

VILLAGE OF EAST AURORA
VILLAGE BOARD MEETING
December 1, 2025 - 7:00 PM

Present:

Trustee Lazickas- late 7:04pm
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
Rich Miga, Assistant Code Enforcement Officer
12 Members of the public

A Motion by Trustee Rabey to approve the Village Board minutes for November 17, 2025, seconded by Trustee Cameron and carried with unanimous approval.

A Motion by Trustee Scheer to approve the payment of Abstract for November 17, 2025, with a total of \$289,654.16, seconded by Trustee Flynn and carried by unanimous approval.

SPEAKERS AND COMMUNICATIONS (I)

- Jerry Thompson- 162 Pine- He wanted to talk about the dangers of Pine Street and wanted to give a counterpoint. Mr. Thompson spoke about the traffic study on Open Data Buffalo and read some of the reports. He said that he is opposed to a stop sign on Pine. Mr. Thompson spoke about a flyer he received at his home saying that his house value will go down and said that he believes that it is not factual and is upset that he and his neighbors were given this document. He said that the manual for uniform highway design, which is the manual that they use to determine stopping and flowing of traffic, says stop signs are not to be used for speed control. Mr. Thomson said that a stop sign is to minimize vehicles' need to stop, and it is meant to make less restrictive traffic conditions as opposed to increasing the need to stop. He also said that stop signs increase negative environmental impact because there are more emissions, more noise pollution, and more fuel consumption. Mr. Thompson doesn't have any problem with the village attempting to enforce the existing laws and giving tickets to people who speed, but says that he doesn't see the people turning the corner and accelerating in front of his house. He said that he is able to cross the street at all times of day, and he does not see the same hazards that I'm reading in the paper and reading and seeing on television. Mr. Thompson said that he supports the slowing of traffic, but not a stop sign.

PUBLIC HEARINGS

- A Motion by Trustee Viger to Open a Public Hearing at 7:08pm Consider a local law for a moratorium on partial or full demolition of any building in the Village, seconded by Trustee Cameron and carried with unanimous approval.
 - Village Attorney Trapp reviewed the purpose of the moratorium and the concern about the demolition on Maple. He said that the moratorium would allow time for Village Attorney Trapp, Code Enforcement and the HPC to update the law.
 - Tony Rosoti- 461 Griggs Place- He said that he has concerns over the moratorium because he would like to take down a garage and put a new one up, and currently doesn't need a permit due to the size, but this moratorium would keep him from doing that for an extended period of time. He thinks that the language in the moratorium should be clearer and not include smaller structures.
 - Village Attorney Trapp said that it should be 180 days or less. Mayor Mercurio asked Assistant Code Enforcement Miga about accessory structures. He reviewed the definition of a building and noted the difference between a garage and a shed. The Village Board agreed to discuss the wording of the moratorium.

A Motion by Trustee Lazickas to close the public hearing at 7:16 pm, seconded by Trustee Rabey, and carried with unanimous approval.

OFFICIAL CONSIDERATIONS

- WHEREAS, the Village of East Aurora has taken extensive steps to preserve the historic and landmark buildings throughout the Village, which only adds to the charm and building values in the Village, and WHEREAS, the history of any area has long been recognized as an important aspect of any densely populated municipality, and WHEREAS, historic and landmark buildings enhance the property values on the properties upon which they are located and provide other benefits in a community, including enhancing tourism, and WHEREAS, certain property owners have systematically demolished properties not for regular maintenance, but rather for capital investments for profit purposes, and WHEREAS, partial demolitions have taken place, which substantially impair the quality of the remainder of the buildings, 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 WHEREAS, 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 historic and landmark buildings in the Village, and WHEREAS, the Historic Preservation Commission is charged with the review of structures within the Village to determine their status, along with the Building Department, which must review all plans and contemplated work, and WHEREAS, there exist provisions in the Village Code addressing Historic Preservation which must be aligned with recent actions, and WHEREAS, the Historic Preservation Commission has requested that a local law be developed to ensure Architectural Reviews prior to any work being undertaken that would alter any building, whether in phases or not, in excess of forty (40) percent of the footprint of the structure or its roof, 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 partial or full demolition of any building within the jurisdictional limits of the Village by any entity, except for emergency purposes and then only upon prior notice to the Village, the Building Department, and the Historic Preservation Commission, and declares a one hundred eighty (180) day moratorium on any

partial or total demolition of buildings as outlined herein, excluding any building/structure less than a total of 400 square feet, and

BE IT FURTHER RESOLVED, that the Village Attorney, in conjunction with the Building Department, after consultation with the Historic Preservation Commission, shall develop a local law to deal with Architectural Reviews and otherwise modify any current Village Code consistent with the objectives set forth herein, and

BE IT FURTHER RESOLVED, that the Village shall re-examine the continuation of the moratorium at the completion of this initial period in order to fully and adequately protect the residents of the Village. The foregoing resolution was duly made by Trustee Cameron and seconded by Trustee Rabey and carried on December 1, 2025.

- Trustee Rabey asked Assistant Code Enforcement Officer Miga about a permit not being needed if the structure is under 500 feet. Assistant Code Enforcement Officer Miga said that was true.
- A motion by Trustee Lazickas, to approve a Temporary Use Permit for 42 North Brewing Company Barrel Jam Festival, January 24, 2026, 1 to 5 pm, seconded by Trustee Viger, and unanimously approved.
- A motion by Trustee Rabey, to approve a Temporary Use Permit for Harvey Shymanski of Chabad Buffalo for the Grand Menorah Lighting on December 15, 2025, from 7 to 9 pm, seconded by Trustee Lazickas, and unanimously approved.
 - Harvey Shymanski- 123 Park Place- He complimented the EAPD and DPW for their great work in the Village. Mayor Mercurio agreed and also complimented the fire department.
- A motion by Trustee Viger, to approve the updated vendor list and DPW assistance for garbage and recycling receptacles for EA Wonderland's Temporary Use Permit, seconded by Trustee Lazickas, and unanimously approved.
 - Clerk-Treasurer Jerackas reviewed the changes to the application, which included new vendors that have alcohol and a request for garbage and recycling receptacles from the DPW. She said that they met with the applicant and reviewed the event. Police Chief Welch said that they would provide crossing guards if it was deemed necessary. Mayor Mercurio noted that he has access to 6-8 of the 4 foot plywood signs with an East Aurora twist on a holiday look and maybe put them on the back of the sheds. Trustee Cameron spoke that she feels less concerned about the alcohol being served at this event.
- A motion by Trustee Rabey, to approve Christopher Cower as a member of the East Aurora Fire Department, seconded by Trustee Cameron, and unanimously approved.

SPEAKERS AND COMMUNICATIONS (II)

- Tony Rosati- 416 Griggs Pl- He said that he has some confusion about the bulk pick up for garbage dates and that the calendar is unclear. Mayor Mercurio explained that it is outlined on the calendar in red and that there is no need to call ahead for it to be picked up.
- Jon Sundquist-279 Oakwood- He said that he had a garbage pickup issue and tried to call Waste Management and they didn't have any answers. Mayor Mercurio asked General Foreman Stoll to follow up on this issue.

Department Head and Trustee Reports

Police Lieutenant– He said that everything went well at the EA Turkey Trot. He said that he is working on grant applications with the help of Clerk-Treasurer Jerackas and Trustee Flynn. He said that the ice rink is advertising a Bills community event on Dec 21st and asked if they need a permit. Clerk-Treasurer Jerackas said that they would need a permit for the parking lot location. Mayor Mercurio asked Police Chief Welch if he would be moving the camera down to Main Street for the holiday market. Police Chief Welch said that he would move it down there and that it would be moved down for Carolcade anyway. He also said that he spoke with the transportation manager at First Student. He said it was determined that two very young children who live on the west side of Pine Street cross over to Warren, but do so with their parents. He said they discussed the issue of the feasibility of the school bus picking them up in a different location, and the bus garage was more than happy to accommodate. He said that they are now going to pick up those children right in their driveway to mitigate any future risk. He said that the police department had the speed monitoring devices up on Pine Street for about a week's time, and he shared those results with the board, and he the results don't identify a speed issue there. He said that he also sat on Pine Street two Fridays ago for about four and a half hours in an unmarked car with the LAR and he did get one speeder in four and a half hours. He said that he believes that there are occasional speeders just as there are on every street in our jurisdiction, but he doesn't see a speed issue there.

General Foreman- He said that they put up Christmas decorations this week, and he said that the DPW will continue to do leaves until it snows. He said NYSEG emailed and that they will be starting the dangerous trees are going to start to be removed in the next week or two. Mayor Mercurio asked about the plow and salt situation. General Foreman Stoll said that the DPW was good with both. Mayor Mercurio asked about the lights on the historic section of Main Street and the concerns about trees. General Foreman Stoll said that he would be looking into lights that would not affect the trees.

Assistant Code Enforcement Officer- none

Village Administrator- none

Village Clerk-Treasurer- She said that the capital committee met and everything went well. She said that the office is currently working on the budget and that she is working on grant applications.

Trustee Viger- none

Trustee Flynn- none

Trustee Rabey- none

Trustee Scheer- none

Trustee Cameron- none

Trustee Lazickas- none

Mayor Mercurio- He said that he really appreciates the DPW and the Girl Scouts getting all the holiday decorations ready and put up. Mayor Mercurio asked Clerk-Treasurer Jerackas about a Village Facebook page to get information out to the residents. Clerk-Treasurer Jerackas said that she will look into that.

EXECUTIVE SESSION-

A motion by Trustee Rabey to open an executive session at 7:39pm regarding litigation, seconded by Trustee Lazickas, and unanimously approved.

A motion by Trustee Lazickas to close the executive session at 8:28pm, seconded by Trustee Scheer and unanimously approved.

ADJOURNMENT

A motion was made by Trustee Rabey to adjourn the meeting at 8:29pm. Seconded by Trustee Lazickas and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer