

AGENDA
Village Board of East Aurora
November 3, 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.** Approval of Minutes of Village Board Meeting for October 20, 2025
 - E.** Approve the payment of the abstract for November 3, 2025, for the 2025/2026 fiscal year with a total of \$183,037.61
- 2. SPEAKERS & COMMUNICATIONS (I)**
- 3. PUBLIC HEARINGS**
 - A.** Consider a request for a local law 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. (dated May 2, 2025)
- 4. OFFICIAL CONSIDERATIONS**
 - A.** Consider referring to the Planning Commission, December 2, 2025, an application (dated October 28, 2025) 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 Referring to the Planning Commission, December 2, 2025, a Site Plan amended application from Michael Anderson of Abstract Architecture of 203 Main Street, for a natural gas stand-by generator to be located in the rear of the property to serve the first-floor tenant (East Leaf) for the security requirements.
 - C.** Consider approving budget modifications for the 2025/2026 budget.
 - D.** Consider approving an application and agreement with Erie County for Community Development Block Grant (CDBG) funding.
 - E.** Consider approving the return of unpaid 2025-2026 Village taxes to Erie County.
 - F.** Consider Permission for the Village to apply for the DHSES Critical Infrastructure Grant Program for \$50,000 and permission for the Mayor to sign all the documents for the grant and corresponding project.
- 5. NEW BUSINESS**
- 6. OLD BUSINESS**
 - A.** Possibly schedule a work session to review open local laws with the village attorney (trees).
 - B.** Deer Management Program review.
- 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 THEREFORE 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 11.3.25

By Vendor Name

Payable Dates 11/3/2025 - 11/3/2025 Post Dates 11/3/2025 - 11/3/2025

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10054 - Amazon							
14WC-PF7D-XDTR	Amazon	11/03/2025	VEA OFFICE	A.5.1325.0403	VILLAGE ADMIN - OFFICE SU...		60.69
14WC-PF7D-XDTR	Amazon	11/03/2025	BANKER BOXES	A.5.1460.0403	RECORDS MANAGEMENT - O...		73.99
14WC-PF7D-XDTR	Amazon	11/03/2025	LIGHT POLE MOUNTING BRACKETS	A.5.7550.0470	CELEBRATIONS - OPERATING...		339.50
1X1M-TG1W-VDT1	Amazon	11/03/2025	LEGAL PADS	A.5.1325.0403	VILLAGE ADMIN - OFFICE SU...		66.93
Vendor 10054 - Amazon Total:							541.11
Vendor: 10130 - BARTON & LOGUIDICE							
2025000317-R1 C	BARTON & LOGUIDICE	11/03/2025	WATER SYSTEM REPORT	F.5.1380.0410	FISCAL AGENT FEE - FIN ADV...	2025000317-R1	18,352.89
Vendor 10130 - BARTON & LOGUIDICE Total:							18,352.89
Vendor: 10131 - BASCHMANN SERVICES,INC.							
2026000094	BASCHMANN SERVICES,INC.	11/03/2025	DPW vehicle parts- Oct	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...	2026000094	452.76
Vendor 10131 - BASCHMANN SERVICES,INC. Total:							452.76
Vendor: 10163 - Bobcat of Buffalo							
inv4596677/4606844461986...	Bobcat of Buffalo	11/03/2025	DPW bobcat replacements/trade ins	A.5.5110.0200	STREET MAINT - EQUIP		22,727.00
inv4596677/4606844461986...	Bobcat of Buffalo	11/03/2025	DPW bobcat replacements/trade ins	A.5.8560.0200	SHADE TREES - EQUIP		5,409.00
inv4596677/4606844461986...	Bobcat of Buffalo	11/03/2025	DPW bobcat replacements/trade ins	F.5.8340.0200	TRANSFS & DIST - EQUIP		12,426.09
Vendor 10163 - Bobcat of Buffalo Total:							40,562.09
Vendor: 10229 - Charter Communications							
115006201101425	Charter Communications	11/03/2025	TAXES AND FEES	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		2.82
115006201101425	Charter Communications	11/03/2025	EAFD CABLE	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		54.95
115006201101425	Charter Communications	11/03/2025	ACCOUNT 115006201 10/14- 11/13/25	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		160.00
115006201101425	Charter Communications	11/03/2025	EAPD INTERNET	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		449.00
Vendor 10229 - Charter Communications Total:							666.77
Vendor: 10240 - CINTAS CORPORATION							
2025000070	CINTAS CORPORATION	11/03/2025	Monthly Mats & Uniforms	A.5.1620.0420	BUILDINGS - MAINT & REPAI...	2026000070	319.50
2025000070	CINTAS CORPORATION	11/03/2025	Monthly Mats & Uniforms	A.5.1640.0420	CENTRAL GARAGE - MAINT &...	2026000070	452.77
2025000070	CINTAS CORPORATION	11/03/2025	Monthly Mats & Uniforms	A.5.1640.0480	CENTRAL GARAGE - UNIFOR...	2026000070	140.71
Vendor 10240 - CINTAS CORPORATION Total:							912.98
Vendor: 10296 - CSEA EMPL BENEFIT FUND							
12314052Nov2025	CSEA EMPL BENEFIT FUND	11/03/2025	Dental/Vision	A.5.9061.0807	DENTAL INS - DENTAL INS		5,962.60
12314052Nov2025	CSEA EMPL BENEFIT FUND	11/03/2025	Dental/Vision	A.5.9062.0808	OPTICAL - OPTICAL		957.25

Expense Approval Report 11.3.25

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
12314052Nov2025	CSEA EMPL BENEFIT FUND	11/03/2025	Dental/Vision	F.5.9061.0807	DENTAL INS - DENTAL INS		511.08
12314052Nov2025	CSEA EMPL BENEFIT FUND	11/03/2025	Dental/Vision	F.5.9062.0808	OPTICAL - OPTICAL		82.05
						Vendor 10296 - CSEA EMPL BENEFIT FUND Total:	7,512.98
Vendor: 10303 - CYNCON EQUIPMENT INC							
2026000066	CYNCON EQUIPMENT INC	11/03/2025	leaf box set up	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...	2026000066	7,840.00
						Vendor 10303 - CYNCON EQUIPMENT INC Total:	7,840.00
Vendor: 11354 - EBC HR&PAYROLL SOLUTIONS INC							
251461-IN	EBC HR&PAYROLL SOLUTIONS INC	11/03/2025	Ribbons for time clock PO/DISP	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...		48.00
251461-IN	EBC HR&PAYROLL SOLUTIONS INC	11/03/2025	Ribbons for time clock PO/DISP	A.5.3420.0470	POLICE & FIRE DISPATCH - D...		48.00
						Vendor 11354 - EBC HR&PAYROLL SOLUTIONS INC Total:	96.00
Vendor: 10376 - EIGHTY FOUR LUMBER							
inv 0632-748700	EIGHTY FOUR LUMBER	11/03/2025	boards for DPW projects	A.5.1640.0420	CENTRAL GARAGE - MAINT &...		40.57
						Vendor 10376 - EIGHTY FOUR LUMBER Total:	40.57
Vendor: 10403 - ERIE COUNTY COMPTROLLER							
1800081828	ERIE COUNTY COMPTROLLER	11/03/2025	ELECTRIC CHARGES FOR SEPTEMBER 2025	A.5.1620.0431	BUILDINGS - ELECTRIC		559.44
1800081828	ERIE COUNTY COMPTROLLER	11/03/2025	PINE ST DPW Offices and Garage; ACCT 256115	A.5.1640.0431	CENTRAL GARAGE - ELECTRIC		52.71
1800081828	ERIE COUNTY COMPTROLLER	11/03/2025	33 CENTER ST (NEW FIRE HALL) ACCT N01000060689999	A.5.3410.0431	FIRE DEPT - ELECTRIC		546.60
1800081828	ERIE COUNTY COMPTROLLER	11/03/2025	ST LIGHTING ACCT 4086039	A.5.5182.0431	STREET LIGHTING - ELECTRIC		356.94
1800081828	ERIE COUNTY COMPTROLLER	11/03/2025	ST LIGHTING R2 ACCT 719336	A.5.5182.0431	STREET LIGHTING - ELECTRIC		241.20
1800081828	ERIE COUNTY COMPTROLLER	11/03/2025	ELMWOOD & CHESTNUT HILL BOOSTER PUMP STATION ACCT	A.5.5182.0431	STREET LIGHTING - ELECTRIC		183.32
1800081828	ERIE COUNTY COMPTROLLER	11/03/2025	GIRARD AVE ACCT 893560	A.5.5182.0431	STREET LIGHTING - ELECTRIC		5.40
1800081828	ERIE COUNTY COMPTROLLER	11/03/2025	ELM ST SIGNAL ACCT 3514288	A.5.5182.0431	STREET LIGHTING - ELECTRIC		3.69
1800081828	ERIE COUNTY COMPTROLLER	11/03/2025	PINE ST WATER PLANT; ACCT 288597	F.5.1620.0431	BUILDINGS - ELECTRIC		4.48
						Vendor 10403 - ERIE COUNTY COMPTROLLER Total:	1,953.78
Vendor: 10406 - ERIE COUNTY PUBLIC HEALTH LAB							
2026000075	ERIE COUNTY PUBLIC HEALTH LAB	11/03/2025	Water Samples- Sept	F.5.8340.0490	TRANSFS & DIST - WATER TE...	2026000074	1,126.00
						Vendor 10406 - ERIE COUNTY PUBLIC HEALTH LAB Total:	1,126.00
Vendor: 10451 - FLEETPRIDE, INC.							
inv 129308297	FLEETPRIDE, INC.	11/03/2025	ratchet straps- DPW	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		295.96
						Vendor 10451 - FLEETPRIDE, INC. Total:	295.96
Vendor: 10458 - FM COMMUNICATIONS INC.							
128001633-1	FM COMMUNICATIONS INC.	11/03/2025	Computer and accessories for new PO truck	A.5.3120.0210	POLICE DEPT - VEHICLES		1,225.00

Expense Approval Report 11.3.25

Payable Dates: 11/3/2025 - 11/3/2025 Post Dates: 11/3/2025 - 11/3/2025

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
128001633-1	FM COMMUNICATIONS INC.	11/03/2025	Prisoner partition for new PO truck	A.5.3120.0210	POLICE DEPT - VEHICLES		1,270.00
inv 107014414	FM COMMUNICATIONS INC.	11/03/2025	EAFD	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		50.95
Vendor 10458 - FM COMMUNICATIONS INC. Total:							2,545.95
Vendor: 10530 - HANES SUPPLY, INC.							
inv 10067122-00	HANES SUPPLY, INC.	11/03/2025	rakes	A.5.5110.0110	STREET MAINT - SALARIES &...		341.04
Vendor 10530 - HANES SUPPLY, INC. Total:							341.04
Vendor: 10547 - Highmark Blue Cross & Blue Shield of Western New York							
251020386639	Highmark Blue Cross & Blue Shield of Western New York	11/03/2025	Health Insurance	A.5.9060.0805	HOSPITAL & MEDICAL INS - H...		43,241.19
251020386639	Highmark Blue Cross & Blue Shield of Western New York	11/03/2025	Health Insurance	A.5.9060.0806	HOSPITAL & MEDICAL INS - H...		20,178.64
251020386639	Highmark Blue Cross & Blue Shield of Western New York	11/03/2025	Health Insurance	F.5.9060.0805	HOSPITAL & MEDICAL INS - H...		4,811.89
251020386639	Highmark Blue Cross & Blue Shield of Western New York	11/03/2025	Health Insurance	F.5.9060.0806	HOSPITAL & MEDICAL INS - H...		1,901.02
Vendor 10547 - Highmark Blue Cross & Blue Shield of Western New York Total:							70,132.74
Vendor: 10568 - HURTUBISE TIRE							
inv 249102	HURTUBISE TIRE	11/03/2025	fire dept tires	A.5.3410.0460	FIRE DEPT - VEHICLE MAINT ...		5,462.96
Vendor 10568 - HURTUBISE TIRE Total:							5,462.96
Vendor: 10591 - INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS							
2026 IIMC Membership Ren...	INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS	11/03/2025	2026 IIMC Membership Renewal	A.5.1325.0440	VILLAGE ADMIN - TRAINING, ...		195.00
Vendor 10591 - INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS Total:							195.00
Vendor: 10599 - IRR SUPPLY CTRS INC							
2026000061	IRR SUPPLY CTRS INC	11/03/2025	aug 2025	A.5.1620.0420	BUILDINGS - MAINT & REPAI... 2026000061		975.01
Vendor 10599 - IRR SUPPLY CTRS INC Total:							975.01
Vendor: 11324 - JERACKAS, MAUREEN							
TRAVEL REIMBURSEMENT F...	JERACKAS, MAUREEN	11/03/2025	NYCOM TRAVEL	A.5.1325.0440	VILLAGE ADMIN - TRAINING, ...		481.70
Vendor 11324 - JERACKAS, MAUREEN Total:							481.70
Vendor: 10676 - LAWSON PRODUCTS INC							
inv 11177911	LAWSON PRODUCTS INC	11/03/2025	DPW mechanics parts/supplies	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		3,191.01
Vendor 10676 - LAWSON PRODUCTS INC Total:							3,191.01
Vendor: 10691 - LINSTAR, INC.							
126810	LINSTAR, INC.	11/03/2025	Custom ID PT Disp Baker	A.5.3420.0480	POLICE & FIRE DISPATCH - UN..		25.60
Vendor 10691 - LINSTAR, INC. Total:							25.60
Vendor: 10697 - LOGICS							
26-IN1881	LOGICS	11/03/2025	MONTHLY HOSTING FOR NOVEMBER 2025	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		1,097.44

Expense Approval Report 11.3.25

Payable Dates: 11/3/2025 - 11/3/2025 Post Dates: 11/3/2025 - 11/3/2025

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
26-IN1882	LOGICS	11/03/2025	MONTHLY HOSTING FOR DECEMBER 2025	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		1,097.44
Vendor 10697 - LOGICS Total:							2,194.88
Vendor: 10706 - M and T BANK							
OCTOBER 2025 CREDIT CARD	M and T BANK	11/03/2025	BUFFALO NEWS	A.5.1325.0403	VILLAGE ADMIN - OFFICE SU...		26.99
OCTOBER 2025 CREDIT CARD	M and T BANK	11/03/2025	ADOBE	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		21.74
OCTOBER 2025 CREDIT CARD	M and T BANK	11/03/2025	NYCOM	A.5.1490.0440	PUBLIC WORKS ADMIN - TRA...		530.40
OCTOBER 2025 CREDIT CARD	M and T BANK	11/03/2025	AMAZON POLICE OFFICE SUPPLIES	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...		195.78
OCTOBER 2025 CREDIT CARD	M and T BANK	11/03/2025	IACP CONFERENCE	A.5.3120.0440	POLICE DEPT - TRAINING, TR...		1,195.04
OCTOBER 2025 CREDIT CARD	M and T BANK	11/03/2025	POWER CABLE	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...		55.85
OCTOBER 2025 CREDIT CARD	M and T BANK	11/03/2025	AMAZON DISPATCH SUPPLIES	A.5.3420.0470	POLICE & FIRE DISPATCH - D...		86.27
OCTOBER 2025 CREDIT CARD	M and T BANK	11/03/2025	REFLECTIVE	A.5.5110.0480	STREET MAINT - UNIFORMS		82.50
OCTOBER 2025 CREDIT CARD	M and T BANK	11/03/2025	UPS STORE	A.5.5110.0480	STREET MAINT - UNIFORMS		24.58
Vendor 10706 - M and T BANK Total:							2,219.15
Vendor: 10806 - Noregon Systems Inc.							
2026000118	Noregon Systems Inc.	11/03/2025	JPRO yearly fees	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...	2026000118	1,699.00
Vendor 10806 - Noregon Systems Inc. Total:							1,699.00
Vendor: 10812 - Northeast Southtowns Solid Waste Mgmt. Board							
2025 DUES	Northeast Southtowns Solid Waste Mgmt. Board	11/03/2025	2025 DUES	A.5.1920.0440	MUNICIPAL ASSOCIATION D...		446.33
Vendor 10812 - Northeast Southtowns Solid Waste Mgmt. Board Total:							446.33
Vendor: 10839 - NYS CONFERENCE OF MAYORS							
2025PLNNGNDZ6JA002T a...	NYS CONFERENCE OF MAYORS	11/03/2025	2025PLNNGNDZ6JA004P	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		80.00
2025PLNNGNDZ6JA002T a...	NYS CONFERENCE OF MAYORS	11/03/2025	2025PLNNGNDZ6JA002T	A.5.8010.0440	ZONING - TRAINING, TRAVEL...		140.00
Vendor 10839 - NYS CONFERENCE OF MAYORS Total:							220.00
Vendor: 10864 - NYSEG							
1001-0483-419 9/19-10/21/...	NYSEG	11/03/2025	ELMWOOD & CHEST 1 PH 9/19-10/21/25	F.5.1620.0431	BUILDINGS - ELECTRIC		176.55
1001-1111-704 9/16-10/20/...	NYSEG	11/03/2025	400 PINE ST 8/16-9/15/25 9/16-10/20/25	A.5.1640.0431	CENTRAL GARAGE - ELECTRIC		261.96
1001-1111-712 9/18-10/20/...	NYSEG	11/03/2025	PINE ST 9/18-10/20/25	F.5.1620.0431	BUILDINGS - ELECTRIC		37.16
1003-3707-877 9/19-10/21/...	NYSEG	11/03/2025	NEAR 163 MAIN ST @ TRFIC CIR 9/19-10/21/25	A.5.5182.0431	STREET LIGHTING - ELECTRIC		42.10
1003-3707-893 9/17-10/21/...	NYSEG	11/03/2025	BUFFALO RD @ GREY ST 9/17- 10/21/25	A.5.5182.0431	STREET LIGHTING - ELECTRIC		23.12
1004-1637-827 9/18-10/20/...	NYSEG	11/03/2025	33 CENTER ST 9/18-10/20/25	A.5.3410.0431	FIRE DEPT - ELECTRIC		646.87
1004-8515-430 9/10-10/9/25	NYSEG	11/03/2025	400 PINE ST SALT SHED 9/10- 10/9/25	A.5.1640.0431	CENTRAL GARAGE - ELECTRIC		29.94
1005-3329-701 9/10-10/9/25	NYSEG	11/03/2025	S GROVE ST 9/10-10/9/25	A.5.7140.0431	PLAYGROUNDS & REC CTRS. -...		243.81
Vendor 10864 - NYSEG Total:							1,461.51

Expense Approval Report 11.3.25

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Payable Dates: 11/3/2025 - 11/3/2025	Post Dates: 11/3/2025 - 11/3/2025	Account Name	Purchase Order Number	Amount
Vendor: 10870 - O.P.E.N.									
TRAINING CONFERENCE	O.P.E.N.	11/03/2025	TRAINING CONFERENCE	A.5.1325.0440	VILLAGE ADMIN - TRAINING, ...				50.00
					Vendor 10870 - O.P.E.N. Total:				50.00
Vendor: 11353 - PADDOCK CHEVROLET, INC.									
2026000117	PADDOCK CHEVROLET, INC.	11/03/2025	Fire chief vehicle repairs	A.5.3410.0460	FIRE DEPT - VEHICLE MAINT ...	2026000117			199.95
					Vendor 11353 - PADDOCK CHEVROLET, INC. Total:				199.95
Vendor: 10922 - POSITIVE PROMOTIONS, INC.									
2026000069	POSITIVE PROMOTIONS, INC.	11/03/2025	Fire Dept supplies	A.5.3410.0495	FIRE DEPT - PREVENTION & I...	2026000069			1,920.09
					Vendor 10922 - POSITIVE PROMOTIONS, INC. Total:				1,920.09
Vendor: 10978 - REGIONAL INT. CORP.									
2026000095	REGIONAL INT. CORP.	11/03/2025	DPW vehicle parts- Oct	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...	2026000095			246.69
					Vendor 10978 - REGIONAL INT. CORP. Total:				246.69
Vendor: 11008 - RUSERT EQUIPMENT, LLC									
inv 11071	RUSERT EQUIPMENT, LLC	11/03/2025	snow pusher shoes	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...				955.00
					Vendor 11008 - RUSERT EQUIPMENT, LLC Total:				955.00
Vendor: 11016 - SAF-GARD SAFETY SHOE CO.									
inv 4293111/4317453	SAF-GARD SAFETY SHOE CO.	11/03/2025	workboots- DPW/ Kuczma	A.5.1620.0480	BUILDINGS - UNIFORMS				234.99
inv 4293111/4317453	SAF-GARD SAFETY SHOE CO.	11/03/2025	workboots- DPW/Calleri, Goerke,	A.5.5110.0480	STREET MAINT - UNIFORMS				464.98
					Vendor 11016 - SAF-GARD SAFETY SHOE CO. Total:				699.97
Vendor: 11033 - Schroder, Joseph & Associates, LLP									
26817	Schroder, Joseph & Associates, LLP	11/03/2025	SERVICES FOR SEPTEMBER 2025	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...				216.30
					Vendor 11033 - Schroder, Joseph & Associates, LLP Total:				216.30
Vendor: 11055 - SHANOR ELECTRIC SUPPLY									
inv 1137255	SHANOR ELECTRIC SUPPLY	11/03/2025	warning emergency work	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...				869.08
					Vendor 11055 - SHANOR ELECTRIC SUPPLY Total:				869.08
Vendor: 11059 - SHERWIN-WILLIAMS CO.									
transaction 0073-7	SHERWIN-WILLIAMS CO.	11/03/2025	striping machine cleaner	A.5.5110.0420	STREET MAINT - ROAD MATE...				11.89
					Vendor 11059 - SHERWIN-WILLIAMS CO. Total:				11.89
Vendor: 11068 - SITEONE LANDSCAPE									
inv 159647271-001	SITEONE LANDSCAPE	11/03/2025	grass seed and fertilizer	A.5.5110.0420	STREET MAINT - ROAD MATE...				167.00
					Vendor 11068 - SITEONE LANDSCAPE Total:				167.00
Vendor: 11168 - TRI-COUNTY SUPPLY, INC.									
234370	TRI-COUNTY SUPPLY, INC.	11/03/2025	parts - DPW	A.5.1640.0420	CENTRAL GARAGE - MAINT &...				100.00
					Vendor 11168 - TRI-COUNTY SUPPLY, INC. Total:				100.00
Vendor: 11170 - TRI-R MECHANICAL SERVS.									
inv 97155	TRI-R MECHANICAL SERVS.	11/03/2025	boiler rewiring maintenance	A.5.1620.0420	BUILDINGS - MAINT & REPAI...				894.00
					Vendor 11170 - TRI-R MECHANICAL SERVS. Total:				894.00

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Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Payable Dates: 11/3/2025 - 11/3/2025 Post Dates: 11/3/2025 - 11/3/2025							
Vendor: 11175 - TROST FIRE EQUIPMENT							
110334/110508/110496	TROST FIRE EQUIPMENT	11/03/2025	fire ext annual maint/hydrotest and recharge	A.5.1620.0420	BUILDINGS - MAINT & REPAI...		989.00
Vendor 11175 - TROST FIRE EQUIPMENT Total:							989.00
Vendor: 11232 - VILLAGE OF EA PETTY CASH							
2025-1	VILLAGE OF EA PETTY CASH	11/03/2025	petty cash reimbursement	A.5.1640.0420	CENTRAL GARAGE - MAINT &...		30.00
Vendor 11232 - VILLAGE OF EA PETTY CASH Total:							30.00
Vendor: 11248 - W.B. MASON CO., INC.							
257545050 CM4143934	W.B. MASON CO., INC.	11/03/2025	PO/DISP water 10/14/25	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		21.92
257545050 CM4143934	W.B. MASON CO., INC.	11/03/2025	PO/DISP water 10/14/25	A.5.3420.0420	POLICE & FIRE DISPATCH - M...		21.92
Vendor 11248 - W.B. MASON CO., INC. Total:							43.84
Vendor: 11252 - WARNING ELECTRICAL SERVICES, INC.							
inv 146765	WARNING ELECTRICAL SERVICES, INC.	11/03/2025	Hamlin Park emergency work/damage to triplex	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		1,900.00
inv 146853/146839	WARNING ELECTRICAL SERVICES, INC.	11/03/2025	HP/Police Stn	A.5.1620.0420	BUILDINGS - MAINT & REPAI...		854.14
inv 146853/146839	WARNING ELECTRICAL SERVICES, INC.	11/03/2025	HP/Police Stn	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		217.45
Vendor 11252 - WARNING ELECTRICAL SERVICES, INC. Total:							2,971.59
Vendor: 11357 - WM CORPORATE SERVICES, INC.							
5201784-1342-0	WM CORPORATE SERVICES, INC.	11/03/2025	FIREMAN'S FIELD, PINE ST DUMPSTER OCTOBER 2025	A.5.8160.0410	REFUSE & GARBAGE		121.24
5201785-1342-7	WM CORPORATE SERVICES, INC.	11/03/2025	DPW GARAGE 400 PINE ST DUMPSTER OCTOBER 2025	A.5.8160.0410	REFUSE & GARBAGE		303.10
5201786-1342-5	WM CORPORATE SERVICES, INC.	11/03/2025	FIRE HALL 33 CENTER ST DUMPSTER OCTOBER 2025	A.5.8160.0410	REFUSE & GARBAGE		121.24
5201791-1342-5	WM CORPORATE SERVICES, INC.	11/03/2025	HAMLIN PARK DUMPSTER OCTOBER 2025	A.5.8160.0410	REFUSE & GARBAGE		181.86
Vendor 11357 - WM CORPORATE SERVICES, INC. Total:							727.44
Grand Total:							183,037.61

Report Summary

Fund Summary

Fund	Expense Amount
A - GENERAL FUND	143,608.40
F - ENTERPRISE WATER	39,429.21
Grand Total:	183,037.61

Account Summary

Account Number	Account Name	Expense Amount
A.5.1325.0403	VILLAGE ADMIN - OFFICE...	154.61
A.5.1325.0440	VILLAGE ADMIN - TRAIN...	726.70
A.5.1420.0411	VILLAGE ATTORNEY - OT...	296.30
A.5.1460.0403	RECORDS MANAGEMENT..	73.99
A.5.1480.0410	PUBINFO SVCS-PUB INFO..	2,883.39
A.5.1490.0440	PUBLIC WORKS ADMIN -...	530.40
A.5.1620.0420	BUILDINGS - MAINT & R...	4,031.65
A.5.1620.0431	BUILDINGS - ELECTRIC	559.44
A.5.1620.0480	BUILDINGS - UNIFORMS	234.99
A.5.1640.0420	CENTRAL GARAGE - MAI...	623.34
A.5.1640.0431	CENTRAL GARAGE - ELEC...	344.61
A.5.1640.0460	CENTRAL GARAGE - VEH...	14,680.42
A.5.1640.0480	CENTRAL GARAGE - UNI...	140.71
A.5.1920.0440	MUNICIPAL ASSOCIATIO...	446.33
A.5.3120.0210	POLICE DEPT - VEHICLES	2,495.00
A.5.3120.0403	POLICE DEPT - OFFICE S...	243.78
A.5.3120.0420	POLICE DEPT - MAINT. S...	21.92
A.5.3120.0440	POLICE DEPT - TRAINING,..	1,195.04
A.5.3120.0470	POLICE DEPT - DEPTAL S...	55.85
A.5.3410.0420	FIRE DEPT - DEPT SUPPLI...	50.95
A.5.3410.0431	FIRE DEPT - ELECTRIC	1,193.47
A.5.3410.0460	FIRE DEPT - VEHICLE MA...	5,662.91
A.5.3410.0495	FIRE DEPT - PREVENTION...	1,920.09
A.5.3420.0420	POLICE & FIRE DISPATCH...	21.92
A.5.3420.0470	POLICE & FIRE DISPATCH...	134.27
A.5.3420.0480	POLICE & FIRE DISPATCH...	25.60
A.5.5110.0110	STREET MAINT - SALARIE...	341.04
A.5.5110.0200	STREET MAINT - EQUIP	22,727.00
A.5.5110.0420	STREET MAINT - ROAD ...	178.89
A.5.5110.0480	STREET MAINT - UNIFO...	572.06
A.5.5182.0431	STREET LIGHTING - ELEC...	855.77
A.5.7140.0420	PLAYGROUNDS & REC C...	2,986.53
A.5.7140.0431	PLAYGROUNDS & REC C...	243.81
A.5.7550.0470	CELEBRATIONS - OPERAT...	339.50

Account Summary

Account Number	Account Name	Expense Amount
A.5.8010.0440	ZONING - TRAINING, TR...	140.00
A.5.8160.0410	REFUSE & GARBAGE	727.44
A.5.8560.0200	SHADE TREES - EQUIP	5,409.00
A.5.9060.0805	HOSPITAL & MEDICAL IN...	43,241.19
A.5.9060.0806	HOSPITAL & MEDICAL IN...	20,178.64
A.5.9061.0807	DENTAL INS - DENTAL INS	5,962.60
A.5.9062.0808	OPTICAL - OPTICAL	957.25
F.5.1380.0410	FISCAL AGENT FEE - FIN ...	18,352.89
F.5.1620.0431	BUILDINGS - ELECTRIC	218.19
F.5.8340.0200	TRANSFS & DIST - EQUIP	12,426.09
F.5.8340.0490	TRANSFS & DIST - WATER..	1,126.00
F.5.9060.0805	HOSPITAL & MEDICAL IN...	4,811.89
F.5.9060.0806	HOSPITAL & MEDICAL IN...	1,901.02
F.5.9061.0807	DENTAL INS - DENTAL INS	511.08
F.5.9062.0808	OPTICAL - OPTICAL	82.05
Grand Total:		183,037.61

Project Account Summary

Project Account Key	Expense Amount
None	183,037.61
Grand Total:	183,037.61

Authorization Signatures

***** Certificate of Financial Officer *****

I hereby certify that the attached Voucher Listing is complete and accurate to the best of my knowledge, and payment is hereby approved.

Signed:

Date:

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 28, 2025

The Building Department received an amendment to request for the rezoning of the property at 192 Oakwood Avenue by Marget J. Drzewiecki, Esq., of Rupp Pfalzgraf LLC for the property owner Dimitic O'Connor. The property is currently zoned as Single-Family Residential (SFR), and the request is to now rezone the entire lot to Open Space (OS). The lot to be rezoned is approximately 76'x330' for an approximate area of 18,208.08 sq. ft.

The amended application requests, with conditional approval by the Village, that the current landowner's life estate be allowed to occupy the existing single-family dwelling until the termination of the life estate. This would make the single-family dwelling a nonconforming use for that duration of time. The intent after which is to demolish the existing single-family dwelling.

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

October 20, 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: Amended Application for Proposed Rezoning 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 to amend the pending rezoning application for a portion of 192 Oakwood Avenue, East Aurora, New York 14052 (SBL No. 164-190-6-30) (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.



VILLAGE OF EAST AURORA - ZONING MAP

 Single-Family Residential (SFR)	 General Commercial (GC)
 Low Density Residential (LDR)	 Neighborhood Commercial (NC)
 General Residential (GR)	 Village Center (VC)
 Limited Commercial Residential (LCR)	 General Manufacturing (GM)
 Mid-Main Overlay (MMO)	 Village Manufacturing (VM)
 Local Landmark Property	 Open Space (OS)

October 20, 2025

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A broader overview of the Village's zoning is reproduced in the image below.



Amended Application Request

The Applicant now amends its pending application to instead seek rezoning of the entire Property from Single Family Residential (“SFR”) to Open Space (“OS”) to enable cemetery use, which is permitted as-of-right in an OS district pursuant to Village of East Aurora Code (“Code”) § 285-23.3(B)(3). In furtherance of the amended application, an updated application form with a landowner authorization is attached as **Exhibit A**, the Property’s survey and legal description is attached as **Exhibit B**, and an updated Short Environmental Assessment Form attached as **Exhibit C**.

To permit the continued use of the existing residence during the term of the current landowner’s life estate, the Applicant respectfully requests that the rezoning be approved subject to a condition allowing the residence to remain occupied and used for residential purposes for the duration of the landowner’s life estate.

Upon termination of the life estate, this condition shall automatically expire, and the Property shall be zoned OS without any remaining conditions.

The Property Does Not Possess Significant Historic Value

Nothing related to the house or property is recognized on any State or National Register of historic places. Although this is not necessarily determinative for East Aurora’s own local decision making related to important historical resources, we respectfully submit that the Proposed Action does not pose any local historic preservation issues either.

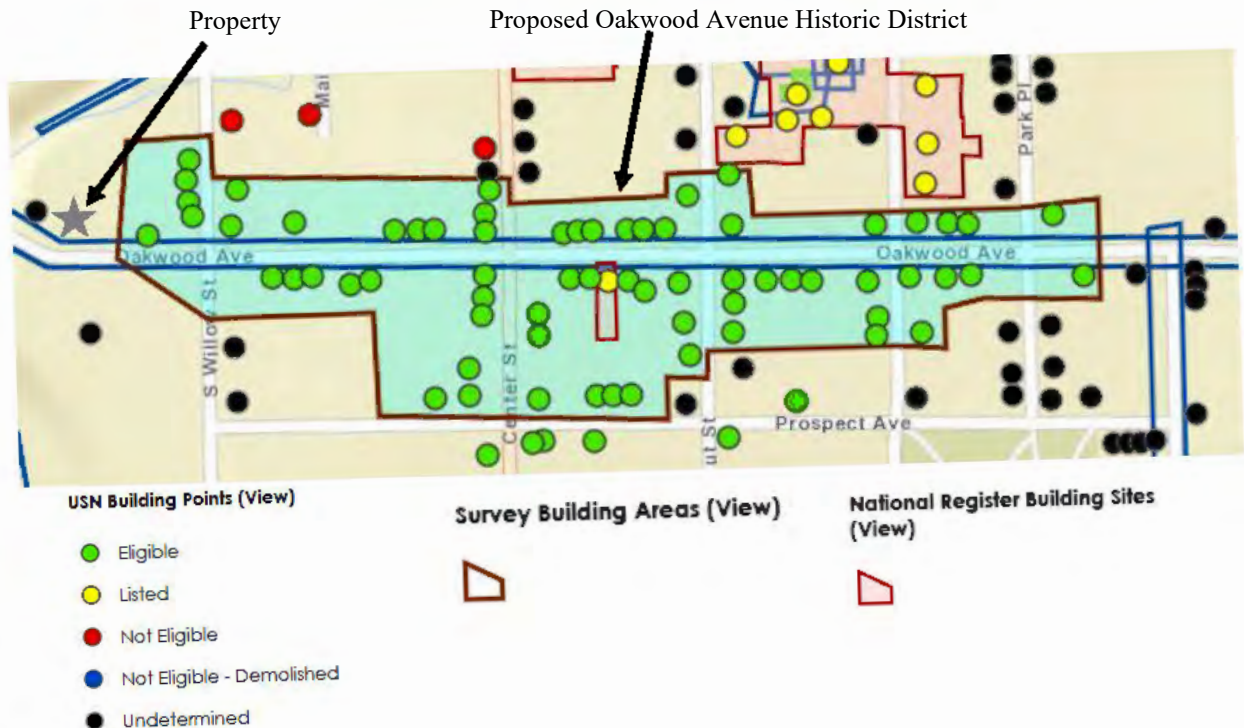
The Property is not a designated landmark, and it is not located within any historic district. This should pacify any historic concern related to the Property, particularly in light of the HPC’s comprehensive survey of historic and architectural resources undertaken in 2013 to make sure that

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it honored and protected important resources for future generations. This Property was not among those identified as having historic significance.

In fact, the Property lies entirely outside the proposed Oakwood Avenue Historic District as depicted in the image below, courtesy of the Cultural Resource Information System (“CRIS”) database.



Therefore, the HPC has already determined that this Property does not qualify for protection. The HPC should maintain its prior determination and not allow a general preference for “old houses” to alter that conclusion.

Notwithstanding that, the HPC is bound by the following criteria enumerated in the Village of East Aurora Code (“Code”) § 156-3(A) when evaluating properties for historic value and significance:

- (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.

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Here, the HPC identified only two of the relevant criteria as being marginally satisfied: first, that the Property displays some features of the “gable and ell” architectural style; and second, that it serves as a familiar visual feature within the neighborhood due to its modest, vernacular design and its presence since the late 1880s. See HPC Letter dated August 29, 2025, attached as **Exhibit D**.

These limited findings, particularly when viewed in contrast to the Village’s comprehensive 2013 historic resource survey—which did not identify the Property as possessing any notable architectural or historical significance—fall well short of establishing that the Property has substantial historic value. The mere presence of a common architectural form and the passage of time do not elevate an ordinary residence to a level warranting preservation or special protection, especially when the Village’s own prior documentation concluded otherwise.

Legality of Rezoning

The proposed rezoning is also fully consistent with the neighboring uses and zoning to the Property. After the Village attorney raised concerns that the Application constituted “spot zoning,” the Planning Commission recommended the Village Board not approve the proposed rezoning, listing its single finding as “Legal counsel recommends not rezoning only a portion of the property.” See Statement of Findings and Conditions from September 2025 meeting of the East Aurora Planning Commission, attached as **Exhibit E**.

Applicant respectfully disagrees that the present rezoning request constitutes spot zoning.

“Spot zoning” is defined as the impermissible process of singling out one parcel of land for a use classification *totally different from that of the surrounding area* for the benefit of the owner of such property and to the detriment of other owners. See 15 WARREN’S WEED NEW YORK REAL PROPERTY § 157.13 (2025) (emphasis added).

A. The Proposed Rezoning Is Not “Totally Different” from Surrounding Uses.

The rezoning of the Property for cemetery use is consistent with the surrounding zoning pattern and existing land uses. Adjacent and nearby parcels are already zoned OS and are occupied by Oakwood Cemetery itself—an established and long-standing use in the Village. The proposed rezoning simply extends an existing OS district boundary to include the subject parcel, thereby promoting zoning uniformity and continuity along Oakwood Avenue.

Moreover, the proposed cemetery use is compatible in scale, appearance, and character with neighboring land uses. Cemetery properties are low-intensity, quiet, and landscaped, which harmonizes with the residential character of adjacent SFR parcels. This is not an instance of isolating an incongruous use (such as a commercial or industrial operation) within a residential district, but rather a logical and contextually appropriate extension of the adjoining cemetery.

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B. The Rezoning Serves a Broader Public Purpose and Is Not Solely for the Benefit of the Applicant.

While the Applicant will certainly benefit from the ability to expand its operations, the rezoning serves multiple additional and legitimate public interests:

1. Benefit to the Current Homeowner: The proposed rezoning includes a carefully structured condition allowing the current landowner to retain a life estate in her residence. This unique and purposeful arrangement provides the homeowner continued enjoyment of her home for the duration of her life, preserving her housing stability and personal dignity. The rezoning therefore accommodates a compassionate transaction that benefits both the Applicant and the current Village resident.
2. Benefit to the Residents of the Village of East Aurora: Oakwood Cemetery serves as an important community institution and final resting place for Village residents. The Village's growing population and limited existing cemetery capacity create a clear need for additional burial space. Approval of this rezoning will ensure that residents who have lived, worked, and raised families in East Aurora will have the opportunity to be interred within their community. This tangible public benefit far outweighs any private gain to the Applicant.

C. The Proposed Rezoning Will Not Be Detrimental to Other Property Owners

The proposed rezoning will not cause harm to surrounding property owners or diminish neighborhood character. To the contrary, the quiet and well-maintained nature of cemetery uses ensures minimal traffic, noise, or visual impacts. The existing residential aesthetic of the neighborhood will be preserved through the retention of the current dwelling during the life estate, followed by a seamless integration of the parcel into the existing cemetery grounds thereafter.

Furthermore, the proposed OS classification aligns with the Village's broader land use planning goals to preserve community character and support compatible institutional uses by ensuring development is compatible with the existing character of the area and providing opportunities for existing enterprises to expand within the Village. *See* Regional Comprehensive Plan at 1-5, 3-13.

Cemeteries contribute to the Village's historic landscape and provide environmental and aesthetic benefits through green space preservation. Therefore, the proposed rezoning advances the Village's planning objectives rather than undermining them and should not be considered spot zoning. *See also Matter of Tampone v. Town of Red Hook Town Bd.*, 215 A.D.3d 863, 866 (2d Dep't 2023) (reasoning an argument that rezoning was improper spot zoning was without merit, where the rezoning was consistent with the municipality's comprehensive plan and served the general welfare of the community).

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Conclusion

The Proposed Action does not pose any challenges for the Village's concerns regarding historic preservation, it is consistent with existing uses near the Property, and it will contribute to the ongoing operations at and success of the adjacent and adjoining historic Oakwood Cemetery.

Thank you for your thoughtful consideration, and we look forward to continued collaboration with the Village.

Respectfully submitted,



Marc A. Romanowski

/mjd

Enclosures

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: 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. 18,208.08 SF
 Dimension of the property to be rezoned: 76' x 330'

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: 10/20/2025 Jamie L. Lotz
(Signature of Petitioner)

Date: [Redacted] [Redacted]
(Signature of Owner)

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

On this 20th day of October, 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

[Signature]
(Notary Public)

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

[Redacted]

(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

[Signature]
(Notary Public)

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: _____

(Signature of Petitioner)

Date: 10/20/25

Dimitie O'Connor

(Signature of Owner)

State of New York
County of Erie
Village of East Aurora

SS:

On this 20th day of October, 2025, personally appeared before me

David H Blackmon

2228 Balesley Rd, East Aurora, NY 14052

(Name)

(Address)

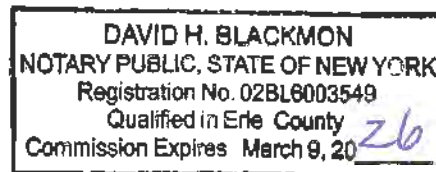
the petitioner, to me known to be the same person described in and who signed and executed the foregoing petition and who duly acknowledged to me and the execution of the same for the purpose therein mentioned.

[Signature]

(Notary Public)

State of New York
County of Erie
Village of East Aurora

SS:



On this _____ day of _____, _____, personally appeared before me

(Name)

(Address)

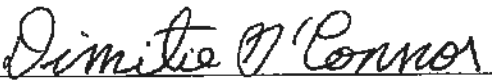
the petitioner, to me known to be the same person described in and who signed and executed the foregoing petition and who duly acknowledged to me and the execution of the same for the purpose therein mentioned.

(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

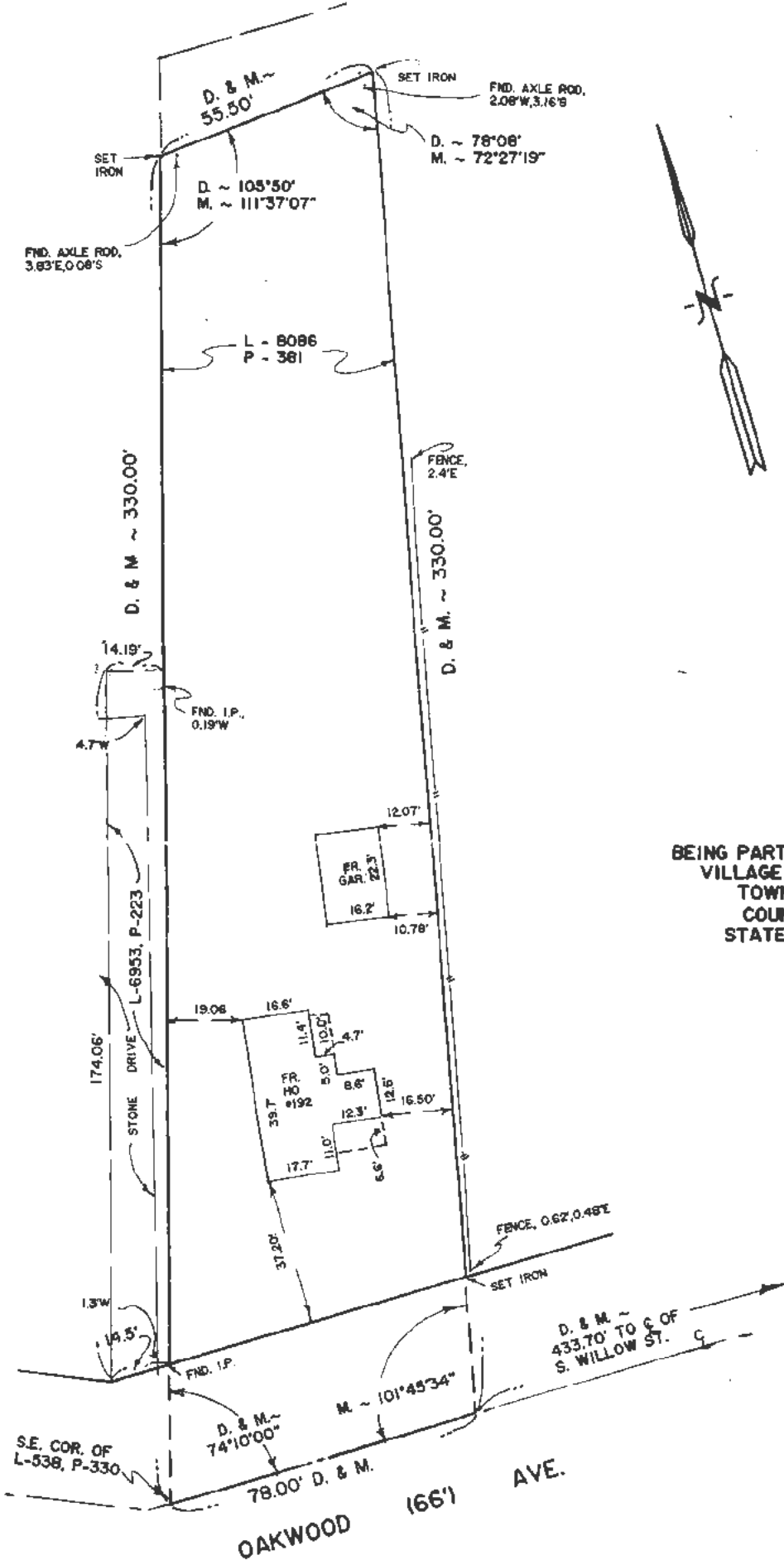

Dimitie O'Connor

Witness:

Dawn Rider
Printed Name:

TO: SIRLEY 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
SCALE: 1" = 30'

Robert B. Baird

NO. 192 OAKWOOD AVE.

SURVEY MAP

MAP NO. 95-59

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
Proposed Insured: The Buffalo City Cemetery, Inc.

Amount of Insurance: [REDACTED]
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 $74^{\circ} 10'$, a distance of 330 feet; thence east along a line forming an interior angle of $105^{\circ} 50'$, a distance of 55.5 feet; thence southerly along a line forming an interior angle of $78^{\circ} 08'$, 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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:			State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. Please see Letter Amending Rezoning Application			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
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) <input type="checkbox"/> Forest Agriculture Aquatic Other(Specify): <input type="checkbox"/> Parkland				


5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO YES <input type="checkbox"/> <input type="checkbox"/>		
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 <input type="checkbox"/> <input type="checkbox"/>		
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 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
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 <input type="checkbox"/> <input type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO YES <input type="checkbox"/> <input type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO YES <input type="checkbox"/> <input type="checkbox"/>		
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 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
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 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <div style="background-color: #cccccc; height: 100px;"></div>		

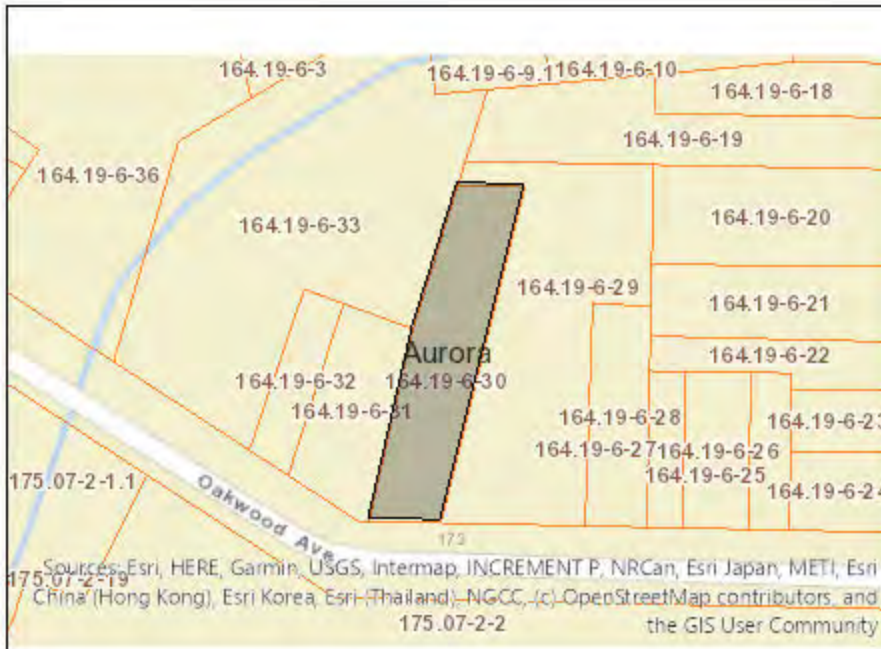
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input type="checkbox"/>	YES <input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input type="checkbox"/>	YES <input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input type="checkbox"/>	YES <input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature:  Title: _____		



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



To the members of the East Aurora Planning Commission:

As requested, the East Aurora Historic Preservation Commission investigated the property listed as 192 Oakwood Ave. We examined the title provided, researched historical maps, consulted with the village historian, and examined the outside of the property.

- A. The 1880 Beers map of East Aurora shows a house at the location of 192 Oakwood. (Prior to East Aurora house renumbering, June 1926, this would have been 176 Oakwood). The names on this house and the adjacent match names on the title, Wm Darbee and V. Bullard. Following the title chain-- Ballard is bought by Darbee in 1885, then Bartlet buys from Darbee, again in 1885. In 1900, S. Donner owned the parcel that contained 192 Oakwood.
- B. The house style is gable and eel, consistent with construction style in the late 19th century, and the structure appears to be in fine repair.
- C. Sanborn maps show that the small neighborhood of vernacular houses, which contains 192 Oakwood, has been intact continuously.

The property meets two of the local historic preservation code criteria for potential designation as a local landmark:

- 1. Embodies the distinguishing characteristics of an architectural style.
- 2. Because of a unique location or singular physical characteristic, it represents an established and familiar visual feature of the neighborhood.

Submitted by

Mary Ann Colopy
Chair, East Aurora Historic Preservation Commission

DRAFT Statement of Findings and Conditions from September 2025 meeting of the East Aurora Planning Commission

0 Pine Street

Findings:

- The applicant has lowered the grades of the proposed residences from the previous submittal.
- The proposed project comprises 3 houses on conforming lots.
- Traffic safety committee has reviewed the locations of the proposed driveways and found no issues with them.
- 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.
- The amount of traffic from three additional houses will not be a significant increase for Girard Ave.
- The applicant has agreed to reduce the maximum setback for the primary structure to 30' from 60' (as permitted in the Village Code)
- Max depth of building envelope is 80'.
- Max width of 50' for the primary structure.
- There will be no driveways on Pine Street.
- The application is consistent with the comprehensive plan's recommendation to increase single family housing within the Village.

Conditions:

- The max setback of the front of the building envelope is 30' from the property line for the primary structure
- The max depth of the building envelope is 80' from the setback line for the primary structure
- The project will have no driveways on Pine Street
- Lot 3 driveway must be on the west side of the property

On the motion to recommend that the Village Board APPROVE the subdivision application as conditioned:

Randy West – Aye
Dale Morris – Aye
Allen A. Ott Jr. – Aye
Dave Simeone – Nay
Daniel Castle – Aye
Stacy Oar – Aye
Debbie Izatt - Nay

192 Oakwood

Findings:

- Legal counsel recommends not rezoning only a portion of the property.

On the motion to recommend that the Village Board NOT APPROVE the proposed rezoning:

Randy West – Aye
Dale Morris – Aye
Allen A. Ott Jr. – Nay
Dave Simeone – Aye
Daniel Castle – Aye
Stacy Oar – Aye
Debbie Izatt - Aye

TOWN OF AURORA

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

MEMO

TO: Mayor Mercurio and Village Board Members

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: October 14, 2025

The Building Department has accepted a Site Plan amendment application from Michael Anderson of Abstract Architecture, PC, architect of 203 Main Street. The request is for a natural gas stand-by generator to be located in the rear of the property to serve the first-floor tenant (East Leaf) for the security requirements.

Village Code section 285-51.5A requires the application to be referred to the Planning Commission for their review and recommendation. After which a public hearing is required prior to a decision by the Village Board. The Village Board may also deem this application a minor project with written agreement with the applicant and waive the Planning Commission review and recommend under Village Code section 285-51.5B

Village Code section 285-50.4C(3) requires the Village to submit the application to the Erie County Department of Environment and Planning for review and comment due to proximity to a State Highway (Main Street/20A).

This is an Unlisted action for purposes of SEQR.

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

Richard Miga

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

Building Dept	10/17/25
Date Received	
Complete App	
Village Clerk	
Date Received	
Amount \$	125 cash
Receipt #	

SITE PLAN APPLICATION

PROPOSED PROJECT 203 Main Street - Mixed-Use SBL# 164-19-6-9.2
LOCATION 203 Main Street ZONING DISTRICT VC

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 Michael Anderson - Abstract Architecture PC
ADDRESS 313 Broadway, Buffalo, NY 14204
TELEPHONE (716) 812-2596 FAX _____ E-MAIL MikeA@AbstractArch.com
SIGNATURE Michael Anderson

OWNER NAME Facelift Properties LLC
ADDRESS 5677 Vermont Hill Rd, South Wales, NY 14139
TELEPHONE (716) 864-9508 FAX _____ E-MAIL katie@barbill.com
SIGNATURE [Signature]

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
NAME Michael Anderson FIRM Abstract Architecture PC
ADDRESS 313 Broadway, Buffalo, NY 14204
TELEPHONE (716) 812-2596 FAX _____ E-MAIL MikeA@AbstractArch.com
SIGNATURE Michael Anderson



THIS APPLICATION MUST INCLUDE THE FOLLOWING:

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

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

REQUIRED MEETINGS/REFERRALS:

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

SEQR ACTION:

___ Type 1 ___ Type 2 X 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.

CHECK LIST FOR SITE PLAN APPLICATION

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

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

6 FLANGE
DROPPED DOMESTIC SERVICE IN
FIRE SERVICE IN THE BASEMENT

FINISHED FLOOR
ELEVATION = 883.18'

2 STORY CONCRETE
BLOCK BUILDING NO. 199

BROKEN
CONCRETE
PATIO

745.60'

EX. SANITARY LATERAL TO
REMAIN AND BE REUSED IF
POSSIBLE. CONTRACTOR
TO TELEPHONE TO
DETERMINE CONDITION
AND SIZE

PROPOSED 2-STORY MIXED USE BUILDING
1st FLR - 2,270 SF + COMMON
2nd FLR - 2,270 SF + COMMON

BASEMENT

VEN

4" DIA.
UNIT

18" SILVER
MAPLE

18" SPRUCE

200.57'

RUSHES

6" STORM LATERAL. CONNECT ROOF
DOWNSPOUTS AND SUMP PUMP.
COORDINATE CONNECTION POINT WITH
ARCHITECTURAL AND PLUMBING PLANS

PROPOSED 2" TYPE "K"
COPPER DOMESTIC SERVICE

COMPOSITE
STAIRS

FINISHED FLOOR
ELEVATION = 883.15'

2 STORY FRAME
HOUSE NO. 205

CONC.
SLOOP

FINISHED FLOOR
ELEVATION = 883.01'

SITE BENCHMARK - SET PIN NAIL
IN EAST FACE OF POWER POLE
NO. 15.06 ELEVATION = 883.60'

6" DIA.
PIPE

5'-4" - GELBET

8'-6"

LINE OF PAVEMENT

20/22/24 kW

GENERAC®

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

20/22/24 kW

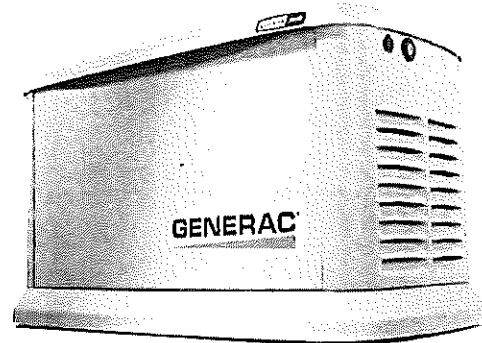
1 of 6

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
**Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

Standby Power Rating

CO07033-1 CO07039-1 CO07038-3 CO07039-3 (Aluminum - Bisque) - 20 kW 60 Hz
CO07042-10 CO07042-11 CO07043-10 CO07043-11 (Aluminum - Bisque) - 22 kW 60 Hz
CO07200-10 CO07210-10 (Aluminum - Bisque) - 24 kW 60 Hz



Product shown with optional fascia kit



QUIET-TEST™



Note: ETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE
GENERAC
PROMISE



GENERAC**Features and Benefits****Engine**

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic Ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- EPA Certified for non-emergency applications
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Allows unit to be used for demand response applications (excluding 20 kW units).

Prevents damage due to overheating.

Generator

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment. (22kW -10 models only.)

Maximizes motor starting capability.

Regulating output voltage to $\pm 1\%$ prevents damaging voltage spikes.

For your safety.

Transfer Switch (If applicable)

- Fully automatic
- NEMA 3R
- Integrated load management technology
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Capability to manage additional loads for efficient power management.

Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

- AUTO/MANUAL/OFF Illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature.

Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

Unit

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

20/22/24 kW

Features and Benefits

Installation System

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.

Meets IFGC and NFPA 54 installation requirements.

Connectivity (Wi-Fi equipped models only)

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.

Review the generator's complete protection profile for exercise hours and total hours.

Provides maintenance information for the specific model generator when scheduled maintenance is due.

Detailed monthly reports provide historical generator information.

Built in battery diagnostics displaying current state of the battery.

Provides detailed local ambient weather conditions for generator location.

GENERAC

Specifications

20/22/24 kW

Generator Model	G007038-1 G007039-1 (20 kW)	G007042-10 G007043-10 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-11 G007043-11 (22 kW)	G007209-10 G007210-10 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage			240		
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion			Less than 5%		
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase			1		
Number of rotor poles			2		
Rated AC frequency			60 Hz		
Power factor			1.0		
Battery requirement (not included)			12 Volts; Group 26R 540 CCA minimum or Group 35AGM 850 CCA minimum		
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm			48 x 25 x 29 / 121.9 x 63.5 x 73.7		
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration			5 min		

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magneto				
Governor system	Electronic				
Compression ratio	9.5:1				
Starter	12 VDC				
Oil capacity including filter	Approx. 1.8 qt / 1.8 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas	ft ³ /hr (m ³ /hr)				
	1/2 Load	204 (5.78)	228 (6.46)	184 (4.64)	203 (5.75)
	Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)
Liquid propane	ft ³ /hr (gal/hr) (L/hr)				
	1/2 Load	87 (2.37) (8.99)	92 (2.53) (9.57)	86 (2.36) (8.95)	92 (2.53) (9.57)
	Full Load	130 (3.56) (13.48)	142 (3.90) (14.77)	136 (3.74) (14.15)	142 (3.90) (14.77)

Note: Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all load ranges – 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140–171 V / 190–216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	60 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation With Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

Rating definitions – Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN8271).

* Maximum kilowatt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

** Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

20/22/24 kW

Switch Options

Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Model

G007039-1, G007039-3 (20 kW)
G007043-10, G007043-11 (22 kW)
G007210-10 (24 kW)

No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

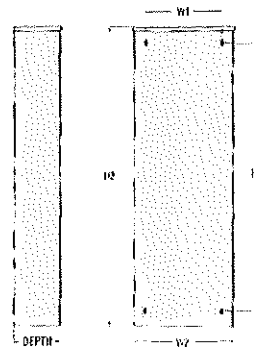
*Function of Evclution controller

Exercise can be set to weekly, bi-weekly, or monthly

Dimensions

	200 Amps 120/240, 1Ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14

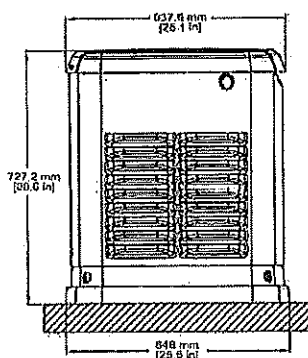


GENERAC**Available Accessories**

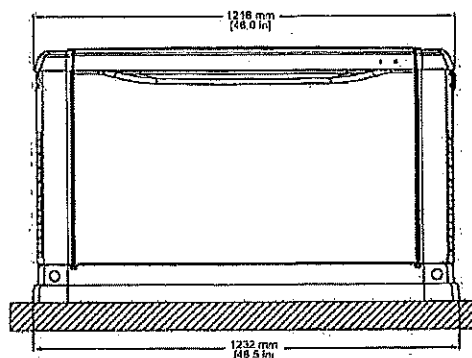
Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007009-0	LTE LP Tank Fuel Level Monitor	The LTE enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link [®] Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.
G007303-0 (20 kW)	High Altitude Kit	A high altitude kit may be required when operating over 2,000 ft (610 m) above sea level per U.S. EPA regulations. Operating the engine with the incorrect engine configuration at a given altitude may increase emissions and decrease fuel efficiency and performance.

Dimensions & UPCs

Model	UPC
G007038	696471074185
G007039	696471074192
G007042	696471074208
G007043	696471074215
G007209	696471071511
G007210	696471084801



LEFT SIDE VIEW



FRONT VIEW

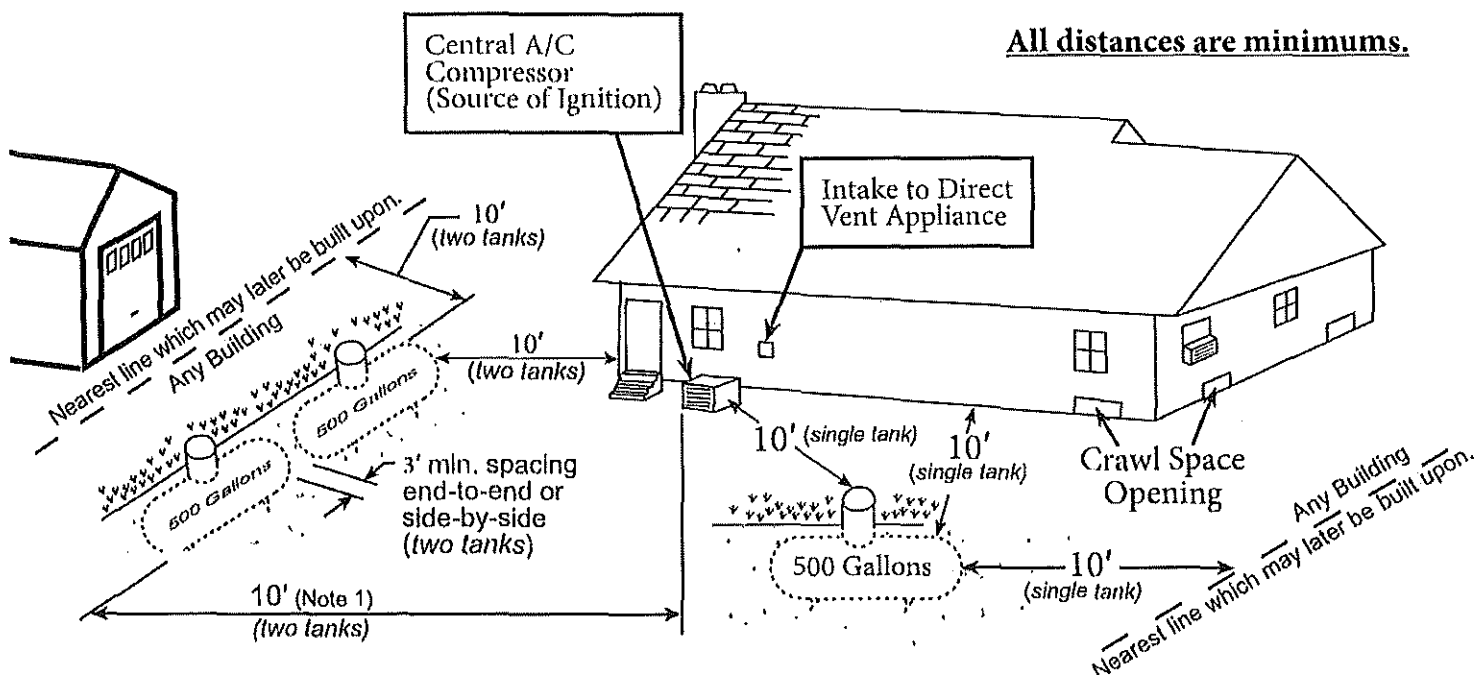
Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

GENERAC

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

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(Burial Guide) 500 Gallon Underground Installation



Notes:

Propane tank may not be under or against buildings. Bury at least 6" below grade, 18" if under parking lot, add bollards around valve cover if less than 10' from traffic / roadway. Tank valve cover must be at least 10' from exterior sources of ignition, (air conditioner, transformer or generator) openings into direct-vent gas appliances, or mechanical ventilation air intake, no part of underground tank shall be less than 10' from any building (foundation), well, septic system or adjoining property line which may later be built upon.

Wet area? Tie down to 10" thick concrete pad 3' wider and longer than tank, one #4 rebar / foot.

Approx. 3-6 tons of pipe sand needed to get 6" around complete tank, sand is, (Available at New Enterprise, Honey Brook Quarry, PA).

New Enterprise: **Order/Delivery** - 717-335-4503 (option 1)

Picking Up Order - 610-273-2921

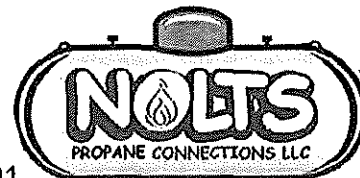
Important!!

- 1) Dig hole as shown in diagram (reverse side); Evenly place 6" of pipe sand in bottom of hole then set tank in hole; attach (1) 17lb anode per 500 gallon tank; Remove cardboard box and plastic bag from anode and keep in fabric bag; Lay anode on native soil at bottom of hole; connect copper wire (shipped with anode) to tank; (tank) has a bolt with (2) washers and (2) nuts, strip approximately 4" of copper wire and wrap around stud between washers; tighten nut to ensure a good connection.
- 2) Pour 5 gallons of dirty water onto anode to activate it, inadequate moisture will keep anode from protecting tank, place pipe sand around and over tank until you have 6" of pipe sand on top of tank before backfilling with dirt.
- 3) **Important!! Dirt shall not touch tank! Or excessive pitting will occur!** Keep sloped finished grade to direct water away from tank. An initial cathodic test must be done upon final hook-up, and test it annually by a propane service man with a potential meter to make sure anodes are working properly. Potential meter shall read -.85 volts DC or above. If test fails, tank is not protected. Repair connection or add more anodes.
- 4) **Important!!** Place tall flag next to cover; to alert landscapers, lawnmower, dozer operators and to help locate tank in the snow.
- 5) **Important!!** Fill tank promptly! At least to 40% or more. If excessive rain saturates earth the tank can float up.

These instructions are intended only for a basic installation guide. Always refer to federal, state, and local ordinances and regulations or NFPA 58. 10-18

Location of A.S.M.E. Cylinders From NFPA 58, Appendix G

Federal, state, and local ordinances and regulations should be observed at all times.

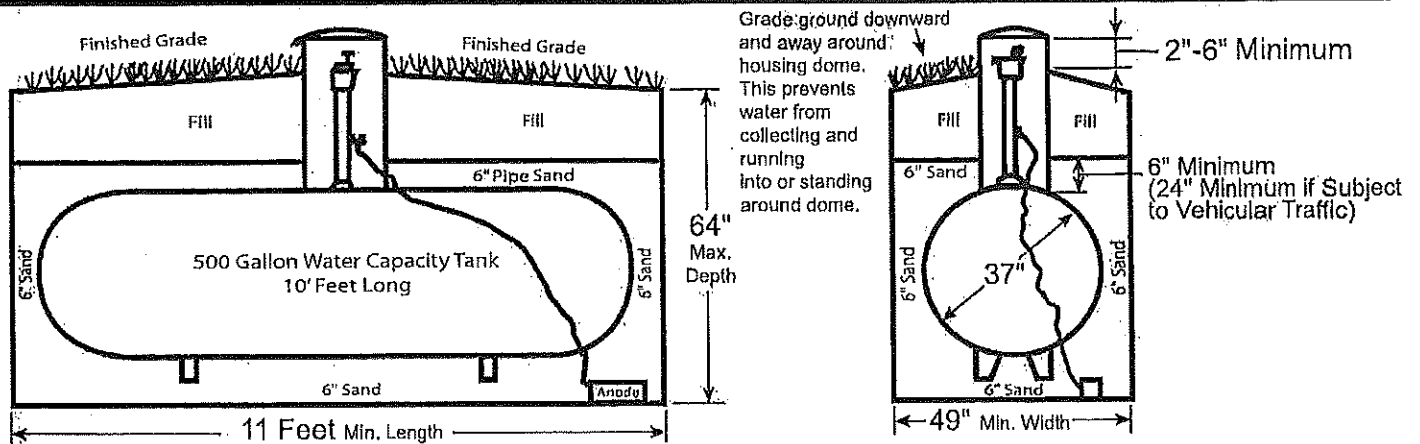


Phone: 717.354.5691

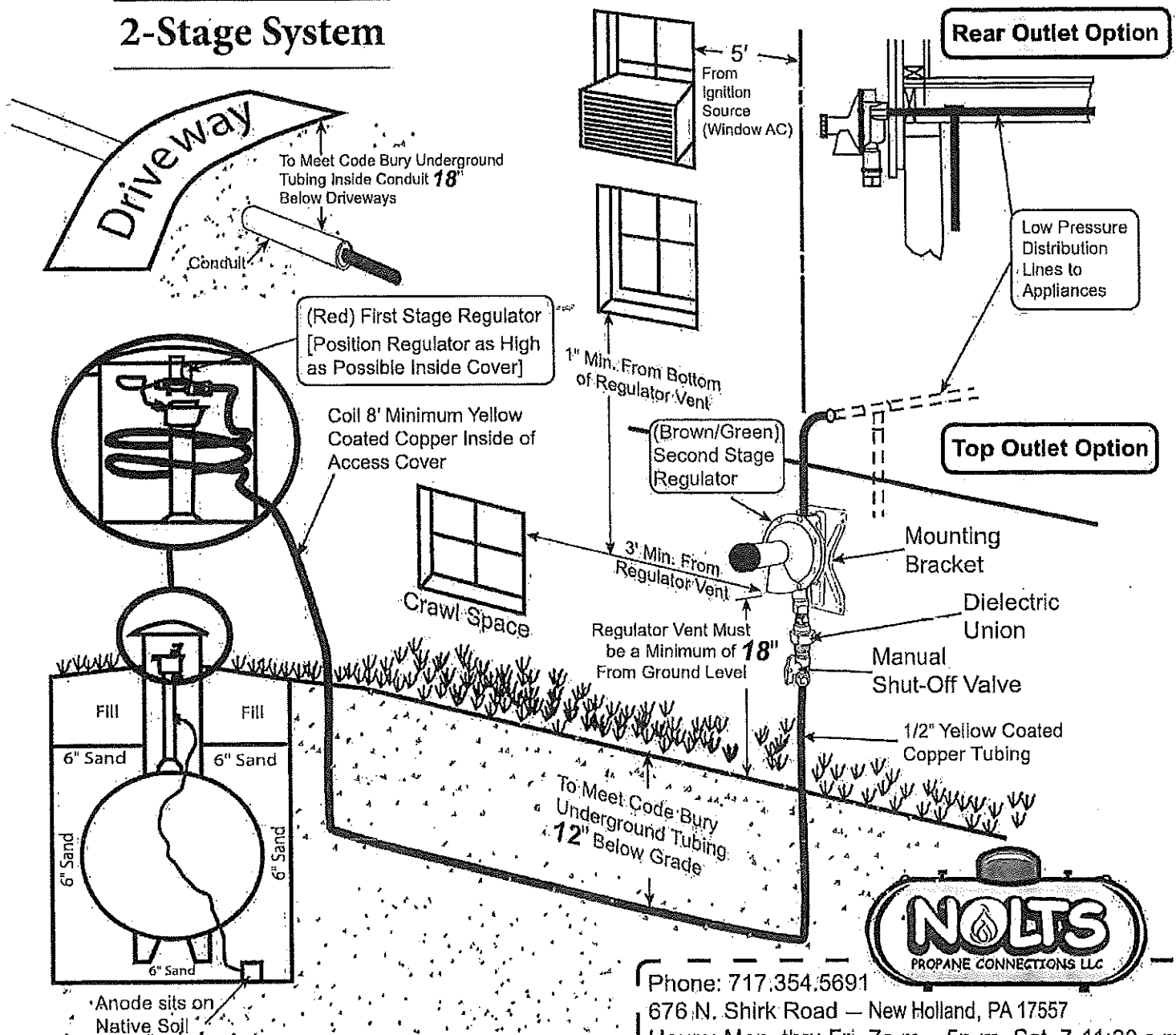
676 N. Shirk Road — New Holland, PA 17557

Hours: Mon. thru Fri. 7a.m. - 5p.m. Sat. 7-11:30 a.m.

(Burial Guide) 500 Gallon Underground Installation



2-Stage System



Phone: 717.354.5691

676 N. Shirk Road — New Holland, PA 17557

Hours: Mon. thru Fri. 7a.m. - 5p.m. Sat. 7-11:30 a.m.

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: 203 Main Street - Generator			
Project Location (describe, and attach a location map): 203 Main Street, East Aurora, NY 14052			
Brief Description of Proposed Action: We are proposing the installation of a backup generator servicing the mixed-use building at 203 Main Street. Generator intended for first floor tenant security requirements.			
Name of Applicant or Sponsor: Michael Anderson - Abstract Architecture PC		Telephone: (716) 812-2596 E-Mail: MikeA@abstractarch.com	
Address: 313 Broadway			
City/PO: Buffalo		State: NY	Zip Code: 14204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 Building Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.23 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?		.65 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:				
The proposed generator will meet or exceed energy code requirements.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____				
Not applicable		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____				
Not applicable		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Michael Anderson - Abstract Architecture PC</u> Date: <u>9.30.2025</u> Signature: <u>Michael Anderson</u> Title: <u>Architect</u>		

MODIFY 2025/2026 BUDGET

November 3, 2025

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

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

Revenue – Appropriated Fund balance - \$ 28,509.00

Expenditures – Capital Recreation Bathroom H0909.0019 - \$28,509.00
Recreation Bathroom change order Sewer line

Revenue – Appropriated Fund balance - \$ 100,000.00

Expenditures – Capital DPW Roof H0909.0042 - \$100,000.00
DPW Roof

The following resolution was seconded by Trustee _____ and unanimously approved

AGREEMENT WITH ERIE COUNTY FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

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

WHEREAS, the Village Board of the Village of East Aurora desires to enter into a contract to participate in the Erie County Community Development Block Grant (ECCDBG) program for the following projects, listed in order of their ranking of priority by the East Aurora Village Board:

1. Sidewalks for ADA access in Hamlin Park up to \$150,000 ;
- 2.

WHEREAS, the Village Board of the Village of East Aurora deems it in the public interest to authorize the Mayor of the Village of East Aurora to sign, submit and execute contracts for ECCDBG-funded projects, upon approval of the ECCDBG program for the aforementioned projects.

NOW, THEREFORE BE IT RESOLVED, that the Village Board of the Village of East Aurora hereby authorizes the Mayor of the Village of East Aurora to sign, submit and execute contracts for ECCDBG-funded projects, upon approval of ECCDBG program for the following projects, listed in order of their ranking priority:

1. Sidewalks for ADA access in Hamlin Park up to \$150,000 ;
- 2.

BE IT FURTHER RESOLVED, that the Village Clerk–Treasurer forward a certified copy of this resolution to the ECCDBG Erie County Consortium. The foregoing resolution was seconded by Trustee _____, and was unanimously approved

Return of Unpaid 2025-2026 Village Taxes

Trustee_____ offered the following resolution and moved for its adoption:

WHEREAS the Board of Trustees of the Village of East Aurora levied real property taxes against all assessable real property in the Village to meet local government requirements for the 2025-2026 fiscal year, and

WHEREAS the Village Clerk Treasurer of the Village of East Aurora has submitted a list of unpaid Village taxes for said year after servicing actions, and

WHEREAS the Village of East Aurora desires the Erie County Department of Real Property Tax Services to enforce the collection of delinquent Village taxes,

NOW THEREFORE BE IT RESOLVED that the attached list of delinquent real property taxes, representing XXXX (XX) parcels and totaling \$XXXXXX without penalties (\$XXXXXX with penalties), be submitted to the Erie County Department of Real Property Tax Services for relevy and subsequent reimbursement to the Village of East Aurora.

The foregoing resolution was seconded by _____ and unanimously carried.

**VILLAGE OF EAST AURORA
VILLAGE BOARD MEETING
October 20, 2025 - 7:00 PM**

Present:

Trustee Lazickas
Trustee Cameron
Trustee Viger
Trustee Scheer
Mayor Mercurio

Absent:

Trustee Flynn
Trustee Rabey

Also Present:

Maureen Jerackas, Clerk-Treasurer
Shane Krieger, Village Administrator
Dustin Waldron, Police Lieutenant
Chris Trapp, Village Attorney
Jeff Stoll, General Foreman
Rich Miga, Assistant Code Enforcement Officer
24 Members of the public

A Motion by Trustee Lazickas, to hold the approval of Village Board minutes for October 6, 2025 until the next meeting because Trustee Viger and Trustee Cameron had to abstain, seconded by Trustee Scheer.

Trustee Lazickas moved to approve the payment of Abstract for October 20, 2025, with a total of \$36,109.88, seconded by Trustee Viger and carried by unanimous approval.

- Trustee Lazickas asked about the LED street lighting and if there was a reduction in usage or cost, Clerk Treasurer Jerackas said electric prices went up and the usage only went down slightly.

SPEAKERS AND COMMUNICATIONS (I)

- Moe Gavin- 117 Pine- He said that he was unhappy about the garbage rollout and would like better communication from the Village. Clerk-Treasurer Jerackas said that she agreed Waste Management told us the mailers were out in the mail, but in the meantime, the village put the information out on the website, Facebook, and the Code Red program was utilized. Mayor Mercurio spoke about the Code Red program and reviewed where we are with the garbage contract. Mr. Gavin also spoke about his concern over the speed on Pine Street. Village Administrator Krieger asked Lieutenant Waldron to look into the speed signage on Pine. Mr. Gavin said that he believes that it will be worse if the development is approved.
- Mason Winfield- He was against 0 pine and spoke about how he would like to develop a committee to preserve green space in the Village.
- Joann Ryan- 211 Porterville- She has concerns about Pine Street and would like more done to slow down and reduce traffic.

PUBLIC HEARINGS

- A Motion by Trustee Lazickas, to open the Public Hearing at 7:27 pm regarding 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, seconded by Trustee Cameron and carried with unanimous approval.
 - The applicant said that they are aware that the Village Planning Board and the HPC did not recommend this application. He spoke about the amended permit, why this is not spot zoning and about the current zoning. He also said they have more information to submit to the Village on this topic. The public hearing was left open.
 - Mary Ann Colopy- Chairwoman HPC- She has concerns over the home being demolished that is from the 1800's with this application.

The Public Hearing will remain open.

- A Motion by Trustee Lazickas, to open the Public Hearing at 7:27 pm regarding a minor subdivision application for the vacant parcel at 0 Pine Street by applicant Aaron Romanowski of Alliance Homes, seconded by Trustee Cameron and carried with unanimous approval.
 - The applicant reviewed the application and submitted a PowerPoint. They said that a SEQRA was submitted and there was no protected environment. They spoke about the efforts needed to protect the trees and what they will be doing. Mayor Mercurio asked if he could add that the Village has to be notified before they start the tree work, Village Attorney Trapp said that he can.
 - Shelby Deck-299 Pine Street- She has serious concerns about the trees and asked if there is an environmental impact study. She also has serious concerns about the traffic in the area and asked if there is a traffic plan
 - Michelle Parrish- 854 Lawrence Ave- She has concerns over the traffic on Pine. She also has concerns about what the height of the homes will be.
 - Jenn Brazil- 115 Blake Hill- She asked about the tree stipulation and agrees with the other speakers about the tree concerns. She also has serious concerns over green space and the Village being overdeveloped. She noted that Randy West from the Village Planning Board said that recommending the approval, even with conditions, does not mean we like it. She asked the Village Board to wait on approving this.
 - Joanne Ryan- 211 Porterville- She spoke about her concerns over the heavy impact on the land and the area. She asked the Village Board to wait on approving this.
 - Michelle Biella- 370 South Park- She asked about an environmental study and has concerns over traffic issues.
 - Joshua Best- 208 Porterville- He said that he is an architect and a developer. He said that he has concerns over the application not having all the information needed and advised the Village Board to request additional information.
 - Theresa Kishel- 506 Fillmore- She asked if East Aurora has a code in place that requires a certain amount of land to build a home, the way Elma does. Assistant Code Enforcement Officer Miga said that there are rules per zoning district and explained. Mrs. Kishel asked if the code for this could be changed due to overcrowding. Assistant Code Enforcement Officer Miga said that it could be brought to the Village Board and taken to a committee. Clerk-Treasurer Jerackas said that the Village Board cannot change the code for this project because it has already been applied for by the applicant. Trustee Lazickas asked the developers about the swales and expressed his concerns over damage to the property in the natural setting and the tree canopy.
 - Joanne Ryan- 211 Porterville- She said that she also has concerns about the size of the houses being put on the property. Mayor Mercurio asked Assistant Code Enforcement Officer Miga about the limits of the house, and he said that the current application has nothing that contradicts the code as it is written. The applicant reviewed how they are working with the Village about the trees, even though it is not required by code, and why they don't need an environmental impact study. The applicant also discussed the specifications that were agreed upon with the Village Planning Board and asked the Village Board to approve the application.

- Jenn Brazil- 115 Blake Hill- She asked the Village Board to look more into this application for environmental reasons.

A Motion by Trustee Scheer to close the public hearing at 8:27 pm, seconded by Trustee Viger, and carried with unanimous approval

- A Motion by Trustee Viger, to open the Public Hearing at 8:28 pm regarding projects for the Community Development Block grant application, seconded by Trustee Lazickas and carried with unanimous approval.
 - Clerk Treasurer Jerackas explained the project possibilities for CDBG.
 - Mary Ann Colopy- HPC Chairperson- She asked if it can be used for planning purposes. Clerk Treasurer Jerackas said that she believes that it has to be used for a physical project but can look at what she is presenting. Mrs. Colopy asked if it could be used for comprehensive planning. Clerk Treasurer Jerackas said that there is other funding for things like that, and this one is used for projects in regard to ADA, seniors, or for low-mod areas which we do not have in the village.
 - A Motion by Trustee Lazickas to close the public hearing at 8:32pm, seconded by Trustee Cameron and carried with unanimous approval.
 - Public Hearing regarding a Local Law to amend §285-44 Sign Regulations.
 - Village Attorney Trapp said that he sent them to the Village Board today for review.
- The Public Hearing will remain open.

OFFICIAL CONSIDERATIONS

- **Resolution of the Board of Trustees of the Village of East Aurora with respect to a Determination of Non-Significance pursuant to the State Environmental Quality Review Act in the matter of 0 Pine providing for the development of a minor subdivision in the Village of East Aurora.**

WHEREAS, Parts 1, 2 and 3 of the Short Environmental Assessment Form has been filed with this Board, a copy of which is included by reference and made a part hereof, relating to Village Code Article 285; and

WHEREAS, the Village Attorney has carefully and fully reviewed Parts 1, 2 and 3 of the Short Environmental Assessment form referenced above; and

WHEREAS, this matter has been deemed to be a local concern by the Erie County Department of Environment and Planning, and after a review of the determinations of the Planning Commission, the County Sewer District, and

WHEREAS, the Village Attorney, after review of the above, recommends the Village Board of Trustees declare itself as Lead Agency and issue a Negative Declaration of Environmental Significance; and

WHEREAS, the Board of Trustees, upon carefully and fully reviewing all the information in regard to the proposed action, and taking a hard look at the proposal, made a finding that there are no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of East Aurora, as Lead Agency, has determined that the proposed action described in the Short Environmental Assessment Form filed with the Village, included and incorporated by reference herein, is classified as an Unlisted Action and therefore issues a Negative Declaration, that grant of this will not have a significant environmental impact and a Draft Environmental Impact Statement will not be required nor prepared.

A motion by Trustee Viger, making a negative declaration for SEQRA for a minor subdivision application for the vacant parcel at 0 Pine Street by applicant Aaron Romanowski of Alliance Homes, seconded by Trustee Lazickas, and unanimously approved.

- **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
 - The Applicant must contact the Village prior to starting work so that the Village can protect the street trees.

5. The resolution is effective immediately.

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

- Mayor Mercurio asked Joshua Best about his comment during the public hearing about the location of the HVAC system. Mr. Best said that he believes that the Village Board should be asking what the homes look like because it may alter the character of the area. The applicant said that he met the requirements in the code and noted that they are custom homes. Village Attorney Trapp said that the application meets the code and that there is no basis to deny it. Trustee Viger said that Fisher Price never approached the Village to buy this land and that the code needs to be reviewed. Trustee Scheer said that he believes that it's too many homes on this lot, but believes this is a reputable company. Trustee Viger agrees. Trustee Cameron said that we need to work on making Pine Street safer. Mayor Mercurio said that this is private property and they are following the code.
- A motion by Trustee Lazickas, to refer 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, seconded by Trustee Cameron, and unanimously approved.
- **Designation of 670 Main Street as a Local Landmark Pursuant to §156-3 of the Village Code**
Trustee Viger 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 Scheer, this 20th day of October 2025 and carried.

- Trustee Lazickas said that he does not feel like this building meets the criteria for a Local Landmark. Mary Ann Colopy reviewed the historic personages involved with this building and the requirements. Trustee Lazickas reviewed his opinion that he doesn't believe it meets the guidelines. Peter Sorgi gave the code to Clerk Treasurer Jerackas to give to Trustee Lazickas. Trustee Lazickas reviewed the document and does not believe the architect was significant. Mr. Sorgi gave the previous local landmark applications to the clerk for review. He reviewed with the Village Board members why he believes they should approve the application because he believes it meets the Local Landmark criteria. Mayor Mercurio said that he doesn't have a problem with it if they follow the rules, Trustee Cameron agrees. Mrs. Colopy reviewed the Certificate of Appropriateness process that this applicant will need to follow when they want to make exterior changes if the local landmark designation is approved.
- A motion by Trustee Cameron, to give permission for the building department to refer the violation of Amy Sue Martin, 51 Paine Street, to the town prosecutor for judicial court action, seconded by Trustee Viger, and unanimously approved.
 - Assistant Code Enforcement Officer Miga said that this permit has been expired for a while and they have been notified.

● **RESOLUTION DESIGNATING POLLING PLACE AND HOURS POLLS ARE OPEN**

Trustee Scheer 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 Lazickas and unanimously adopted.

- A motion by Trustee Scheer to give 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, seconded by Trustee Lazickas and unanimously approved.
 - Clerk-Treasurer Jerackas said the verbiage is the same as the last agreement with the Town for being on the Village property while doing work on their bridges. The Village Board members had concerns over the sidewalks being ADA-compliant after Gunner completes the work on the current bridge. The Administrator will contact the town about the compliance.
- A motion by Trustee Viger, to approve 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, seconded by Trustee Lazickas, and unanimously approved.
 - Clerk Treasurer Jerackas reviewed the application. Lieutenant Waldron reviewed the route and road closures. Trustee Viger said she has concerns about the crowds. Lieutenant Waldron said that the police department will have extra officers, and the applicant will also have a security detail.

NEW BUISNESS

- Village Board agreed to have a work session on November 3, 2025 at 6pm to discuss the code revisions for the local law on ebikes and trees if that law is ready.

SPEAKERS AND COMMUNICATIONS (II)

- Dave Simone- 121 King Street- He said that he would like additional code changes made to protect green space in the future. Trustee Scheer asked if we could discuss this in the work session. Mayor Mercurio also asked to discuss fixing the code to not allow something like what happened at Maple and North Street with the demolition go-around. Trustee Scheer and Trustee Viger agree.
- Mary Ann Colopy- HPC Chairwoman- She suggested having an architectural review board. She also spoke about local landmark districts and what that entails. Trustee Lazickas asked about the situation with Maple and North Street. Assistant Code Enforcement Officer Miga reviewed how the owners got around the demolition permit.

Department Head and Trustee Reports

Police Lieutenant– none

Streets Foreman- He said that he attended the NYCOM conference and it was good. He said that the DPW just started leaf collection and that they are getting the plows ready for snow.

Assistant Code Enforcement Officer- none

Village Administrator- He said that he has a meeting with NYSEG on Nov 6th at 10am

Village Clerk-Treasurer- She said that she has the capital committee meeting on Thursday and met with the department heads about what they wanted for this plan.

Trustee Lazickas- none

Trustee Cameron- She said that she would like to meet with Lindsey Lorigo on the Pine Street issue. She also asked about yard waste options. Clerk Treasurer Jerackas reviewed the items that can be bagged in the totes, what can be taken to the DPW on Saturdays, and what the DPW picks up at the road. Trustee Viger asked about the cost of having recycling every week. Clerk Treasurer Jerackas said that they are working on the law for options for additional totes.

Trustee Scheer- none

Trustee Viger – She said that the East Aurora Fire Department had an open house, and it went great.

Mayor Mercurio- He said that they put in a request for holiday decoration committee help, and the Girl Scouts will be helping again.

ADJOURNMENT

A motion was made by Trustee Viger to adjourn the meeting at 9:51pm. Seconded by Trustee Lazickas and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer