

**VILLAGE OF EAST AURORA
VILLAGE BOARD MEETING
December 15, 2025 – 6:30 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
11 Members of the public

EXECUTIVE SESSION-

A motion by Trustee Flynn to open an executive session at 6:30pm regarding real estate negotiation and a personnel matter for a particular person, seconded by Trustee Lazickas, and unanimously approved.

A motion by Trustee Cameron to close the executive session at 7:00pm, seconded by Trustee Lazickas and unanimously approved.

A Motion by Trustee Cameron to approve the Village Board minutes for December 1, 2025, seconded by Trustee Scheer and carried by unanimous approval.

A Motion by Trustee Rabey to approve the payment of Abstract for December 1, 2025, with a total of \$117,109.90, seconded by Trustee Flynn and carried by unanimous approval.

PUBLIC HEARINGS

- A Motion by Trustee Lazickas to Open a Public Hearing at 7:03pm to Consider a Special Use Permit from Carner Development Group at 670 Main Street to convert part of the first-floor commercial space for an indoor golf facility, along with accessory use as a bar, seconded by Trustee Rabey and carried with unanimous approval.
 - Peter Sorgi, attorney for Carner Development, reviewed the application. Mayor Mercurio inquired whether 42 North would operate their bar as a separate contractor and asked for confirmation that there would be no food. Mr. Sorgi confirmed that there would be no food and that 42 North would run the bar. Mayor Mercurio asked if there would be an exterior buildout to the building. Mr. Sorgi confirmed that there will not be one. Mayor Mercurio asked Code Enforcement Officer Cassidy about parking spots and said that the requirement seemed high, she confirmed that the Village Code says that the number of parking spaces required for indoor recreation facilities are based on square footage. Mayor Mercurio said that he likes the use of the space.

A Motion by Trustee Lazickas to close the public hearing at 7:07 pm, seconded by Trustee Viger, and carried with unanimous approval.

- A Motion by Trustee Cameron to Open a Public Hearing at 7:07pm to Consider a Local Law amending Chapter 165 Lighting, Outdoor §165-1 Applicability in the Village Code, seconded by Trustee Rabey and carried with unanimous approval.
 - Village Attorney Trapp said that the change is simply referring to all zoning districts within the code. He said that the way it's currently written is very specific as to those specific zones and none of them exist anymore, which Code Enforcement Officer Cassidy agreed.

A Motion by Trustee Viger to close the public hearing at 7:08pm, seconded by Trustee Scheer, and carried with unanimous approval.

OFFICIAL CONSIDERATIONS

- A Motion by Trustee Rabey to approve a Special Use Permit from Carner Development Group at 670 Main Street to convert part of the first-floor commercial space for an indoor golf facility, along with accessory use as a bar, seconded by Trustee Lazickas, and unanimously approved.

An Application of a Request for an Amended Special Use Permit, received by the Office of the Village Clerk on November 13, 2025, is hereby:

APPROVED, as submitted, for applicant submitted by Carner Development Group, agent for owner Bibbdi-Bobbidi-Boo, LLC to convert part of the first-floor commercial space for an indoor golf recreation facility along with an accessory use as a bar at 670 Main Street.

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

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

- No exterior changes and complements traditional Main Street.
- Introduction of a new type of business that does not compete with area businesses.
- Parking for the building meets the code requirements.

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

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

Should any part of the application and Special Use Permit approval be in conflict with any segment of the

underlying Village Code (i.e., Zoning, etc.), adherence shall be with the Village Code provisions.

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

The nature, duration and intensity of the operations which are involved in, or conducted in connection with, this Special Use Permit shall not be increased or expanded without the approval of the Village Board. Any increase or expansion shall be considered at a public hearing held in accordance with the application requirements and administrative procedures which have been adopted by the Village Board. This Special Use Permit shall expire if significant construction has not been commenced within one year, and has not been completed within two years, of final Special Use Permit approval or, if no construction is involved, if the use has not been commenced within one year of final Special Use Permit approval.

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

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

- A motion by Trustee Cameron, to approve a Local Law amending Chapter 165 Lighting, Outdoor §165-1 Applicability in the Village Code, seconded by Trustee Scheer, and duly put to a roll call vote which resulted in the following:
Trustee Lazickas - Aye
Trustee Flynn - Aye
Trustee Cameron - Aye
Trustee Scheer – Aye
Trustee Viger- Aye
Trustee Rabey- Aye
Mayor Mercurio – Aye
- A motion by Trustee Lazickas, to approve a Temporary Use Permit for Aurora Ice Association Community Tailgate Watch Party, December 21, 2025, from 11 am to 4 pm, seconded by Trustee Cameron, and unanimously approved.
- A motion by Trustee Lazickas, to set a Public Hearing on January 20, 2026 to consider an application from Anthony and Nichole Slawinowski of 266 Girard Ave for a permit to keep other than household pets, 5 hens, seconded by Trustee Rabey, and unanimously approved.
- A motion by Trustee Lazickas, to set a Public Hearing on January 20, 2026 to consider an application from JoAnne Ruh of 315 Center Street for a permit to keep other than household pets, honeybees, seconded by Trustee Scheer, and unanimously approved.
- A motion by Trustee Cameron, to Award the Bid for the sidewalk plow to Cyncon Equipment Inc, seconded by Trustee Viger, and unanimously approved.
 - General Foreman Stoll said the same model that we currently had and that not many companies make sidewalk plows.
- A motion by Trustee Lazickas to approve Budget Adjustments for the 2025/26 fiscal year, seconded by Trustee Rabey, and unanimously approved.

Budget Transfers	2025-2026				
FROM			TO		
A1620.0200	Buildings equipment	\$1,200	A1620.0420	Buildings Maintenance &Repairs	\$1,200
A1640.0420	Central Garge maintance and repairs	\$1,500	A1620.0420	Buildings Maintenance &Repairs	\$1,500
F8340.0200	Water Trans & Distrib equip	\$11,480.00	F8340.0420	Water Trans & Distrib maint & repair	\$11,480.00
F8340.0200	Water Trans & Distrib equip	\$20,520.00	F8340.0470	Water Trans & Distrib Supplies & material	\$20,520.00

- **MODIFY 2025/2026 BUDGET**

December 15, 2025

- Trustee Cameron, 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 - Unclassified 4.2770 - \$ 15,303.18
Expenditures – Parks Maintenance & Repairs 5.7140.0420 - \$15,303.18
 - Insurance reimbursement for Tree damage in Hamlin Park
- Revenue - Unclassified 4.2770 - \$ 4,791.89
Expenditures – Police OT 5.3120.0140 - \$2,603.55
 - DPW OT 5.5110.0140 - \$544.11
 - Celebration 5.7550.0470 - \$1,644.23
 - Hallmark Movie reimbursement
- Revenue - Unclassified 4.2770 - \$ 4,809.03
Expenditures – Police OT 5.3120.0140 - \$3,369.56
 - Celebration 5.7550.0470 - \$1,439.47
 - Buffalo Bill’s Hallmark Rally reimbursement
- Revenue - Unclassified 4.2770 - \$ 15,000
Expenditures – Police Supplies 5.3120.0470 - \$12,911.62
 - Police Uniform Body Armor 5.3120.0480 - \$1492.89
 - Police Training travel and dues 5.3120.0440 - \$595.49
 - 15,000 Lorigo funding for ERT gear and equipment
- Revenue – Appropriated Fund balance - \$ 155,000
Expenditures –
 - Capital Recreation Bathroom H0909.0019 - \$35,000
 - Bathroom at the recreation building inside
 - Fire Equipment Reserve – 5-9501-0800 - \$ 10,000
 - Fire Truck Reserve
 - Refuse and Garbage 5.8160.0410 - \$90,000
 - Refuse Contract
 - Police OT - 5.3120.0140 - \$20,000
 - Police Overtime

The following resolution was seconded by Trustee Lazickas and unanimously approved.

- A motion by Trustee Rabey, to accept the results of the Fire Department Elections, seconded by Trustee Scheer, and unanimously approved.
 - Chief: Bruce Ross
 - 1st Assistant Chief: Mark Hartley
 - 2nd Assistant Chief: Derek Pressing
 - 3rd Assistant Chief: Vacant
 - Engine Captain: Gregg Perkins
 - Truck/ Rescue Captain: Greg Egloff
 - EMS Captain: Vacant
 - Engine 1 Lieutenant: Dennis McCarthy
 - Truck 2 Lieutenant: Eric Bender
 - Engine 3 Lieutenant: Vacant
 - Engine 4 Lieutenant: Vacant
 - Engine 5 Lieutenant: Vacant
 - EMS 5-1 Lieutenant: Vacant
 - Utility 6 Lieutenant: Vacant
 - Rescue 7 Lieutenant: Vacant
 - EMS 7-1 Lieutenant: Neil Caldiero

- A motion by Trustee Cameron, to set a Public Hearing on January 5, 2026 to consider Local Law 1 of 2026 tax levy limit, seconded by Trustee Viger, and unanimously approved
- A motion by Trustee Scheer, to refer to the Planning Commission on January 6, 2026 a Special Use Permit for The Grove, 33 Elm St., Jeremy O'Brien, for a café, seconded by Trustee Lazickas, and unanimously approved
- A motion by Trustee Viger, to authorize the Clerk-Treasurer to post the completed audited Financial Statements on the website for the public, seconded by Trustee Lazickas, and unanimously approved

NEW BUSINESS

- Schedule Budget Work Sessions- The Village Board discussed either a January 31st or a February 7th date for the budget work sessions and decided that a finalized date will be decided closer to that time.

SPEAKERS AND COMMUNICATIONS (II)

- Victoria Sturman- Executive Director of the East Aurora Chamber of Commerce- She thanked General Foreman Stoll and the DPW for getting lights up in the trees on Main Street. She said that the lights look beautiful.
- Nancy Smith- 195 Sycamore- She talked about the history of the process for the laws so far and asked if we received a document from NYSEG. Clerk-Treasurer Jerackas said that Village Administrator Krieger received the document three days ago, so they need time to review it, and NYSEG said it is not finalized.

Department Head and Trustee Reports

Police Chief– He said that there have not been any issues with the Christmas Wonderland. He said that it will be busier this weekend with the Touch a truck event and Carolcade, so the police department will be keeping an eye out. He reported that the Aurora Theatre roof did not collapse, a worker stepped off the catwalk and fell, but caught himself. He said that only one ceiling tile and some insulation came down. Mayor Mercurio said that it is a blessing that the man caught himself and no one was injured. Mayor Mercurio asked about the upcoming shop with a cop event. Police Chief Welch said that on Thursday, the PBA does their shop with the cop event at the local businesses, and that you can donate to the PBA, which is the Police Union, not the Police Department, at the Police Station. Mayor Mercurio asked about the recent car thefts. Police Chief Welch said that there were some incidents in November involving cars being gone through that were left unlocked with the keys inside. He said that the Police Department has been doing a good job of reminding the public to lock their car doors at night.

General Foreman- He said that NYSEG contacted him and told him that next week they are starting the dangerous trees, weather permitting. He said that the DPW has been plowing as needed and they hung up the lights on Main Street.

Code Enforcement Officer- none

Village Administrator- He said that the Fire Department is hosting a Connect Life blood drive on Saturday, if anyone is interested, it is at the firehall.

Village Clerk-Treasurer- She said that she is still working on the budget and getting caught up with records management. She said that the Critical Infrastructure Grant is done. Mayor Mercurio asked about the feasibility study paperwork for the FP land. Clerk-Treasurer Jerackas said that she just received an updated scope of work back from Erie County Planning. She said that there should be more than two public hearings or the ability to have more than two public hearings, and said that if the Village Board agrees, they will move forward. Mayor Mercurio said that Clerk-Treasurer Jerackas, Village Administrator Krieger, and he met with Erie County to fine-tune the language, and he is thinking that we will need at least three meetings throughout the process to make sure the public has ample time to weigh in.

Trustee Viger- none

Trustee Flynn- none

Trustee Rabey- none

Trustee Scheer- He wanted to thank General Foreman Stoll and the DPW for the great work on the lights on Main Street.

Trustee Cameron- She asked if the January 5th meeting was going to be canceled this year. Mayor Mercurio said that there was a lot going on, so there will be a January 5th meeting.

Trustee Lazickas- none

Mayor Mercurio- He said that the Holiday Decoration Committee did a great job this year. He said that he got together with Village Administrator Krieger and General Foreman Stoll to coordinate on how to get his previous goal of getting more holiday lights on Main Street to happen. He said that some residents had concerns about the lights giving off too much heat and affecting the trees, but the lights they are using are LED, and the results are great. He thanked General Foreman Stoll and the DPW for the nice execution of getting the lights up.

ADJOURNMENT

A motion was made by Trustee Scheer to adjourn the meeting at 7:29pm. Seconded by Trustee Lazickas and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer