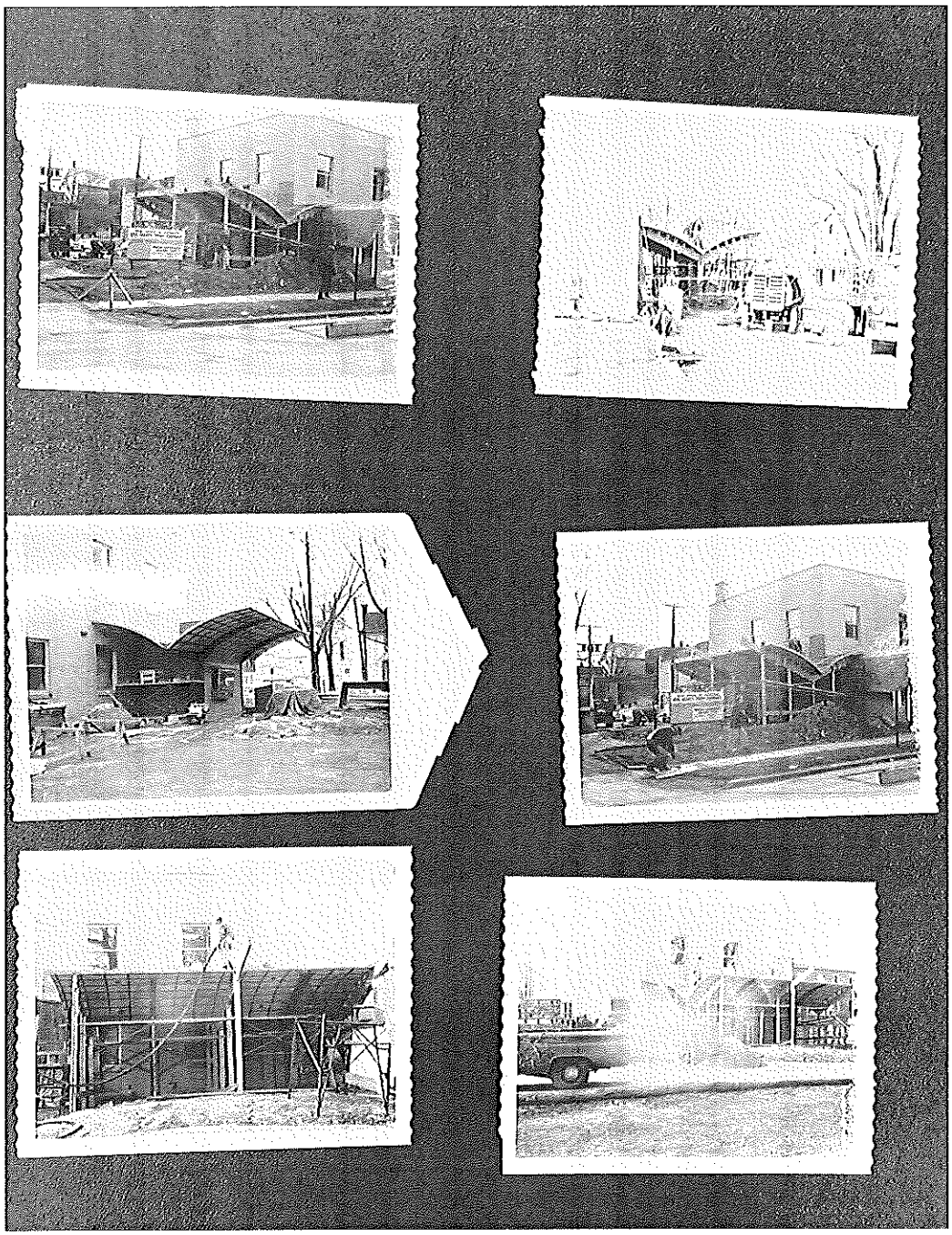
Ca. 1954-1961 photographs of drive through construction



Photograph of Drive through, ca. 1961

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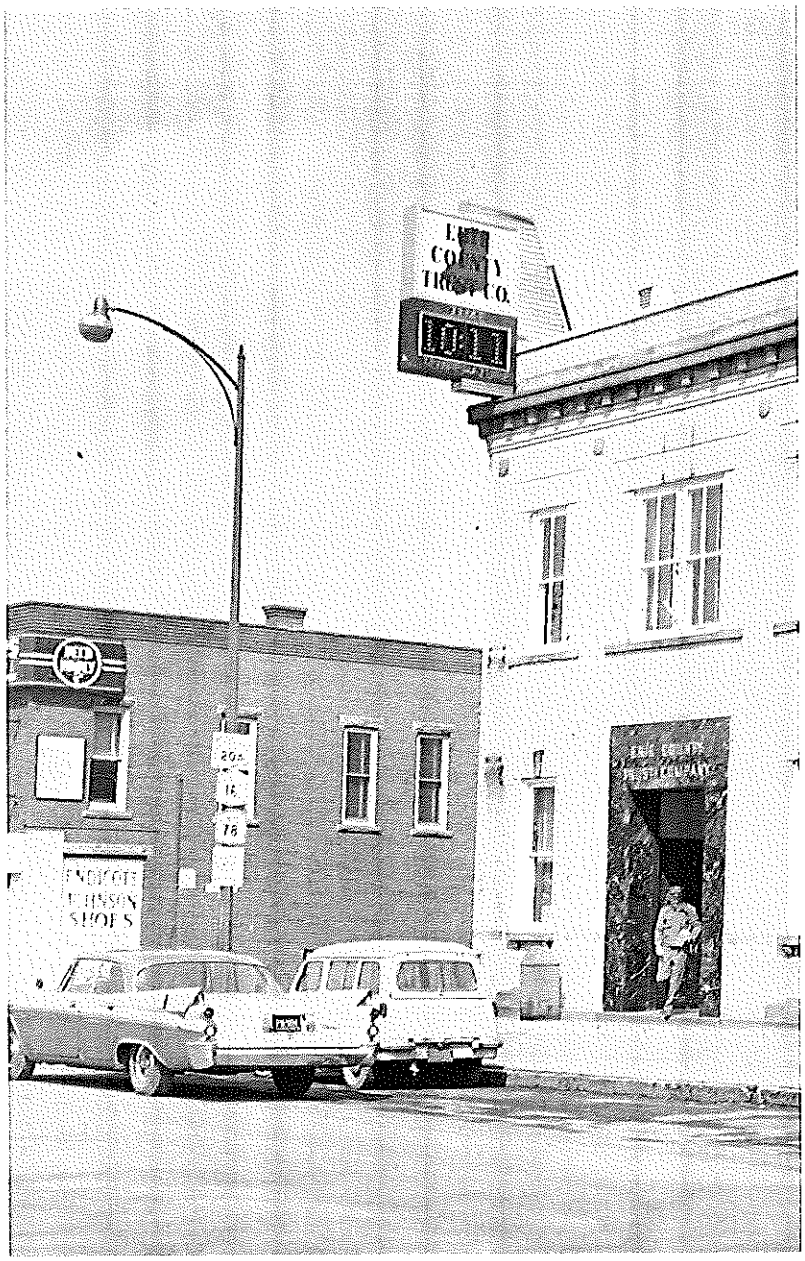
Photo of Digital Clock on Exterior, 1960



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1970s Photograph of Exterior

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422 Parker Avenue, Buffalo, New York 14216
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1998 Photograph of Exterior

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: October 7th, 2025

REFERENCE: Village Code 108-4I – Expired Building Permit

PROPERTY OWNER:
Amy Sue Martin
51 Paine Street
East Aurora, NY 14052

The property at 51 Paine Street (SBL: 164.20-9-12) has an expired permit. As stated in Village Code Chapter 108-4I – Time Limits, building permits shall become invalid unless the authorized work is commenced within six months following the date of issuance, and a building permit shall expire 12 months after the date of issuance. The permit 2024-091 (a renewal of permits 2022-228 & 2022-229) has expired since 3/15/25 and has outstanding inspections to complete the penmit application.

Notices of Expiration were sent to the owner on 2/20/25 and 3/20/25 in regular mail, and Notices of Violation were sent to the owner via certified mail on 6/24/25, 8/13/25, and 9/9/25.

The Building Department requests that this violation be referred to the Town's prosecutor for Judicial Court action. Attached are the notices and supplemental documentation.

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

Richard Miga

TOWN OF AURORA

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

Amy Sue Martin
51 Paine Street
East Aurora, NY 14052

FINAL VIOLATION NOTICE

DATE: September 9th, 2025

LOCATION: 51 Paine Street

REFERENCE: Village Code 108-4I

SUBJECT: Building Permit

As previously notified by expiration notices dated 2/20/25 and 3/20/25, and the violation notices dated 6/24/25 and 8/13/25, the permit for the pergola and door installation expired on 3/15/25. A final building department inspection is required by NYS law to be close the permit or the permit shall be renewed by 9/23/25.

Failure to comply will result in enforcement proceedings.

If you have any questions, contact the office at 716-652-7591.

TERMINATION OF THIS VIOLATION IS REQUESTED.

Richard Miga
Town of Aurora
Assistant Code Enforcement Officer

108-4I: Time limits. Building permits shall become invalid unless the authorized work is commenced within six months following the date of issuance. Building permits shall expire 12 months after the date of issuance. A pool permit shall expire after three months from the date of issuance. A building permit which has become invalid or which has expired pursuant to this subsection may be renewed upon application by the permit holder, payment of the applicable fee, and approval of the application by the Code Enforcement Officer.

CERTIFIED MAIL

[redacted]

Town of Aurora
575 Oakwood Avenue
East Aurora, New York 14052

9589 0710 5270 2369 9901 11

Amy Sue Martin
51 Paine St
East Aurora, NY
14052

[redacted]

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To: Amy Sue Martin
Street and Apt. No., or PO Box No.: 51 Paine St
City, State, ZIP+4®: East Aurora, NY 14052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 9901 11

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits. KM

1. Article Addressed to:

Amy Sue Martin
51 Paine St
East Aurora, NY
14052

9590 9402 9296 4295 9434 13

2. Article Number (Transfer from service label)

9589 0710 5270 2369 9901 11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 2369 9901 11

[redacted]

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Amy Sue Martin

Street and Apt. No., or PO Box No. 51 Paine St

City, State, ZIP+4® East Aurora, NY 14052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF AURORA

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

Amy Sue Martin
51 Paine Street
East Aurora, NY 14052

SECOND VIOLATION NOTICE

DATE: August 13, 2025

LOCATION: 51 Paine Street

REFERENCE: Village Code 108-4I

SUBJECT: Building Permit

As previously notified by expiration notices dated 2/20/25 and 3/20/25, and the violation notice dated 6/24/25, the permit for the pergola and door installation expired on 3/15/25. A final building department inspection is required by NYS law to be close the permit or the permit shall be renewed by 8/27/25.

Failure to comply will result in enforcement proceedings.

If you have any questions, contact the office at 716-652-7591.

TERMINATION OF THIS VIOLATION IS REQUESTED.

Richard Miga
Town of Aurora
Assistant Code Enforcement Officer

108-4I: Time limits. Building permits shall become invalid unless the authorized work is commenced within six months following the date of issuance. Building permits shall expire 12 months after the date of issuance. A pool permit shall expire after three months from the date of issuance. A building permit which has become invalid or which has expired pursuant to this subsection may be renewed upon application by the permit holder, payment of the applicable fee, and approval of the application by the Code Enforcement Officer.

CERTIFIED MAIL®

Town of Aurora
575 Oakwood Avenue
East Aurora, New York 14052

9589 0710 5270 2369 9899 86

Amy Sue Martin
51 Paine St
East Aurora, NY
14052

9589 0710 5270 2369 9899 86

[redacted]

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Amy Sue Martin

Street and Apt. No., or PO Box No. 51 Paine St

City, State, ZIP+4® East Aurora NY 14052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

RM

1. Article Addressed to:

Amy Sue Martin
51 Paine St.
East Aurora, NY 14052

9590 9402 7984 2305 0381 08

2. Article Number (Transfer from service label)

9589 0710 5270 2369 9899 86

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 2369 9899 86

[redacted]

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☐ Return Receipt (hardcopy) $
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☐ Certified Mail Restricted Delivery $
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Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Amy Sue Martin

Street and Apt. No., or PO Box No. 51 Paine St

City, State, ZIP+4® East Aurora NY 14052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF AURORA

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

Amy Sue Martin
51 Paine St
East Aurora, NY 14052

VIOLATION NOTICE

DATE: June 24, 2025

LOCATION: 51 Paine St

REFERENCE: Village Code 108-4I

SUBJECT: Expired permit

As previously notified by expiration notices dated 2/20/25 and 03/20/25, the permit for the pergola and door installation expired on 03/15/25. If construction is complete, a final inspection is required by 7/8/25. Otherwise, the permit must be renewed by 7/8/25.

Failure to comply may result in enforcement proceedings.

If you have any questions, please call the office at 716-652-7591.

TERMINATION OF THIS VIOLATION IS REQUESTED.

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

CERTIFIED MAIL®

Town of Aurora
575 Oakwood Avenue
East Aurora, New York 1405

9589 0710 5270 2369 9897 71

Amy Sue Martin
51 Paine St.
East Aurora, NY
14052

9589 0710 5270 2369 9897 71

[redacted]

For delivery information, visit our website at www.usps.com®

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To Amy Sue Martin
Street and Apt. No., or PO Box No. 51 Paine St
City, State, ZIP+4® East Aurora, NY 14052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

LC

1. Article Addressed to:

Amy Sue Martin
51 Paine St.
East Aurora, NY 14052

9590 9402 9296 4295 9448 61

2. Article Number (Transfer from service label)

9589 0710 5270 2369 9897 71

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
Mail Restricted Delivery
00)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 2369 9897 71

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To Amy Sue Martin
Street and Apt. No., or PO Box No. 51 Paine St
City, State, ZIP+4® East Aurora, NY 14052

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF AURORA
BUILDING DEPARTMENT
575 Oakwood Avenue
East Aurora, New York 14052
(716) 652-7591

Building Permit 2nd Expiration Notice

Permit # 2024-**091** Issue Date: 03/15/24 Expiration Date: 03/15/2025

Applicant: AMY SUE MARTIN
51 PAINE ST.
EAST AURORA, NY 14052

Property: 51 PAINE ST.

This is to notify you that your building permit has expired or is due to expire on: 03/15/2025

After that date, the permit becomes VOID.

If construction is complete, please call our office to schedule a final Building Department inspection.

If construction is incomplete, please call our office to discuss the status of the project or renew.

03/20/2025

Date

Code Enforcement Officer

MULTIPLE INSPECTIONS REMAIN OPEN ON THIS PERMIT.

IT IS NECESSARY TO RENEW YOUR PERMIT.

TO AVOID BEING CITED WITH VIOLATION, PLEASE CONTACT US AT 716-652-7591
TO STATUS US ON THIS PROJECT AND TO RENEW YOUR PERMIT

TOWN OF AURORA
BUILDING DEPARTMENT
575 Oakwood Avenue
East Aurora, New York 14052
(716) 652-7591

Building Permit Expiration Notice

Permit #: **2024-091** Issue Date: 03/15/2024 Expiration Date: 03/15/2025

Applicant: Amy Sue Martin
51 Paine St.
East Aurora, NY 14052

Property: 51 Paine St.

This is to notify you that your building permit has expired or is due to expire on: 03/15/2025

After that date, the permit becomes VOID.

If construction is complete, please call our office to schedule a final Building Department inspection.

If construction is incomplete, please call our office to discuss the status of the project or renew.

02/20/2025

Date

Code Enforcement Officer

Notes and outstanding inspections:

Multiple inspections remain open on this permit.

Please contact us at 716-652-7591/ Or come into our office to status us on this project and to renew your permit.

RESOLUTION DESIGNATING POLLING PLACE AND HOURS POLLS ARE OPEN

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

WHEREAS, the next General Election for officers in the Village of East Aurora, New York, will be held on Wednesday, March 18, 2026, and

WHEREAS, Section 15-104 (3) (b) of the Election Law of the State of New York states that the Village Board of Trustees must designate by Resolution the polling place in each election district, and the hours during which polls are open.

NOW, THEREFORE, BE IT RESOLVED:

1) That the one (1) polling place in the Village of East Aurora will be in the East Aurora Municipal Center, 575-585 Oakwood Ave, East Aurora, New York 14052; and

2) Polls will be open for the General Village Election to be held on Wednesday, March 18, 2026, between the hours of 12 noon and 9:00 pm.

The foregoing resolution was duly seconded by Trustee _____ and unanimously adopted.

BridgeNY Culvert Local Project
Intermunicipal Agreement
Project Identification Numbers: 5765.46 & 5765.54
Project Name: Bridge NY Culvert Replacement Project Brooklea Drive over Tannery Brook & Shearer Avenue over Tannery Brook
Location: Village of East Aurora, Town of Aurora, New York

This Intermunicipal Agreement ("Agreement"), dated as of _____ ., 2025, is by and between the Village of East Aurora (the "Village") and the Town of Aurora (the "Town").

WHEREAS, on November 20, 2018, the NYS Court of Appeals ruled that the Town of Aurora is responsible for the repair and maintenance of any "bridge structures" within the Village of East Aurora unless or until the Village assumes control in accordance with Village Law Sec. 6-606; and

WHEREAS, the Village has not assumed control of the Brooklea Drive bridge over Tannery Brook or the Shearer Avenue bridge over Tannery Brook in accordance with Village Law Sec. 6-606; and

WHEREAS, both before and after completion of the Projects (as defined below), the Town is the legal owner of both structures and is fully responsible for the maintenance of the structures until and unless otherwise elected by the Village in accordance with Village Law Sec. 6-606; and

WHEREAS, both structures have been evaluated by independent professional engineers and found to be in structurally poor condition; and

WHEREAS, the Town of Aurora sought and received a grant for each structure through the New York State Department of Transportation Bridge New York program ("NY Bridge Funding") which stipulates strict procedures for the design of the work elements and schedule for which these bridge structures must be reconstructed (the "Projects"); and

WHEREAS, once the Projects are completed, the bridge structures will be available at all times for use by the public; and

WHEREAS, by resolution of the Town Board on October 28, 2024, the Town of Aurora shall be responsible for all costs of the Projects, including costs which exceed the amount of reimbursement available from the NY Bridge Funding; and

WHEREAS, the Town of Aurora has hired a professional engineering firm to design these structures, which designs were approved by NYSDOT; and

WHEREAS, the professional engineering firm anticipates that the useful life of the Projects will be seventy-five years (75) with respect to bridges, fifty (50) years with respect to culverts and twenty-five (25) years with respect to pavement; and

WHEREAS, the Town of Aurora shall ensure that Village property shall be restored to original condition, if disturbed; and

WHEREAS, the professional engineering design firm will assemble bid documents following the NYSDOT procedures for competitive bidding to be awarded to the lowest responsible bidder; and

WHEREAS, the lowest responsible bidder will need to access the bridge structure sites and the area around the structures which are owned by the Village in order to complete the Projects.

NOW, THEREFORE, the parties agree as follows:

1. Purpose. The Village hereby grants authority for the Town, the Town's professional engineering firm and the Town's contractors to access Village property on and adjacent to the Brooklea Drive and Shearer Avenue bridge structures in order to complete the Projects. Upon completion of the Projects, all property will be restored to original condition, if disturbed.

2. Incorporation of New York State and Local Agreement. This Agreement will be part of the New York State Local Agreement for these Projects, signed by the Town of Aurora and the State of New York (the "State and Local Agreement") and the terms of the State and Local Agreement will be incorporated herein by reference.

3. Term. This Agreement shall take effect as of the Effective Date and shall continue until the Projects are completed. The Projects are scheduled to occur between October 1, 2025 and December 31, 2027. The Town will notify the Village if the timeline of the Projects materially changes.

4. Insurance. The Town will insure, or cause to be insured, all individuals, entities, and activities relating to the Project which will take place on Village property.

5. Indemnification. The Town agrees to defend, indemnify, and hold the Village harmless from and against any costs, losses, damages, or third-party claims brought against the Village on account of any injury to persons or property arising from the Town's access to or presence on Village property in connection with the Projects. As a condition of indemnification, the Village must promptly furnish to the Town, in reasonable detail, such information as the Village may have with respect to such indemnification claim (including copies of any correspondence, summons, complaint or other pleading which may have been served on it and any written claim, demand, invoice, billing or other document evidencing or asserting the same).

6. Complaints. The Village shall promptly refer all resident complaints and communications regarding the Projects, and regarding the Town's access to Village property as permitted under this Agreement, to the Town.

7. Severability. Should any provision hereof for any reason be held illegal or invalid, no other provision of this Agreement shall be affected; and this Agreement shall then be construed and enforced as if such illegal or invalid provision had not been contained herein.

8. Waiver. The failure of a party hereto to insist upon strict performance of this Agreement or any of the terms hereof shall not be construed as a waiver of any of its rights hereunder.

9. Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original but all of which, taken together, shall constitute one and the same instrument. PDF and facsimile signatures shall constitute original signatures.

10. Modification and Revocation. This Agreement shall not be revoked by either party, and shall not be modified, amended, or superseded without the prior consent of the New York State Department of Transportation ("NYSDOT").

11. Governing Law. This Agreement shall be subject to and governed by the laws of the state of New York.

12. Third Party Beneficiaries. This Agreement shall be binding upon and inure to the benefit of the parties hereto and is made solely and specifically for their benefit. No other person shall have any rights, interest, or claims hereunder or be entitled to any benefits under this Agreement, as a third-party beneficiary or otherwise.

13. Recording. Upon signature and approval by the NYSDOT, this Agreement must be promptly recorded in the Erie County Clerk's office along with an illustration or mapping of the Projects in the form of Exhibit A hereto.

(Signature page follows.)

IN WITNESS WHEREOF, the Parties hereto have set their hands and seal the date and year first above written.

TOWN OF AURORA

By: _____
Charles D. Snyder
Title: Supervisor

VILLAGE OF EAST AURORA

By: _____
Peter Mercurio
Title: Mayor

NOTARY ACKNOWLEDGEMENT

State of New York}
County of Erie }

On the ___ day of _____in the year 2025, before me, the undersigned, personally appeared **Charles D. Snyder** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within instrument or conveyance and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument or conveyance, the individual, or the person upon behalf of which the individual acted, executed the instrument or conveyance.

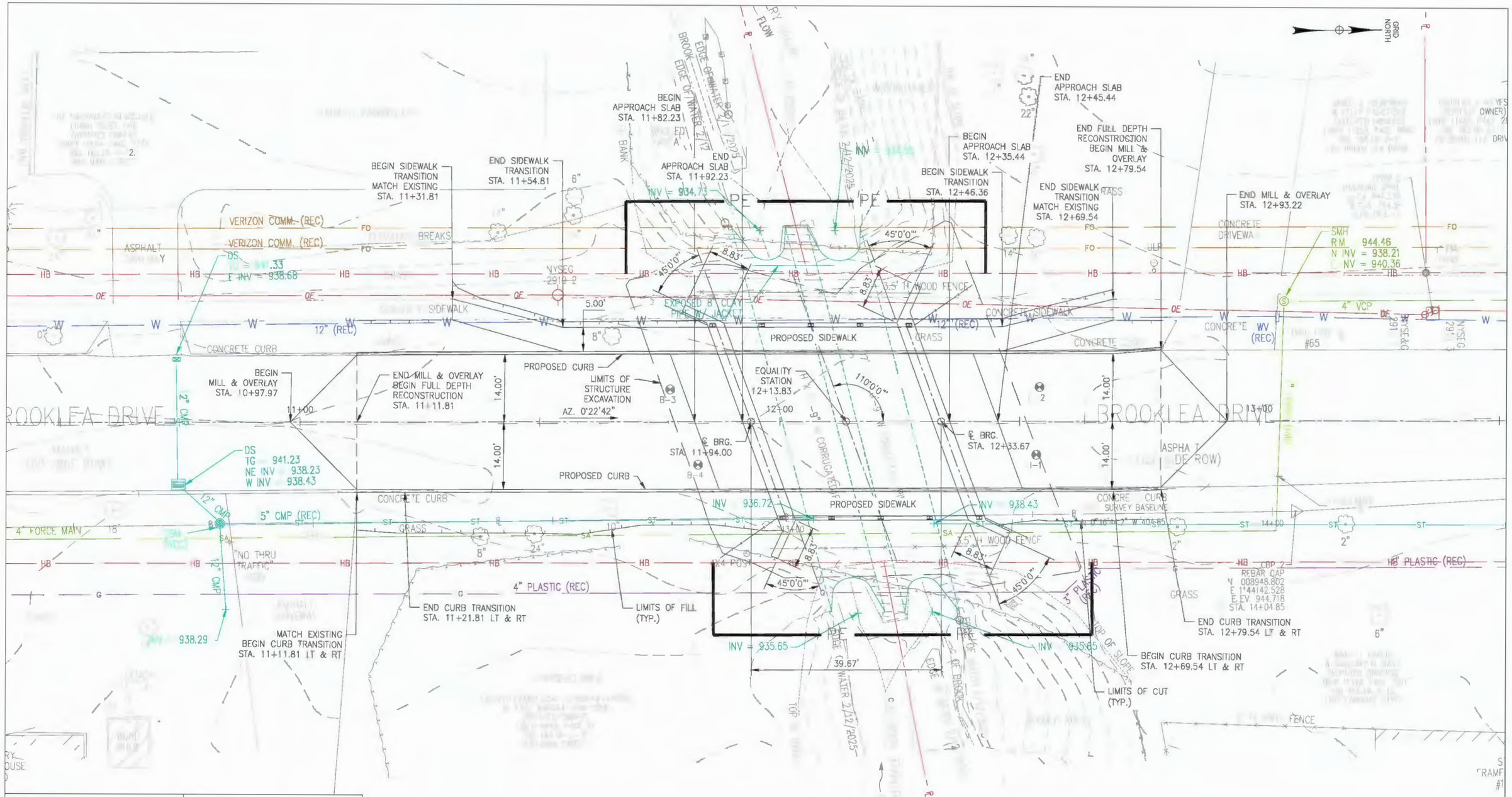
_____
Notary Public Signature
Print: _____
My Commission Expires: _____

NOTARY ACKNOWLEDGEMENT

State of New York}
County of Erie }

On the ___ day of _____ in the year 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 name is subscribed to within instrument or conveyance and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument or conveyance, the individual, or the person upon behalf of which the individual acted, executed the instrument or conveyance.

_____
Notary Public Signature
Print: _____
My Commission Expires: _____



FILE NAME = 240300.01_GENERAL PLAN.DWG
PRINT DATE = Aug20,25-10:53am

PREPARED BY: ON:	ALTERED BY: ON:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

GRAPHIC SCALE

10 0 10 20

(IN FEET)
1 inch = 20 ft.

AZAR DESIGN CO
Architecture, Landscape Architecture, Engineering and Surveying, P.C.

NOTE: ALL UTILITY LOCATIONS SHOWN ARE QUALITY LEVEL C (QLC).

AS BUILT REVISIONS DESCRIPTION OF WORK:

SIGNATURE DATE

BROOKLEA DRIVE OVER TANNERY BROOK	BRIDGES 2260840	CULVERTS	ALL DIMENSIONS IN US SURVEY FEET UNLESS OTHERWISE NOTED
CULVERT REPLACEMENT			GENERAL PLAN
TOWN OF AURORA			
ERIE COUNTY			
STATE OF NEW YORK			

CONTRACT NUMBER
PIN 5765.46

DRAWING NO. PL-01
SHEET NO. XX

DOCUMENT NAME: 240300.01_GENERAL PLAN.DWG

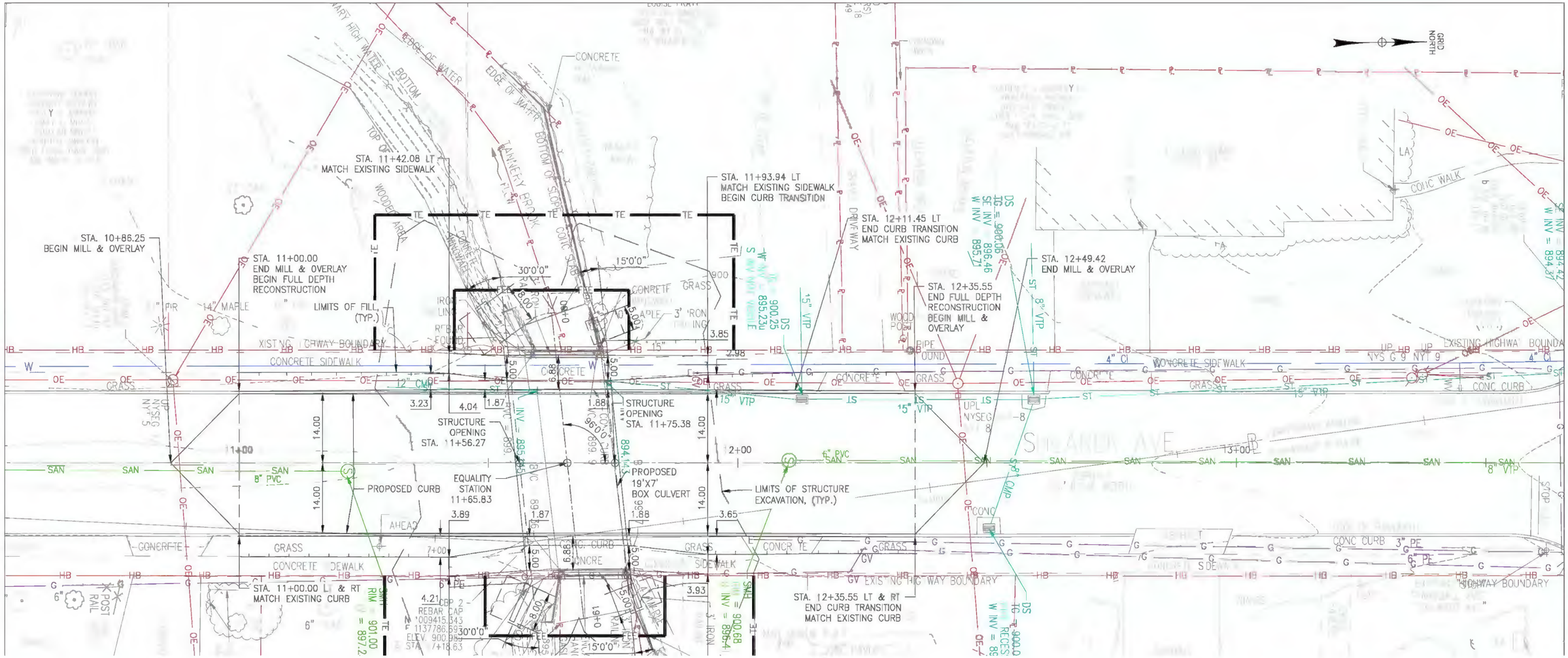
NEW YORK STATE DEPARTMENT OF TRANSPORTATION REGION 5

CHECKED BY

DRAFTED BY

ESTIMATED BY

CHECKED BY



VILLAGE OF EAST AURORA

APPLICATION FOR TEMPORARY USE PERMIT

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

$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: 10/7/2025

Date of V.B. Action: _____

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: Buffalo Bills

Is Organization a: not-for-profit Charitable/Service (Business) School Government

Name & Address of Individual Responsible: Katie Jordan, One Bills Drive, Orchard Park

Phone Number: 716-208-2641 E-mail: katie.jordan@bills.nfl.net

Event Name: Hallmark Movie Premiere

Date(s) of Event: 11/13/25 Time(s) of Event: 6:30pm-8:00pm Estimated # of People: 500

Please describe activity/purpose of this event: Movie cast + players to "parade" from VP reception to EA Theater for fans to gather and see

Location (include all areas of the event): Route → 42 North to EA Theater via Pine & Main St.

(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: Kaleida will be on promotional materials

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): Main St. & Pine

Date(s) of Closure: 11/13/25 Time(s): 5:00pm - 8:00pm

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: 5-8pm on street

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 Buffalo Bills / off duty officers / EA High School to help with crowds & giveaways

Will there be temporary **food stands**? Yes (No)

How many? _____

Food Truck? If yes, name of vendor: _____

(additional permit required)

Will a **tent** or other structure be erected for the event? (Yes) No Size: 10x10

Date & Time to be installed 11/13/25 a.m. Date & Time to be removed 11/14/25 a.m.

Will any prep work be done on/or before the event? (Yes) No
Please describe: Setup done with Decorators to begin in morning

Set up Date: 11/13/25 Time: 11:00 am
Clean up Date: 11/13 - 11/14/25 Time: 8:30pm - am.

Will additional **garbage cans** be needed? Yes (No) How many ____ Drop Off Location: _____

Do you have a **Recycling** Plan? Yes (No) Please describe: _____

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 **electricity**, if applicable? generator if needed (DJ)

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

Police Services Requested: Crossing guards for route
(Crossing Guards may be required dependent upon event and is a decision of the Police Department)
DPW Services Requested: _____
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 ar 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 575 Oakwood Ave, 716.652.7591

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/9/2025

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 have ADDITIONAL INSURED provisions or 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
Arthur J. Gallagher Risk Management Services, LLC
285 Delaware Avenue, Suite 4000
Buffalo NY 14202

CONTACT NAME: Client Service Team
PHONE (A/C, No, Ext): 800-716-8314 FAX (A/C, No): 855-595-4605
E-MAIL ADDRESS: GGB.BU2.CL.Srv@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Berkley National Insurance Company	38911
INSURER B : Underwriters at Lloyd's London	15792
INSURER C : HDI Global Specialty SE	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED BUFFBIL-01
Buffalo Bills LLC
One Bills Drive
Orchard Park, NY 14127

COVERAGES CERTIFICATE NUMBER: 217349077 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR	Y		CLA7501854-17	5/1/2025	5/1/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ Excluded
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 5,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	X OTHER: Event						Liquor Liability	$ 1,000,000
A	AUTOMOBILE LIABILITY			CAA7501908-17	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	X OWNED AUTOS ONLY / HIRED AUTOS ONLY / X SCHEDULED AUTOS / NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB / X OCCUR			CUA7501877-17	5/1/2025	5/1/2026	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB / [ ] CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED X RETENTION $ 10,000							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [ ] 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	$
B	Excess Liability			B1881L250789017	5/1/2025	5/1/2026	Occ/ Agg	$10,000,000
C	Excess Liability			HDHX003701522	5/1/2025	5/1/2026	Occ/ Agg	$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The following forms apply only if required by written contract, subject to policy terms and conditions:
General Liability: Blanket Additional Insured, Form #CG2026 04/13
General Liability: Primary & Noncontributory, Form #CG2001 04/13
General Liability: Blanket Waiver of Subrogation, Form #CG2404 05/09
Auto Liability: Additional Insured, Form #CA8307 10/13
Auto Liability: Lessor - Additional Insured and Loss Payee, Form #CA2001 10/13
Umbrella Liability: Blanket Additional Insured when included on the Underlying, Form #CU0001 04/13

See Attached...

CERTIFICATE HOLDER

Village of East Aurora
585 Oakwood Ave
East Aurora NY 14052

CANCELLATION

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

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AGENCY CUSTOMER ID: BUFFBIL-01

LOC #:

ACORD® ADDITIONAL REMARKS SCHEDULE

AGENCY Arthur J. Gallagher Risk Management Services, LLC	NAMED INSURED Buffalo Bills LLC One Bills Drive Orchard Park, NY 14127
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

RE: Buffalo Bills Hallmark Movie Premier November 13th from 5:30 PM – 9:30 PM

Additional Insured: Village of East Aurora

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11/13 List of Vendors & Details

Parade Vendors

Little Finch-Décor

Andrea Hein Occasions-Décor

DJ MILK-DJ and Sound

Antler Ridge-Reindeer

All Seasons-Rentals*

Tables and small tent to be located in front of EA Theater

Parking

Valet will be offered to guests attending the screening of the event at EA Theater. Those in attendance only coming for the parade will be expected to park on their own

*Valet will be using the Main Street parking lane on Main Street

Security

The Buffalo Bills and Hallmark will hire crowd control and off duty guards to be part of the parade to ensure safety of the event.

EVENT TIMELINE:

5:30pm, VIP Reception at 42 North Brewery (guests to park in brewery lot)

6:00pm, Street Closure*

*Parking lane to remain open to traffic for valet service (signs and valet staff will assist in getting ticket holders to this area)

6:30pm, Theater doors open for invite only event

6:45pm, Parade processions leave from Brewery and head to theater–EA High School to assist with any crowd control

7:15pm, Parade procession ends, and VIP guests enter theater

7:15pm, Street closure ends, invite only event starts in theater

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 13th day of October, 2025

Notary Public

SUGGESTED RESOLUTION

AUTHORIZING RESOLUTION

At a meeting of the _____

(Name of Municipality)

Board/Council held on _____, the Board/Council

(Date)

authorized _____, _____

(Name) (Title)

to sign, submit and execute a contract with Erie County Community Development Block Grant (ECCDBG) program for the following project(s) upon approval of ECCDBG:

1._____

2. _____

3._____

_____

Town/City/ Village/ Clerk

_____

Notary