

**AGENDA**  
**Village Board of East Aurora**  
**November 17, 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 November 03, 2025
- D. Approve the payment of the abstract for November 17, 2025, for the 2025/2026 fiscal year with a total of \$987,736.60

**2. SPEAKERS & COMMUNICATIONS (I)**

- A. Historic district feasibility study – Carner Development

**3. PUBLIC HEARINGS**

- A. Consider a Local Law regulating the use of Electric/motorized scooters and bikes.
- B. Consider a Local Law to amend §285-44 of the Village Code - Sign Regulations
- C. Consider an Amended Site Plan 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.
- D. Consider a local law to extend the moratorium on unnecessary tree trimming in the Village.

**4. OFFICIAL CONSIDERATIONS**

- A. Consider approving a Local Law regulating the use of electric/motorized scooters and bikes.
- B. Consider approving a Local Law to amend §285-44 of the Village Code - Sign Regulations.
- C. Consider approving a Determination of Non-Significance pursuant to the State Environmental Quality Review Act in the matter of Site Plan Application for 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.
- D. Consider approving an Amended Site Plan 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.
- E. Consider approving a local law to extend the moratorium on unnecessary tree trimming in the Village.
- F. Consider permission for NYSEG to remove dangerous trees and those trimmed over 50% as listed and approved by the DPW General Foreman.
- G. Consider referring to the Planning Commission, December 2, 2025, a Minor Subdivision and a Rezoning Application from 260 Quaker Road LLC for 270 Quaker Road.
- H. Consider approving a peddler solicitor permit for Michael Yohe to operate a horse-drawn carriage.
- I. Consider permission for the Police Department to apply for the NY Cares Up grant for employee wellness.
- J. Consider setting a public hearing on December 15, 2025, for 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, along with an accessory use as a bar.
- K. Consider permission to advertise a bid for a sidewalk plow.
- L. Consider approving Nicole Goldfus and Gaberial Goldfus as members of the East Aurora Fire Department.
- M. Consider setting a public hearing to consider a local law to amend the garbage code once the updates are ready.
- N. Consider setting a public hearing on December 15, 2025, to amend Chapter 165 Lighting outdoor of the village code.

**5. NEW BUSINESS**

**6. OLD BUSINESS**

**7. SPEAKERS & COMMUNICATIONS (II)**

**8. DEPARTMENT HEAD REPORT**

**9. ADJOURNMENT**

# **VILLAGE OF EAST AURORA VILLAGE BOARD MEETING November 3, 2025 - 7:00 PM**

**Present:**

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

**Also Present:**

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

A Motion by Trustee Viger to approve the Village Board minutes for October 6, 2025 with amendments, seconded by Trustee Flynn and carried with unanimous approval, with Trustee Viger and Trustee Cameron abstaining.

- Trustee Viger said that the minutes had present for both present and absent, and Trustee Viger and Trustee Cameron should be changed to absent.

A Motion by Trustee Cameron to approve the Village Board minutes for October 20, 2025, seconded by Trustee Viger and carried with unanimous approval.

Trustee Rabey moved to approve the payment of Abstract for November 3, 2025, with a total of \$183,037.61, seconded by Trustee Scheer and carried by unanimous approval.

**SPEAKERS AND COMMUNICATIONS (I)**

- Mary Ann Colopy- 365 South Grove- She asked the Village Board to do a 90-day moratorium on demolition and significant renovations until the village code regarding the same can be reviewed and amended. Attorney Trapp noted that 6 Months is better than 90 days. Mayor Mercurio asked if the moratorium would be for anything internal on a historic building. Code Enforcement Officer Cassidy said that they were trying to make code changes specifically about properties in which the entire residence would be requested to be demolished, a significant portion of it demolished with an addition, or significant changes to that structure. Cassidy said that she would need time to get the verbiage right. Mayor Mercurio asked Code Enforcement Officer Cassidy about what percentage of demolition would be in the moratorium. Code Enforcement Officer Cassidy said that 50% of the footprint of the building or the square footage. Trustee Viger asked if the wording of the moratorium had to be done immediately. Trustee Flynn asked if people could sneak in demolition before the moratorium is passed. Village Attorney Trapp said that you're just setting a public hearing to determine if there will be a moratorium. Mayor Mercurio said that they will add that as an official business item. Mary Ann would also like to speak about the National Register

## PUBLIC HEARINGS

- Public Hearing to 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)
  - Mayor Mercurio asked Code Enforcement Officer Cassidy if the applicant was going to change their request. She responded that the applicant was changing their application.A Motion by Trustee Lazickas to close the public hearing at 7:11pm, seconded by Trustee Cameron and carried with unanimous approval.

## OFFICIAL CONSIDERATIONS

- A motion by Trustee Rabey to Refer 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, seconded by Trustee Flynn and unanimously approved.
  - Applicant is looking to do a full rezoning versus a partial rezoning. He believes that it is unnecessary and a waste of time to send the revised application back to Planning. Mayor Mercurio said that since the application changed, he believes that the Planning Commission should review the revised application. Trustee Lazickas, Trustee Viger, and Trustee Cameron all said that they agree that the new application should be reviewed.
- A motion by Trustee Cameron, to Set a Public Hearing on November 17, 2025, for 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, seconded by Trustee Viger, and unanimously approved.
  - Mayor Mercurio said that he doesn't believe that this application needs to go to the Planning Commission for a generator. Code Enforcement Officer Cassidy agrees that this is a minor change and verified that the tank would not be buried.
- Trustee Viger, 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 Lazickas and unanimously approved.
- Trustee Cameron, 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 \$114,166.12 ;
  - 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 \$114,166.12 ;

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 Lazickas, and was unanimously approved

- Clerk-Treasurer Jerackas noted that the grant is for \$114,166.12 which changed from what was on the agenda. She explained that this grant is for an ADA sidewalk path along the northwest parking lot in Hamlin Park and then a walkway that will lead somebody to any part of the park through a path of some kind that is ADA accessible, which includes the new bathroom being built. General Foreman Stoll said that they are looking to improve ADA access without taking away the natural feel of the park and they are staying away from trees and greenspace. He reviewed the materials that will be used, the size and location for the path.

- Trustee Viger 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 Forty-six (46) parcels and totaling \$83,649.45 without penalties (\$93,541.24 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 Trustee Lazickas and unanimously carried.

- A motion by Trustee Rabey, to give 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, seconded by Trustee Lazickas, and unanimously approved.
  - Police Chief Welch described how he is looking to put cameras on Main Street and in Hamlin Park and enhance the system at the police station.
- A motion by Trustee Viger, to set a Public Hearing on December 1, 2025, for purposes of determining a local law to set a moratorium with regard to the demolition or partial demolition of structures within the Village of East Aurora, seconded by Trustee Rabey, and unanimously approved
- A motion by Trustee Scheer, to set a Public Hearing on November 17, 2025, for a local law to extend the moratorium on tree trimming in the Village of East Aurora, seconded by Trustee Lazickas, and unanimously approved.

## **OLD BUSINESS**

- Village Board agreed to wait to schedule a work session to review open tree local law with the Village Attorney until after the NYSEG meeting on November 6<sup>th</sup>.

- Police Chief Welch said that he assigned Lieutenant O'Hara the administrative task of finding out the deer management plan cost. Police Chief Welch said that it would be \$15,000 annually for this program. He explained that if we become a part of this program that the deer would be field dressed and taken to Amherst to be processed for the Food Bank. He also said that the Police Department has overtime issues already, he is not comfortable with the locations and believes it needs more consideration. Mayor Mercurio asked about other municipalities that don't use police officers but hire experienced people. Trustee Viger asked if Village Administrator Krieger could look into it. Police Chief Welch said he is already looking into this, and neighboring communities that do this program have large areas of brown lands or woodlands that they can utilize. He said that he is unaware of any current villages that currently do this program. Trustee Viger asked about the Town of Aurora's deer management program. Police Chief Welch said that they give out extra doe tags to hunters in the area. He said he needs more information on crossbows and understands the need to control the deer population; however, he wants to do it safely. Trustee Lazickas asked about contraceptives for the deer. Police Chief Welch said that they do not seem to work.

## **SPEAKERS AND COMMUNICATIONS (II)**

- Christine Perisini- 439 Old Center Road- She said that she is with the East Aurora Garden Club and supports the deer management program. She said that she understands the need for more time and thinks that we should work with the Town of Aurora. She also expressed concerns about ticks and Lyme disease with so many deer in the area. Mayor Mercurio said that this is a big issue and that they need more information to make sure we do it right. Trustee Flynn asked when the best time for deer management. Police Chief Welch said that it is January to March. He noted that we can't compare villages and towns with the space to hunt, and he wants to make sure it's safe for the residents.
- Holly Maciewjeski-218 Center Street- She said that she is happy about the moratorium. She said that she also believes that there needs to be more codes in place to protect the village from development. Mayor Mercurio noted that the Village Board is here to keep the character of the Village.
- Nancy Smith- 195 Sycamore- She said that she agreed with Village Attorney Trapp on the length of the moratorium. She also asked about the paths at Hamlin Park that were being discussed and asked if she could see the plans in regard to the trees. General Foreman Stoll said that none of the paths are in the grove.
- Jane Robbins- 505 Oakwood- She has concerns about the number of deer and supports the deer management program

## **Department Head and Trustee Reports**

**Police Lieutenant-** He said Halloween was very busy in the Village, but went well. He said that the police department is getting ready for the Hallmark event and the Turkey Trot in the Village. Mayor Mercurio asked about the parade route, and Trustee Viger asked if that had been changed without asking the Village. Police Chief Welch said that the same area that was approved to be closed will be utilized; they just extended the parade down for more people to see. Trustee Viger is concerned about the number of people. Police Chief Welch said that he is keeping the road clear of people, which will keep more of them on curbs and sidewalks to make it safer. Trustee Cameron and Trustee Viger said that they would like to be notified of the changes when they happen.

**Streets Foreman-** He said that the DPW is currently working on leaf pick-up. He said that he is having the arborist come in and train new employees on tree planting and trimming.

**Code Enforcement Officer-** She said that December 31<sup>st</sup> is the new building code goes into effect for new builds. She said that there are also updates to flood plain development in regard to permits and said that a large number of houses in the Village will be affected. She said that the code enforcement office has new code training in January.

**Village Administrator-** He said that he has reached out to AMR about them renewing their contract with the Village, as the contract is up on April 1<sup>st</sup>, and he is waiting to hear back.

**Village Clerk-Treasurer-** She said that she submitted the community development block grant application. She is working on the critical infrastructure grant, and they had the capital meeting. She said that updates will be ready during budget season and expressed how important the capital meetings are when it comes to looking for grants and doing the budget.

**Trustee Viger-** none

**Trustee Flynn-** none

**Trustee Rabey-** none

**Trustee Scheer-** none

**Trustee Cameron –** none

**Trustee Lazickas-** He said that there will be an unveiling of the plaque for Ciero Hamlin at Hamlin Park next week, on November 12<sup>th</sup> at 6 pm. He said Village Historian Goller will be putting on a presentation after the unveiling with the Historical Society at the Aurora Players Theater.

**Mayor Mercurio-** He said that he went and looked at the bridge at the end of Fillmore, he said that it looks good, but they may want to revisit the sidewalks in the future. He said that they will add the discussion for the historic national registry on the next agenda. Mayor Mercurio asked Mary Ann Colopy about what was involved in the process for becoming a national historic district. Mary Ann Colopy reviewed the process and said that there is a deadline of April 1<sup>st</sup> that needs to be met for the application, or the Village no longer qualifies because of the income census. She also said that the cost would be around \$20,000 to hire a consultant for this. Mayor Mercurio asked her to send over any other information she has. He also said that he met with the holiday decoration committee and said that they are meeting the next two Saturdays at the highway barn to help with decorations. He said that he really appreciates all the volunteers and all that they do to help the Village look great for the holidays.

## **ADJOURNMENT**

A motion was made by Trustee Flynn to adjourn the meeting at 8:13 pm. Seconded by Trustee Lazickas and unanimously carried.

Respectfully submitted,

Maureen Jerackas  
Village Clerk-Treasurer



Village of East Aurora, NY

## Expense Approval Report 11.17.25

By Vendor Name

Payable Dates 11/17/2025 - 11/17/2025 Post Dates 11/17/2025 - 11/17/2025

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
<b>Vendor: 11350 - ALP STEEL CORP.</b>							
INV0001020	ALP STEEL CORP.	11/17/2025	DPW parts- Oct 2025	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		466.00
<b>Vendor 11350 - ALP STEEL CORP. Total:</b>							<b>466.00</b>
<b>Vendor: 10054 - Amazon</b>							
1V49-V4JX-KC9J	Amazon	11/17/2025	VEA OFFICE SUPPLIES	A.5.1325.0403	VILLAGE ADMIN - OFFICE SU...		46.61
<b>Vendor 10054 - Amazon Total:</b>							<b>46.61</b>
<b>Vendor: 10065 - AMERICAN ROCK SALT CO.</b>							
INV0001022	AMERICAN ROCK SALT CO.	11/17/2025	October road salt	A.5.5142.0470	HIGHWAY SNOW REMOVAL -...		14,307.06
<b>Vendor 10065 - AMERICAN ROCK SALT CO. Total:</b>							<b>14,307.06</b>
<b>Vendor: 10130 - BARTON &amp; LOGUIDICE</b>							
inv 156874	BARTON & LOGUIDICE	11/17/2025	HP Bathroom addition	H.3.0909.0018	Recreation Building Bathroom		1,640.70
<b>Vendor 10130 - BARTON &amp; LOGUIDICE Total:</b>							<b>1,640.70</b>
<b>Vendor: 10163 - Bobcat of Buffalo</b>							
2026000027	Bobcat of Buffalo	11/17/2025	DPW Equipment parts	A.5.1640.0460	CENTRAL GARAGE - VEHICLE... 2026000027		1,769.99
<b>Vendor 10163 - Bobcat of Buffalo Total:</b>							<b>1,769.99</b>
<b>Vendor: 10165 - Boston Hill Nursery Inc</b>							
INV0001018	Boston Hill Nursery Inc	11/17/2025	fall tree planting	A.5.8560.0430	SHADE TREES - TREE PURCHA...		1,905.00
<b>Vendor 10165 - Boston Hill Nursery Inc Total:</b>							<b>1,905.00</b>
<b>Vendor: 10217 - CARQUEST AUTO PARTS</b>							
2026000013	CARQUEST AUTO PARTS	11/17/2025	June- vehicle maint/parts	A.5.1640.0460	CENTRAL GARAGE - VEHICLE... 2026000013		590.33
<b>Vendor 10217 - CARQUEST AUTO PARTS Total:</b>							<b>590.33</b>
<b>Vendor: 10229 - Charter Communications</b>							
142218801110125	Charter Communications	11/17/2025	SPECTRUM 400 PINE ST ACCT 142 NOVEMBER 2025	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		160.00
<b>Vendor 10229 - Charter Communications Total:</b>							<b>160.00</b>
<b>Vendor: 10267 - Compass Mineral America Inc.</b>							
INV0001021	Compass Mineral America Inc.	11/17/2025	October road salt	A.5.5142.0470	HIGHWAY SNOW REMOVAL -...		14,259.11
<b>Vendor 10267 - Compass Mineral America Inc. Total:</b>							<b>14,259.11</b>
<b>Vendor: 10348 - E J PRESCOTT, INC.</b>							
2026000083	E J PRESCOTT, INC.	11/17/2025	church st	F.5.8340.0420	TRANSFS & DIST - MAINT & R...		147.18
2026000083	E J PRESCOTT, INC.	11/17/2025	stock returns/credits	F.5.8340.0420	TRANSFS & DIST - MAINT & R...		-2,644.75
2026000083	E J PRESCOTT, INC.	11/17/2025	stock items	F.5.8340.0420	TRANSFS & DIST - MAINT & R...		12,297.26
2026000083	E J PRESCOTT, INC.	11/17/2025	Water Supplies/Materials- Oct	F.5.8340.0420	TRANSFS & DIST - MAINT & R... 2026000083		435.72

## Expense Approval Report 11.17.25

Payable Dates: 11/17/2025 - 11/17/2025 Post Dates: 11/17/2025 - 11/17/2025

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
2026000083	E J PRESCOTT, INC.	11/17/2025	park place credit/returns	F.5.8340.0420	TRANSFS & DIST - MAINT & R...		-1,719.99
Vendor 10348 - E J PRESCOTT, INC. Total:							8,515.42
Vendor: 10357 - EAST AURORA ADVERTISER							
OCTOBER 2025 LEGAL NOTIC...	EAST AURORA ADVERTISER	11/17/2025	OCTOBER 2025 LEGAL NOTICES	A.5.1325.0410	VILLAGE ADMIN - LEGAL NOT...		110.11
Vendor 10357 - EAST AURORA ADVERTISER Total:							110.11
Vendor: 10394 - ERB COMPANY, INC.							
INV0001016	ERB COMPANY, INC.	11/17/2025	boiler parts/supplies	A.5.1620.0470	BUILDINGS - DEPARTMENTAL...		104.13
Vendor 10394 - ERB COMPANY, INC. Total:							104.13
Vendor: 10403 - ERIE COUNTY COMPTROLLER							
1800082015	ERIE COUNTY COMPTROLLER	11/17/2025	571 MAIN ST - SEPTEMBER 2025 ADJUSTMENT	A.5.1620.0432	BUILDINGS - GAS		-65.05
1800082015	ERIE COUNTY COMPTROLLER	11/17/2025	571 MAIN ST - SEPTEMBER 2025 ADJUSTMENT	A.5.1620.0432	BUILDINGS - GAS		21.72
1800082015	ERIE COUNTY COMPTROLLER	11/17/2025	571 MAIN ST	A.5.1620.0432	BUILDINGS - GAS		22.22
1800082015	ERIE COUNTY COMPTROLLER	11/17/2025	400 PINE ST	A.5.1640.0432	CENTRAL GARAGE - GAS		31.96
1800082015	ERIE COUNTY COMPTROLLER	11/17/2025	33 CENTER ST	A.5.3410.0432	FIRE DEPT - GAS		48.61
1800082015	ERIE COUNTY COMPTROLLER	11/17/2025	218 S GROVE ST	A.5.7140.0432	PLAYGROUNDS & REC CTRS. -...		40.66
1800082015	ERIE COUNTY COMPTROLLER	11/17/2025	600 MAIN ST - SEPTEMBER 2025 ADJUSTMENT	F.5.1620.0432	BUILDINGS - GAS		-30.15
1800082015	ERIE COUNTY COMPTROLLER	11/17/2025	600 MAIN ST - SEPTEMBER 2025 ADJUSTMENT	F.5.1620.0432	BUILDINGS - GAS		23.00
1800082015	ERIE COUNTY COMPTROLLER	11/17/2025	600 MAIN ST	F.5.1620.0432	BUILDINGS - GAS		24.50
Vendor 10403 - ERIE COUNTY COMPTROLLER Total:							117.47
Vendor: 10419 - FASNY							
INV0001007	FASNY	11/17/2025	annual dues	A.5.3410.0440	FIRE DEPT - TRAINING, TRAV...		100.00
Vendor 10419 - FASNY Total:							100.00
Vendor: 10429 - Ferguson US Holdings Inc.							
INV0001015	Ferguson US Holdings Inc.	11/17/2025	HP bathroom repairs	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		730.40
Vendor 10429 - Ferguson US Holdings Inc. Total:							730.40
Vendor: 10458 - FM COMMUNICATIONS INC.							
107014533-1	FM COMMUNICATIONS INC.	11/17/2025	Siren speaker mount bracket	A.5.3120.0210	POLICE DEPT - VEHICLES		40.80
INV0001019	FM COMMUNICATIONS INC.	11/17/2025	PO Truck EAPD #23 mounting bracket parts	A.5.3120.0460	POLICE DEPT - VEHICLE MAI...		40.80
Vendor 10458 - FM COMMUNICATIONS INC. Total:							81.60
Vendor: 10479 - GE Software Inc.							
2026000111	GE Software Inc.	11/17/2025	Monthly fuel module support	A.5.1640.0490	CENTRAL GARAGE CONTRAC... 2026000111		160.00
Vendor 10479 - GE Software Inc. Total:							160.00
Vendor: 10511 - GRAINGER							
INV0001014	GRAINGER	11/17/2025	DPW purchases October 2025	A.5.1620.0470	BUILDINGS - DEPARTMENTAL...		37.58
INV0001014	GRAINGER	11/17/2025	DPW purchases October 2025	A.5.1640.0420	CENTRAL GARAGE - MAINT &...		199.31



## Expense Approval Report 11.17.25

Payable Dates: 11/17/2025 - 11/17/2025 Post Dates: 11/17/2025 - 11/17/2025

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
INV0001014	GRAINGER	11/17/2025	DPW purchases October 2025	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		2,565.00
Vendor 10511 - GRAINGER Total:							2,801.89
<b>Vendor: 10521 - GRECO TRAPP PLLC</b>							
NOVEMBER 2025 SERVICES	GRECO TRAPP PLLC	11/17/2025	SERVICES FOR JOE TRAPP NOVEMBER 2025	A.5.1420.0410	VILLAGE ATTORNEY - CONTR...		500.00
OCTOBER 2025	GRECO TRAPP PLLC	11/17/2025	STATEMENTS 33148	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		250.36
OCTOBER 2025	GRECO TRAPP PLLC	11/17/2025	STATEMENTS 33146	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		10.34
OCTOBER 2025	GRECO TRAPP PLLC	11/17/2025	STATEMENTS 33147	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		105.26
Vendor 10521 - GRECO TRAPP PLLC Total:							865.96
<b>Vendor: 10571 - IBS OF GREATER BUFFALO</b>							
INV0001013	IBS OF GREATER BUFFALO	11/17/2025	DPW vehicle batteries	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		462.85
Vendor 10571 - IBS OF GREATER BUFFALO Total:							462.85
<b>Vendor: 11358 - KYLE TACKENTIEN</b>							
Erie County PSC-KT	KYLE TACKENTIEN	11/17/2025	Training/Tour Erie County PSC	A.5.3420.0440	POLICE & FIRE DISPATCH - T...		28.84
Vendor 11358 - KYLE TACKENTIEN Total:							28.84
<b>Vendor: 10720 - Manny's Ace Hardware</b>							
2026000087	Manny's Ace Hardware	11/17/2025	Misc Supplies- Oct	A.5.1620.0420	BUILDINGS - MAINT & REPAI...	2026000087	150.58
2026000087	Manny's Ace Hardware	11/17/2025	Misc Supplies- Oct	A.5.1640.0420	CENTRAL GARAGE - MAINT &...	2026000087	88.63
2026000087	Manny's Ace Hardware	11/17/2025	Misc Supplies- Oct	A.5.5110.0420	STREET MAINT - ROAD MATE...	2026000087	61.79
2026000087	Manny's Ace Hardware	11/17/2025	park supplies	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		19.73
2026000087	Manny's Ace Hardware	11/17/2025	water supplies	F.5.8340.0420	TRANSFS & DIST - MAINT & R...		31.34
Vendor 10720 - Manny's Ace Hardware Total:							352.07
<b>Vendor: 10767 - MES SERVICE COMPANY, LLC</b>							
2025000113	MES SERVICE COMPANY, LLC	11/17/2025	Turnout gear- Hutton, Perkins & Jaworski	A.5.3410.0200	FIRE DEPT - EQUIP	2026000113	10,128.78
Vendor 10767 - MES SERVICE COMPANY, LLC Total:							10,128.78
<b>Vendor: 10816 - NOVA HEALTHCARE ADMINISTRATORS, INC.</b>							
INV0001063	NOVA HEALTHCARE ADMINISTRATORS, INC.	11/17/2025	Monthly Admin Fee of \$4.50 per employee	A.5.9060.0805	HOSPITAL & MEDICAL INS - H...		85.50
INV0001063	NOVA HEALTHCARE ADMINISTRATORS, INC.	11/17/2025	Monthly Admin Fee of \$4.50 per employee	A.5.9060.0806	HOSPITAL & MEDICAL INS - H...		36.00
INV0001063	NOVA HEALTHCARE ADMINISTRATORS, INC.	11/17/2025	Monthly Admin Fee of \$4.50 per employee	F.5.9060.0805	HOSPITAL & MEDICAL INS - H...		9.00
INV0001063	NOVA HEALTHCARE ADMINISTRATORS, INC.	11/17/2025	Monthly Admin Fee of \$4.50 per employee	F.5.9060.0806	HOSPITAL & MEDICAL INS - H...		4.50
Vendor 10816 - NOVA HEALTHCARE ADMINISTRATORS, INC. Total:							135.00
<b>Vendor: 10829 - NYS Assoc. of Fire Chiefs</b>							
INV0001006	NYS Assoc. of Fire Chiefs	11/17/2025	annual dues	A.5.3410.0440	FIRE DEPT - TRAINING, TRAV...		200.00
Vendor 10829 - NYS Assoc. of Fire Chiefs Total:							200.00
<b>Vendor: 10855 - NYS LOCAL EMPLOYEE RETIREMENT SYSTEM</b>							
2026 PAYMENT	NYS LOCAL EMPLOYEE RETIREMENT SYSTEM	11/17/2025	2026 POLICE REGULAR PENSION CONTRIBUTIONS	A.5.9010.0801	ST RETIREMENT - POLICE RET...		581,121.00

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Payable Dates: 11/17/2025 - 11/17/2025 Post Dates: 11/17/2025 - 11/17/2025

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
2026 RETIREMENT PAYMENT	NYS LOCAL EMPLOYEE RETIREMENT SYSTEM	11/17/2025	ANNUAL PENSION PAYMENTS	A.5.9010.0800	ST RETIREMENT - RETIREME...		227,876.00
2026 RETIREMENT PAYMENT	NYS LOCAL EMPLOYEE RETIREMENT SYSTEM	11/17/2025	WATER ANNUAL PENSION PAYMENT	F.5.9010.0800	ST RETIREMENT - RETIREME...		29,679.00
<b>Vendor 10855 - NYS LOCAL EMPLOYEE RETIREMENT SYSTEM Total:</b>							<b>838,676.00</b>
<b>Vendor: 10864 - NYSEG</b>							
1001-3627-483 10/01-10/31/...	NYSEG	11/17/2025	ST LTG R3 10/01-10/31/25	A.5.5182.0431	STREET LIGHTING - ELECTRIC		5,479.07
1001-3627-491 10/01-10/31/...	NYSEG	11/17/2025	ST LTG R2 10/01-10/31/25	A.5.5182.0431	STREET LIGHTING - ELECTRIC		554.98
1001-7910-034 9/25-10/24/...	NYSEG	11/17/2025	Glenridge Rd 9/25-10/24/25	F.5.1620.0431	BUILDINGS - ELECTRIC		26.32
1004-8515-430 10/10-11/5/...	NYSEG	11/17/2025	400 PINE ST SALT SHED 10/10-11/5/25	A.5.1640.0431	CENTRAL GARAGE - ELECTRIC		15.17
<b>Vendor 10864 - NYSEG Total:</b>							<b>6,075.54</b>
<b>Vendor: 10895 - Paul P. Porter III</b>							
ADA COORDINATOR PAYME...	Paul P. Porter III	11/17/2025	QUARTERLY PAYMENT 12/1/25-2/1/26	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		325.00
<b>Vendor 10895 - Paul P. Porter III Total:</b>							<b>325.00</b>
<b>Vendor: 10939 - PUMP DOCTOR</b>							
INV0001012	PUMP DOCTOR	11/17/2025	fuel spill containment replacement covers- DPW	A.5.1640.0420	CENTRAL GARAGE - MAINT &...		12,005.11
<b>Vendor 10939 - PUMP DOCTOR Total:</b>							<b>12,005.11</b>
<b>Vendor: 10944 - Quadient</b>							
POSTAGE FEES 11/2/25	Quadient	11/17/2025	POSTAGE FEES	A.5.1670.0470	CENTRAL PRINTING & MAIL...		2,000.00
<b>Vendor 10944 - Quadient Total:</b>							<b>2,000.00</b>
<b>Vendor: 10974 - REBOY SUPPLY INC.</b>							
2026000108	REBOY SUPPLY INC.	11/17/2025	monthly supplies and parts	A.5.1640.0420	CENTRAL GARAGE - MAINT &...2026000108		9.99
2026000108	REBOY SUPPLY INC.	11/17/2025	sidewalk repairs	A.5.5110.0420	STREET MAINT - ROAD MATE...		1,059.95
2026000108	REBOY SUPPLY INC.	11/17/2025	water leak repairs	F.5.8340.0420	TRANSFS & DIST - MAINT & R...		678.00
<b>Vendor 10974 - REBOY SUPPLY INC. Total:</b>							<b>1,747.94</b>
<b>Vendor: 11008 - RUSERT EQUIPMENT, LLC</b>							
INV0001011	RUSERT EQUIPMENT, LLC	11/17/2025	push block- DPW plows	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		651.00
<b>Vendor 11008 - RUSERT EQUIPMENT, LLC Total:</b>							<b>651.00</b>
<b>Vendor: 11022 - SAMMY'S CAR WASH INC</b>							
October washes	SAMMY'S CAR WASH INC	11/17/2025	October 2025 car washes	A.5.3120.0460	POLICE DEPT - VEHICLE MAI... 2026000041		175.00
September Washes	SAMMY'S CAR WASH INC	11/17/2025	September 2025 car washes	A.5.3120.0460	POLICE DEPT - VEHICLE MAI... 2026000041		175.00
<b>Vendor 11022 - SAMMY'S CAR WASH INC Total:</b>							<b>350.00</b>
<b>Vendor: 11052 - SEWING TECHNOLOGY UNIFORM</b>							
50613	SEWING TECHNOLOGY UNIFORM	11/17/2025	BodyArmor PO Denz	A.5.3120.0480	POLICE DEPT - UNIFORMS, B...		1,226.18
<b>Vendor 11052 - SEWING TECHNOLOGY UNIFORM Total:</b>							<b>1,226.18</b>

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Payable Dates: 11/17/2025 - 11/17/2025 Post Dates: 11/17/2025 - 11/17/2025

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
<b>Vendor: 11355 - SMART SOURCE CRITICAL COMMUNICATIONS, LLC</b>							
2026000122	SMART SOURCE CRITICAL COMMUNICATIONS, LLC	11/17/2025	water billing paper	F.5.8340.0403	TRANSFS & DIST - OFFICE SU...	2026000122	965.44
<b>Vendor 11355 - SMART SOURCE CRITICAL COMMUNICATIONS, LLC Total:</b>							<b>965.44</b>
<b>Vendor: 11094 - Stephen Gartelman</b>							
APCO-SG	Stephen Gartelman	11/17/2025	APCO Training 10/20 - 10/24	A.5.3420.0440	POLICE & FIRE DISPATCH - T...		116.20
<b>Vendor 11094 - Stephen Gartelman Total:</b>							<b>116.20</b>
<b>Vendor: 11133 - THE HARTFORD</b>							
509155688252	THE HARTFORD	11/17/2025	Life Insurance	A.5.9045.0803	LIFE INS - LIFE INS		836.00
509155688252	THE HARTFORD	11/17/2025	Life Insurance	A.5.9045.0804	LIFE INS - LIFE INS-RETIRES		468.85
509155688252	THE HARTFORD	11/17/2025	Life Insurance	F.5.9045.0803	LIFE INS - LIFE INS		88.00
509155688252	THE HARTFORD	11/17/2025	Life Insurance	F.5.9045.0804	LIFE INS - LIFE INS-RETIRES		30.97
<b>Vendor 11133 - THE HARTFORD Total:</b>							<b>1,423.82</b>
<b>Vendor: 11154 - TOWN OF AURORA</b>							
15353140	TOWN OF AURORA	11/17/2025	50% of Annual Subscription Fee	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		4,043.01
<b>Vendor 11154 - TOWN OF AURORA Total:</b>							<b>4,043.01</b>
<b>Vendor: 11163 - TRANSUNION RISK &amp; ALTERNATIVE DATA SOLUTIONS, INC.</b>							
6734312-202510-1	TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS, INC.	11/17/2025	October searches	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		54.84
<b>Vendor 11163 - TRANSUNION RISK &amp; ALTERNATIVE DATA SOLUTIONS, INC. Total:</b>							<b>54.84</b>
<b>Vendor: 11221 - Vaspian</b>							
INV-040630	Vaspian	11/17/2025	SERVICES FOR NOVEMBER 2025 - VEA	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		89.90
INV-040630	Vaspian	11/17/2025	SERVICES FOR NOVEMBER 2025 - CELL BLOCKING	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		10.00
INV-040630	Vaspian	11/17/2025	SERVICES FOR NOVEMBER 2025 - DPW	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		102.80
INV-040630	Vaspian	11/17/2025	SERVICES FOR NOVEMBER 2025 - EAPD	A.5.3120.0434	POLICE DEPT - TELEPHONE		192.70
INV-040630	Vaspian	11/17/2025	SERVICES FOR NOVEMBER 2025 - EAFD	A.5.3410.0434	FIRE DEPT - TELEPHONE		154.80
<b>Vendor 11221 - Vaspian Total:</b>							<b>550.20</b>
<b>Vendor: 11225 - VERIZON WIRELESS</b>							
6127591319	VERIZON WIRELESS	11/17/2025	716-344-7361 DPW GIS	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		37.30
6127591319	VERIZON WIRELESS	11/17/2025	716-913-1761 POLICE SUPERVISOR (LIETENANTS)	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.30
6127591319	VERIZON WIRELESS	11/17/2025	716-359-0911 DETECTIVE OFFICE	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.30
6127591319	VERIZON WIRELESS	11/17/2025	716-344-5189 PATRICK WELCH	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.30

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Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
6127591319	VERIZON WIRELESS	11/17/2025	716-256-0983 FIRE CHIEF MOBILE WIFI	A.5.3410.0434	FIRE DEPT - TELEPHONE		37.99
6127591319	VERIZON WIRELESS	11/17/2025	716-383-4936 Fire Dept EMS Tablet 3	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6127591319	VERIZON WIRELESS	11/17/2025	716-383-4934 Fire Dept EMS Tablet 2	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6127591319	VERIZON WIRELESS	11/17/2025	716-383-4933 Fire Dept EMS Tablet 1	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
<b>Vendor 11225 - VERIZON WIRELESS Total:</b>							<b>247.19</b>
<b>Vendor: 11248 - W.B. MASON CO., INC.</b>							
257881261, CM4187891	W.B. MASON CO., INC.	11/17/2025	Water for PD/DISP 10/29/25	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		21.40
257881261, CM4187891	W.B. MASON CO., INC.	11/17/2025	Water for PD/DISP 10/29/25	A.5.3420.0420	POLICE & FIRE DISPATCH - M...		21.40
<b>Vendor 11248 - W.B. MASON CO., INC. Total:</b>							<b>42.80</b>
<b>Vendor: 11252 - WARNING ELECTRICAL SERVICES, INC.</b>							
INV0001009	WARNING ELECTRICAL SERVICES, INC.	11/17/2025	HP deposit for underground service	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		5,750.00
<b>Vendor 11252 - WARNING ELECTRICAL SERVICES, INC. Total:</b>							<b>5,750.00</b>
<b>Vendor: 11310 - Witmer Public Safety Group, Inc.</b>							
INV0001005	Witmer Public Safety Group, Inc.	11/17/2025	flashlight/charger/holder EAFD	A.5.3410.0200	FIRE DEPT - EQUIP		1,055.00
<b>Vendor 11310 - Witmer Public Safety Group, Inc. Total:</b>							<b>1,055.00</b>
<b>Vendor: 11357 - WM CORPORATE SERVICES, INC.</b>							
5199177-1342-1	WM CORPORATE SERVICES, INC.	11/17/2025	33-30077-23002 CURBSIDE COLLECTION AND BARRELS	A.5.8160.0410	REFUSE & GARBAGE		49,813.18
<b>Vendor 11357 - WM CORPORATE SERVICES, INC. Total:</b>							<b>49,813.18</b>
<b>Vendor: 11290 - WOODCUTTERS HEADQUARTERS</b>							
INV0001010	WOODCUTTERS HEADQUARTERS	11/17/2025	diamond blades for road cuts	A.5.5110.0110	STREET MAINT - SALARIES &...		578.83
<b>Vendor 11290 - WOODCUTTERS HEADQUARTERS Total:</b>							<b>578.83</b>
<b>Grand Total:</b>							<b>987,736.60</b>

## Report Summary

## Fund Summary

Fund	Expense Amount
A - GENERAL FUND	946,050.56
F - ENTERPRISE WATER	40,045.34
H - CAPITAL PROJECT	1,640.70
<b>Grand Total:</b>	<b>987,736.60</b>

## Account Summary

Account Number	Account Name	Expense Amount
A.5.1325.0403	VILLAGE ADMIN - OFFICE...	46.61
A.5.1325.0410	VILLAGE ADMIN - LEGAL...	110.11
A.5.1325.0434	VILLAGE ADMIN - TELEP...	99.90
A.5.1420.0410	VILLAGE ATTORNEY - C...	500.00
A.5.1420.0411	VILLAGE ATTORNEY - OT...	365.96
A.5.1480.0410	PUBINFO SVCS-PUB INFO..	4,528.01
A.5.1490.0434	PUBLIC WORKS ADMIN -...	140.10
A.5.1620.0420	BUILDINGS - MAINT & R...	150.58
A.5.1620.0432	BUILDINGS - GAS	-21.11
A.5.1620.0470	BUILDINGS - DEPARTME...	141.71
A.5.1640.0420	CENTRAL GARAGE - MAI...	12,303.04
A.5.1640.0431	CENTRAL GARAGE - ELEC...	15.17
A.5.1640.0432	CENTRAL GARAGE - GAS	31.96
A.5.1640.0460	CENTRAL GARAGE - VEH...	3,940.17
A.5.1640.0490	CENTRAL GARAGE CONT...	160.00
A.5.1670.0470	CENTRAL PRINTING & M...	2,000.00
A.5.3120.0210	POLICE DEPT - VEHICLES	40.80
A.5.3120.0420	POLICE DEPT - MAINT. S...	76.24
A.5.3120.0434	POLICE DEPT - TELEPHO...	304.60
A.5.3120.0460	POLICE DEPT - VEHICLE ...	390.80
A.5.3120.0480	POLICE DEPT - UNIFORM...	1,226.18
A.5.3410.0200	FIRE DEPT - EQUIP	11,183.78
A.5.3410.0432	FIRE DEPT - GAS	48.61
A.5.3410.0434	FIRE DEPT - TELEPHONE	252.79
A.5.3410.0440	FIRE DEPT - TRAINING, T...	300.00
A.5.3420.0420	POLICE & FIRE DISPATCH...	21.40
A.5.3420.0440	POLICE & FIRE DISPATCH...	145.04
A.5.5110.0110	STREET MAINT - SALARIE...	578.83
A.5.5110.0420	STREET MAINT - ROAD ...	1,121.74
A.5.5142.0470	HIGHWAY SNOW REMO...	28,566.17
A.5.5182.0431	STREET LIGHTING - ELEC...	6,034.05
A.5.7140.0420	PLAYGROUNDS & REC C...	9,065.13
A.5.7140.0432	PLAYGROUNDS & REC C...	40.66

Account Summary

Account Number	Account Name	Expense Amount
A.5.8160.0410	REFUSE & GARBAGE	49,813.18
A.5.8560.0430	SHADE TREES - TREE PU...	1,905.00
A.5.9010.0800	ST RETIREMENT - RETIR...	227,876.00
A.5.9010.0801	ST RETIREMENT - POLICE...	581,121.00
A.5.9045.0803	LIFE INS - LIFE INS	836.00
A.5.9045.0804	LIFE INS - LIFE INS-RETIR...	468.85
A.5.9060.0805	HOSPITAL & MEDICAL IN...	85.50
A.5.9060.0806	HOSPITAL & MEDICAL IN...	36.00
F.5.1620.0431	BUILDINGS - ELECTRIC	26.32
F.5.1620.0432	BUILDINGS - GAS	17.35
F.5.8340.0403	TRANSFS & DIST - OFFICE...	965.44
F.5.8340.0420	TRANSFS & DIST - MAINT...	9,224.76
F.5.9010.0800	ST RETIREMENT - RETIR...	29,679.00
F.5.9045.0803	LIFE INS - LIFE INS	88.00
F.5.9045.0804	LIFE INS - LIFE INS-RETIR...	30.97
F.5.9060.0805	HOSPITAL & MEDICAL IN...	9.00
F.5.9060.0806	HOSPITAL & MEDICAL IN...	4.50
H.3.0909.0018	Recreation Building Bath...	1,640.70
Grand Total:		987,736.60

Project Account Summary

Project Account Key	Expense Amount
**None**	987,736.60
Grand Total:	987,736.60

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:

## Section 1 Legislative Intent

The Village finds and determines that the use of motorized scooters, all terrain vehicles, electric scooters, motorized devices, and electric bicycles in public should be regulated as a matter of public health and safety as such operation pertains to the drivers of such devices, pedestrians, and also, users of our highways and streets. The use and operation of these devices also differs when they are for solely personal use as opposed to commercial operations. Regulation is also needed to control the proliferation of companies from simply leaving rental devices in areas of the Village not well suited for such devices which will detract from the picturesque community and village way of life. It is the intent of the Village that the use of these devices should be prohibited from use on the sidewalks, except in instances of proper and registered commercial operations, but not the public streets in the Village. Private personal use is also not generally prohibited on the streets of the Village provided that such operation is done safely and within the established rules of the road under the Vehicle and Traffic laws. Therefore, the purpose of this article is to establish reasonable regulations with regard to the use of motorized scooters, ATVs, motorized devices, electric scooters, and electric bicycles in the Village of East Aurora.

## Section 2 Definitions

**ALL TERRAIN CYCLE:** Includes any human powered bicycle, without a motor and/or electric assist function with two or three wheels designed for off road use.

**ALL TERRAIN VEHICLE:** Includes any three or more wheeled vehicle powered by a motor and designed and manufactured for off road use. It shall include, but not be limited to, a quad and a four wheeler.

**ELECTRIC BICYCLE:** Includes any bicycle as defined under New York State Vehicle and Traffic Law § 102-c, and more specifically, a bicycle which is not more than thirty six (36) inches wide; has an electric motor that is less than 750 watts; is equipped with operable pedals; and complies with the Consumer Product Safety Commission under 16 CFR 1512.1, et seq. This shall include Class 1, 2, and 3 motorized bicycles.

**ELECTRIC SCOOTER:** Includes any scooter as defined under New York State Vehicle and Traffic Law § 114-e as a device weighing less than one hundred (100) pounds; has handlebars; has a floorboard or a seat that the operator can stand or sit upon; has an electric motor; can be powered by the electric motor and/or human power; and has a maximum speed of 20 m.p.h. on a paved level surface when powered solely by the electric motor.

**HIGHWAY:** Includes any public way as defined by New York State Vehicle and Traffic Law § 118.

**LANE OF TRAFFIC:** That portion of the paved surfaces of a highway or street normally and customarily used for vehicular traffic, but excluding any marked bike path.

**MOTORIZED SCOOTER:** A skateboard or similar device with one, two or more wheels and an upright steering mechanism attached to the front wheel or wheels, upon which a person or persons may ride propelled by other than muscular power, except that it shall not include an electrically driven mobility assistance device or wheelchair as those devices are defined in New York



State Vehicle and Traffic Law § 130-a, nor shall it include any low-speed vehicle as such is defined in New York State Vehicle and Traffic Law §121-f.

**MOTORIZED DEVICE:** A skateboard and/or dirt bike which operates by means other than muscular power of the rider and including any, single, double and/or more wheel transportation devices with or without handles which shall be considered a motorized device for purposes of this Code. This shall include home-made devices of any nature intended to operate without muscular power.

**PARKING AREA OF A SHOPPING CENTER:** Includes those areas defined by New York State Vehicle and Traffic Law § 129-a.

**PARKING LOT:** Includes those areas defined by New York State Vehicle and Traffic Law § 129-b.

**SIDEWALK:** Includes those areas defined by New York State Vehicle and Traffic Law § 144.

**STREET:** Includes those areas defined by New York State Vehicle and Traffic Law § 148.

### Section 3 Prohibition

Except as provided herein, no person shall operate a motorized scooter, motorized device, ATV, electric scooter, or electric bicycle upon any sidewalk, parking area of a shopping center, except as may be permitted by the shopping center for individuals who are immediate customers of same. Such devices shall not be permitted within the lane of traffic on any highway or street within the Village of East Aurora, if the following regulations are not strictly adhered to at all times.

It shall be an exception to this local law with respect to the use of motorized scooters by disabled individuals who have properly obtained a permit from any local, state, or federal government or agency and/or any physician licensed in the State of New York.

Class 3 and higher electric bicycles are strictly prohibited.

### Section 4 Electric Bicycles

Electric bicycles that meet the above requirements are further classified as follows:

"Class one bicycle with electric assist" - A bicycle with electric assist having **an electric motor that provides assistance only when the person operating the bicycle is pedaling**, and that ceases to provide assistance when such bicycle reaches a speed of 20 m.p.h.;

"Class two bicycle with electric assist" - A bicycle with electric assist having **an electric motor that may be used exclusively to propel the bicycle**, and that is not capable of providing assistance when such bicycle reaches a speed of 20 m.p.h.. Such bicycles have a throttle;

"Class three bicycle with electric assist" - A bicycle with electric assist having **an electric motor that may be used exclusively to propel the bicycle**, and that is capable of reaching a speed of 28 m.p.h. Such devices shall have a speedometer.

"Class four bicycle" - A bicycle with electric assist having **an electric motor that may be used exclusively to propel the bicycle**, and that is capable of speeds in excess of 28 m.p.h with more than 750 watts of power.

## Section 5 General Rules

Operators of electric scooters, motorized scooters, ATVs, electric devices, and electric bicycles under the age of eighteen must wear certified protective headgear and/or helmets at all times while operating such devices.

Operators of electric scooters, ATVs, motorized devices, motorized scooters, and electric bicycles must be at least sixteen (16) years of age at the time of the operation of such devices anywhere on public land.

Except as set forth in section 6, ATVs, motorized devices, electric scooters, motorized scooters, and electric bicycles are not permitted at any time on any public sidewalk within the Village of East Aurora.

Electric scooters, motorized devices, motorized scooters, and electric bicycles must, at all times, follow all local, State, and Federal Vehicle and Traffic laws, rules, and regulations when operating in the lane of traffic in the Village of East Aurora. ATVs and dirt bikes or other motorized devices designed primarily for off-road use shall not be permitted on any highway and/or street within the Village of East Aurora.

Electric scooters, motorized scooters, motorized devices, dirt bikes, and electric bicycles are prohibited from exceeding 20 m.p.h. while operating in the Village.

Operators of electric scooters, motorized scooters, motorized devices, and electric bicycles must have lamps and lights, both front and rear, permanently affixed to the device which must be in full working order while the device is in operation or removable lamps which must be securely affixed at all times during operation.

All operators must also have permanently attached to their electric scooters, motorized devices, motorized scooters, and electric bicycles an audible warning device to alert pedestrians, drivers of motor vehicles, and bicycle riders of their presence in the event of an emergency.

Except as limited below with respect to Commercial Use, electric scooters, motorized devices, motorized scooters, and electric bicycles may not be parked on the public sidewalks unless appropriately placed within a bicycle rack that may be present. Same shall at no times be attached to any street signs, telephone and/or electric poles, or trees. At no time may electric scooters, motorized devices, motorized scooters, and electric bicycles be parked in a manner that interferes with pedestrian use of a sidewalk.

Electric scooters, motorized devices, motorized scooters, and electric bicycles must yield the right of way to pedestrians at all times.

Electric scooters, motorized devices, motorized scooters, and electric bicycles may only ride single file when on public streets and highways.

Electric scooters, motorized devices, motorized scooters, and electric bicycles shall not be operated by an individual in an impaired condition due to alcohol or drugs, whether prescription or otherwise.

## Section 6 Commercial Use

Electric scooters, motorized devices, **bicycles**, motorized scooters, and electric bicycles used for commercial **rental** use within the Village shall be registered with the Village Clerk prior to such use. This shall include, but not be limited to, the rental of bicycles and/or the transportation of individuals for profit, such as pedi-cabs, Uber, Lyft, and similar entities.

~~Electric scooters, motorized devices, motorized scooters, and electric bicycles used for commercial rental use within the Village may be operated for a limited time on the sidewalks of the Village when such operation is in the course and scope of the commercial operations, provided that the license has been obtained as set forth below.~~

Electric scooters, motorized devices, **bicycles**, motorized scooters, and electric bicycles used for commercial **rental** use within the Village must yield the right of way to pedestrians and shall otherwise adhere to all safety regulations set forth in section 5 above.

~~Electric scooters, motorized devices, motorized scooters, and electric bicycles used for commercial use within the Village may be parked on the Village sidewalks for the sole purposes of loading and unloading.~~

Applications for a permit or certificate of registration shall contain the following information: name, proof of age, address, and electronic mail address of the person to be conducting the commercial activity; the name and address of the business or organization for which the permit or certificate of registration is sought; a brief description of the **rental** business or activity to be conducted; ~~if employed, the name, address, electronic mail address, and telephone number of the employer~~; or if acting as an agent, the name, address, electronic mail address, and telephone number of the principal who is being represented, with credentials in written form establishing the relationship and the authority of the employee or agent to act for the employer or principal, as the case may be; a statement as to whether or not the applicant has been convicted of a felony, misdemeanor or local law violation, the nature of the offense or violation, the penalty or punishment imposed, the date when and place where such offense occurred, and other pertinent details thereof; the type of device that will be used and its registration number, if any, and name and address of registrant together with the name and policy number of the insurance carrier covering the device; proof of possession of any license or permit which, under federal, state or local laws or regulations, the applicant is required to have in order to conduct the proposed **rental** business, or which, under any such law or regulation, would exempt the applicant from the licensing requirements of this article; ~~two photographs of the applicant that shall have been taken within sixty (60) days immediately prior to the date of filing of the application. The photographs shall measure one (1) inch by two (2) inches and show the head and shoulders of the applicant in a clear and distinguishing manner; and such other information as may reasonably be required by the Board of Trustees as a condition to registration or permitting or to permit investigation into the applicant's background and past practices.~~ The application shall be signed by the applicant and shall be accompanied by the fees established in the Village's fee schedule, as amended by the Board of Trustees from time to time. All applications shall be made at least twenty (20) days prior to conducting any activities requiring a permit.

### **Investigation, Approval or Disapproval.**

A. The Village may conduct such background checks as the Village deems necessary and prudent. The following shall be grounds for denying a permit:

1. Failure of an applicant to truthfully provide any information requested by the Village as part of the application process.
2. The time of use would endanger the health, safety, and welfare of the public
3. Failure of the applicant to pay any required fee.
4. When an applicant has a bad business reputation. Evidence of a bad business reputation may include prior revocations of any permit or license, prior convictions for violation of any federal or state law or regulation or of any local ordinance, which adversely reflects upon the person's ability to conduct the business or other operation/activity for which the permit is being sought, or prior complaints with the Village, Better Business Bureau, state Attorney General, or other similar business or consumer rights office.
5. The applicant has been convicted of a felony, misdemeanor, or local law violation involving a sex offense, trafficking in controlled substances, or any violent acts against persons or property.
6. The applicant is a person against whom a judgment based upon, or conviction for, fraud, deceit or misrepresentation has been entered.
7. The applicant offers no proof of authority to serve as an agent.
8. The applicant has been denied a permit under this article within the immediate past year, unless the applicant can and does show to the satisfaction of the Clerk that the reasons for such earlier denial no longer exist.
9. Such other legitimate reason as may be determined by the Board of Trustees.
10. The Board of Trustees may also impose such conditions on any approval that shall be deemed reasonable and prudent by the Board.

B. In the event of any permit is not approved, the applicant shall have the right to present such evidence to the Board of Trustees with respect to such application within ten (10) calendar days of such disapproval.

**Refusal of license or permit; appeal.**

In the event that the Clerk shall refuse to issue a license or permit, the person who has been refused a license or permit may appeal to the Board of Trustees, who shall, upon a favorable majority vote, order the Village Clerk to issue a license or permit to the applicant.

**Permit expiration.**

All permits issued under the provisions of this article shall expire on December 31<sup>st</sup> of each year from the date of issuance, unless an earlier expiration date is noted on the permit.

**Permit exhibition.**

Every person required to obtain a permit under the provisions of this article shall exhibit the permit when requested to do so by any prospective customer or individual.

**Transfer prohibited.**

It shall be unlawful for any person other than the permit holder to use or wear any permit or badge issued under the provisions of this article.

**Permit revocation.**

Any permit issued under this article may be revoked or suspended by the Clerk, after notice for any of the following reasons:

A. Fraud, misrepresentation or false statement contained in the application for a permit;

B. Fraud, misrepresentation or false statement made by the permit holder in the course of conducting solicitation or peddling activities;

C. Conducting peddling or solicitation activities contrary to the provisions of the permit;

D. Conviction for any crime involving moral turpitude; or

E. Conducting peddling or solicitation activities in such a manner as to create a public nuisance, constitute a breach of the peace or endanger the health, safety or general welfare of the public.

### **Notice and hearing.**

Notice of a hearing for revocation of a permit issued under this article shall be provided in writing and shall set forth specifically the grounds for the proposed revocation and the time and place of the hearing. Notice shall be faxed, sent electronically, or mailed to the permit holder at the address shown on the permit application or at the last known address of the permit holder or by causing a copy of such notice to be personally delivered the applicant. In either case, the permit will be deemed revoked upon mailing or delivery of such notice.

### **Appeals.**

1. Any person aggrieved by the action or decision of the Clerk to deny, suspend or revoke a permit applied for under the provisions of this article shall have the right to appeal such action or decision to the Mayor within fifteen (15) days after the notice of the action or decision has been mailed to the person's address as shown on the permit application form, or to his last known address.
2. An appeal shall be taken by filing with the Clerk a written statement setting forth the grounds for the appeal.
3. The Clerk shall transmit the written statement to the Mayor within ten (10) days of its receipt and the Mayor shall set a time and place for a hearing on the appeal.
4. A hearing shall be set not later than twenty (20) days from the date of receipt of the appellant's written statement by the Mayor.
5. Notice of the time and place of the hearing shall be given to the appellant in the same manner as provided for the mailing of notice of action or decision.
6. The decision of the Mayor on the appeal shall be final and binding.

Where any business, trade or other entity for which a license is granted by the Village is or is about to become a nuisance or menace to the peace, comfort and health of the Village of East Aurora or its inhabitants, the Code Enforcement Officer shall have the right to immediately suspend such license or permit upon serving written notice to the holder of such license or permit or upon any person in charge of such business, trade or other entity, pending a decision by the Board of Trustees.

## **Section 7     Motorized and Electric Scooters, Motorized Devices, and Electric Bicycles**

Motorized and Electric Scooter, Motorized Devices, and Electric Bicycle operators, in addition to the provisions above:

May not carry more than one person at one time without an approved cart or seat,. Children riding in such cart or seat shall wear, at all times, appropriate safety helmets;

May not carry any package, bundle or article which prevents the operator from keeping at least one hand upon the handlebars or which obstructs his or her vision in any direction;

May only operate on highways with a posted speed limit of 30 m.p.h. or less, including non-interstate public highways, private roads open to motor vehicle traffic, and designated bicycle or in-line skate lanes, except otherwise provided;

May not operate any such device in excess of 20 m.p.h.;

Motorized and Electric scooter and/or motorized device operators and/or Electric Bicycle operators may not attach their scooter, or himself or herself, to any vehicle being operated upon a roadway. Moreover, vehicle operators may not permit any person to attach any motorized or electric scooter, or himself or herself, to such operator's vehicle in violation of this section.

## Section 8 Bicycle and Scooter Sharing Systems

In addition to the provisions set forth above, bicycle and scooter sharing systems shall be permitted in the Village subject to the reasonable conditions placed by the Board of Trustees as to their location and use and further provided that the operator of such system has registered and received a permit as set forth in section 6 above.

Furthermore, all trip data, personal information, images, videos, credit card information, and other recorded images collected by any share system must be for the exclusive use of such shared bicycle or shared electric scooter or shared bicycle with electric assist system and may not be sold, distributed, or otherwise made available for any commercial purpose and may not be disclosed or otherwise made accessible except (i) to the person who is the subject of such data, information or record; or (ii) if necessary to comply with a lawful court order, judicial warrant, or subpoena for individual data, information or records properly issued pursuant to the criminal procedure law or the civil practice law and rules.

## Section 9 Penalties

In the event a child sixteen (16) years or younger operates any Motorized and Electric scooter, motorized device, and/or Electric Bicycle in violation of this Article and/or the Vehicle & Traffic law of the State of New York, such device shall be impounded by any police department authorized to operate within the Village of East Aurora. The parent(s)/guardians of such child shall be notified by the such police department to appear before the police department in order to have such device released to the parent/guardian upon the payment of the civil penalty amounts set forth below. **It shall not be a defense that the child operates such device owned by a third party or parties.**

Violations of this Article shall be subject to a Fifty Dollar (\$50.00) civil penalty for the first violation, up to One Hundred Dollars (\$100.00) for a second violation, and up to Two Hundred Fifty Dollars (\$250.00) for each subsequent violation. Where there are more than three violations by the same individual, the

motorized device may be permanently seized and sold by the Village with such proceeds placed into a safety program under the auspices of the Police Department. In the event that the violator is less than sixteen (16) years old, a civil **notice** shall be issued to the parent and/or guardian. Attendance at a driver improvement program may also be required. Such cumulative civil penalty shall apply regardless of the nature of the violation or the type of device used. All payments shall be made to the Village Clerk.

## **Section 10   Effective Date**

This law shall take effect immediately upon filing with the Secretary of State.



ARTICLE 44  
**Sign Regulations**

**§ 285-44.1. Purpose and intent.**

- A. The primary purpose of these sign regulations for the Village of East Aurora is to permit the erection and display of signage within the Village, while protecting public health, safety and general welfare. All signs and sign systems are subject to the regulations that follow in this article.
- B. These regulations also serve to achieve the following objectives:
- (1) Ensure right to free speech as protected under the Constitution;
  - (2) Protect property values, create a more attractive economic and business climate, and protect the physical appearance of the community;
  - (3) Provide structures and uses with effective means of identification while reducing visual clutter through the prevention of excessive and confusing sign displays;
  - (4) Reduce traffic conflicts or hazards by minimizing visual distractions or obstacles in or visible from the public rights-of-way;
  - (5) Minimize the adverse effect of signs on nearby public and private property;
  - (6) Avoid personal injury and property damage from unsafe or confusing signs; and
  - (7) Establish a clear and impartial process for those seeking to install signs.
- C. The regulations of this article shall govern and control the erection, enlargement, expansion, renovation, operation, maintenance, relocation, and removal of all signs within the Village visible from any street, sidewalk, public right-of-way, or public space.

**§ 285-44.2. Sign permit required.**

Except as hereinafter provided, no person shall erect, alter, construct, relocate or cause to be erected, altered, constructed or relocated any sign without first having obtained a sign permit from the Code Enforcement Officer (CEO) unless otherwise stated in this article.

Application requirements. The following information shall be provided to the CEO for a sign permit application:

- (1) Name, address, telephone number, including cellular number, email address, , and signature of the applicant.
- (2) Name, address, telephone number, including cellular number, email address, and signature of the building and/or property owner, if not the applicant.
- (3) Dimensions and drawings indicating the size, shape, construct, materials, and

layout of the sign(s), including any requests for illumination.

- (4) Site plan and elevations indicating the proposed location and size of the sign(s) to scale, including any provisions for illumination and structural supports.
- (5) Any additional site and/or sign information as requested by the CEO.

B. No permit required. The following situations shall not require the issuance of a sign permit provided such maintenance, changes, or alterations do not in any way alter the physical size, design, or nature of the sign.

- (1) The repainting, repairing, changing of parts, and maintenance of signs.
- (2) A change in the message of a sign.

C. Board review.

- (1) New development subject to review and approval by the Village Board or Planning Commission may have proposed signage reviewed and approved as part of the special use permit or site plan review process.
- (2) In the event of such review, all required sign permit application materials shall be provided to the reviewing board as part of the complete application.
- (3) Any sign permit application for a theater or a manual changeable copy church sign or marquee sign shall require review and approval by the Village Board after referral to the Planning Commission.

(4) Historical signs. Signs such as cornerstones, commemorative tablets, and historical markers, provided that said signs are less than six (6) square feet in area and not illuminated shall require a permit.

(5) Three dimensional signs, statute, depictions of any nature shall be permitted pursuant to a Special Use Permit with the prior approval of the Board of Trustees after referral to the Planning Commission.

D. Alteration. Any sign for which a permit has been issued shall not be modified, relocated, altered, or replaced, unless an amended or new sign permit is obtained from the CEO.

E. Expiration. A sign permit shall expire if the sign for which the permit has been issued is not fully constructed within one (1) year from the date of issuance of the sign permit.

F. Revocation. The CEO or designee may, at any time for a violation of this regulation, issue a notice of violation. A written notice of the violation including all reasons for the violation shall be mailed to the property and sign owner(s). Said violation must be corrected within fourteen (14) days of the date of notice; otherwise, the sign permit shall be revoked and the sign in question shall be required to be removed.

**§ 285-44.3. Measurement.****A. Sign area.**

1. Single sign face. The area of a sign shall be computed by means of encapsulating the entirety of the sign to include any material, backdrop, or structure on which it is placed, with the single smallest geometric shape or combination thereof.
2. Multifaced signs. In the case of a multifaced sign, only one side of the sign is considered in determining sign area if the sides of the sign are back-to-back or diverge at an angle of 45° or less.
3. Structural support not included. The supporting structure or bracing of a sign shall not be computed as part of the sign area, unless such supporting structure or bracing is made a part of the message with the inclusion of any text or graphics. If such is the case, a combination of regular geometric shapes which can encompass the area of said text or graphics shall be included as part of the total sign area computation.
4. Window area shall not count towards the aggregate area of a façade for a wall sign.

**B. Sign height.**

- (1) Freestanding sign. The height of a freestanding sign shall be calculated by measuring the vertical distance between the top part of such sign or its structure, whichever is highest, to the elevation of the ground directly beneath the center of the sign.
- (2) Other signs. The height of all other signs shall be determined by measuring the vertical distance between the top part of the sign face or structure, whichever is highest, to the bottommost edge of the sign face or structure.
- (3) Structural support included. Any material whose major function is to provide structural support for a sign shall be considered part of the sign for purposes of determining sign height.

**§ 285-44.4. Regulations applicable to all signs.****A. Safety provisions. All signs shall be designed, constructed, and located in accordance with the following criteria to protect the general health, safety, and welfare of the public.**

- (1) No sign shall be erected in such a manner as to obstruct free egress from a window, door or fire escape or to become a menace to life, health or property.
- (2) No sign shall be erected at or near any intersection of streets, alleys, or railways in a manner that obstructs free and clear vision for pedestrians, bicyclists, and motorists.
- (3) No sign shall be of a shape or color that may be confused with any authorized traffic control device.

- (4) No rotating beam, beacon, or flashing illumination shall be used with any sign display.
  - (5) The erection of any sign and its supports, including any wiring and/or electrical components utilized therein, shall be consistent with the general accepted standards and practices of the New York State Building Code.
  - (6) The erection of any sign, its supports, wiring, or other structural and/or electrical elements may be subject to inspection and approval by the CEO.
- B. Design and construction. All signs shall be designed and constructed in accordance with the following criteria:
- (1) All signs shall be constructed of permanent, weather-resistant, and durable materials, except for banners, flags, temporary signs, and window signs otherwise in conformance with this article.
  - (2) Where applicable, signs shall be supported by sign structures that are designed to resist wind pressures, dead loads, and lateral loads in accordance with the appropriate provisions of the New York State Building Code.
  - (3) Except approved theater marque and church manual changeable copy signs, all sign lettering shall be permanently affixed to the sign.
  - (4) No permanent sign may be constructed of untreated or unpainted wood, sandblasted metal, or other unfinished material.
  - (5) No sign may use an audible device or sound amplifier.
- C. Location. All signs shall be so located in accordance with the following standards:
- (1) Signs not attached to a building shall not be erected within nor project into any public right-of-way or between any sidewalk and street or highway. Signs must be located on private property and comply with the dimensional and setback requirements herein.
  - (2) Off-premises signs are prohibited. All signs shall be located on the site being promoted, identified, or advertised with the exception of temporary signs.
  - (3) All signs not attached to a building, unless otherwise noted, are to be setback at least ten (10) feet from any property line.
  - (4) No signs shall be placed on any electrical pole, light pole, hydrant, municipal trash receptacle, utility pole, tree within the municipal right of way, municipal fence, street sign, or any traffic control device.
  - (5) Signs pertaining to elections shall not be erected more than thirty (30) days prior to any election and must be removed within five (5) days of such election. No more than one sign for each candidate shall be permitted at any one time and no signs shall be placed within any right of way.
- D. Visibility at intersections. No sign or any part of a sign exceeding two (2) feet in

height, other than a supporting pole or brace no greater than eighteen (18) inches in width or diameter, shall be located within the designated clear sight triangle of any intersecting streets. The clear sight triangle shall be defined by the triangle formed by two intersecting street lines and a line joining points on such street lines thirty (30) feet from their intersection.

E. Illumination. All sign illumination shall be in accordance with the following standards:

(1) Light sources for illuminated signs shall not be of such brightness as to constitute a hazard to pedestrians or motorists and shall be shielded so as not to cast an illumination of more than two (2) footcandles on adjacent nonresidential properties or more than 0.1 footcandle on adjacent residential properties.

(2) Up-lighting, or the illumination of signs from a light source below that of the sign face, shall be permitted for ground signs or wall signs only. No sign in a residential district may be illuminated between the hours of 8:00 p.m. and 6:00 a.m. except for official flags of the United States of America, State of New York, County of Erie, Town of Aurora, or Village of East Aurora.

(3) Intermittent illumination or illumination which involves movement or causes the illusion of movement resulting from the arrangement of lighting, is prohibited.

F. Maintenance and repair. All signs shall be maintained in safe and good structural condition, in compliance with all applicable building and electrical codes, and in conformance with this article at all times. Such maintenance includes replacement of all defective bulbs, parts, materials, painting, repainting, cleaning, replacement of copy, and other acts required for maintenance of such sign. If any sign does not comply with these standards, the CEO may require its removal.

G. Obsolete signs. Absent written permission from the CEO, any sign that no longer advertises or identifies the current or permitted use of the property and/or event must be removed within ten (10) days after the conclusion of the event or written notification from the CEO, whichever is sooner.

H. Removal of signs.

(1) Where required by this article, the removal of signs shall be the sole responsibility of the sign owner. If said sign is not removed within ten (10) days of the date of written notice by the CEO, the CEO or their designee is authorized to affect its removal.

(2) The CEO may immediately and without notice remove any sign that is found to be in violation of this article. This shall include any sign that is found to be unsafe, insecure, or in such condition as to be a menace to the safety of the public. After removal, the sign owner shall be given written notice of the removal of such sign by the CEO. If the sign is not claimed within ten (10) days of such notice, the sign may be disposed of by the Village.

- (3) Any costs incurred for the removal of a sign shall be fully reimbursed to the Village of East Aurora by the sign owner. Such costs may be placed on the tax roll for collection by the Village.

#### **§ 285-44.5. Signs authorized without a permit.**

The following types of signs may be erected in the Village without obtaining a sign permit. Although permits are not required for these signs, they shall conform to all other requirements of this article or may be subject to removal by the CEO.

- A. Directional signs. Signs that provide direction to pedestrians, bicyclists, or motorists shall not require a sign permit provided the following conditions are met:
  - (1) The cumulative area of signs on any one property shall not exceed an area of six (6) square feet in a residential district or twelve (12) square feet in a nonresidential district.
  - (2) No sign exceeds three (3) feet in height or six square feet in area.
  - (3) The signs are not illuminated, unless otherwise approved by the Village Board.
  - (4) The signs do not extend above the first floor or project beyond property lines.
- B. Signs on gasoline pumps. Signs attached to a gasoline pump shall not require a permit provided they do not exceed six square feet in area per sign.
- C. Governmental signs. Any official sign, public notice, or warning sign supported by federal, state or local law, including but not limited to signs erected and maintained pursuant to and in discharge of any government functions. (Example: New York State inspection station or authorized repair shop identification). There are no size requirements or time limits for governmental signs.
- D. Incidental signs. Signs containing no commercial message that are intended to identify incidental property information, such as addresses, entrances, exits, hours of operation, or open/closed, shall not require a permit provided the following conditions are met:
  - (1) The sign does not exceed four (4) square feet in area and two (2) feet in height.
  - (2) The sign is not illuminated.
  - (3) If placed in a window, the sign must be in conformance with all applicable regulations of window signs (§ 285-44.9).
- E. Internal signs. Signs within a building not visible from the public right-of-way or adjacent lots, or any sign within an enclosed outdoor space, such as an athletic field, where such sign is not visible beyond the property lines shall not be subject to these regulations.
- F. Lawn signs. Lawn signs shall be allowed on any lot without a permit provided the conditions are met with respect to the provisions elsewhere in this Article:
  - (1) The sign does not exceed three (3) feet in height and six (6) square feet in area.

- (2) The sign is not displayed for more than thirty (30) days in a ninety (90) day period. Such signs may be displayed for three (3) additional thirty (30) day increments within the ninety (90) day periods within the same calendar year.
- (3) The sign is not illuminated.
- (4) Except as provided for elsewhere in this Article **with respect to political signs**, no more than two (2) signs shall be permitted at any one time.
- (5) No signs shall be placed within ten (10) feet of the property line.
- (6) No signs shall have any moving parts.
- (7) Signs pertaining to elections shall not be erected more than thirty (30) days prior to any election and must be removed within five (5) days of such election.  
**One political sign per candidate shall be allowed.**

G. Noncommercial signs on a residential property. Any sign on a residential property that does not contain a commercial message shall not require the issuance of a sign permit, provided the following conditions are met in addition to the provisions elsewhere in this Article:

- (1) There is no more than two (2) signs per dwelling unit unless otherwise permitted elsewhere in this Article.
- (2) No single sign exceeds three (3) feet in height and six (6) square feet in area.
- (3) The cumulative area of all signs does not exceed eight (8) square feet.
- (4) The sign is not illuminated.
- (5) The sign is not attached to any permanent building or structure.

H. One internally lit **“open”** sign, not to exceed 180 square inches, is allowed per commercial use, provided it has constant light, is not blinking or flashing, and is off when the business is closed.

#### **§ 285-44.6. Prohibited signs.**

The following signs are prohibited within the Village:

- A. Signs for which no sign permit was issued or for which a sign permit has been revoked.
- B. Signs that are not properly maintained, considered structurally unsound, hazardous, or otherwise unsafe.
- C. Signs that contain words or pictures of an obscene or pornographic nature.
- D. Signs that emit audible sounds, odor, or visible matter, such as smoke or a mist, or similar matter without prior Board approval.
- E. Signs placed on a curb, sidewalk, utility pole, trees, electrical pole, light pole, hydrant, municipal trash receptacle, municipal fence, street sign, or any traffic

control device or other objects located on or over any public street unless otherwise permitted by the Village Board.

- F. Signs that may be confused with a traffic control sign, signal or device or the light of an emergency or road equipment vehicle or hide from view any traffic or street sign, signal, or device.
- G. Signs that flash, blink, rotate, or revolve, and/or utilize unshielded lighting devices or reflectors to outline or provide the background of a sign.
- H. Internally illuminated signs and signs that utilize exposed neon tubing for letters or lighting, except interior signs.
- I. Signs that are mounted on wheels or mounted on any structure on wheels.
- J. Signs mounted on or applied to registered or unregistered vehicles unless such vehicle is parked legally on property owned by the vehicle owner or out of public view.
- K. Signs with mirrors or any other reflective material.
- L. Signs painted directly on walls or other structural building features except by special use permit from the Village Board.
- M. Banners, pennants, windblown or inflated signs.
- N. Roof signs not otherwise permitted by the Board of Trustees, obsolete signs, off-premises signs, and billboards.
- O. Manual changeable copy signs, electronic changeable copy signs and signs that are animated or utilize full motion or video technology except where permitted and as regulated elsewhere in this Article.

**§ 285-44.7. Sign provisions by zoning districts.**

**A. Residential districts.**

- (1) No lot or use shall have more than two (2) sign types, as provided for in § 285-44.9.
- (2) The illumination of signs in residential districts is prohibited.
- (3) Where a single or multifamily residential development exists, such as an apartment complex, one sale and/or construction sign may be permitted for the development at each entrance/exit access point for a period not to exceed twelve (12) months.

**B. Nonresidential districts.**

- (1) No use or lot shall have more than two (2) sign types, as provided for in § 285-44.9.
- (2) Where multiple operations or uses are located on a single lot, such as, but not limited to, industrial centers, business parks, or shopping plazas, each use shall



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be allowed two signs of any type in addition to one freestanding sign for the development.

(3) Window signs shall be included in the count of total allotted signage for any lot or use.

(4) Marquee signs may be permitted with Village Board review and approval.

#### § 285-44.8. Nonconforming signs.

- A. All permanent signs that are nonconforming as of the date of enactment of this chapter must be removed or brought into compliance at such time as the sign is replaced, the property and/or business changes use or ownership, or a new permit is required under the provisions of this article. Lawn signs shall be removed upon the expiration of the time limits set forth in this article.
- B. Any nonconforming sign that is removed from its position or siting and not replaced in-kind within thirty (30) days shall be presumed to be abandoned and discontinued and may not be restored or re-erected except in compliance with this article.
- C. No nonconforming sign may be altered in any way that would increase its nonconformity with the regulations of this article, including, but not limited to area, height, setback, and illumination.
- D. Nothing herein shall be deemed to prevent maintaining a nonconforming sign in good repair and safe condition.

#### § 285-44.9. Regulations by sign type. [Amended 5-4-2020 by L.L. No. 2-2020]

The following tables outline the requirements for sign types that may be proposed for installation within the Village. The tables regulate each type of sign by the zoning district in which it is located.

Table 44.9A: Ground Signs							
Ground sign: A sign not attached to any building or structure, which may be supported by one or two columns or posts provided the distance between the ground and bottommost edge of the sign is no greater than three feet.							
Zoning Districts							
Requirement	R	GC	NC	VC	GM	VM	OS
Number permitted <sup>1</sup>	1 per lot	—	1 per lot	1 per lot	—	1 per lot	1 per lot
Maximum area (square feet)	6	—	16	16	—	16	16
Maximum height <sup>2</sup> (feet)	6	—	7	7	—	7	7
Minimum setback <sup>2</sup> (feet)	10	—	10	10	—	10	10
Illumination permitted	No	—	Yes	Yes	—	Yes	Yes

#### NOTES:

<sup>1</sup> Signs shall be so located so that the sign face is parallel to the street.

<sup>2</sup> Measured from the elevation of the ground at the center of the sign to the topmost edge of the sign.

<sup>3</sup> Measured from the nearest edge of the sign to the front or side lot line.

**Table 44.9B: Pedestal Signs**

**Pedestal sign:** A sign not attached to any building or structure supported by one or two columns or posts with a distance exceeding seven feet from the ground and the bottommost edge of the sign.

Zoning Districts							
Requirement	R	GC	NC	VC	GM	VM	OS
Number permitted <sup>1</sup>	-	1 per lot	-	-	1 per lot	-	-
Maximum area (square feet)	-	32	-	-	32	-	-
Maximum height <sup>2</sup> (feet)	-	15	-	-	15	-	-
Minimum setback <sup>3</sup> (feet)	-	10	-	-	10	-	-
Illumination permitted	-	Yes	-	-	Yes	-	-

**NOTES:**

<sup>1</sup> Signs shall be so located so that the sign face is parallel to the street.

<sup>2</sup> Measured from the elevation of the ground at the center of the sign to the topmost edge of the sign.

<sup>3</sup> Measured from the nearest edge of the sign to the front or side lot line.

**Table 44.9C: Wall Signs**

**Wall sign:** Any sign fastened to a building or structure that does not project more than 12 inches from the facade.

Zoning Districts							
Requirement	R	GC	NC	VC	GM	VM	OS
Number permitted	1 per structure	1 per facade	1 per facade	1 per facade	1 per facade	1 per facade	1 per facade
Maximum area <sup>1</sup>	6 square feet	12%	10%	10%	12%	10%	10%

**Table 44.9C: Wall Signs**

**(3)** ~~Wall sign: Any sign fastened to a building or structure that does not project more than 12 inches from the facade. The window area shall not count towards the aggregate area of the façade. Where a building has multiple tenants, and tenants are on separate floors, the maximum area of a sign for each tenant shall be measured as a percentage of the facade for which the tenant is located.~~

Zoning Districts							
Requirement	R	GC	NC	VC	GM	VM	OS
Maximum height (feet)	2	5	4	4	5	4	4
Illumination permitted <sup>2</sup>	No	Yes	Yes	Yes	Yes	Yes	No

**NOTES:**

- <sup>1</sup> Unless otherwise noted, the maximum area of a sign shall be measured as a percentage of the facade upon which it is to be located.
- <sup>2</sup> Any sign located on a facade facing a residential district or use shall not be illuminated.
3. ~~The window area shall not count towards the aggregate area of the façade. Where a building has multiple tenants, and tenants are on separate floors, the maximum area of a sign for each tenant shall be measured as a percentage of the façade for which the tenant is located.~~

**Table 44.9D: Projecting Signs**

**Projecting sign:** A sign wholly or partly dependent upon a building or structure for support which projects more than 12 inches, but less than 36 inches from the facade.

Zoning Districts							
Requirement	R	GC	NC	VC	GM	VM	OS
Number permitted	-	1 per use	1 per use	1 per use	-	1 per use	-
Maximum area (square feet)	-	8	6	6	-	6	-
Maximum height (feet)	-	3	2	2	-	2	-
Minimum clearance <sup>1</sup> (feet)	-	8	8	8	-	8	-
Illumination permitted	-	Yes	Yes	Yes	-	Yes	-

**NOTE:**

- <sup>1</sup> Measured from the elevation of the ground directly beneath the center of the sign to the bottommost edge of the sign.

**Table 44.9E: Suspended Signs**

**Suspended sign:** A sign attached to and supported by the underside of a horizontal plane.

Zoning Districts							
Requirement	R	GC	NC	VC	GM	VM	OS
Number permitted	-	1 per use	1 per use	1 per use	-	-	-
Maximum area (square feet)	-	8	6	6	-	-	-

§ 285-44.9

§ 285-44.9

Maximum height (feet)	-	3	2	2	-	-	-
Minimum clearance <sup>1</sup> (feet)	-	8	8	8	-	-	-
Illumination permitted	-	No	No	No	-	-	-

**NOTE:**

<sup>1</sup> Measured from the elevation of the ground directly beneath the center of the sign to the bottommost edge of the sign.

**Table 44.9F: Awning Signs**

**Awning sign:** A sign that is part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor area.

Zoning Districts							
Requirement	R	GC	NC	VC	GM	VM	OS
Number permitted <sup>1</sup>	-	1 per awning	1 per awning	1 per awning	1 per awning	1 per awning	-
Maximum height (inches)	-	6	6	6	6	6	-
Minimum clearance <sup>2</sup> (feet)	-	8	8	8	8-	8	-
Illumination permitted	-	No	No	No	No	No	-

**NOTES:**

<sup>1</sup> Said sign shall only be permitted on the bottommost edge of the canvas, fabric, or other material to which it is applied, often referred to as the valence.

<sup>2</sup> Measured from the elevation of the ground directly beneath the center of the awning to the bottommost edge of the awning.

**Table 44.9G: Window Signs**

**Window sign:** A sign which is applied or attached to the exterior or interior of a window or is installed inside of a window within 12 inches of the window through which it can be seen.

Zoning Districts							
Requirement	R	GC	NC	VC	GM	VM	OS
Number permitted	-	Any	Any	Any	Any	Any	-
Maximum Area <sup>1</sup>	-	20%	15%	15%	20%	15%	-
Illumination permitted	-	No	No	No	No	No	-

**NOTES:**

<sup>1</sup> The maximum area of a sign shall be determined by the percentage of window area covered.

**Table 44.9H: Sandwich Board Signs**

**Sandwich board sign:** A freestanding sign that is comprised of two sign faces diverging at a 45-degree angle from their adjoining edge.

Zoning Districts							
Requirement	R	GC	NC	VC	GM	VM	OS
Number permitted <sup>1</sup>	1 per use	1 per use	1 per use	1 per use	1 per use	1 per use	1 per use
Maximum area (square feet)	6	6	6	6	6	6	6
Maximum height (feet)	4	4	4	4	4	4	4
Illumination permitted	No	No	No	No	No	No	No

**NOTE:**

<sup>1</sup> Sign must be brought in each day at the close of business.

**Table 44.9I: Temporary Signs**

**Temporary sign:** A sign which is not intended to be used for a period of time exceeding 30 days and is not attached to a building, structure, or the ground in a permanent manner.

Zoning Districts							
Requirement	R	GC	NC	VC	GM	VM	OS
Number permitted <sup>1</sup>	1 per use	1 per use	1 per use	1 per use	1 per use	1 per use	1 per use
Maximum area (square feet)	12	32	32	32	32	32	32
Maximum height (feet)	3	4	4	4	4	4	4
Illumination permitted	No	No	No	No	No	No	No
Maximum display time <sup>2</sup>	30 days	30 days	30 days	30 days	30 days	30 days	30 days

**NOTES:**

<sup>1</sup> Temporary signs shall not be included in the count of total allotted signage for any lot or use.

<sup>2</sup> Maximum display time shall be limited to any given ninety-day period.

# **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 SEQRA.

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  
Date Received 10/17/25  
Complete App \_\_\_\_\_  
Village Clerk  
Date Received \_\_\_\_\_  
Amount \$ 125.00 cash  
Receipt # \_\_\_\_\_

### SITE PLAN APPLICATION

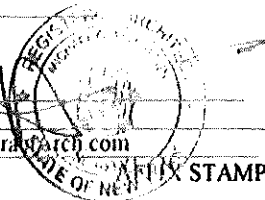
PROPOSED PROJECT 203 Main Street - Mixed-Use SBL# 164-19-6-9.2  
LOCATION 203 Main Street ZONING DISTRICT VC

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](mailto: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.  
STAIR

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

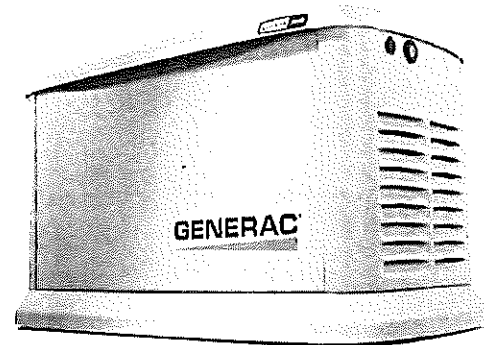
1 of 6

**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**                      ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **SYSTEM TORSIONAL TESTED**        ✓ **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 | Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping. |
| ● Integral sediment trap                       | Meets IFGC and NFPA 54 installation requirements.   |

**Connectivity (Wi-Fi equipped models only)**

- |  |  |
|--|--|
| ● Ability to view generator status                       | Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind. |
| ● Ability to view generator Exercise/Run and Total Hours | Review the generator's complete protection profile for exercise hours and total hours.   |
| ● Ability to view generator maintenance information      | Provides maintenance information for the specific model generator when scheduled maintenance is due.                             |
| ● Monthly report with previous month's activity          | Detailed monthly reports provide historical generator information.   |
| ● Ability to view generator battery information          | Built in battery diagnostics displaying current state of the battery.  |
| ● Weather information                                    | 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 <sup>3</sup> /hr (m <sup>3</sup> /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 <sup>3</sup> /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 ft<sup>3</sup>/hr x 2500 (LP) or ft<sup>3</sup>/hr x 1000 (NG). For Megajoule content, multiply m<sup>3</sup>/hr x 93.15 (LP) or m<sup>3</sup>/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

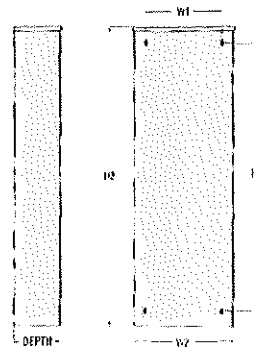
Exercise can be set to weekly, bi-weekly, or monthly

### 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

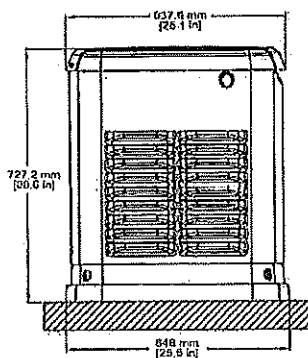


**GENERAC****Available Accessories**

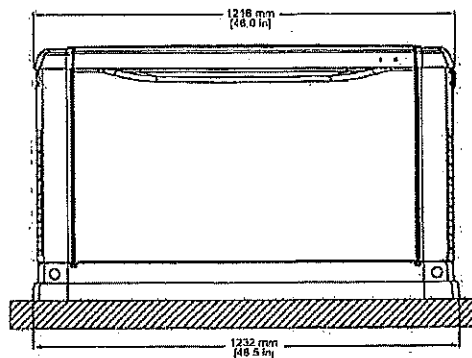
Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use 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 <sup>®</sup> 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.

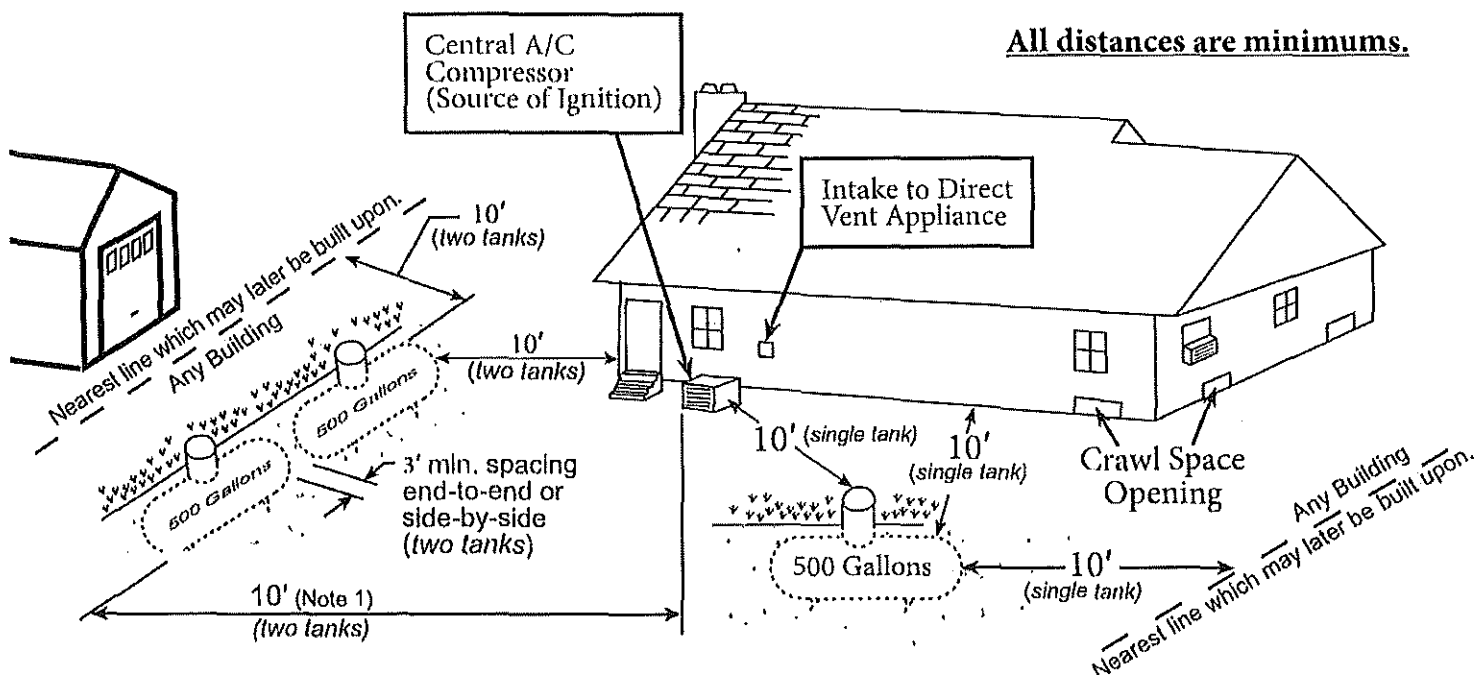
**GENERAC**

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

©2022 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice. Part No. A0000937614 Rev. F 09/28/2022



# (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

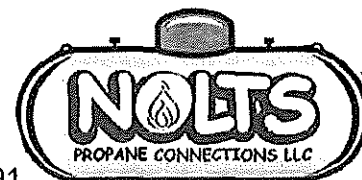
## Important!!

- 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.

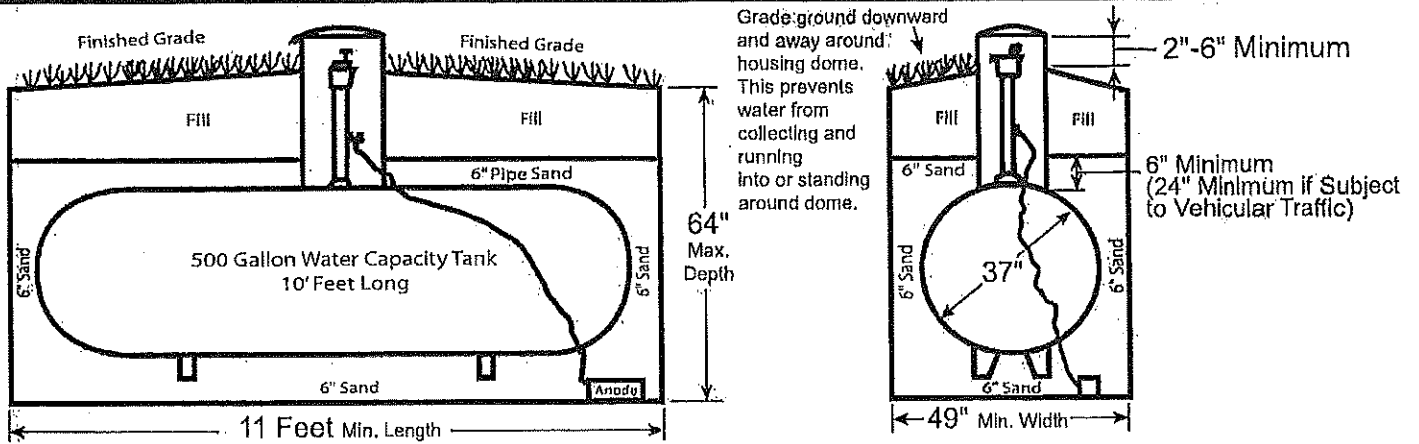


Phone: 717.354.5691

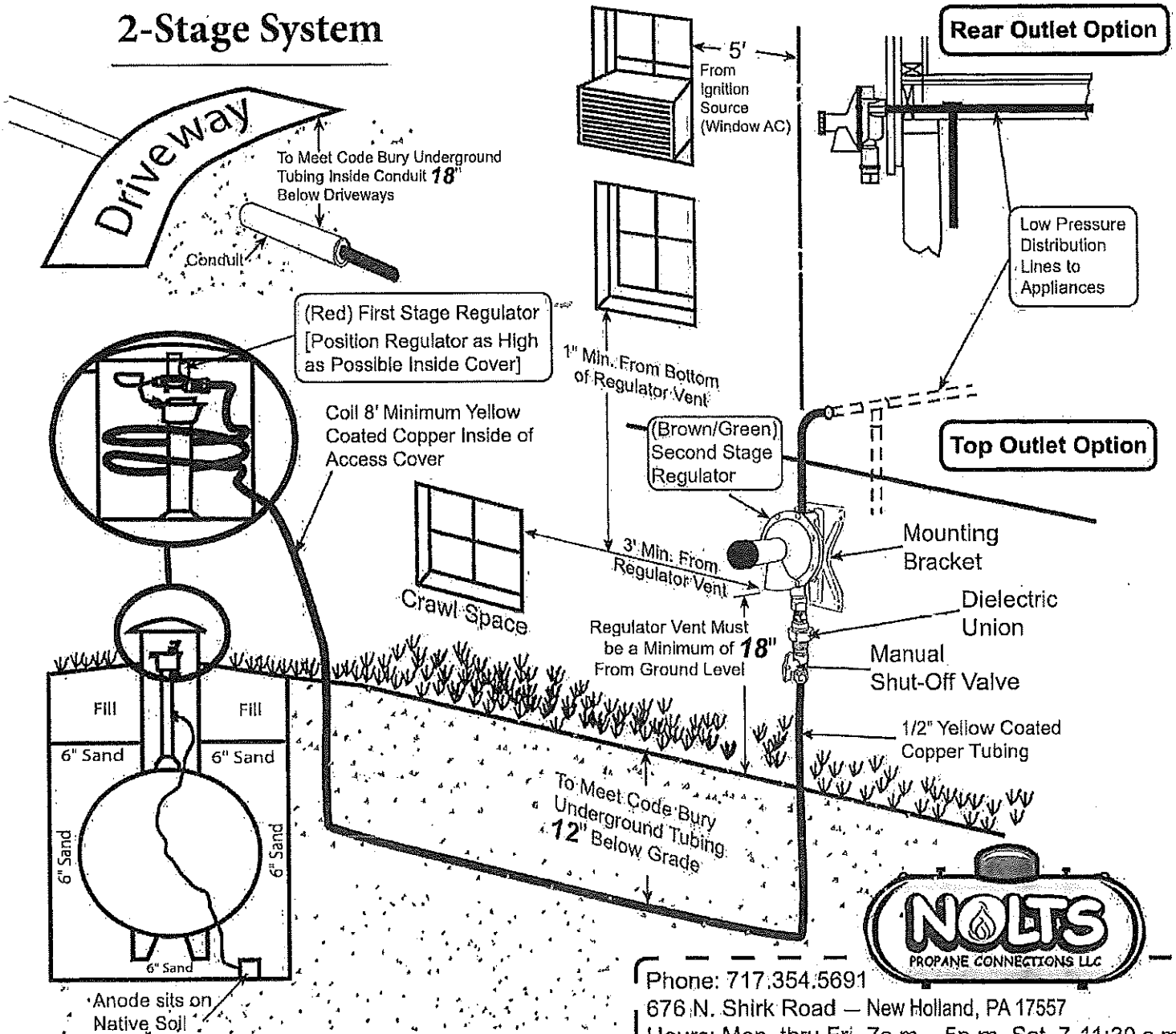
676 N. Shirk Road — New Holland, PA 17557

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

## (Burial Guide) 500 Gallon Underground Installation



## 2-Stage System



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.

<b>Part 1 – Project and Sponsor Information</b>			
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			

5. Is the proposed action,	NO	YES	N/A
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	YES	
	<input type="checkbox"/>	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Not applicable			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Not applicable			
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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  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>		

**Resolution of the Village of East Aurora of a Determination of Non-Significance pursuant to the State Environmental Quality Review Act (SEQRA) in the matter of the Site Plan Application at 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 for security requirements.**

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 203 Main Street, East Aurora, New York, wherein the applicant, Michael Anderson of Abstract Architecture, PC, architect; 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; the Site Plan and the recommendation of the SEQRA Intake Committee and that Committee's completed Parts 2 and 3 of the SEAF concerning the potential environmental impacts of the project; all of which are incorporated by reference herein; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of East Aurora as Lead Agency has determined that the proposed action described in the SEAF, submitted by the applicants, for the site plan proposed to add a natural gas stand-by generator to be located in the rear of the property to serve the first-floor tenant for the security requirements.at 203 Main Street, as detailed in the Site Plan Application dated October 14, 2025, is classified as an Unlisted Action and therefore issues a Negative Declaration, that this development will not have a significant environmental impact and a Draft Environmental Impact Statement will not be required nor prepared.

The foregoing resolution was duly made by Trustee \_\_\_\_\_ and seconded by Trustee \_\_\_\_\_ and carried on November 17, 2025.

**Resolution of the Village Board of East Aurora Approving the Site Plan for  
203 Main Street, applicant Abstract Architecture, to install a natural gas standby generator to be  
located in the rear of the property to serve the first-floor tenant for security requirements.**

WHEREAS, an application has been submitted for Site Plan Approval at the above referenced property by applicant Abstract Architecture, represented by: Michael Anderson,

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 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, and the site plan application, all information included in the minutes taken in relation to the above-mentioned Village Board 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 incorporated herein by reference.
3. The Site Plan relating to the proposed project at 203 Main Street, East Aurora, New York, wherein the applicant proposes to install a natural gas stand-by generator to be located in the rear of the property to serve the first-floor tenant for the security requirements, as detailed on documents submitted with the application, is hereby approved and is subject to the following additional conditions:

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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 \_\_\_\_\_ and seconded by Trustee

\_\_\_\_\_ and carried on November 17, 2025

WHEREAS, the Village of East Aurora has been designated as a Tree City based the expansive tree canopy throughout the Village and its overall beauty throughout the community, and

WHEREAS, urban forests have long been recognized as important aspects of any densely populated municipality, and

WHEREAS, trees enhance the property values on the properties upon which they are located and provide habitats for birds and animals in a community, and

WHEREAS, excessive trimming has occurred not for regular maintenance by an existing utility, but rather for capital investments by a third party that wishes to enter the Village for profit purposes, and

WHEREAS, questions exist with respect to the rights of the respective parties to engage in such work in the Village, and

WHEREAS, the preservation of historic districts within the Village such as Roycroft, Fillmore Avenue, and East Main Street, as examples, is critical to the life and fabric of the Village, and

WEHREAS, there is an economic value to the Village which has been used on multiple occasions for purposes of movie and other theatrical productions which may be harmed by virtue of the unwarranted destruction of the tree canopy in the Village, and

WHEREAS, the safety of the residents and property within the Village of East Aurora is of paramount importance, and

WHEREAS, there exists provisions in the Village Code addressing Historic Preservation which must be aligned with this most recent action,

NOW, BE IT THEREFORE RESOLVED, that the Village of East Aurora, acting in the best health and safety interests of the residents and property owners of the Village hereby suspends the further trimming of trees by any entity within the Village limits, except for emergency purposes and then only upon prior notice to the Village, and declares extending the moratorium for an additional one hundred eighty (180) days on the trimming of any trees within the right of way owned by the Village in the Village of East Aurora pending further recommendations from the Code Enforcement Office, the Village Administrator, the Village Attorney, after continued meetings with the relevant utility corporation, and the development of a local law pertaining to same, and

BE IT FURTHER RESOLVED, that the Village shall re-examine the continuation of the moratorium at the completion of this extension period in order to fully and adequately protect the residents of the Village.



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

**MEMO**

TO: Mayor Mercurio and Village Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: November 5, 2025

The Building Department has accepted two applications for 270 Quaker Rd as submitted by 260 Quaker Road LLC. The first application is for a Minor Subdivision. The proposal is to separate an approximate 12.08 acre parcel from the existing 15.40 acre lot. The SWPPP is not required at this time but one will be submitted with a future site plan application, if approved. This is an Unlisted action for purposes of SEQR.

Village Code section 227-21D requires the Village Board to hold a public hearing and render a SEQR determination prior to a decision on the minor subdivision. While the code does not require referral to the Planning Commission, I would recommend the Village Board refer this application for their review and recommendation.

The second application is a Rezoning application. The applicant is requesting a rezone of the new parcel only, to General Residential (GR). This would allow for the development of the property into multifamily dwellings. This is an Unlisted action for purposes of SEQR.

Village Code section 285-57.3 requires a review and recommendation by the Planning Commission, after which the Village Board will hold a public hearing and render a SEQR determination prior to a decision on the rezoning request.

A referral to the Erie County Planning Dept is required for these applications due to the proximity to a State Highway (20A/Quaker Rd) and municipal boundary.

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

Liz Cassidy

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

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

**SUBDIVISION APPLICATION**

PROPOSED PROJECT Village Wak SBL#: 175.06-1-6.1  
 LOCATION 270 Quaker Road ZONING DISTRICT GM, new lot to be rezoned  
to GR

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

APPLICANT NAME 260 Quaker Road LLC (c/o Young Development Inc.)  
 ADDRESS 1120 Bullis Road Elma, NY 14059  
 TELEPHONE 716-675-5686 FAX \_\_\_\_\_ E-MAIL byoung@youngdevelopmentinc.com  
 SIGNATURE [Signature]

OWNER NAME American Precision Industries, Inc  
 ADDRESS 270 Quaker Road East Aurora, NY 14052  
 TELEPHONE \_\_\_\_\_ FAX \_\_\_\_\_ E-MAIL \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_

**Authorization Letter of owner of the Project Site attached as Exhibit "1".**  
 ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT  
 NAME Christopher Wood, PE FIRM Carmina Wood Design  
 ADDRESS 80 Silo City Row Buffalo, NY 14203  
 TELEPHONE 716-550-3342 FAX \_\_\_\_\_ E-MAIL cwood@carminawooddesign.com  
 SIGNATURE [Signature] AFFIX STAMP

**THIS APPLICATION MUST INCLUDE THE FOLLOWING:**

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

OFFICE USE ONLY: Sketch Plan Meeting Date \_\_\_\_\_

**REQUIRED MEETINGS/REFERRALS:**

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

**SEQR ACTION:**

\_\_\_ Type 1 \_\_\_ Type 2 \_\_\_ Unlisted

**VILLAGE BOARD ACTION:**

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

Attach Village Board resolution with noted conditions.



**EXHIBIT C**

American Precision Industries Inc.  
270 Quaker Road  
East Aurora, New York 14052

October 13, 2025

Village of East Aurora  
585 Oakwood Avenue  
East Aurora, NY 14052

RE: 270 QUAKER ROAD (Portion  $\pm$ 10 Acres), East Aurora, Erie County, State of New York

Ladies and Gentlemen:

Please be advised that we hereby authorize 260 Quaker Road LLC (an affiliate of Young Development Inc.), together with its employees, agents, engineers, architects, attorneys, and consultants, to act on our behalf and to appear before the Village Board, Planning Board, Zoning Board of Appeals, or any other municipal or regulatory body having jurisdiction, in connection with any rezoning, subdivision, site plan, special permit, variance, environmental review, utility service, or other governmental approvals required for the development of the above-referenced property.

This authorization shall remain in full force and effect until expressly revoked by the undersigned in writing, which revocation may be provided by the undersigned at any time.

Very truly yours,

American Precision Industries Inc.

By: 

Name: Eric Hyland

Title: Sr. Mgr. Corporate Real Estate

QB\98421094.8

**Part 1 of Full Environmental Assessment Form with Attachment "A" *Full Environmental Assessment Form***  
**Date: October 28, 2025**  
**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Proposed Multifamily Project		
Project Location (describe, and attach a general location map): Portion of 270 Quaker Road - Village of East Aurora - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of the development of the approximately 12 acre Project Site as a 120-unit multifamily project and all related site improvements including a clubhouse, parking spaces [surface spaces and garages], access aisles, landscaping, a stormwater management system, lighting, utility improvements, etc. The action has been defined broadly to include all required approvals and permits needed from the Village of East Aurora municipal boards including but not limited to a rezoning of the project site from General Manufacturing (GM) District to General Residential (GR) District well as all approvals and permits needed for the project from involved agencies.		
Name of Applicant/Sponsor: 260 Quaker Road LLC c/o Sean Hopkins, Esq.	Telephone: 716.510-4338	
	E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive, Suite 100		
City/PO: Williamsville	State: NY	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role): Sean Hopkins, Esq.	Telephone: 716.510-4338	
	E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive, Suite 100		
City/PO: Williamsville	State: NY	Zip Code: 14221
Property Owner (if not same as sponsor): American Precision Industries Inc.	Telephone:	
	E-Mail:	
Address: 270 Quaker Road		
City/PO: East Aurora	State: NY	Zip Code: 14052

## B. Government Approvals

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Board of Trustees - Rezoning, Special Use Permit and Minor Subdivision Approval	October 2025
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Commission - Site Plan Approval	To be Determined
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning Board of Appeals - Area Variance for project density	To be Determined
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department - Building Permits	To be Determined
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Erie County DEP - DSCA	To be Determined
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT - Highway Work Permit	To be Determined
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## C. Planning and Zoning

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input type="checkbox"/> No • <b>If Yes</b> , complete sections C, F and G. • <b>If No</b> , proceed to question C.2 and complete all remaining sections and questions in Part 1	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s): NYS Heritage Areas: West Erie Canal Corridor _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	

### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Currently zoned General Manufacturing, to be rezoned to General Residential where the use is allowed by a special use permit

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? General Residential District

### C.4. Existing community services.

a. In what school district is the project site located? East Aurora

b. What police or other public protection forces serve the project site?

East Aurora

c. Which fire protection and emergency medical services serve the project site?

East Aurora

d. What parks serve the project site?

Knox Farm State Park

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multi-family residential

b. a. Total acreage of the site of the proposed action? 12 +/- acres

b. Total acreage to be physically disturbed? 10 +/- acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 12 +/- acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

subdivide the proposed project parcel from the overall parcel at 270 Quaker Road

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 4.3 ac Maximum 12.0 ac

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: 12 months

ii. If Yes:

- Total number of phases anticipated

- Anticipated commencement date of phase 1 (including demolition) month year

- Anticipated completion date of final phase month year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	120
At completion of all phases	_____	_____	_____	120

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Total number of structures <u>3</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>15+/-</u> height; <u>48'</u> width; and <u>45'</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>2,100 sf +/-</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: <u>Storm water management</u>	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>storm water runoff</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source. <u>N/A</u>	
iv. Approximate size of the proposed impoundment. Volume: <u>TBD</u> million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: <u>N/A</u> height; <u>N/A</u> length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Impoundment is an excavation and does not require a dam</u>	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____ _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

A copy of the wetland investigation letter prepared by Scott Livingstone of SJL Wetlands, LLC dated October 6, 2025 confirming there are not any jurisdictional wetlands located at the Project Site is provided at Attachment "A" of this Part 1 of the Full Environmental Assessment Form.



ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 23,760 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No  
If Yes:

- Name of district or service area: ECWA
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ N/A gallons/minute.

---

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 23,760 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
sanitary sewage

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No  
If Yes:

- Name of wastewater treatment plant to be used: East Aurora Sewer Treatment Plant
- Name of district: ECSD 8
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No



<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site?</li> <li>• Will a line extension within an existing district be necessary to serve the project?</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____ _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<hr/>	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):	
N/A _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
None _____	
<hr/>	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: <ul style="list-style-type: none"> <li>i. How much impervious surface will the project create in relation to total size of project parcel?                  ____ Square feet or   <u>6.6</u> acres (impervious surface)                  ____ Square feet or   <u>12.0</u> acres (parcel size)</li> <li>ii. Describe types of new point sources. <u>parking lots, roofs, driveways</u></li> <li>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?            storm water will be conveyed to a private on site storm water management system and will ultimately discharge to Cazenovia Creek located to the east of the property</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• If to surface waters, identify receiving water bodies or wetlands: _____ Cazenovia Creek	
• Will stormwater runoff flow to adjacent properties? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
<hr/>	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
ii. In addition to emissions as calculated in the application, the project will generate:	
<ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>Typical gas and electric usage for a project of this type and size _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>NYSEG, National Fuel _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7am-7pm</li> <li>• Saturday: _____ 7am-7pm</li> <li>• Sunday: _____ none</li> <li>• Holidays: _____ none</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24 hrs, residential</li> <li>• Saturday: _____ 24 hrs, residential</li> <li>• Sunday: _____ 24 hrs, residential</li> <li>• Holidays: _____ 24 hrs, residential</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7am-7pm</li> <li>• Saturday: _____ 7am-7pm</li> <li>• Sunday: _____ none</li> <li>• Holidays: _____ none</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24 hrs, residential</li> <li>• Saturday: _____ 24 hrs, residential</li> <li>• Sunday: _____ 24 hrs, residential</li> <li>• Holidays: _____ 24 hrs, residential</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7am-7pm</li> <li>• Saturday: _____ 7am-7pm</li> <li>• Sunday: _____ none</li> <li>• Holidays: _____ none</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24 hrs, residential</li> <li>• Saturday: _____ 24 hrs, residential</li> <li>• Sunday: _____ 24 hrs, residential</li> <li>• Holidays: _____ 24 hrs, residential</li> </ul>		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:  Typical construction noise during hours listed in previous item _____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: <u>Some trees will be removed to facilitate development of the site, new trees will be planted as part of the project to provide screening</u></p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  <u>parking lot/driveway lighting located throughout the site, 15' mounting height, flat lense directed downward and dark sky compliant, 150' +/- to nearest structure (commercial)</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: <u>Some trees will be removed to facilitate development of the site, new trees will be planted as part of the project to provide screening</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	<p><span style="float: right;">N/A, residential project</span></p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	<p><span style="float: right;">N/A, residential project</span></p>

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

## E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe:

project site is located within an area that includes existing commercial uses (bank, insurance office), industrial uses (API Delavan, Astronics) and multi-family residential uses (Polo Grounds)

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	6.6	+6.6
• Forested	4.5	2.0	-2.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	7.5	0	-7.5
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: landscaping/grass	0	3.4	+3.4

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> _____ <ul style="list-style-type: none"> <li>• If yes, cite sources/documentation: _____</li> </ul> <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database         </div> <div>           Provide DEC ID number(s): _____            Provide DEC ID number(s): _____         </div> </div> <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> _____ If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>													
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____  _____</li> </ul>													
<b>E.2. Natural Resources On or Near Project Site</b>													
a. What is the average depth to bedrock on the project site? _____ < 5 feet													
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;"><u>Varysburg gravelly loam</u></td> <td style="width: 40%; text-align: right;"><u>85%</u> %</td> </tr> <tr> <td><u>Rhinebeck gravelly loam</u></td> <td style="text-align: right;"><u>15%</u> %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		<u>Varysburg gravelly loam</u>	<u>85%</u> %	<u>Rhinebeck gravelly loam</u>	<u>15%</u> %	_____	_____ %						
<u>Varysburg gravelly loam</u>	<u>85%</u> %												
<u>Rhinebeck gravelly loam</u>	<u>15%</u> %												
_____	_____ %												
d. What is the average depth to the water table on the project site? Average: _____ < 3 feet													
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Well Drained:</td> <td style="text-align: right;"><u>85</u> % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;"><u>15</u> % of site</td> </tr> </table>		<input type="checkbox"/> Well Drained:	<u>85</u> % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input checked="" type="checkbox"/> Poorly Drained	<u>15</u> % of site						
<input type="checkbox"/> Well Drained:	<u>85</u> % of site												
<input type="checkbox"/> Moderately Well Drained:	_____ % of site												
<input checked="" type="checkbox"/> Poorly Drained	<u>15</u> % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> 0-10%:</td> <td style="text-align: right;"><u>100</u> % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	<u>100</u> % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input checked="" type="checkbox"/> 0-10%:	<u>100</u> % of site												
<input type="checkbox"/> 10-15%:	_____ % of site												
<input type="checkbox"/> 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, describe: _____ _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>													
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td>• Streams:</td> <td>Name <u>N/A</u></td> <td>Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name <u>N/A</u></td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name <u>N/A</u></td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2"><u>N/A</u></td> </tr> </table>		• Streams:	Name <u>N/A</u>	Classification _____	• Lakes or Ponds:	Name <u>N/A</u>	Classification _____	• Wetlands:	Name <u>N/A</u>	Approximate Size _____	• Wetland No. (if regulated by DEC)	<u>N/A</u>	
• Streams:	Name <u>N/A</u>	Classification _____											
• Lakes or Ponds:	Name <u>N/A</u>	Classification _____											
• Wetlands:	Name <u>N/A</u>	Approximate Size _____											
• Wetland No. (if regulated by DEC)	<u>N/A</u>												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____													
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <table style="width: 100%; border: none;"> <tr> <td>i. Name of aquifer:</td> <td><u>Principal Aquifer</u></td> </tr> </table>		i. Name of aquifer:	<u>Principal Aquifer</u>										
i. Name of aquifer:	<u>Principal Aquifer</u>												

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____          typical suburban wildlife such as deer, _____          squirrels and rabbits _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site      <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: _____</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>	
f. 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: _____</li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</li> <li>iii. Distance between project and resource: _____ miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

#### F. Additional Information

Attach any additional information which may be needed to clarify your project.

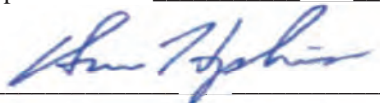
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

A copy of the Wetland Investigation Letter prepared by Scott Livingstone dated October 6, 2025 is provided at Attachment "A" of this Part 1 of the Full Environmental Assessment Form.

#### G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name 260 Quaker Road LLC Date October 28, 2025

Signature  Title Project Counsel





**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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes

E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

## SJL Wetlands, LLC

P.O. Box 47  
Warsaw, NY 14569  
716-912-7965

October 6, 2025

25-089

Robert Motz  
Young Development, Inc.  
1120 Bullis Road  
Elma, NY 14059  
716-319-8016  
[rmotz@youngdevelopmentinc.com](mailto:rmotz@youngdevelopmentinc.com)

**Re: Preliminary Wetland Investigation – 12± acres  
Part of 270 Quaker Road (SBL# 175/06-1-6.1)  
Village of East Aurora, Erie County, New York**

Dear Mr. Motz:

SJL Wetlands, LLC has completed a preliminary wetland investigation at the above referenced site for the purpose of identifying potential regulated wetlands and waterways. The site investigation was conducted on October 6, 2025. SJL Wetlands, LLC did not identify any wetland as defined by the U.S. Army Corps of Engineers (USACE) wetland delineation manuals within the investigation area. The site investigation area is outlined on the attached figure from the Erie County GIS On-Line Parcel Mapper.

The New York State Department of Environmental Conservation (NYSDEC) On-line Resource Mapper (attached) indicates a marginal area of “Informational Wetland” encroaching on the east-central portion of the site. However, the site investigation revealed no wetlands meeting Article 24 standards within the investigation area. It should be noted that the East Branch of Cazenovia Creek, a Class B stream regulated under Article 15 of New York State Environmental Conservation Law, is located off-site to the east of the site. NYSDEC regulates the bed and banks of the Creek, including 50’ beyond the stream channel.

Based on this site investigation, it is my professional opinion that as long as the proposed project does not propose impacts within 50 feet of the channel to the East Branch of Cazenovia Creek, the project may proceed without the need for an Article 24 or Article 15 permit from NYSDEC. In addition, since no federally regulated Section 404 wetlands or streams are located within the investigation area, it is my opinion that the project may proceed without the need for a Section 404 permit from USACE.

If you have any questions or, please contact me at (716) 912-7965 or email  
[Scott@SJLWetlandsLLC.com](mailto:Scott@SJLWetlandsLLC.com).

Very truly yours,  
SJL Wetlands, LLC



Scott J. Livingstone  
President

Encl.

**EXHIBIT 4 OF MINOR SUBDIVISION APPLICATION**

**LEGAL DESCRIPTION OF PORTION OF 270 QUAKER ROAD**

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of East Aurora, Town of Aurora, County of Erie, State of New York being part of Lot 31, Township 9, Range 6 of the Holland Land Company's Survey (so-called) bounded and described as follows:

BEGINNING at the northwest corner of lands conveyed to Robert J. Meisner by deed recorded in the Erie County Clerk's Office in Liber 10195 of deeds at page 123;

THENCE: S 18°21'11" E, along the west line of said Robert J. Meisner lands, said line being parallel with the west line of lands conveyed to American Manufacturing Corporation by deed recorded in the Erie County Clerk's Office in Liber 6262 of Deeds at Page 59, distant 539.80 feet easterly therefrom measured at right angles, a distance of 592.00 feet to the southwest corner of said Robert J. Meisner lands;

THENCE: N 70°04'49" E, along the south line of said Robert J. Meisner Lands, a distance of 105.68 feet to the southeast corner of said Robert J. Meisner Lands;

THENCE: S 06°36'21" E along the east line of lands conveyed to API Delevan Inc. by deed recorded in the Erie County Clerk's Office in Liber 10914 of Deeds at Page 5766, a distance of 667.33 feet to the southeast corner of said API Delevan Inc. lands;

THENCE: S 63°19'28" W along the south line of said API Delevan Inc. lands, a distance of 515.00 feet to the southwest corner of said API Delevan Inc. lands;

THENCE: N 18°21'11" W along the west line of said API Delevan Inc. lands, a distance of 841.06 feet to a point;

THENCE: Through said API Delevan Lands, the following four (4) courses and distances;

- 1) N 70°42'32" E, a distance of 389.85 feet to a point;
- 2) N 18°21'11" W, parallel with the west line of said Robert J. Meisner lands, distant 150.00 feet westerly therefrom measured at right angles, a distance of 358.21 feet to a point;
- 3) N 71°38'49" E, a distance of 30.00 feet to a point;
- 4) N 18°21'11" W, parallel with the said west line of Robert J. Meisner lands, distant 120.00 feet westerly therefrom measured at right angles, a distance of 108.53 feet to a point on the south line of lands appropriated by the New York State Department of Public Works by notice of appropriation recorded in the Erie County Clerk's Office in Liber 6782 of Deeds at Page 254 and shown on Map No. 122, Parcel No. 137;

THENCE: Easterly, along a south line of said Map No. 122, parcel No. 137, along a curve to the right having a radius of 5,664.58 feet, an arc distance of 120.04 feet (said curve having a chord bearing of N 70°17'51" E and a chord distance of 120.03 feet) to the POINT OR PLACE OF BEGINNING containing 12.084 acres be the same more or less.

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. 260 Quaker Road LLC (affiliate of Young Development)  
 Name (First) \_\_\_\_\_ (Middle Initial) \_\_\_\_\_ (Last) \_\_\_\_\_  
**Authorization Letter of Owner of the Project Site attached as Exhibit "1".**
2. Location of property to be rezoned: Portion of 270 Quaker Road (new parcel to be created)  
 \_\_\_\_\_
3. Area, in square feet, of the property to be rezoned: 12.08 acres  
 Dimension of the property to be rezoned: Varies - Copy of the Survey of the Project Site prepared by GPI Engineering, Landscape Architecture & Surveying, LLP dated October 13, 2025 is provided at Exhibit "4".
4. If the petitioner is not the owner of the property:  
American Precision Industries, Inc  
 Owner's Name and Address \_\_\_\_\_  
270 Quaker Road East Aurora, NY 14052  
 Owner's Name and Address \_\_\_\_\_  
 What is the interest of the petitioner in the proposed rezoning?  
Petitioner has the property under contract to purchase.
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.

**Project description provided at Exhibit "2". Part 1 of Full EAF provided at Exhibit "3".**

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

**Legal description of property to be rezoned from GM to GR attached as Exhibit "5".**

7. Present zoning classification of the property: GM

8. Proposed zoning classification of the property: GR

9. Present use of the property: **Vacant land.**

10. Proposed use of the property:  
**Multifamily residential project. A copy of the Concept Site Plan [Drawing C-100 - Date: 10/15/25] is provided at Exhibit "6" and a color rendering of the project layout prepared by Dean Gowan is provided at Exhibit "7" Elevation Plan of proposed two-story multifamily buildings is provided at Exhibit "8".**

11. Description of uses on all adjacent properties and a general description of the type of neighborhood in which the subject property is located:  
**Existing bank & vacant land to the east, existing manufacturing use to the west, existing multi-family & highway garage across Quaker Road to the north, vacant land to the south**

12. Names and Addresses of Owners of Abutting Properties:

1. American Precision Industries, Inc 270 Quaker Road East Aurora, NY 14052
2. Bank of Holland, Inc, 12 South Main Street Holland, NY 14080
3. Village of East Aurora, 585 Oakwood Avenue East Aurora, NY 14052
4. Luminescent Systems, Inc, 130 Commerce Way East Aurora, NY 14052
5.
6.
7.

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



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

**A copy of Part 1 of the Full Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") is provided at Exhibit "3".**

Date: 10/28/25

  
(Signature of Petitioner)

(Signature of Owner)

**Authorization Letter of the owner of the Project Site is provided at Exhibit "1".**


State of New York  
County of Erie  
Village of East Aurora

SS:

On this 28<sup>th</sup> day of Oct, 2025, personally appeared before me

Bryan Yang 1120 Bullis Rd, Elma, NY 14059  
(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)

CYNTHIA BAUMGARTNER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01BA6416163  
Qualified in Erie County  
My Commission Expires 04-05-2029

## **EXHIBIT 2 OF REZONING APPLICATION**

### **PROJECT DESCRIPTION**

The proposed project consists of the development of a portion of approximately 12.08 acres of property located at 270 Quaker Road (“Project Site”) as a multifamily project consisting of 120 multifamily units and all related site improvements as depicted on the Concept Site Plan [Drawing C-100 – Date: 10/15/25] attached as Exhibit “6”.<sup>1</sup> A full-size copy of the Concept Site Plan is also attached. The survey of the Project Site is attached as Exhibit “4” and a full-size copy is also attached. The proposed project is an action pursuant to the State Environmental Quality Review Act and a completed Part 1 of the Full Environmental Assessment Form is provided at Exhibit “3”.

The Project Site is currently zoned General Manufacturing (GM) District and the Project Sponsor is seeking to amend the zoning classification to General Residential (GR) District, which allows multifamily dwellings upon issuance of a Special Use Permit. The Project Site is more appropriate for multifamily development than for development pursuant to the existing GM zoning district which allows for more intensive commercial, industrial and manufacturing uses. The intent of the GM zoning district as set forth in Section 285-22.2A of the Zoning Code is as follows:

“General Manufacturing (GM) District. The purpose of the GM District is to permit the operation of light commercial, industrial, manufacturing, and distribution activities within the Village in a manner that is consistent with the Village's adopted Comprehensive Plan. Development within a GM District should be campus-style in building design and layout and should facilitate internal pedestrian circulation systems that are linked to external walkways, where practicable. Manufacturing and industrial uses allowable within this district shall employ techniques to minimize negative impacts on adjacent nonindustrial districts (including, but not limited to, traffic, parking, glare, noise, dust, odor, etc.), especially established residential districts and environmentally sensitive areas. The construction of new residential dwellings is not permitted within the GM District.”

---

<sup>1</sup> The Project Sponsor has also filed a Minor Subdivision Application and supporting documentation in connection with the request to create a new parcel consisting of the Project Site.



The proposed project consisting exclusively of two-story buildings with an upscale appearance and the project layout features ample greenspace and a clubhouse with amenities. A color rendering of the proposed buildings along with floor plans are attached as Exhibit “8”. The intent of the GR district as set forth in Section 285-20.2C is as follows:

“General Residential (GR) District. The GR District is intended to allow for the greatest level of flexibility in residential development within the Village. Newly constructed and redeveloped neighborhoods in the GR District should reflect the traditional character and walkability of the Village's existing neighborhoods, while also providing for a mix of housing types and densities as provided for in the adopted Comprehensive Plan for East Aurora.”

The proposed project is consistent with the intent of the GR zoning district and will provide upscale housing for lease an appropriate location.

## SJL Wetlands, LLC

P.O. Box 47  
Warsaw, NY 14569  
716-912-7965

October 6, 2025

25-089

Robert Motz  
Young Development, Inc.  
1120 Bullis Road  
Elma, NY 14059  
716-319-8016  
[rmotz@youngdevelopmentinc.com](mailto:rmotz@youngdevelopmentinc.com)

**Re: Preliminary Wetland Investigation – 12± acres  
Part of 270 Quaker Road (SBL# 175/06-1-6.1)  
Village of East Aurora, Erie County, New York**

Dear Mr. Motz:

SJL Wetlands, LLC has completed a preliminary wetland investigation at the above referenced site for the purpose of identifying potential regulated wetlands and waterways. The site investigation was conducted on October 6, 2025. SJL Wetlands, LLC did not identify any wetland as defined by the U.S. Army Corps of Engineers (USACE) wetland delineation manuals within the investigation area. The site investigation area is outlined on the attached figure from the Erie County GIS On-Line Parcel Mapper.

The New York State Department of Environmental Conservation (NYSDEC) On-line Resource Mapper (attached) indicates a marginal area of “Informational Wetland” encroaching on the east-central portion of the site. However, the site investigation revealed no wetlands meeting Article 24 standards within the investigation area. It should be noted that the East Branch of Cazenovia Creek, a Class B stream regulated under Article 15 of New York State Environmental Conservation Law, is located off-site to the east of the site. NYSDEC regulates the bed and banks of the Creek, including 50’ beyond the stream channel.

Based on this site investigation, it is my professional opinion that as long as the proposed project does not propose impacts within 50 feet of the channel to the East Branch of Cazenovia Creek, the project may proceed without the need for an Article 24 or Article 15 permit from NYSDEC. In addition, since no federally regulated Section 404 wetlands or streams are located within the investigation area, it is my opinion that the project may proceed without the need for a Section 404 permit from USACE.

If you have any questions or, please contact me at (716) 912-7965 or email  
[Scott@SJLWetlandsLLC.com](mailto:Scott@SJLWetlandsLLC.com).

Very truly yours,  
SJL Wetlands, LLC



Scott J. Livingstone  
President

Encl.

**EXHIBIT 5 OF REZONING APPLICATION**

**LEGAL DESCRIPTION OF PORTION OF 270 QUAKER ROAD TO BE REZONED  
FROM GENERAL MANUFACTURING (GM) DISTRICT TO  
GENERAL RESIDENTIAL (GR) DISTRICT**

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of East Aurora, Town of Aurora, County of Erie, State of New York being part of Lot 31, Township 9, Range 6 of the Holland Land Company's Survey (so-called) bounded and described as follows:

BEGINNING at the northwest corner of lands conveyed to Robert J. Meisner by deed recorded in the Erie County Clerk's Office in Liber 10195 of deeds at page 123;

THENCE: S 18°21'11" E, along the west line of said Robert J. Meisner lands, said line being parallel with the west line of lands conveyed to American Manufacturing Corporation by deed recorded in the Erie County Clerk's Office in Liber 6262 of Deeds at Page 59, distant 539.80 feet easterly therefrom measured at right angles, a distance of 592.00 feet to the southwest corner of said Robert J. Meisner lands;

THENCE: N 70°04'49" E, along the south line of said Robert J. Meisner Lands, a distance of 105.68 feet to the southeast corner of said Robert J. Meisner Lands;

THENCE: S 06°36'21" E along the east line of lands conveyed to API Delevan Inc. by deed recorded in the Erie County Clerk's Office in Liber 10914 of Deeds at Page 5766, a distance of 667.33 feet to the southeast corner of said API Delevan Inc. lands;

THENCE: S 63°19'28" W along the south line of said API Delevan Inc. lands, a distance of 515.00 feet to the southwest corner of said API Delevan Inc. lands;

THENCE: N 18°21'11" W along the west line of said API Delevan Inc. lands, a distance of 841.06 feet to a point;

THENCE: Through said API Delevan Lands, the following four (4) courses and distances;

- 1) N 70°42'32" E, a distance of 389.85 feet to a point;
- 2) N 18°21'11" W, parallel with the west line of said Robert J. Meisner lands, distant 150.00 feet westerly therefrom measured at right angles, a distance of 358.21 feet to a point;
- 3) N 71°38'49" E, a distance of 30.00 feet to a point;
- 4) N 18°21'11" W, parallel with the said west line of Robert J. Meisner lands, distant 120.00 feet westerly therefrom measured at right angles, a distance of 108.53 feet to a point on the south line of lands appropriated by the New York State Department of Public Works by notice of appropriation recorded in the Erie County Clerk's Office in Liber 6782 of Deeds at Page 254 and shown on Map No. 122, Parcel No. 137;

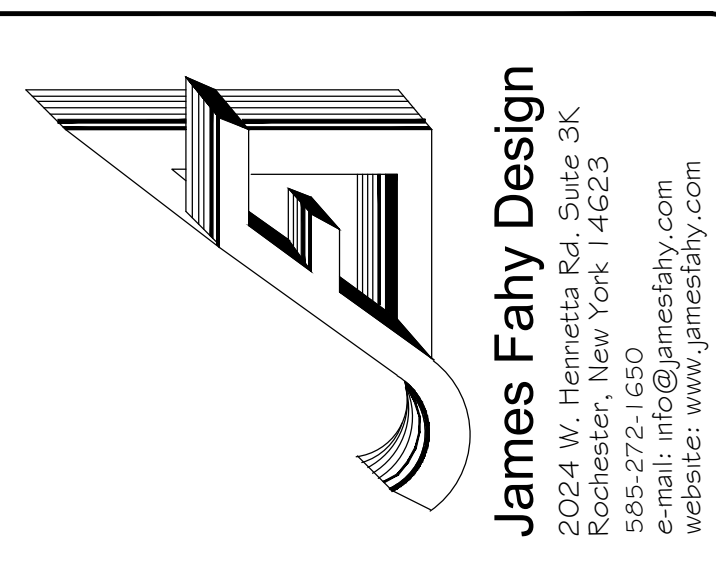
THENCE: Easterly, along a south line of said Map No. 122, parcel No. 137, along a curve to the right having a radius of 5,664.58 feet, an arc distance of 120.04 feet (said curve having a chord bearing of N 70°17'51" E and a chord distance of 120.03 feet) to the POINT OR PLACE OF BEGINNING containing 12.084 acres be the same more or less.







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[illegible]

PROJECT:

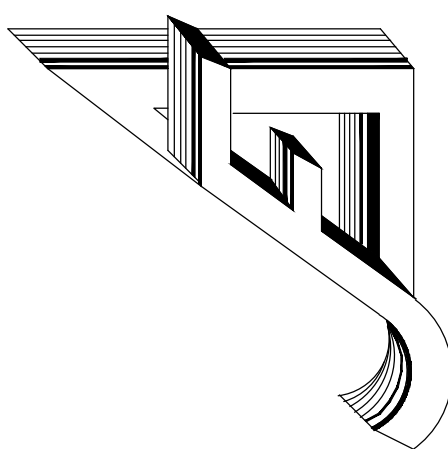
10-UNIT APARTMENT

CLIENT:

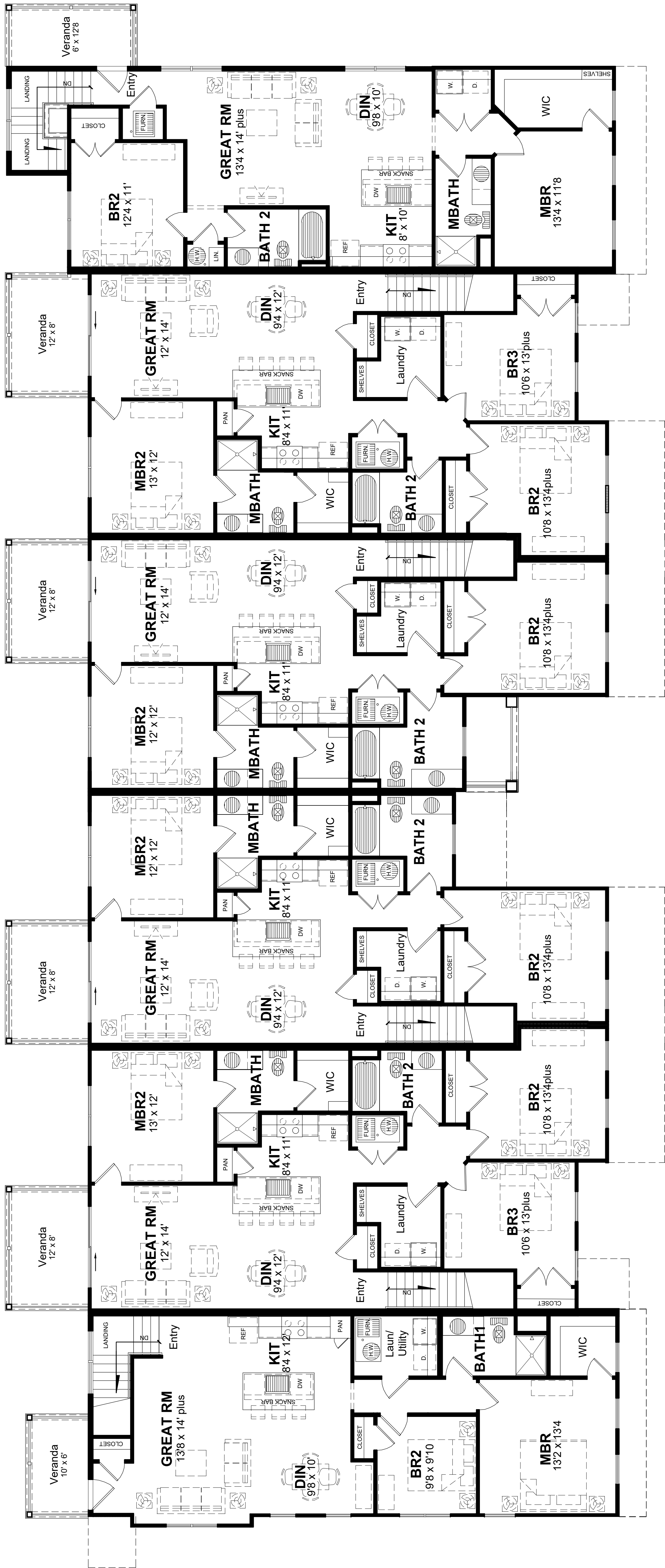
DRAWING TITLE:  
SECOND FLOOR PLAN

PHASE:  
ARTWORK

JOB NO. A25-047	PROJECT NO. APARTMENTS
DRAWN BY: CME	DRAWING NO: 2 of 2
CHECKED BY: AGR	
DATE: 05-28-2025	



**James Fahy Design**  
2024 W. Hennetta Rd., Suite 3K  
Rochester, New York 14623  
585-272-1650  
e-mail: [info@jamesfahy.com](mailto:info@jamesfahy.com)  
website: [www.jamesfahy.com](http://www.jamesfahy.com)



**UNIT 'C'**  
**SECOND FLOOR 1073 SF**  
**TWO BEDROOM**

**UNIT 'D'**  
**SECOND FLOOR 1322 SF**  
**THREE BEDROOM**

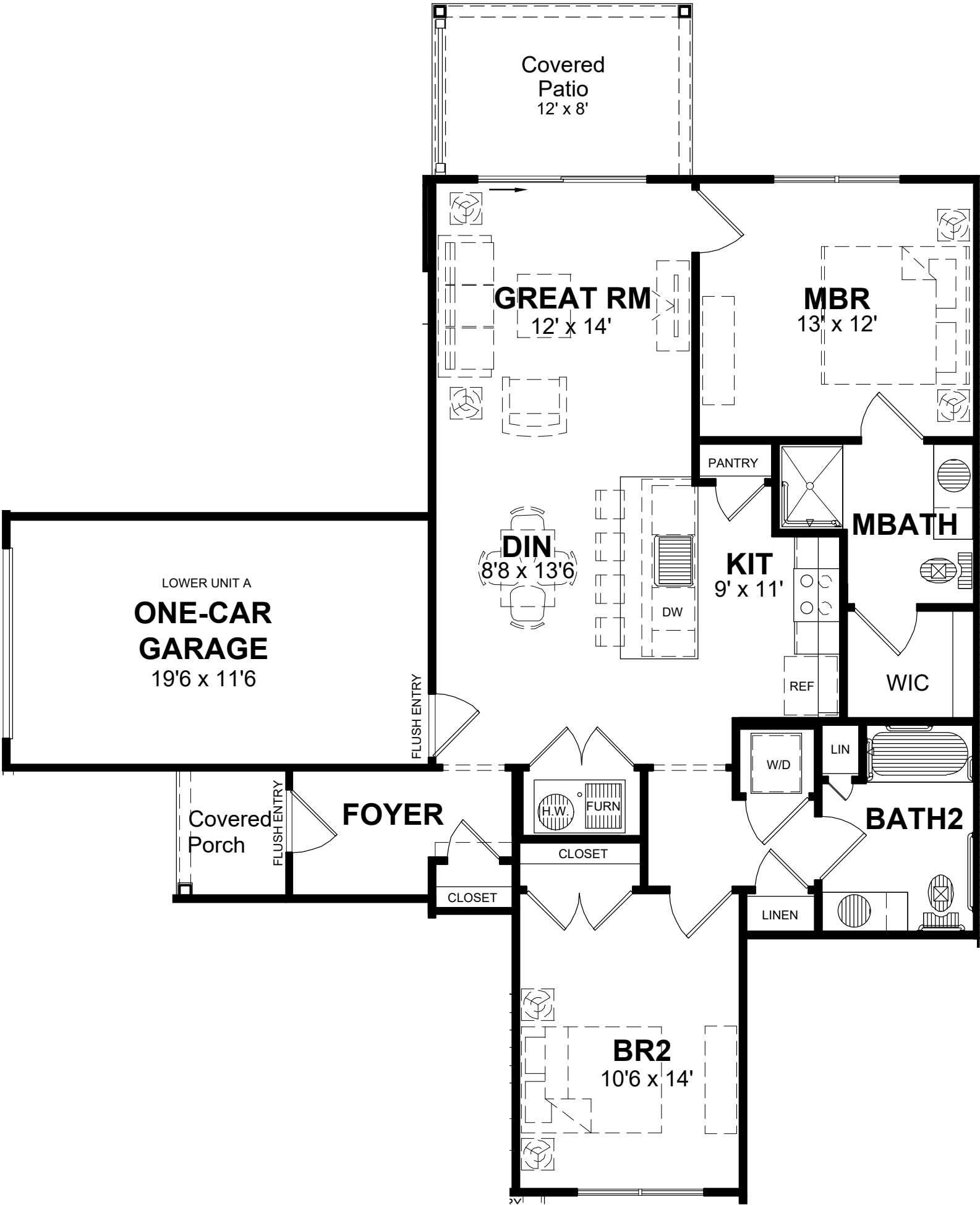
**UNIT 'E'**  
**SECOND FLOOR 1136 SF**  
**TWO BEDROOM**

**UNIT 'ER'**  
**SECOND FLOOR 1146 SF**  
**TWO BEDROOM**

**UNIT 'DR'**  
**SECOND FLOOR 1322 SF**  
**THREE BEDROOM**

**UNIT 'F'**  
**SECOND FLOOR 1195 SF**  
**TWO BEDROOM**

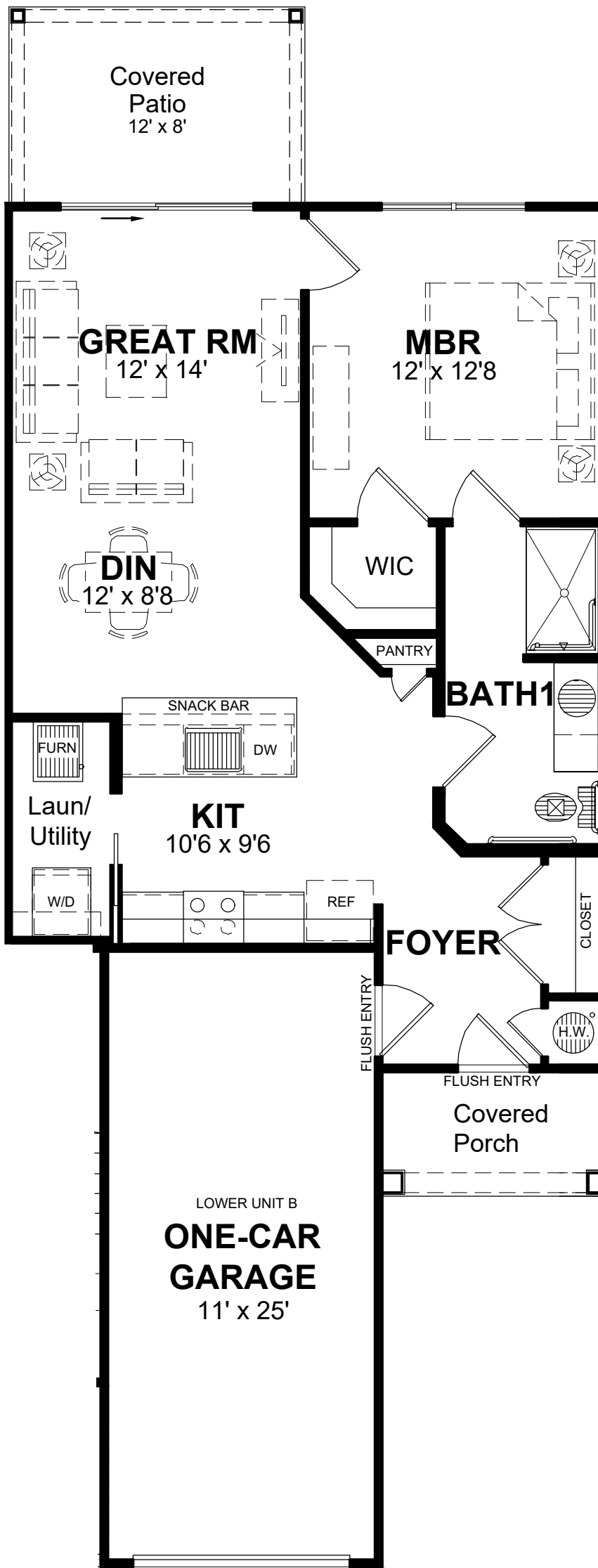
## SECOND FLOOR



**TYPICAL UNIT A - 1104 SF**

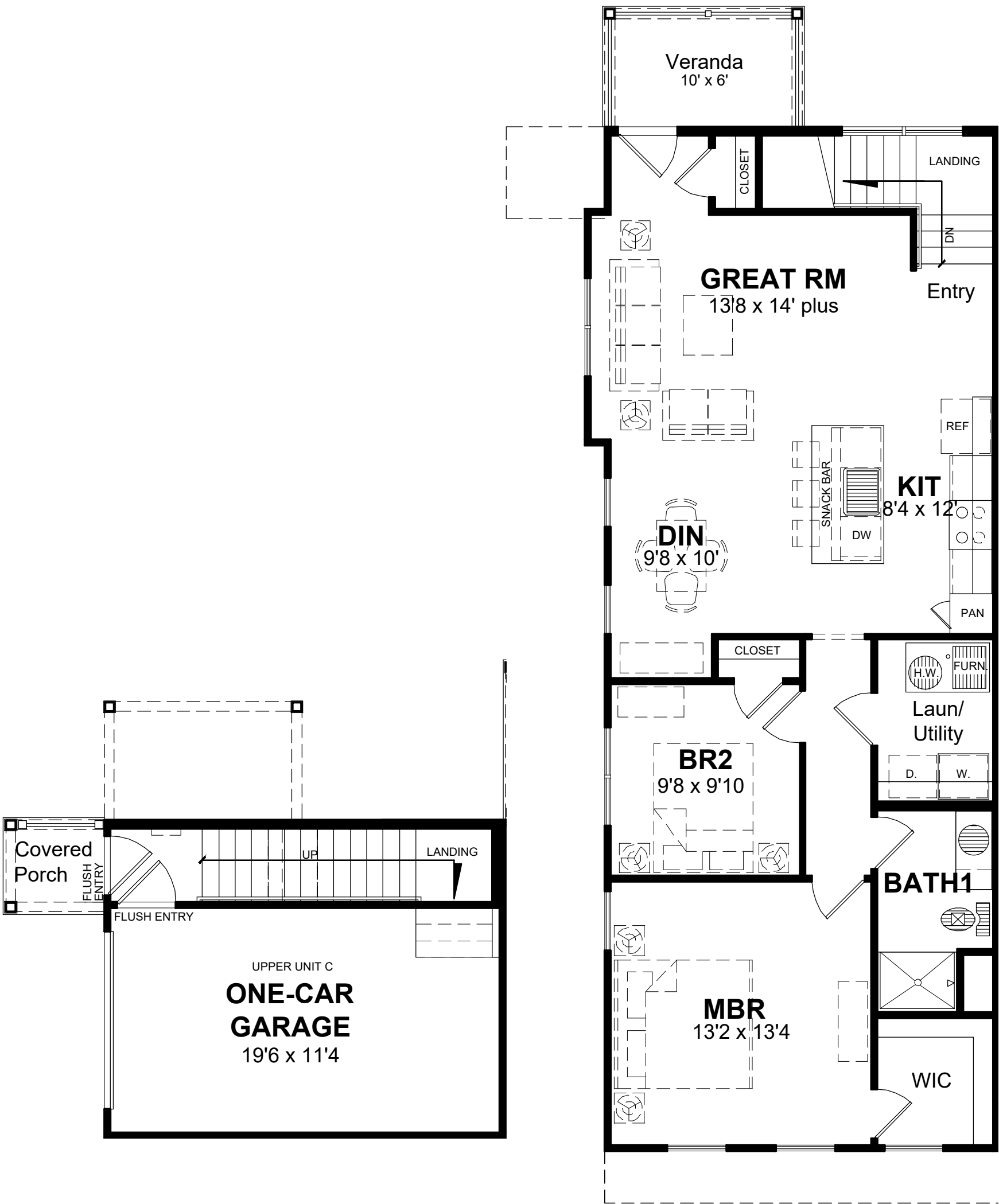
SCALE: 1/4" = 1'-0"

2-BDRM 2-BATH



**TYPICAL UNIT B - 820 & 830 SF**  
SCALE: 1/4" = 1'-0" 1-BDRM 1-BATH

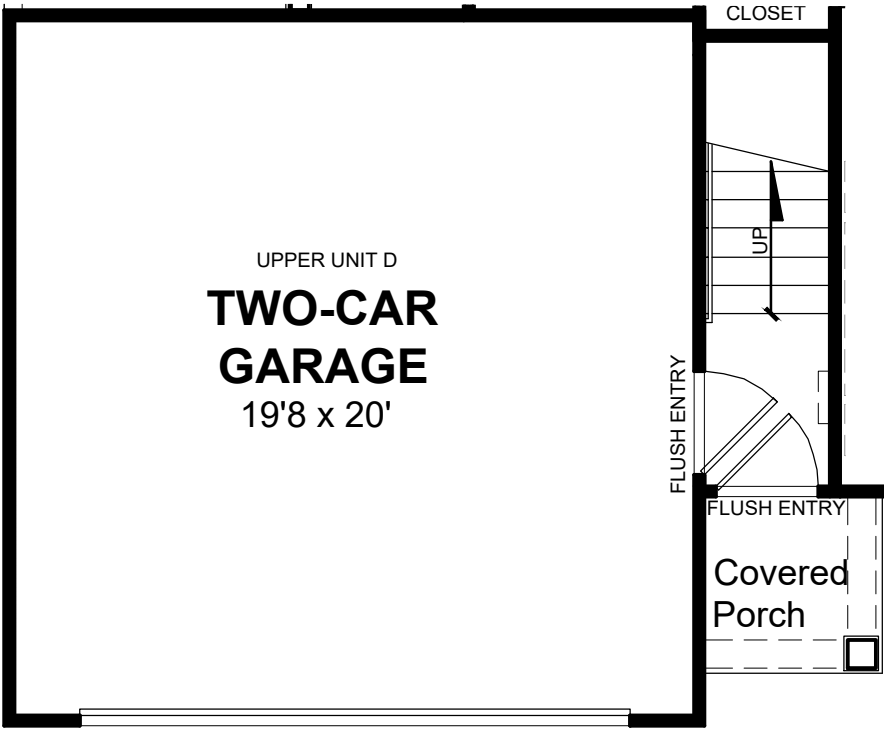
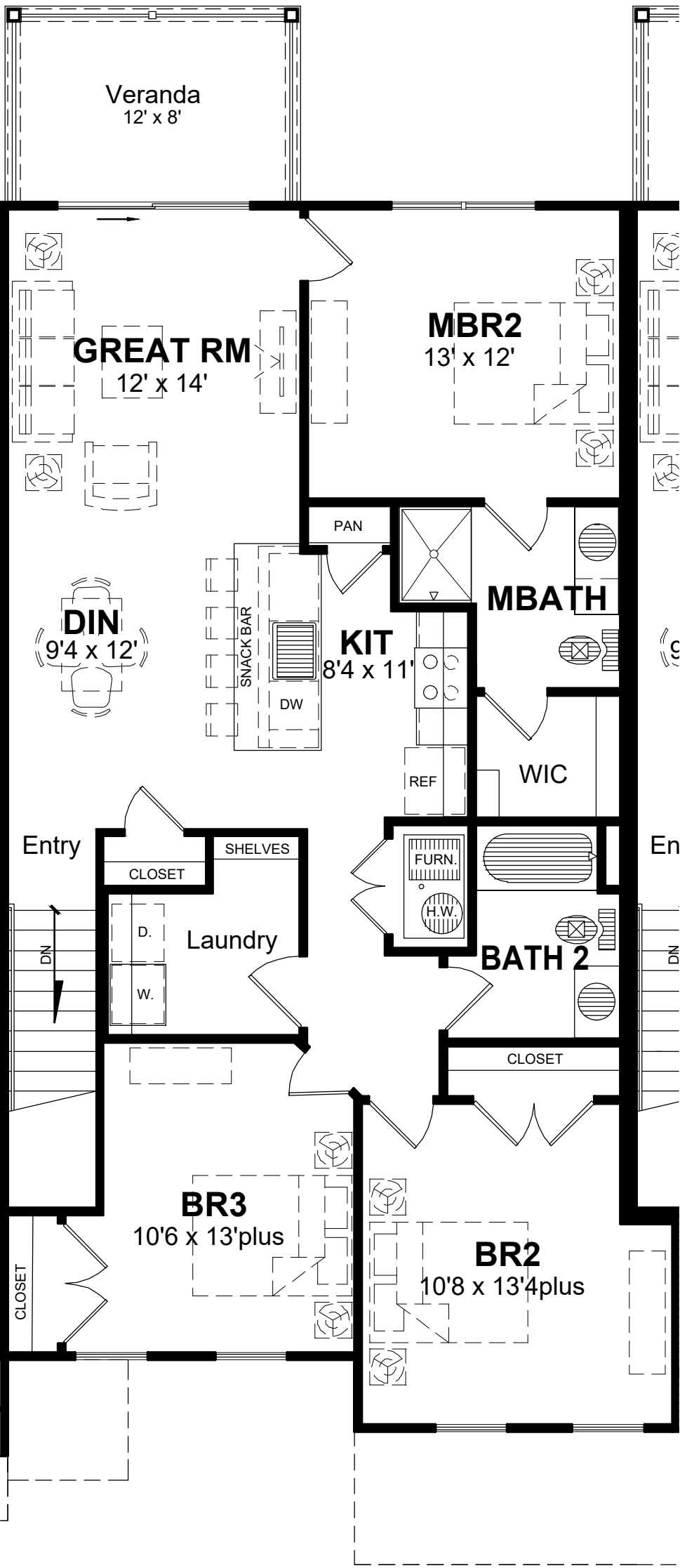




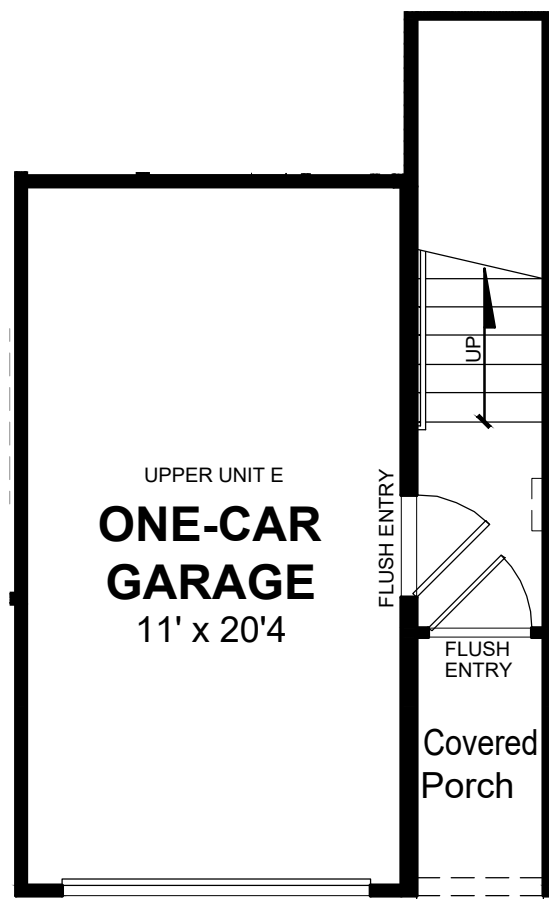
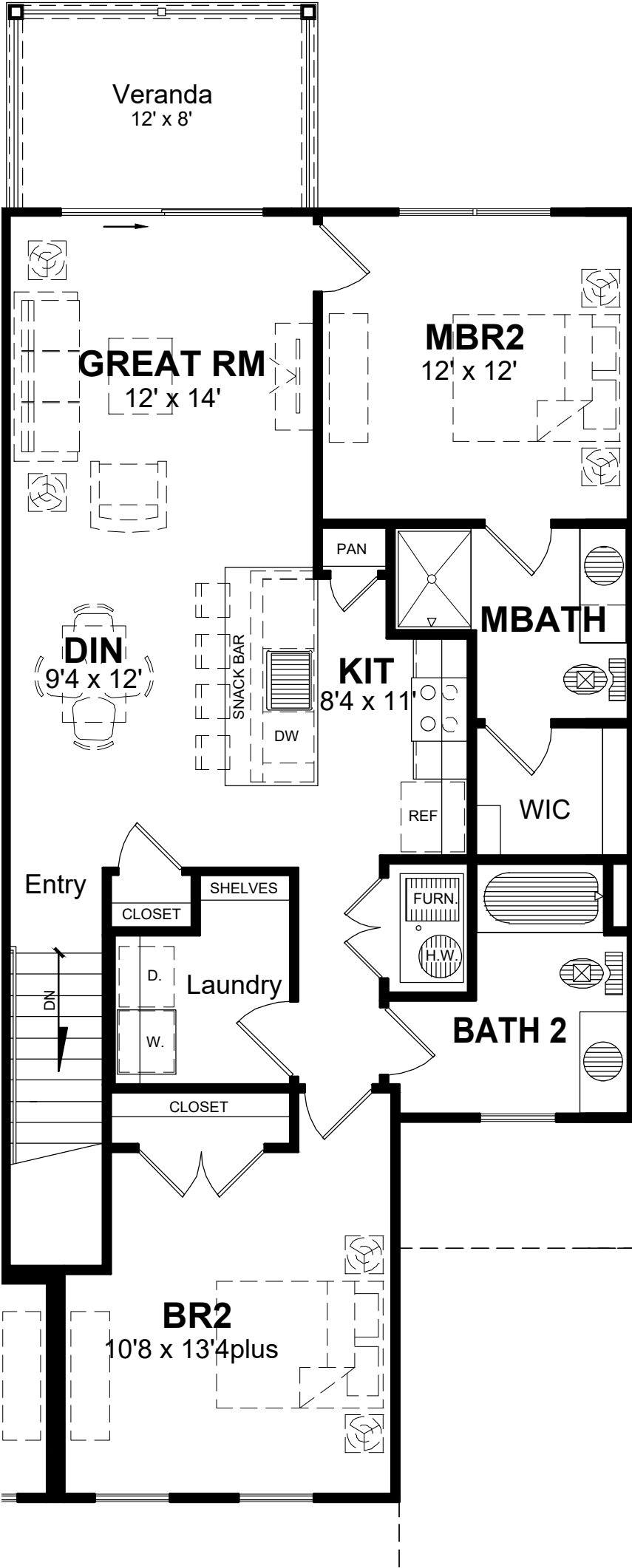
**TYPICAL UNIT C - 1073 SF**

SCALE: 1/4" = 1'-0"

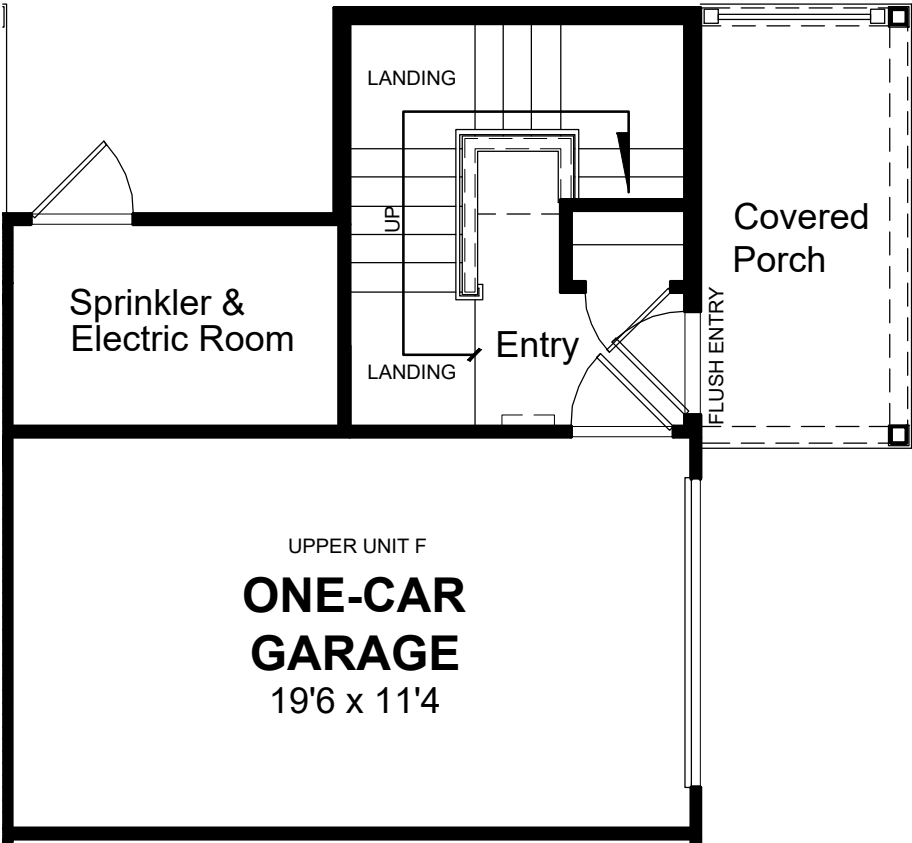
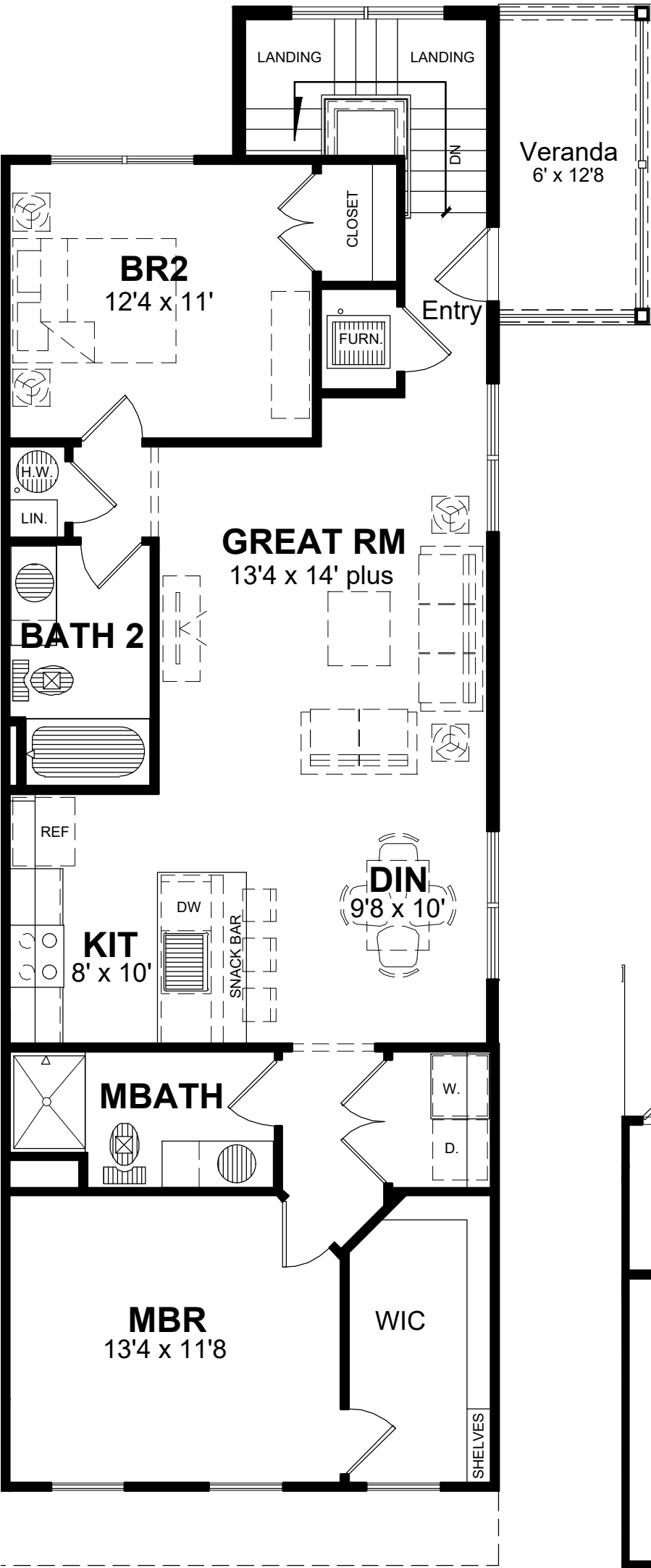
2-BDRM 2-BATH



**TYPICAL UNIT D - 1322 SF**  
SCALE: 1/4" = 1'-0"                      3-BDRM 2-BATH



**TYPICAL UNIT E - 1136 & 1146 SF**  
SCALE: 1/4" = 1'-0" 2-BDRM 2-BATH



**TYPICAL UNIT F - 1195 SF**

SCALE: 1/4" = 1'-0"

2-BDRM 2-BATH



Village of East Aurora  
585 Oakwood Avenue, East Aurora, NY 14052  
Phone: 716.652.6000, ext. 3

# APPLICATION FOR PEDDLER & SOLICITOR PERMIT

Application Fee \$ 25.00 ☒

DATE: 11/12/25

Permit Fee (per person) \$50.00 ☒

(Not for Profit Organizations Exempt from Fee)

11B 11/17

in at  
Aurora.

Kind of material to be sold, solicitation to be made, matter to be distributed or busking:

Horse Drawn Pub Crawl

Will alcohol be sold \_\_\_ Yes ☒ No? Date which alcohol would be sold \_\_\_\_\_

If an assistant, give the name of the person in charge Michael Yohe

The term for which the permit is desired: day's 60 weeks \_\_\_\_\_ (maximum 60 days if not alcohol sales)

Is the business conducted by the applicant as a principal, or as agent of another \_\_\_\_\_?

Give the principal or employer: Michael Yohe

Person in Charge Michael Yohe Phone Number 585-202-9803 E-mail mike@cherrygrovefarm.org

Is the activity for which a permit is requested to be conducted by a Not-For-Profit Corporation? \_\_\_ If yes, what is the name of the Not-for-Profit Corporation? \_\_\_\_\_ (Attach Copy of IRS approval)

Have you ever been convicted of a crime, other than minor V & T charges?

Yes \_\_\_ No ☒ Where? \_\_\_\_\_ When? \_\_\_\_\_

For what offense? \_\_\_\_\_

Applicant Agrees to a criminal background check: Yes ☒ No \_\_\_

IF ANY INFORMATION ON THIS APPLICATION IS FOUND TO BE UNTRUE, A PERMIT WILL NOT BE ISSUED.

Signed: [Signature]

Print Name: Michael Yohe

Address: 15415 Holley Rd City: Albion State: NY Zip: 14411

Phone: 585-202-9803 E-mail: Mike@cherrygrovefarm.org

State of New York

Erie County ss

Michael E. Yohe, being duly sworn, deposes and says that he/she is the applicant above named; that he/she has carefully read the foregoing application and knows the contents thereof and that the same are true and correct.

Subscribed and sworn to before me this 12th day of November, 2025.

Notary Public, State of New York

Reg. # 01DO6445148

Qualified in Erie County

Commission Expires December 12, 2026

Driver's License \_\_\_\_\_

There is a five-day waiting period before permit is issued

Record check completed by: \_\_\_\_\_ Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

Web

# NY CARES UP

Strengthening Resiliency & Wellness  
for Uniformed Personnel

Changing the Conversation  
Awareness Resilience  
Empower Peers  
Skill Building/Suicide Prevention for  
Uniformed Personnel

## Title: Request for Application (RFA): NY CARES UP Grants for New York State Uniformed Personnel Organizations\*

\* Includes 911 Dispatchers, Corrections, Emergency Medical Services, Fire Services, and Law Enforcement Agencies

### **Description:**

Individuals working in 911 Dispatch, Corrections, Emergency Medical Services, Fire Services, and Law Enforcement are at increased risk for a host of problems, including insomnia, family/marital discord, alcohol and substance misuse, clinical depression, post-traumatic stress disorder, and even suicide. Effective interventions and enhanced support are needed to limit the impact of cumulative workplace trauma exposure on these essential workers.

Grant funding will allow agencies to implement the goals of the CARES UP initiative, which include:

- **Create organizational culture change to support and improve mental health at work.**
- **Reduce the impact of workplace trauma and stress. Provide opportunities to learn about resilience, life skills, and healthy coping strategies.**
- **Promote acceptance of mental health care and wellness at work.**
- **Address suicides within Uniformed Personnel and veteran serving organizations.**
- **Increase access to peer programs and other social supports.**
- **Introduce access and decrease barriers to wellness options at work.**

As part of the broader initiative called NY CARES UP (Changing the Conversation, Awareness, Resilience, Empower Peers, Skill Building/Suicide Prevention for-Uniformed Personnel), the New York State Office of Mental Health's Suicide Prevention Center of New York (OMH SPCNY) is awarding \$60,000 to Uniformed Personnel organizations (including 911 Dispatchers, Corrections, Emergency Medical Services, Fire Services, and Law Enforcement Agencies) to participate in a 24-month grant period. The awards will go to eligible uniformed personnel organizations in the state. Additional funding specifically for training purposes will be provided to the awarded sites, each grant year-- amount is dependent on size of organization.

**24 Month Grant Period:** January 2026 to December 31, 2027

**Grant Year 1:** \$30,000

**Grant Year 2:** \$30,000

# **TOWN OF AURORA**

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

## **MEMO**

TO: Mayor Mercurio and Village Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: November 13, 2025

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

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

Village Code section 285-52.3 requires the Village Board to refer the Special Use Permit application to the Planning Commission for their review and recommendations. The Village Board shall then schedule a public hearing for the application prior to SEQRA determination.

This is an Unlisted action for purposes of SEQR.

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

Liz Cassidy



November 12, 2025

Village of East Aurora Board of Trustees  
585 Oakwood Avenue  
East Aurora, NY 14052

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

Dear Village of East Aurora Board of Trustees:

Our firm represents Carner Development Group Inc. ("Carner"), the Applicant of the above-referenced Special Use Permit Application for Indoor Recreation Use, specifically a business with golf simulators with Accessory Use of Sale and Service of Alcoholic Beverages.

Carner submitted its Application for Special Use Permit on October 15, 2025, a copy of which is attached as Exhibit 1.

Subsequent to the Carner's submission of its Application for Special Use Permit, but prior to review of the Application by the Village of East Aurora Planning Commission on November 4, 2025, Carner made the following amendments:

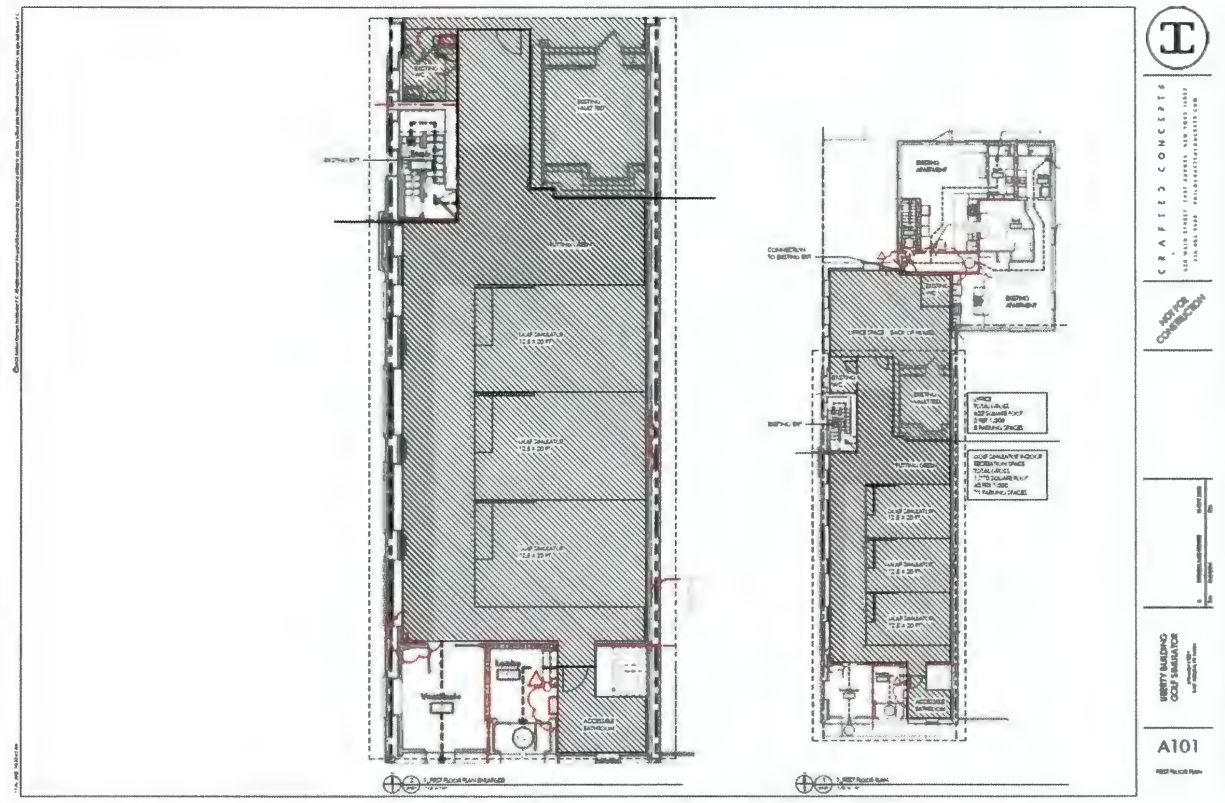
1. Addition of Accessory Use of the Service of NYS made Beer, Wine and Spirits via NYS Farm Brewing License to be operated by 42 North Brewing Company. Please note that the Primary Use of a Golf Simulator Business will be operated by Carner. Please also note that there is no food service proposed.
2. Total Square Feet: 2,590 square feet (consisting of 1,770 square feet for Primary and Accessory Uses and 820 square feet for office / backroom) – see below Floor Plan and renderings of interior space for Primary and Accessory Uses.

**HOPKINS SORGI & MCCARTHY PLLC**

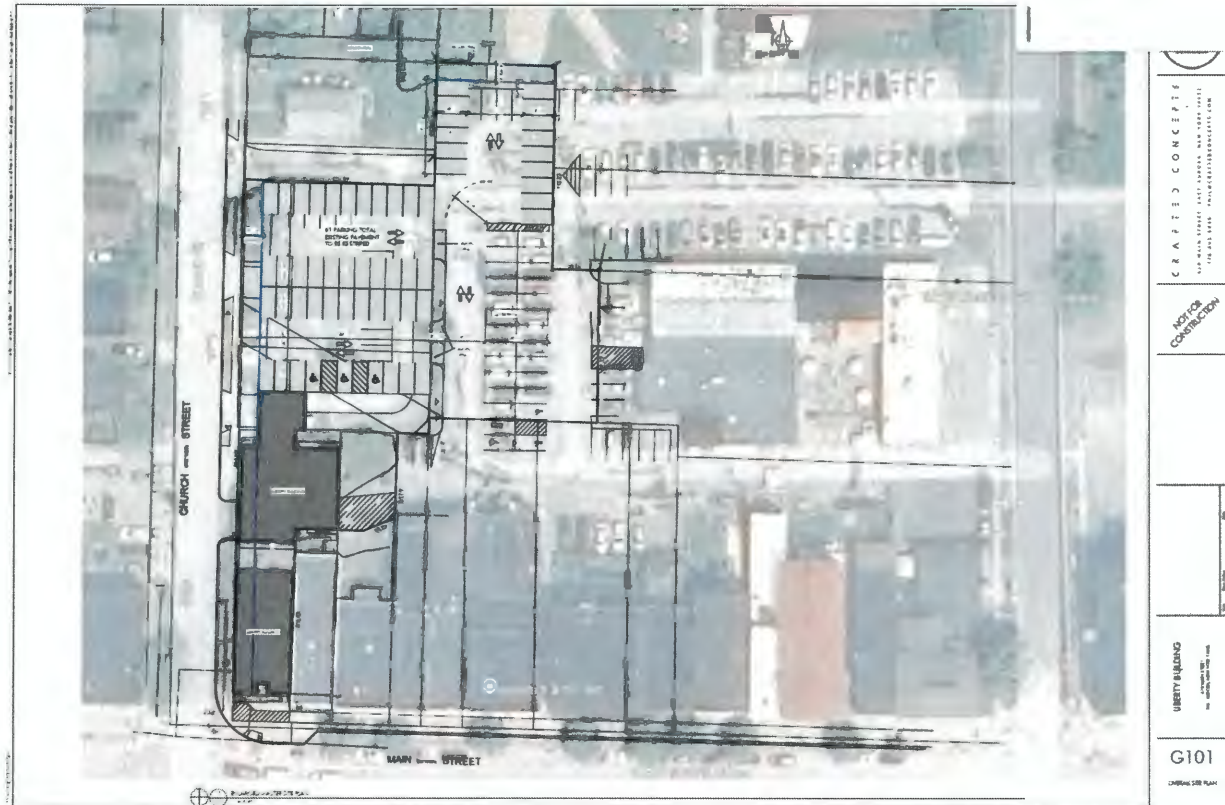
Attorneys at Law

574 Main Street, Suite 204 • East Aurora, New York 14052  
Office: 716-805-7191 Ext 2 • Mobile: 716-908-3289 • E-Mail: psorgi@hsmlegal.com  
hsmlegal.com





3. Per Village Code, 74 non-dedicated parking spaces are required (1,770 square feet for Primary and Accessory Uses = 71 parking spaces (40 per 1,000 sq ft per Village Code) + 820 square feet – 3 parking spaces (3 per 1,000 sq ft per Village Code)) – see below parking layout showing 81 parking spaces:



4. Hours of Operation: Sunday – Thursday: Noon – 10PM; Friday – Saturday: 10AM – 11PM; Holiday: 10AM – 11PM.
5. Amended Environmental Assessment Form with Section entitled “Brief Description of Proposed Action” being updated to reflect the above amendments to the Special Use Permit Application – see attached Exhibit 2.

These amendments to the Project were provided to the Village of East Aurora Planning Board at their November 4, 2025 Meeting and the Planning Commission voted unanimously to recommend approval of the Application, as amended. Accordingly, as these amendments were provided to the Planning Commission, there is no need to refer the Application back to the Planning Commission.

Accordingly, we request that at the November 17, 2025 Village Board Meeting, the Village Board votes to set a Public Hearing for the December 1, 2025 Village Board Meeting.

Thank you for your consideration of our Application, as amended. If you have any questions or require further information, please contact me.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC



Peter J. Sorgi, Esq.

Enc.

cc: Elizabeth Cassidy, Village Code Enforcement Officer  
Shane Krieger, Village Administrator  
Maureen Jerackas, Village Clerk  
Chris Trapp, Esq., Village Attorney  
Joseph Trapp, Esq., Village Attorney  
Rachel Krajewski, President of Carner Development Group, Inc.  
John Cimperman, 42 North Brewing Company  
Phil Gusmano, AIA, CPHC, Crafted Concepts Architecture P.C. (Project Architect)  
Danielle Johnson, AIA, CPHC, Crafted Concepts Architecture P.C. (Project Architect)





# VILLAGE OF EAST AURORA

585 Oakwood Ave, East Aurora, New York 14052

716-652-6000

In conjunction with

Town of Aurora Building Department

575 Oakwood Ave, East Aurora, NY 14052

716-652-7591

## SPECIAL USE PERMIT APPLICATION



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

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

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

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

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

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

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

Are premises handicap accessible? ☐ Yes ☒ No If not, premises must be made ADA compliant.  
If yes, contact building department at 716-652-7591  
Will there be any renovations ☒ Yes ☐ No Internal space build-out for proposed use

### THIS APPLICATION MUST INCLUDE THE FOLLOWING:

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



October 15, 2025

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

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

Dear Village of East Aurora Board of Trustees:

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

#### **Project Site**

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

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

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

#### **HOPKINS SORGI & MCCARTHY PLLC**

Attorneys at Law

574 Main Street, Suite 204 • East Aurora, New York 14052

Office: 716-805-7191 Ext 2 • Mobile: 716-908-3289 • E-Mail: psorgi@hsmlegal.com  
hsmlegal.com

### Village Special Use Permit Criteria

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

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

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

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

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

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

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

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

3. The economically viable use of property;

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

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

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

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

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

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

**Not Applicable.**

Village Zoning Code § 285.52.4: “Special use permit review considerations”

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

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

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

- Page 10 of Regional Comprehensive Plan: “Provide and improve recreational opportunities and parks.”
- Page 12 of Regional Comprehensive Plan: “Encourage investment and economic development.”
- Page 14 of Regional Comprehensive Plan: “Provisions for Economic Development— Economic development is needed to provide diverse job opportunities, provide needed services to residents, and balance the tax base, but the level of economic development appropriate for each community varies. In general, economic development efforts should be focused primarily on existing concentrations, such as the Village and hamlet commercial districts, and the existing industrial areas of Elma and, at a smaller scale, Holland. In-fill, expansions and redevelopment are preferred, and business development, whether retail, commercial or industrial, should occur where there is sufficient infrastructure to support it. Tourism has the potential to provide job growth, building upon each community’s assets (heritage tourism in East Aurora; outdoors recreation in Holland, etc.) but should be carefully planned to avoid negative impacts (congestion, etc.).”



- Page 15 of Regional Comprehensive Plan: "Use of recreational facilities and open space should be compatible with the capacity of the resource, with more active uses designated for lands that can accommodate the usage."
- Page 23 of Regional Comprehensive Plan: "Provide for a coordinated approach toward recreational opportunities and open space preservation in the region."
- Page 24 of Regional Comprehensive Plan: "Maintain the existing high quality of life in the region."
- Page 24 of Regional Comprehensive Plan: "Support the existing economic base of the area and the expansion of existing businesses."
- Page 24 of Regional Comprehensive Plan: "Encourage the adaptive reuse of existing structures." (Page 24)
- Page 35 of Regional Comprehensive Plan: "Ensure that development is compatible with the existing character of the Village in terms of style and scale, and is integrated into the surrounding area to promote community interaction."
- Page 35 of Regional Comprehensive Plan: "Provide opportunities for existing enterprises to expand within the Village."
- Page 35 of Regional Comprehensive Plan: "Encourage a diversity of retail and commercial uses in the Village business district."
- Page 35 of Regional Comprehensive Plan: "Promote the re-use of existing, vacant facilities for new and expanding retail, commercial and manufacturing establishments."
- Page 35 of Regional Comprehensive Plan: "Encourage and promote opportunities for start-up businesses and local entrepreneurial efforts."
- Page 156 of Regional Comprehensive Plan: "All understand the importance of the economy of the region and its needs, and are willing to encourage to some extent the growth of business within their community."



- Page 156 of Regional Comprehensive Plan: "Recreational opportunities are important to the region, including the availability of these opportunities."
- Page 160 of Regional Comprehensive Plan: "Protect, promote and revitalize the uptown Main Street business district."
- Page 212 of Regional Comprehensive Plan: "However, there is significant potential for the re-use of existing structures, and for some in-fill development."
- Page 212 of Regional Comprehensive Plan: "It should be a priority to support and preserve the vitality of the Main Street retail corridor in the Village."
- Page 213 of Regional Comprehensive Plan: "In general, economic development efforts within the Village should target retail and commercial development."
- Page 235 of Regional Comprehensive Plan: "The traditional commercial business area is centered on the Main Street and along the railroad corridor. This area should allow for expansion of commercial activity and supply the necessary support services, such as parking areas, to supplement this commercial activity."

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

**Project meets all relevant criteria. See above and below.**

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

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

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

---

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

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

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

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

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

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

No planned additions or changes to exterior of existing structure.

- F. Will not be a nuisance to neighboring land uses in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.

Project will not be a nuisance to neighboring land uses in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.

- G. Will not cause undue harm to or destroy existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water, or degradation of water quality.

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

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

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

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

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

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

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

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

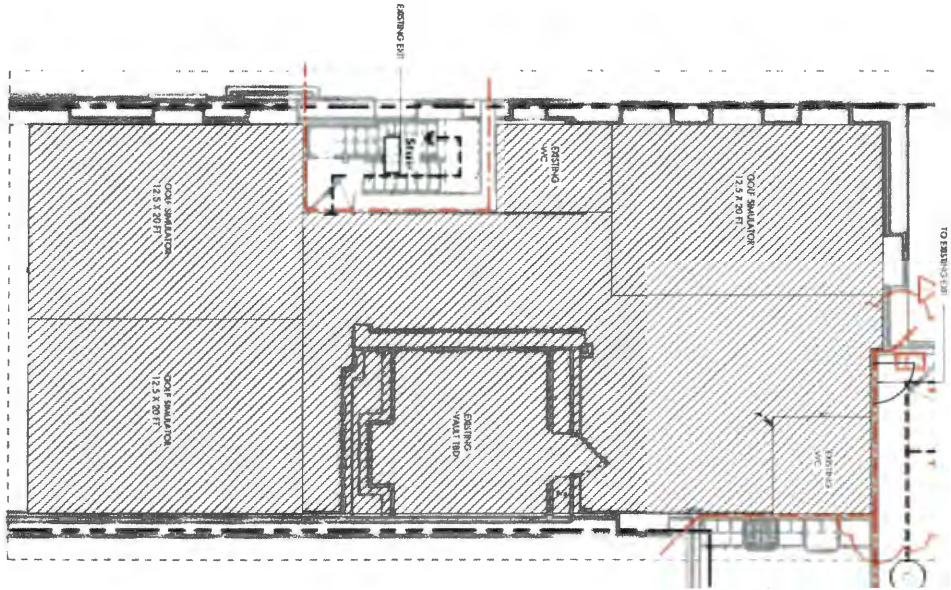
Sincerely,

HOPKINS SORGI & MCCARTHY PLLC

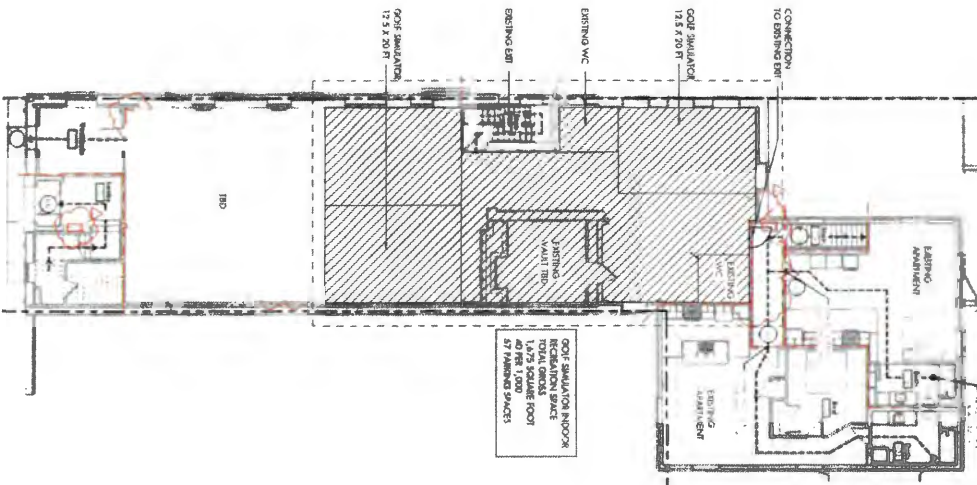


Peter J. Sorgi, Esq.

1. FIRST FLOOR PLAN (SHOWN)



1. FIRST FLOOR PLAN



A101  
FIRST FLOOR PLAN

LIBERTY BUILDING  
GOLF SIMULATOR

875 MAIN STREET  
EAST AURORA, NY 14042

18 OCT 2023  
SPECIAL USE PERMIT  
No Description Date

NOT FOR  
CONSTRUCTION

CRAFTED CONCEPTS  
ARCHITECTS  
120 MAIN STREET EAST AURORA, NEW YORK 14042  
716.805.8888 | PH: 716.805.8888 | WWW.CRAFTEDCONCEPTS.COM



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

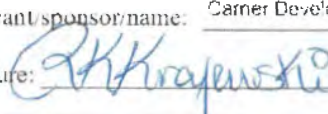
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>							
Prop							
Name of Action or Project: Special Use Permit Application for Indoor Recreation Use: Golf Simulators							
Project Location (describe, and attach a location map): 670 Main Street, Village of East Aurora, NY (SBL No. 165.17-6-25) and adjoining parking areas.							
Brief Description of Proposed Action: Construction of approximately 1675 square feet Indoor Recreation Use consisting of a Golf Simulators Business to be located in a portion of an existing structure with existing parking.							
Name of Applicant or Sponsor: Camer Development Group Inc.		Telephone: 716.725.7669 E-Mail: Rkrajewski@cdginc.org					
Address: 16 Church Street							
City/PO: East Aurora		State: NY	Zip Code: 14052				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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 Board of Trustees – Special Use Permit; Village of East Aurora Building Department – Building Permit.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? <u>0.1855</u> acres b. Total acreage to be physically disturbed? <u>0</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.1855</u> acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Residential (Village) <input type="checkbox"/> Parkland							

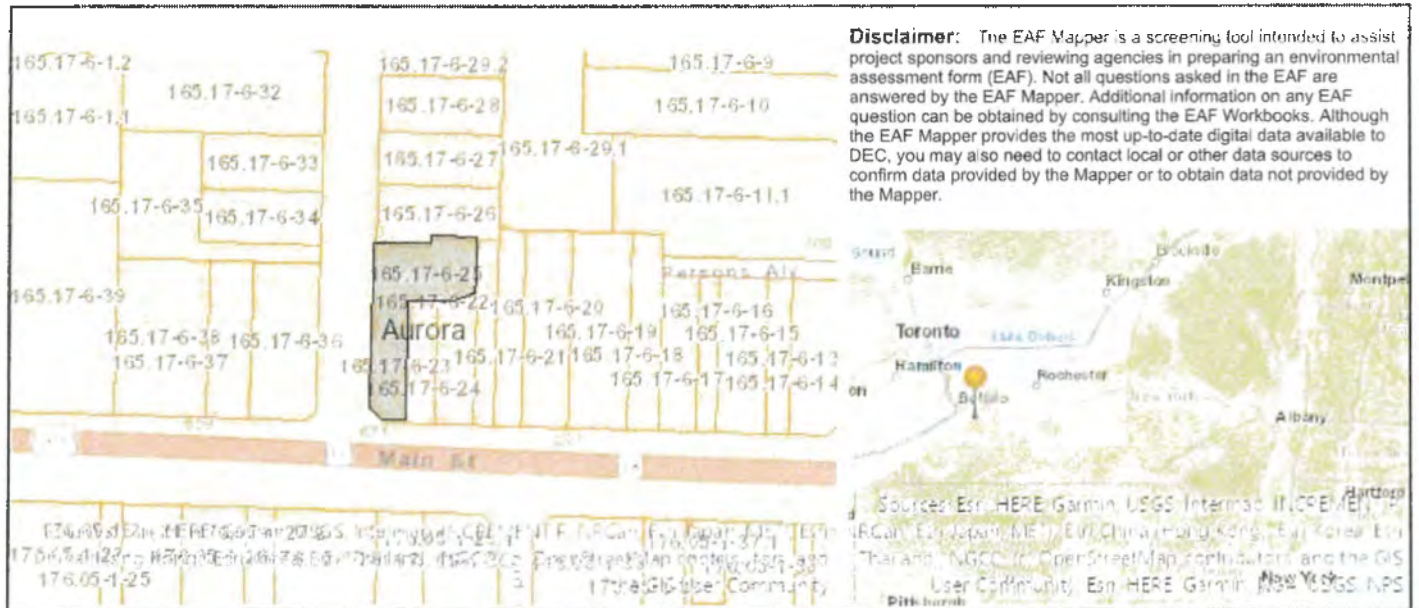


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Meets state 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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" 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	
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 type="checkbox"/>	<input checked="" 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	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input type="checkbox"/>	
_____			
_____			

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 checked="" type="checkbox"/> Urban <input 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 checked="" 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 checked="" type="checkbox"/>
Village conveyance system:		
<hr/>		
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"/>
<hr/>		
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"/>
<hr/>		
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Unknown -- DEC Mapper checked box automatically. None known at Project Site.		
<hr/>		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Carner Development Group Inc.</u> Date: <u>10/15/2025</u>		
Signature: <u></u> Title: <u>President</u>		

## EAF Mapper Summary Report

Wednesday, October 15, 2025 9:39 AM



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



# Short Environmental Assessment Form

## Part 1 - Project Information

Amended  
11.12.2025

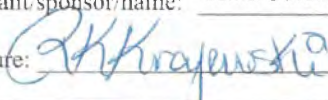
### Instructions for Completing

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Prop			
Name of Action or Project: Special Use Permit Application for Indoor Recreation Use: Golf Simulators			
Project Location (describe, and attach a location map): 870 Main Street, Village of East Aurora, NY (SBL No. 165.17-6-25) and adjoining parking areas.			
Brief Description of Proposed Action: <b>- Amended - 11.12.2025</b> Construction a Golf Simulator primary use with an accessory use of the sale and service of alcoholic beverages consisting of approximately 2,590 Square Feet Use in an Existing Building with approximately 1,770 square feet to be used for the primary and accessory use and approximately 820 square feet to be used for the office and backroom. Hours of Operation: Sunday – Thursday: Noon – 10PM; Friday – Saturday: 10AM – 11PM; Holiday: 10AM – 11PM. Parking: Total Square Feet: 2,590 square feet (Golf Simulator Space: 1,770 square feet – 71 parking spaces (40 per 1,000 sq ft per Village Code) + Office / backroom: 820 square feet – 3 parking spaces (3 per 1,000 sq ft per Village Code)).			
Name of Applicant or Sponsor: Carner Development Group Inc.		Telephone: 716.725.7669 E-Mail: Rkrajewski@cdginc.org	
Address: 16 Church Street			
City/PO: East Aurora		State: NY	Zip Code: 14052
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <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 Board of Trustees -- Special Use Permit; Village of East Aurora Building Department -- Building Permit.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.1855 acres 0 acres 0.1855 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Residential (Village) <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
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	YES	
	<input type="checkbox"/>	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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:			
Meets state 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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			

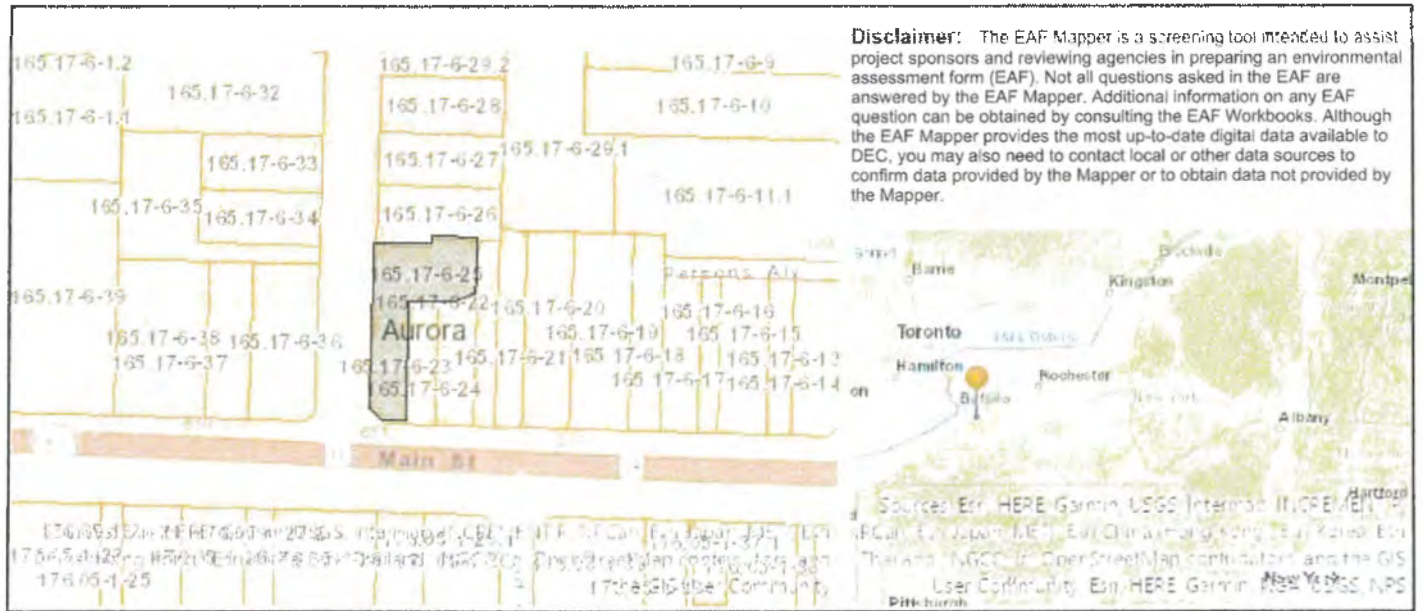
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Village conveyance system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
If Yes, describe:		
Unknown – DEC Mapper checked box automatically. None known at Project Site.		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant sponsor/name: <u>Carner Development Group Inc</u> Date: <u>10.15.2025</u> Signature: <u></u> Title: <u>President</u>		

AMENDED as of 11.12.2025

P S  
Peter J. Surgi, Esq., Project Attorney

## EAF Mapper Summary Report

Wednesday, October 15, 2025 9:39 AM



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

**LEGAL NOTICE**  
**Village of East Aurora**

Please take notice that the Village of East Aurora is accepting Bids for one (1) track-driven sidewalk plow with snow removal attachments. Specifications can be obtained at the clerk's office.

Bids in sealed envelopes shall be delivered to the Clerk's office at Village Hall, 585 Oakwood Ave, East Aurora, NY 14052, no later than 10:00 a.m. December 4<sup>th</sup>, 2025. Bid opening will be upstairs in the Board Room. Please mark the sealed envelope with "Bid for Sidewalk Plow".

Contact Maureen Jerackas at 716.652.6000 for questions on the Bid specifications.

The Village Board reserves the right to reject any and all Bids.

**Maureen Jerackas**  
**Village Clerk-Treasurer**

## Chapter 165. Lighting, Outdoor

### § 165-1. Applicability.

Except as provided in Chapter 209, Signs, of this Code, the following shall apply in ~~any of the following zoning districts; to wit: R, R-G-N, R-G, R-C, C, C-M, M-I and M-P Zoning Districts.~~ *to all Zoning Districts*

*identified in Chapter 285, Zoning.*

**NYSEG Tree Removals – Dead, dangerous or over 50%**

King St. Larwoods

126 King St

146 King St

146 King St

569 Linden

577 Linden

581 Linden

278 South Grove

Olean and Oakwood

836 East Main St