

AGENDA
Village Board of East Aurora
February 17, 2026 Regular Meeting at 7 p.m.

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
- C. Approval of Minutes of Village Board Meeting for February 2, 2026
- D. Approval of Payment for February 17, 2026 Abstract 2025/2026 fiscal year for a total of \$82,887.99

2. SPEAKERS & COMMUNICATIONS (I)

3. PUBLIC HEARINGS

- A. Consider a Special Use Permit for The Grove, 33 Elm St., Jeremy O'Brien, for a café.

4. OFFICIAL CONSIDERATIONS

- A. Consider approving the Special Use Permit for The Grove, 33 Elm St., Jeremy O'Brien, for a café.
- B. Consider approving the application for 270 Buffalo Rd, Knox Mansion, as part of Stonegate, to consider making it a local landmark.
- C. Consider appointing Amanda Fuhrmann to the position of Part-Time Account Clerk with a hire date of February 9, 2026
- D. Consider setting a public hearing for March 16, 2026, at the village board meeting to consider a Moratorium on the development of any self-storage facilities
- E. Consider accepting Bob Matthewson as the 3rd Assistant Chief of the East Aurora Fire Department

5. OLD BUSINESS

6. NEW BUSINESS

- A. Notification of Microbusiness Hop-N-Hemp Inc. dba Buffalo Kind, 640 Main St., Lower
- B. Comprehensive plan priority discussion
- C. Mayor Mercurio announced Randy West (planning), Gary Kimmel-Hurt (zoning), Liz Cassidy (code), Shane Krieger, Village Administrator, Maureen Jeracks, Clerk-Treasurer, Jeff Stoll, General Crew Chief, Village Trustees Kristin Cameron and Jeff Rabey, along with himself, to be on the committee for 0 Girard and 0 Bowen Rd feasibility study.

7. SPEAKERS & COMMUNICATIONS (II)

8. DEPARTMENT HEAD REPORT

9. ADJOURNMENT

**VILLAGE OF EAST AURORA
VILLAGE BOARD MEETING
February 2, 2026 – 7:00 PM**

Present:

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

Absent:

Trustee Flynn

Also Present:

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

A Motion by Trustee Cameron to approve the Village Board minutes for January 20, 2026, seconded by Trustee Rabey and carried by unanimous approval.

A Motion by Trustee Viger to approve the payment of Abstract for February 2, 2026, with a total of \$156,455.00, seconded by Trustee Scheer and carried by unanimous approval.

PUBLIC HEARINGS

- A Motion by Trustee Lazickas to Open a Public Hearing at 7:03pm to Consider an application for 270 Buffalo Rd, Knox Mansion, as part of Stonegate, to consider making it a local landmark, seconded by Trustee Scheer and carried with unanimous approval.
 - Mary Ann Colopy- HPC Chairwoman- She spoke about Village Law Code 156, since the 1980's and reviewed the criteria to get the local landmark designation. She spoke about Henry and Seymore Knox and that the building was restored in the 1980's when it became the condo association. She spoke about the architect and the land is over 50 years old. Mayor Mercurio asked if there are 86 owners of Stonegate, Mary Ann Colopy did not know. Mayor Mercurio asked if Stonegate requested Local Landmarking or if the HPC did it on their own. Mary Ann Colopy said that a resident came to the HPC meeting with concerns and the HPC filed the application because of that. Mayor Mercurio asked if the Local Landmarking was the only way to keep the building from being demolished and he asked if the HPC would have to weigh in before it was demolished because it's over 50 years old. Mary Ann Colopy said yes, but that there would be further safeguards with this local landmark designation in place and spoke of some other things that would need approval if changes were made. Mayor Mercurio asked if the expense to repair the building would be more under this designation. Mary Ann Colopy explained how repairs would have to use items that needed to be the same or similar to what was already there. She also said that they can apply for grants from SHPO, and she said that the HOA

would have to see if they qualify. Deputy Village Attorney Trapp said that he would look into getting the information to see if an HOA like Stonegate would qualify. Mayor Mercurio asked if 100% of people needed to vote for any demolition to go through, Mary Ann Colopy said yes and added comments about demolition by neglect.

- Rachel Krajewski- 16 Church and 670 Main- She said that she is a supporter of historic preservation, but believes that it should be voluntary for property owners to become a local landmark.
- Mason Winfield- 360 Buffalo- He is opposed to the destruction of historic architecture. He spoke about the vast history of East Aurora. He said that the building should be preserved and not even considered for demolition.
- Mark Jans- 270 Buffalo Road- He said that he is on the HOA Board for Stonegate and thinks this whole situation is being blown out of proportion. He said that if they were put on the national registry, the costs for the owners would escalate. He said that the Knox mansion is a great facility but it needs to be maintained and something needs to be done with it.
- Matthew Oreskovic- 270 Buffalo Road- He said that there was a vote by mail and the demolition was voted down. He asked if there was grant money available to maintain the property. He said that the building needs upgrades and upkeep and wanted to see if there was a way to work with the town and other organizations to help with that.
- Tom Collins- 270 Buffalo Rd, unit #36- He believes that it should be up to ownership to decide if they want to become a local landmark
- Lisa Lubozynski- 270 Buffalo Rd, unit #80- She supports the landmark status for the mansion and has concerns that anyone can tear the building down. She spoke about how the HOA is more like a business and thinks that the residents are not in favor because they don't understand.
- Kirk Colopy- 365 South Grove- He spoke about the price house and how they were marked for demo and how they were made a local landmark. Mayor Mercurio spoke about how Trustee Scheer helped to get that done and prevented demolition by neglect. Kirk Colopy spoke about this situation to note a history of designation without applying. He suggested using the building to make more units to help pay for the upkeep of the mansion and that he supports this being a landmark.
- Mary Ann Colopy- HPC Chairwoman- She noted that Rachel is a business owner and she pays people to do her paperwork for her but the residents do their own COA and it costs them nothing. Rachael Krajewski said that she does her own paperwork.
- Sarah Orca- 206 Greenwood Dr- She said that her mother lives at Stonegate and her book club uses the mansion. She said that she would support fundraising for this.
- Kathy Youngs- 270 Buffalo Rd- She said that she worked for CTG in another Knox Mansion downtown and believes that there has to be a way to find a purpose for this mansion without tearing it down. She said that the residents learned about the historical factor after the fact.
- Mayor Mercurio said that more has to be looked into in order to find a way to sustain this. Trustee Scheer commented on the condo suggestion. Trustee Lazickas shared memories and other ideas. He said that he is glad others showed up to talk about this. Deputy Village Attorney Trapp that anything that you want to make public record should be submitted to the clerk.

A Motion by Trustee Rabey to close the public hearing at 7:50 pm, seconded by Trustee Lazickas, and carried with unanimous approval.

- A Motion by Trustee Lazickas to Open a Public Hearing at 7:50pm to Consider a local law to amend the Village Code Chapter §214 Solid Waste, seconded by Trustee Viger and carried with unanimous approval.
 - Clerk Treasurer Jerackas said that the only change is to add the ability for residents to get a garbage tote and/or a recycling tote but only one. She said that they are looking for a fee of \$150 per tote per year or \$300 per set per year. She said that the rest of the changes are for clarification and not to change the current process
- A Motion by Trustee Viger to close the public hearing at 7:52pm, seconded by Trustee Lazickas, and carried with unanimous approval.

OFFICIAL CONSIDERATIONS

- A motion by Trustee Lazickas, to approve a local law to amend the Village Code Chapter §214 Solid Waste, seconded by Trustee Rabey, and duly put to a roll call vote, which resulted in the following:
 - Trustee Lazickas - Aye
 - Trustee Cameron - Aye
 - Trustee Scheer – Aye
 - Trustee Viger- Aye
 - Trustee Rabey- Aye
 - Mayor Mercurio – Aye
 - Mayor Mercurio asked about the residents’ ability to get extra small totes. Clerk-Treasurer Jerackas said that only the 96-gallon totes will be available.
- A motion by Trustee Rabey, to approve setting the fee for the extra tote at \$150 per year for property owners only, seconded by Trustee Lazickas, and unanimously approved.
- A motion by Trustee Lazickas, to Approve a Temporary Use Permit, Anthony Amabile II, Riley Street Station, for EA St. Patrick’s Party at Riley Street Station on March 21, 2026, from 2 pm to midnight in their parking lot at 27 Riley Street, seconded by Trustee Scheer, and unanimously approved.
 - Trustee Cameron asked about the 3-on-3 tournament taking place at the rink that day. The applicant said that he knew about it and didn’t think it would be a problem. He said that they submitted an updated map of the parking lot. He said the setup would be similar to Musicfest, and they have never had a problem. He said that they will have amplified music from 1-8:30pm, but their special use permit allows them to have it until 10. He said that he met with all the department heads on Friday and talked about having a snow fence put up. He said that they will recycle and clean up that night. Mayor Mercurio asked Police Chief Welch if he had any issues. The Chief said that he did not because they already met and discussed.
- A motion by Trustee Cameron, to Refer a Special Use Permit application to the Planning Commission for Erin Redding and Zachary Goodrich at 533 Prospect Ave. for a detached garage ADU, seconded by Trustee Viger, and unanimously approved.
- A motion by Trustee Lazickas, to approve a Temporary Use Permit for Bunny Hop 5K Rotary Club-Sean Cunningham April 4th, 2026 from 7 am–3 pm, seconded by Trustee Rabey, and unanimously approved.
- A motion by Trustee Viger, to Temporary Use Permit, Hamlin Park for the Kiwanis Club of EA for a Chicken BBQ, Sean Cunningham, June 3rd, 2026 from 8 am–9 pm, seconded by Trustee Cameron, and unanimously approved.

- A motion by Trustee Lazickas, to Approve Budget Adjustments for the 25/26 fiscal year, seconded by Trustee Viger, and unanimously approved

Budget Transfers	2025-2026				
FROM			TO		
A.5.1990.0400	CONTINGENCY	\$35,000.00	A.5.1420.0411	VILLAGE ATTY- OTHER LEGAL COUNSEL	\$ 35,000.00
A.5.1480.0410	PUBLIC INFO SVCS	\$ 2,000.00	A.5.1320.0410	AUDITOR- CONTRACT SVCS	\$ 2,000.00
A.5.1620.0470	BUILDINGS- DEPT SUPPLIES	\$ 450.00	A.5.1620.0420	BUILDINGS- MAINT & REPAIRS	\$ 450.00
A.5.1640.0470	CENTRAL GAR- DEPT SUP	\$ 600.00	A.5.1640.0490	CENTRAL GAR- CONTRACT SVCS	\$ 600.00
A.5.1950.0400	SPL ASSETS- OPER EXP	\$ 8,400.00	A.5.1950.0410	SPL ASSETS- DISTRICT 8 SEWER	\$ 8,400.00
A.5.8560.0430	SHADE TREES- TREE PRCH	\$ 400.00	A.5.8560.0420	SHADE TREES- MAINT & REPAIR	\$ 400.00
F.5.1990.0400	CONTINGENCY	\$ 90.00	F.5.1950.0410	SPL ASSETS- DISTRICT 8 SEWER	\$ 90.00
F.5.1990.0400	CONTINGENCY	\$13,000.00	F.5.8340.0420	TRANSFS & DIST- MAINT & REPAIRS	\$ 13,000.00
F.5.8340.0126	TRANS & DIST- DEF COMP	\$ 300.00	F.5.8340.0125	TRANS & DIST- LONGEVITY	\$ 300.00
A.51990.0400	CONTINGENCY	\$ 2,500.00	A.5.1440.0410	ENGINEERING SVCS- ENGINEERING	\$ 2,500.00

- A motion by Trustee Lazickas, to Approve a Temporary Use Permit for Meaghan Tent, Town of Aurora, for the Town Summer camp, sports, and theater programs, seconded by Trustee Scheer, and unanimously approved
- A motion by Trustee Rabey, to Consider appointing the following to the position of Part-time Public Safety Dispatchers pending a successful background check:
 Ian Schrader, 296 Parkdale Ave, East Aurora, NY, effective 02/10/26
 Kaitlyn Keller, 6350 Seneca Street, Elma, NY, effective 02/11/26.
 seconded by Trustee Lazickas, and unanimously approved.
 - Police Chief Welch spoke about change over and the need for new dispatchers.

NEW BUSINESS

- 30 Day Liquor notice for the nail salon at 134 Grey Street- The Village Board and Code Enforcement agree that they need more information from the applicant. Mayor Mercurio asked Clerk-Treasurer Jerackas to follow up with the owner.

Speakers & Communications (II)

- Kirk Colopy- 365 South Grove- He thanked Trustee Scheer for what he did for the Price house. He spoke about a saying from an old HPC chair that said “HPC leads the willing”. He spoke about the need to oppose the owners wishes and also said that the HOA doesn’t have a unanimous vote.

Department Head and Trustee Reports

Police Chief– He said that this is his quiet time of year and that police department is working on annual trainings. He said that they had a minor police car accident. He said that the sharps depository in the lobby of the police station is now a medication drop off as well.

General Foreman- He said that the DPW has been busy the past 2 weeks with snow, ice and water leaks. He said that the sidewalk plow has been a great addition and that the DPW is still good on salt. Trustee Lazickas asked why we use salt and not cinders. General Foreman Stoll responded that the cinders plug up the storm sewers.

Code Enforcement Officer- none

Village Administrator- none

Village Clerk-Treasurer- She said that her and Village Administrator Krieger met with PESH and they did a walk through that went well. She said the new Facebook page is up and running. She said that the Village notified Waste Management that they made a mistake on the recycling dates on the mailer and Waste Management said that they will be sending new mailers to the residents with corrections. She also said that the information was posted on the website and Facebook. She said that she is currently interviewing for the part time clerk position.

Trustee Viger- She thanked General Foreman Stoll and the DPW for the great upkeep in regard to the storms. She also asked about the snow pile in the median by McDonalds, General Foreman Stoll said that the state takes care of that but he will make a call.

Trustee Rabey- none

Trustee Scheer- He said that he has heard many compliments from residents about the sidewalk plow and the person driving it and wanted to pass that on to General Foreman Stoll and the DPW.

Trustee Cameron- She reminded everyone about the budget meeting on Saturday morning at 8:30am in the boardroom.

Trustee Lazickas- He thanked General Foreman Stoll and the DPW for all their hard work. He also wanted to remind everyone that there is a parks committee meeting this Wednesday at 7pm in the conference room.

Mayor Mercurio- He thanked the DPW for all their hard work keeping up with the weather. He said that people really love the sidewalk plow and the capital plan made that happen. He suggested letting your faucets drip at night during this really cold weather to try and prevent bursting pipes. He said that he would like to see some sidewalks north of South Street and on the west side of Buffalo Road. He asked General Foreman Stoll to look into what would be involved in getting that done.

Mayor Mercurio announced his candidacy for re-election for Mayor of East Aurora. He said that he loves this Village and is thankful to have the trust of the residents.

Trustee Scheer announced his candidacy for re-election for Village Board Trustee and said that it is an honor to serve on this Board and loves serving his community.

Trustee Lazickas asked if the wall at Knox Farm can be fixed and if we can look into that. He also said that the farmhouses in town need to be fixed to prevent demolition by neglect. Mayor Mercurio spoke about the walls at Geneseo and the Roycroft and how they received funds via fundraisers and politicians. Trustee Scheer spoke about the history of the wall.

ADJOURNMENT

A motion was made by Trustee Viger to adjourn the meeting at 8:26pm. Seconded by Trustee Lazickas and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer



Village of East Aurora, NY

Expense Approval Report 2.17.26

By Vendor Name

Payable Dates 2/10/2026 - 2/17/2026 Post Dates 2/10/2026 - 2/17/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10054 - Amazon							
14GV-1XGN-G3QT	Amazon	02/17/2026	DPW OFFICE SUPPLIES	A.5.1490.0403	PUBLIC WORKS ADMIN - OFF...		170.99
17M4-LP9Q-C4PP	Amazon	02/17/2026	DPW OFFICE SUPPLIES	A.5.1490.0403	PUBLIC WORKS ADMIN - OFF...		42.99
Vendor 10054 - Amazon Total:							213.98
Vendor: 10065 - AMERICAN ROCK SALT CO.							
820310/821184/821547/821...	AMERICAN ROCK SALT CO.	02/17/2026	AMS salt orders	A.5.5142.0470	HIGHWAY SNOW REMOVAL -...		17,515.10
Vendor 10065 - AMERICAN ROCK SALT CO. Total:							17,515.10
Vendor: 10130 - BARTON & LOGUIDICE							
2026000123C	BARTON & LOGUIDICE	02/17/2026	Holiday lights/decorations	A.5.7550.0470	CELEBRATIONS - OPERATING... 2026000123		141.00
inv 159219	BARTON & LOGUIDICE	02/17/2026	Hamlin Park Bathroom bumpout	H.5.7140.0018	PARKS & RECREATION BUILD...		315.00
Vendor 10130 - BARTON & LOGUIDICE Total:							456.00
Vendor: 10157 - BLUE 360 MEDIA, LLC							
2026000139	BLUE 360 MEDIA, LLC	02/17/2026	NY Manual for police	A.5.3120.0440	POLICE DEPT - TRAINING, TR... 2026000139		103.95
2026000140	BLUE 360 MEDIA, LLC	02/17/2026	36068 NY Penal Law & Criminal Procedure Law w/app	A.5.3120.0440	POLICE DEPT - TRAINING, TR... 2026000140		86.70
2026000140	BLUE 360 MEDIA, LLC	02/17/2026	36094 NY Vehicle & Traffic Law: 2026 Ed w/app	A.5.3120.0440	POLICE DEPT - TRAINING, TR... 2026000140		82.70
2026000140	BLUE 360 MEDIA, LLC	02/17/2026	36042 New York Law Enforcement Handbook: w/app	A.5.3120.0440	POLICE DEPT - TRAINING, TR... 2026000140		73.70
Vendor 10157 - BLUE 360 MEDIA, LLC Total:							347.05
Vendor: 10176 - Brian Parisi Copier Systems, Inc.							
IN160083	Brian Parisi Copier Systems, Inc.	02/17/2026	Annual maint service contract 2/14/26-2/13/27	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		247.98
IN160083	Brian Parisi Copier Systems, Inc.	02/17/2026	Annual maint service contract 2/14/26-2/13/27	A.5.3420.0420	POLICE & FIRE DISPATCH - M...		247.98
Vendor 10176 - Brian Parisi Copier Systems, Inc. Total:							495.96
Vendor: 10217 - CARQUEST AUTO PARTS							
2572/600242-601724	CARQUEST AUTO PARTS	02/17/2026	DPW vehicle parts- Jan	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		537.47
Vendor 10217 - CARQUEST AUTO PARTS Total:							537.47
Vendor: 10229 - Charter Communications							
142218801020126	Charter Communications	02/17/2026	SPECTRUM 400 PINE ST ACCT 142 FEBRUARY 2026	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		160.00
Vendor 10229 - Charter Communications Total:							160.00

Expense Approval Report 2.17.26

Payable Dates: 2/10/2026 - 2/17/2026 Post Dates: 2/10/2026 - 2/17/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10240 - CINTAS CORPORATION							
2026000073	CINTAS CORPORATION	02/17/2026	Monthly Mats & Uniforms	A.5.1620.0420	BUILDINGS - MAINT & REPAI...	2026000073	319.50
2026000073	CINTAS CORPORATION	02/17/2026	Monthly Mats & Uniforms	A.5.1640.0420	CENTRAL GARAGE - MAINT &...	2026000073	298.17
2026000073	CINTAS CORPORATION	02/17/2026	Monthly Mats & Uniforms	A.5.1640.0480	CENTRAL GARAGE - UNIFOR...	2026000073	305.01
Vendor 10240 - CINTAS CORPORATION Total:							922.68
Vendor: 10248 - CLEAN MD COMMERCIAL CLEANING INC.							
inv 19444	CLEAN MD COMMERCIAL CLEANING INC.	02/17/2026	monthly cleaning fee	A.5.3410.0470	FIRE DEPT - JANITORIAL SUPP...		698.14
Vendor 10248 - CLEAN MD COMMERCIAL CLEANING INC. Total:							698.14
Vendor: 10267 - Compass Mineral America Inc.							
1606019/1606959/1616826/...	Compass Mineral America Inc.	02/17/2026	compass salt orders	A.5.5142.0470	HIGHWAY SNOW REMOVAL -...		23,975.33
Vendor 10267 - Compass Mineral America Inc. Total:							23,975.33
Vendor: 10318 - DELACY FORD							
2026000126A	DELACY FORD	02/17/2026	EAPD/DPW repairs	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...	2026000126	-100.00
2026000126A	DELACY FORD	02/17/2026	EAPD parts	A.5.3120.0460	POLICE DEPT - VEHICLE MAI...		506.96
Vendor 10318 - DELACY FORD Total:							406.96
Vendor: 10357 - EAST AURORA ADVERTISER							
JANUARY 2026 LEGAL NOTIC...	EAST AURORA ADVERTISER	02/17/2026	JANUARY 2026 LEGAL NOTICES	A.5.1325.0410	VILLAGE ADMIN - LEGAL NOT...		62.37
Vendor 10357 - EAST AURORA ADVERTISER Total:							62.37
Vendor: 10359 - EAST AURORA AUTO PARTS							
745916-747042	EAST AURORA AUTO PARTS	02/17/2026	vehicle parts- Jan	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		156.12
745916-747042	EAST AURORA AUTO PARTS	02/17/2026	vehicle parts- Jan	A.5.3120.0460	POLICE DEPT - VEHICLE MAI...		160.97
745916-747042	EAST AURORA AUTO PARTS	02/17/2026	vehicle parts- Jan	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		38.98
Vendor 10359 - EAST AURORA AUTO PARTS Total:							356.07
Vendor: 10399 - ERIE COUNTY ASSOCIATION OF CHIEFS OF POLICE							
2026 Dues	ERIE COUNTY ASSOCIATION OF CHIEFS OF POLICE	02/17/2026	EAPD Chief Dues	A.5.3120.0440	POLICE DEPT - TRAINING, TR...		250.00
Vendor 10399 - ERIE COUNTY ASSOCIATION OF CHIEFS OF POLICE Total:							250.00
Vendor: 10403 - ERIE COUNTY COMPTROLLER							
1800083060	ERIE COUNTY COMPTROLLER	02/17/2026	571 MAIN ST	A.5.1620.0432	BUILDINGS - GAS		1,071.59
1800083060	ERIE COUNTY COMPTROLLER	02/17/2026	400 PINE ST	A.5.1640.0432	CENTRAL GARAGE - GAS		1,790.71
1800083060	ERIE COUNTY COMPTROLLER	02/17/2026	33 CENTER ST	A.5.3410.0432	FIRE DEPT - GAS		1,405.25
1800083060	ERIE COUNTY COMPTROLLER	02/17/2026	218 S GROVE ST	A.5.7140.0432	PLAYGROUNDS & REC CTRS. -...		123.98
1800083060	ERIE COUNTY COMPTROLLER	02/17/2026	600 PINE ST	F.5.1620.0432	BUILDINGS - GAS		244.78
inv 1800082861	ERIE COUNTY COMPTROLLER	02/17/2026	January signs	A.5.5110.0420	STREET MAINT - ROAD MATE...		173.73
Vendor 10403 - ERIE COUNTY COMPTROLLER Total:							4,810.04
Vendor: 10521 - GRECO TRAPP PLLC							
FEBRUARY 2026 SERVICES	GRECO TRAPP PLLC	02/17/2026	SERVICES FOR JOE TRAPP FEBRUARY 2026	A.5.1420.0410	VILLAGE ATTORNEY - CONTR...		500.00
Vendor 10521 - GRECO TRAPP PLLC Total:							500.00

Expense Approval Report 2.17.26

Payable Dates: 2/10/2026 - 2/17/2026 Post Dates: 2/10/2026 - 2/17/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10568 - HURTUBISE TIRE							
inv 250215	HURTUBISE TIRE	02/17/2026	tire & mount for DPW vehicle	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		429.32
Vendor 10568 - HURTUBISE TIRE Total:							429.32
Vendor: 11364 - ITS - Island Tech Services							
2026000133	ITS - Island Tech Services	02/17/2026	Havis Tilt/Swivel Slide Motion Adapter	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000133	242.00
2026000133	ITS - Island Tech Services	02/17/2026	Docking Station for Dell Pro Rugged	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000133	773.00
2026000133	ITS - Island Tech Services	02/17/2026	Havis Heavy-Duty Stability Side Support Arm	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000133	52.00
2026000133	ITS - Island Tech Services	02/17/2026	Havis 8.5" Heavy-Duty Telescoping Pole, Side Mount	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000133	156.00
Vendor 11364 - ITS - Island Tech Services Total:							1,223.00
Vendor: 10645 - KURK FUEL COMPANY							
inv 67832/66741	KURK FUEL COMPANY	02/17/2026	diesel fuel 12/25/25-1/20/26; 1/21-1/30/26	A.5.1640.0450	CENTRAL GARAGE - GASOLIN...		6,972.82
inv 67832/66741	KURK FUEL COMPANY	02/17/2026	diesel fuel 12/25/25-1/20/26; 1/21-1/30/26	A.5.3410.0450	FIRE DEPT - GASOLINE, OIL &...		398.93
Vendor 10645 - KURK FUEL COMPANY Total:							7,371.75
Vendor: 10697 - LOGICS							
26-IN3487	LOGICS	02/17/2026	MONTHLY HOSTING FOR MARCH 2026	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		1,097.44
Vendor 10697 - LOGICS Total:							1,097.44
Vendor: 10720 - Manny's Ace Hardware							
2026000090	Manny's Ace Hardware	02/17/2026	Misc Supplies- Oct	A.5.1620.0420	BUILDINGS - MAINT & REPAI...	2026000090	22.78
2026000090	Manny's Ace Hardware	02/17/2026	Misc Supplies- Oct	A.5.1640.0420	CENTRAL GARAGE - MAINT &...	2026000090	97.56
2026000090	Manny's Ace Hardware	02/17/2026	Misc Supplies- Oct	A.5.5110.0420	STREET MAINT - ROAD MATE...	2026000090	40.82
2026000090	Manny's Ace Hardware	02/17/2026	HP supplies	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		85.48
Vendor 10720 - Manny's Ace Hardware Total:							246.64
Vendor: 10803 - NOCO ENERGY CORP.							
inv SP13240591	NOCO ENERGY CORP.	02/17/2026	unleaded fuel 1/9-2/6	A.5.1640.0450	CENTRAL GARAGE - GASOLIN...		1,531.75
inv SP13240591	NOCO ENERGY CORP.	02/17/2026	unleaded fuel 1/9-2/6	A.5.3120.0450	POLICE DEPT - GASOLINE, OIL...		2,454.22
inv SP13240591	NOCO ENERGY CORP.	02/17/2026	unleaded fuel 1/9-2/6	A.5.3410.0450	FIRE DEPT - GASOLINE, OIL &...		411.97
Vendor 10803 - NOCO ENERGY CORP. Total:							4,397.94
Vendor: 10816 - NOVA HEALTHCARE ADMINISTRATORS, INC.							
NOVA-070465	NOVA HEALTHCARE ADMINISTRATORS, INC.	02/17/2026	Monthly Admin Fee of \$4.50 a month per employee	A.5.9060.0805	HOSPITAL & MEDICAL INS - H...		90.00
NOVA-070465	NOVA HEALTHCARE ADMINISTRATORS, INC.	02/17/2026	Monthly Admin Fee of \$4.50 a month per employee	A.5.9060.0806	HOSPITAL & MEDICAL INS - H...		36.00
NOVA-070465	NOVA HEALTHCARE ADMINISTRATORS, INC.	02/17/2026	Monthly Admin Fee of \$4.50 a month per employee	F.5.9060.0805	HOSPITAL & MEDICAL INS - H...		9.00

Expense Approval Report 2.17.26

Payable Dates: 2/10/2026 - 2/17/2026 Post Dates: 2/10/2026 - 2/17/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
NOVA-070465	NOVA HEALTHCARE ADMINISTRATORS, INC.	02/17/2026	Monthly Admin Fee of \$4.50 a month per employee	F.5.9060.0806	HOSPITAL & MEDICAL INS - H...		4.50
Vendor 10816 - NOVA HEALTHCARE ADMINISTRATORS, INC. Total:							139.50
Vendor: 10864 - NYSEG							
1001-3627-483 1/1-1/31/26 ...	NYSEG	02/17/2026	ST LTG R3 1/1-1/31/26	A.5.5182.0431	STREET LIGHTING - ELECTRIC		5,448.94
1001-3627-491 1/1-1/31/26 ...	NYSEG	02/17/2026	ST LTG R2 1/1-1/31/26	A.5.5182.0431	STREET LIGHTING - ELECTRIC		538.25
1001-7910-034 12/25/25-1/...	NYSEG	02/17/2026	SERVICES FOR JANUARY 2026	F.5.1620.0431	BUILDINGS - ELECTRIC		81.40
1005-3329-701 12/11/25-1/9...	NYSEG	02/17/2026	S GROVE ST 12/11/25-1/9/26	A.5.7140.0431	PLAYGROUNDS & REC CTRS. -...		218.44
Vendor 10864 - NYSEG Total:							6,287.03
Vendor: 10895 - Paul P. Porter III							
ADA COORDINATOR PAYME...	Paul P. Porter III	02/17/2026	QUARTERLY PAYMENT 3/1-5/31/2026	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		325.00
Vendor 10895 - Paul P. Porter III Total:							325.00
Vendor: 10919 - Police Legal Sciences, Inc.							
13779	Police Legal Sciences, Inc.	02/17/2026	Disp Pro 6 lesson package/annual fee	A.5.3420.0420	POLICE & FIRE DISPATCH - M...		418.00
Vendor 10919 - Police Legal Sciences, Inc. Total:							418.00
Vendor: 10944 - Quadient							
POSTAGE FEES 2/2/26	Quadient	02/17/2026	LATE FEE & FINANCE CHARGE	A.5.1670.0470	CENTRAL PRINTING & MAILI...		84.94
Vendor 10944 - Quadient Total:							84.94
Vendor: 10988 - Ricoh USA, Inc.							
36578500	Ricoh USA, Inc.	02/17/2026	VEA OFFICE SUPPLIES - PRINT CARTRIDGE	A.5.1325.0403	VILLAGE ADMIN - OFFICE SU...		11.50
Vendor 10988 - Ricoh USA, Inc. Total:							11.50
Vendor: 11008 - RUSERT EQUIPMENT, LLC							
inv #11159 & 11156	RUSERT EQUIPMENT, LLC	02/17/2026	plow parts- DPW	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		646.00
Vendor 11008 - RUSERT EQUIPMENT, LLC Total:							646.00
Vendor: 11105 - SUBURBAN OXYGEN SUPPLY							
invoice 25470	SUBURBAN OXYGEN SUPPLY	02/17/2026	fire dept O2 cylinder refills	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		501.90
Vendor 11105 - SUBURBAN OXYGEN SUPPLY Total:							501.90
Vendor: 11133 - THE HARTFORD							
509154664737	THE HARTFORD	02/17/2026	Life Insurance	A.5.9045.0803	LIFE INS - LIFE INS		836.00
509154664737	THE HARTFORD	02/17/2026	Life Insurance	A.5.9045.0804	LIFE INS - LIFE INS-RETIREES		468.85
509154664737	THE HARTFORD	02/17/2026	Life Insurance	F.5.9045.0803	LIFE INS - LIFE INS		88.00
509154664737	THE HARTFORD	02/17/2026	Life Insurance	F.5.9045.0804	LIFE INS - LIFE INS-RETIREES		30.97
Vendor 11133 - THE HARTFORD Total:							1,423.82
Vendor: 11185 - Tyler Technologies, Inc.							
2024000371-R1 Q	Tyler Technologies, Inc.	02/17/2026	Tyler Technologies Inc.from 052424	A.5.1325.0400	VILLAGE ADMIN - OPERATING..2024000371-R1		3,880.00
Vendor 11185 - Tyler Technologies, Inc. Total:							3,880.00

Expense Approval Report 2.17.26

Payable Dates: 2/10/2026 - 2/17/2026 Post Dates: 2/10/2026 - 2/17/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 11215 - VALLEY FAB & EQUIP INC							
inv 139691	VALLEY FAB & EQUIP INC	02/17/2026	parts kit for DPW vehicles	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		184.72
Vendor 11215 - VALLEY FAB & EQUIP INC Total:							184.72
Vendor: 11221 - Vaspian							
INV-044838	Vaspian	02/17/2026	Services for February 2026 - Cell Blocking	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		10.00
INV-044838	Vaspian	02/17/2026	Services for February 2026 - VEA	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		89.90
INV-044838	Vaspian	02/17/2026	Services for February 2026 - DPW	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		102.80
INV-044838	Vaspian	02/17/2026	Services for February 2026 - EAPD	A.5.3120.0434	POLICE DEPT - TELEPHONE		192.70
INV-044838	Vaspian	02/17/2026	Services for February 2026 - EAFD	A.5.3410.0434	FIRE DEPT - TELEPHONE		154.80
Vendor 11221 - Vaspian Total:							550.20
Vendor: 11225 - VERIZON WIRELESS							
6135115799	VERIZON WIRELESS	02/17/2026	716-344-7361 DPW GIS	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		37.30
6135115799	VERIZON WIRELESS	02/17/2026	716-913-1761 POLICE SUPERVISOR (LIETENANTS)	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.30
6135115799	VERIZON WIRELESS	02/17/2026	716-359-0911 DETECTIVE OFFICE	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.30
6135115799	VERIZON WIRELESS	02/17/2026	716-344-5198 PATRICK WELCH	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.30
6135115799	VERIZON WIRELESS	02/17/2026	716-256-0983 FIRE CHEIF	A.5.3410.0434	FIRE DEPT - TELEPHONE		38.01
6135115799	VERIZON WIRELESS	02/17/2026	716-383-4936 Fire Dept EMS Tablet 3	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6135115799	VERIZON WIRELESS	02/17/2026	716-383-4934 Fire Dept EMS Tablet 2	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6135115799	VERIZON WIRELESS	02/17/2026	716-383-4933 Fire Dept EMS Tablet 1	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
Vendor 11225 - VERIZON WIRELESS Total:							247.21
Vendor: 11248 - W.B. MASON CO., INC.							
259618713, CM4404550	W.B. MASON CO., INC.	02/17/2026	Water ordered 1/22/26 and Rent Jan	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		25.00
259618713, CM4404550	W.B. MASON CO., INC.	02/17/2026	Water ordered 1/22/26 and Rent Jan	A.5.3420.0420	POLICE & FIRE DISPATCH - M...		24.99
Vendor 11248 - W.B. MASON CO., INC. Total:							49.99
Vendor: 11357 - WM CORPORATE SERVICES, INC.							
5234619-1342-9	WM CORPORATE SERVICES, INC.	02/17/2026	FIREMAN'S FIELD, PINE ST DUMPSTER JANUARY 2026	A.5.8160.0410	REFUSE & GARBAGE		121.24
5234620-1342-7	WM CORPORATE SERVICES, INC.	02/17/2026	DPW GARAGE 400 PINE ST DUMPSTER JANUARY 2026	A.5.8160.0410	REFUSE & GARBAGE		484.96

Expense Approval Report 2.17.26

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
5234621-1342-5	WM CORPORATE SERVICES, INC.	02/17/2026	FIRE HALL, 33 CENTER ST 1/1-1/31/26	A.5.8160.0410	REFUSE & GARBAGE		121.24
Vendor 11357 - WM CORPORATE SERVICES, INC. Total:							727.44
Vendor: 11287 - WNYNETWORKS							
00006427	WNYNETWORKS	02/17/2026	IT SERVICES FOR FEBRUARY 2026 - VEA	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		375.00
00006427	WNYNETWORKS	02/17/2026	IT SERVICES FOR FEBRUARY 2026 - DPW	A.5.1490.0420	PUBLIC WORKS ADMIN - MA...		500.00
00006427	WNYNETWORKS	02/17/2026	IT SERVICES FOR FEBRUARY 2026 - EAPD	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		62.50
Vendor 11287 - WNYNETWORKS Total:							937.50
Grand Total:							82,887.99

Report Summary

Fund Summary

Fund	Expense Amount
A - GENERAL FUND	82,114.34
F - ENTERPRISE WATER	458.65
H - CAPITAL PROJECT	315.00
Grand Total:	82,887.99

Account Summary

Account Number	Account Name	Expense Amount
A.5.1325.0400	VILLAGE ADMIN - OPER...	3,880.00
A.5.1325.0403	VILLAGE ADMIN - OFFICE...	11.50
A.5.1325.0410	VILLAGE ADMIN - LEGAL...	62.37
A.5.1325.0434	VILLAGE ADMIN - TELEP...	99.90
A.5.1420.0410	VILLAGE ATTORNEY - C...	500.00
A.5.1480.0410	PUBINFO SVCS-PUB INFO..	1,957.44
A.5.1490.0403	PUBLIC WORKS ADMIN -...	213.98
A.5.1490.0420	PUBLIC WORKS ADMIN -...	500.00
A.5.1490.0434	PUBLIC WORKS ADMIN -...	140.10
A.5.1620.0420	BUILDINGS - MAINT & R...	342.28
A.5.1620.0432	BUILDINGS - GAS	1,071.59
A.5.1640.0420	CENTRAL GARAGE - MAI...	395.73
A.5.1640.0432	CENTRAL GARAGE - GAS	1,790.71
A.5.1640.0450	CENTRAL GARAGE - GAS...	8,504.57
A.5.1640.0460	CENTRAL GARAGE - VEH...	1,853.63
A.5.1640.0480	CENTRAL GARAGE - UNI...	305.01
A.5.1670.0470	CENTRAL PRINTING & M...	84.94
A.5.3120.0420	POLICE DEPT - MAINT. S...	335.48
A.5.3120.0434	POLICE DEPT - TELEPHO...	304.60
A.5.3120.0440	POLICE DEPT - TRAINING,..	597.05
A.5.3120.0450	POLICE DEPT - GASOLINE...	2,454.22
A.5.3120.0460	POLICE DEPT - VEHICLE ...	667.93
A.5.3120.0470	POLICE DEPT - DEPTAL S...	1,223.00
A.5.3410.0420	FIRE DEPT - DEPT SUPPLI...	540.88
A.5.3410.0432	FIRE DEPT - GAS	1,405.25
A.5.3410.0434	FIRE DEPT - TELEPHONE	252.81
A.5.3410.0450	FIRE DEPT - GASOLINE, O...	810.90
A.5.3410.0470	FIRE DEPT - JANITORIAL ...	698.14
A.5.3420.0420	POLICE & FIRE DISPATCH...	690.97
A.5.5110.0420	STREET MAINT - ROAD ...	214.55
A.5.5142.0470	HIGHWAY SNOW REMO...	41,490.43
A.5.5182.0431	STREET LIGHTING - ELEC...	5,987.19
A.5.7140.0420	PLAYGROUNDS & REC C...	85.48

Account Summary

Account Number	Account Name	Expense Amount
A.5.7140.0431	PLAYGROUNDS & REC C...	218.44
A.5.7140.0432	PLAYGROUNDS & REC C...	123.98
A.5.7550.0470	CELEBRATIONS - OPERAT...	141.00
A.5.8160.0410	REFUSE & GARBAGE	727.44
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...	90.00
A.5.9060.0806	HOSPITAL & MEDICAL IN...	36.00
F.5.1620.0431	BUILDINGS - ELECTRIC	81.40
F.5.1620.0432	BUILDINGS - GAS	244.78
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.5.7140.0018	PARKS & RECREATION B...	315.00
Grand Total:		82,887.99

Project Account Summary

Project Account Key	Expense Amount
None	82,887.99
Grand Total:	82,887.99

Authorization Signatures

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

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

Signed:

Date:

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

MEMO

TO: Mayor Mercurio, and Village Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: December 10, 2025

The Building Department has accepted a Special Use Permit (SUP) application for The Grove, a café, at 33 Elm St as submitted by Danielle Driscoll and Jeremy O'Brien. This property is located in the Neighborhood Commercial (NC) zoning district and a restaurant is an allowable use in this district. The former occupant of this location (Kornerstone Cafe) utilized 2 off-street parking spaces for employee parking and received an exemption for 10 spaces due to proximity to the municipal lot and street parking. The Grove is requesting the same parking exemption. The Village Board will need to include a decision on the exemption in the SUP determination.

Village Code section 285-52.3B states that the Village Board may refer the Special Use Permit application to the Planning Commission for their review and recommendation. The Village Board shall then schedule a public hearing for the applications.

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

This is an Unlisted action under SEQRA.

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

Liz Cassidy



VILLAGE OF EAST AURORA

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



SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT The Grove SBL#: 176.05-1-4
LOCATION 33 Elm St ZONING DISTRICT NC

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

APPLICANT NAME Jeremy O'Brien
ADDRESS 4622 Kennison Pkwy, Hamburg, NY 14075
TELEPHONE 716.523.7476 E-MAIL jeremyob@yahoo.com
SIGNATURE Jeremy O'Brien

OWNER NAME Lisa Hennig 33 Elm Street LLC
ADDRESS 39 Clarendon Pl., Buffalo, NY 14209
TELEPHONE 716.725.1269 E-MAIL Lhennig25@gmail.com
SIGNATURE Lisa Hennig

DEVELOPER NAME _____
ADDRESS _____
TELEPHONE _____ E-MAIL _____
SIGNATURE _____

Request is for: Restaurant, Indoor Dining and/or Restaurant, Outdoor Dining
 Gas Station Car Wash Other _____
 Outdoor music or other noise impact; if yes please include a quick summation of request:

Days and hours of operation (indoor) Monday - Sunday 6am - 4pm

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

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. 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.

OFFICE USE ONLY: Sketch Plan Meeting Date NA

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
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.

Building Dept:	
Date Received	<u>12/10/21</u>
Complete App	<u>12/10/21</u>
Village Clerk:	
Date Filed	_____
Amount \$	_____
Receipt #	_____

CHECK LIST FOR SPECIAL USE PERMIT APPLICATION

- A cover letter to the Village Board with a narrative of all proposed uses and structures, including but not limited to: hours of operation, number of employees, maximum seat capacity and required number of parking spaces.
- A narrative report describing how the proposed use will satisfy the criteria set forth in the Special Use Permit review criteria of Chapter §285-52.4 (also listed below), as well as any other applicable requirements relating to the specific use proposed.
 - Will be generally consistent with the goals of the Village Comprehensive Plan.
 - Will meet all relevant criteria set forth in Chapter §285-52.3 and §285-52.4.
 - Will be compatible with existing uses adjacent to and near the property.
 - Will not create a hazard to health, safety or the general welfare of the public.
 - Will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents.
 - 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.
 - 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.
 - Will not destroy or adversely impact significant historic and/or cultural resource sites.
 - Will provide adequate landscaping, screening or buffering between adjacent uses which are incompatible with the proposed project.
 - Will not otherwise be detrimental to the public convenience and welfare.
- All SEQR documentation, as required by New York State Law.

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

The Grove
266 Buffalo St
Hamburg, NY 14075

December 8, 2025

Dear Village Board Members,

We are Danielle Driscoll and Jeremy O'Brien, two local Western New York residents with a passion for community-oriented dining. We currently operate a successful establishment in the Village of Hamburg, NY, and are seeking a Special Use Permit to open The Grove, a cafe and eatery at 33 Elm Street, East Aurora, NY.

The Grove will offer coffee, smoothies, baked goods, sandwiches, salads, and juices, emphasizing a health-based approach. Our menu and operations will significantly resemble those of the recently closed Kornerstone Cafe, serving breakfast and lunch hours to meet local demand without disrupting the existing neighborhood dynamic.

We plan to refresh the existing space for aesthetic appeal but will make no physical changes to the structure or layout. This minimal intervention ensures continuity with the prior use while aligning with village standards.

In accordance with village regulations, we request a parking waiver due to the property's proximity—approximately 400 feet—to the public parking lot across Elm Street on Millard Fillmore Place. The previous establishment, Kornerstone Cafe, successfully utilized this waiver without any reported issues, and we anticipate the same seamless integration for The Grove.

For your review, we have attached a page detailing our proposed signage, which complies with local guidelines and seeks your approval as part of this application.

We appreciate your consideration of this permit to allow us to contribute positively to the East Aurora community. Please contact us at 716-523-7476 (Jeremy) or Thegrovejuicetruck@gmail.com for any additional information.

Sincerely,

Danielle Driscoll
Jeremy O'Brien
Owners, The Grove

SPECIFICATIONS:

15.25" H X 185" W PANEL W/
WHITE 1/2" THICK PVC
DIMENSIONAL LETTERS
FLUSH MOUNTED

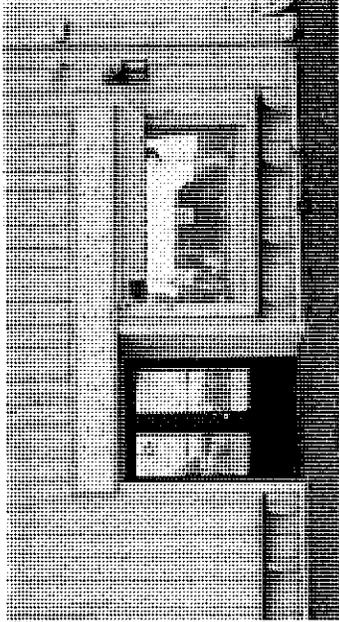
19.25 SF

185 in

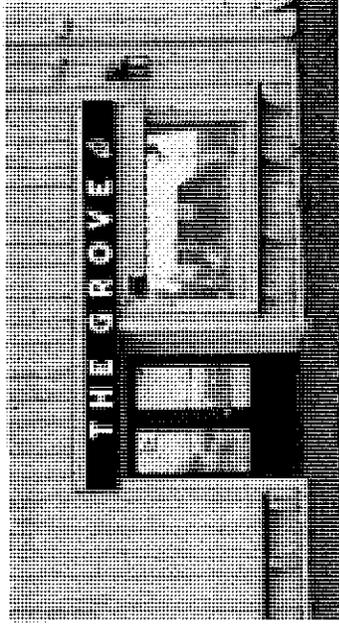
THE GROVE 

15.25 in

BEFORE



AFTER



DESIGN PROPOSAL



HANSEN ID: 5421

DATE:

10/27/25

1130 Sheridan Drive
Tonawanda, NY 14150
(716) 240-9740

CUSTOMER:
THE GROVE

PHONE #:
(716) 989-8829

JOB LOCATION:
33 ELM ST
EAST AURORA, NY 14052

DESIGNER: JG

© 2025 All rights reserved

THIS DESIGN PROPOSAL IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY SERVICE OR PRODUCT.

ALL RIGHTS RESERVED

DATE

DESIGNER: JG

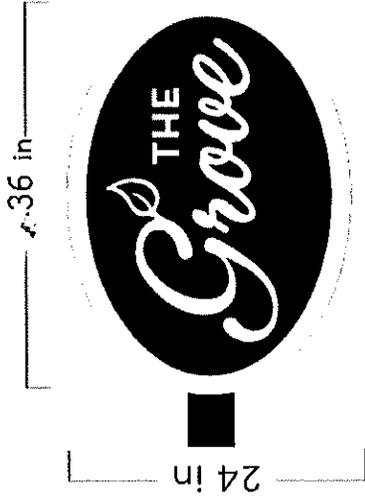
SPECIFICATIONS:

24" H X 36" W D/S
 NON-ILLUMINATED BLADE
 SIGN W/ WHITE 1/2" THICK
 PVC DIMENSIONAL LETTERS
 MOUNTED TO BLACK
 ALUMINUM FACES.

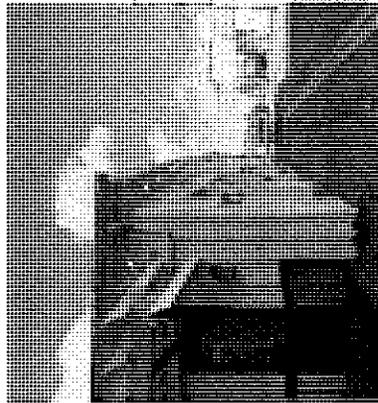
"THE GROVE" = WHITE PVC

INLINE = WHITE RTA VINYL
 APPLIED TO BLACK ALUMINUM

6.0 SF



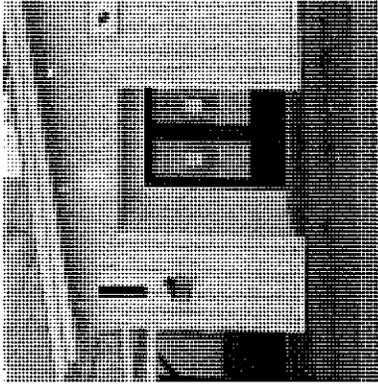
BEFORE



AFTER



FRONT VIEW



DESIGN PROPOSAL

DATE:
10/27/25



1130 Sheridan Drive
 Tonawanda, NY 14150
 (716) 240-9740

HANSEN ID: 5421

CUSTOMER:
THE GROVE

PHONE #:
(716) 989-8829

JOB LOCATION:
33 ELM ST
EAST AURORA, NY 14052

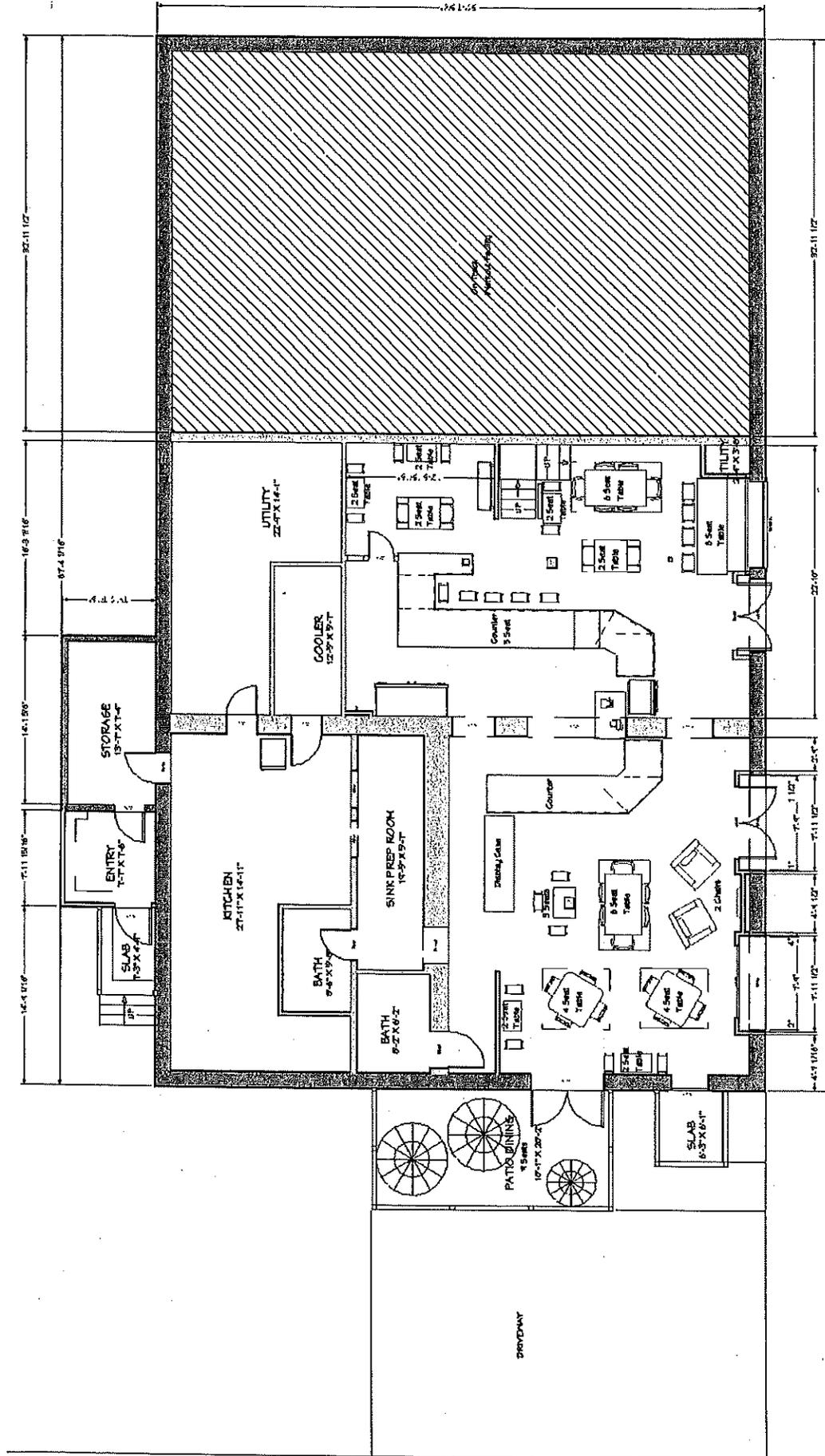
DESIGNER: J.S.

Property of Buffalo Signmakers ©2025 all rights reserved

DESIGN PROOF \$
 APPROVAL FORM

APPROVED FOR PRODUCTION
 I SIGNED: _____ DATE: _____

APPROVED FOR PRODUCTION
 I SIGNED: _____ DATE: _____
 SEE NOTES AND REVERSE



30 ELM STREET
 KORNERTONE CAFE & JUICE BAR
 62 SEATS
 2800 SQ. FT.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: The Grove - Cafe and Eatery			
Project Location (describe, and attach a location map): 33 Elm Street, East Aurora, NY; 2/3 of building			
Brief Description of Proposed Action: Refreshing the space previously utilized by Kornersstone Cafe, and operating a similar cafe restaurant based on coffee, smoothies, healthy options, breakfast & lunch			
Name of Applicant or Sponsor: Jeremy O'Brien		Telephone: 716.523.7476	
Address: 4622 Kennison Pkwy		E-Mail: jeremyob@yahoo.com	
City/PO: Hamburg		State: NY	Zip Code: 14075
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: Eric County Dept of Health		NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.23 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?		0.15 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jeremy O'Brien</u> Date: <u>12/9/25</u> Signature: <u>[Signature]</u> Title: <u>Business Owner</u>		

***Important instructions to Village Board members:**

Include all pertinent items desired by the Village pertaining to the operation of the business. Note that any items and matters that are part of the discussion, prior to the official approval, which are not included in the conditions section when the approval is granted, those may not be enforceable unless they are made express conditions of the approval.

An Application of a Request for an Amended Special Use Permit, received by the Office of the Village Clerk on December 10, 2025, is hereby:

[APPROVED] or [DENIED], as submitted, for applicant Danielle Driscoll and Jeremy O'Brien for a café at 33 Elm 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:

1. The proposed use is the same as the previous, with no problems identified.

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.

LANDMARK FORM

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

EAST AURORA HISTORIC PRESERVATION COMMISSION

NOMINATION FOR

DESIGNATION OF LANDMARK OR HISTORIC DISTRICT

(Pursuant to Chapter 156 of the Village Code)

APPLICANT INFORMATION

Applicant Name:

East Aurora Historic Preservation Commission

Mailing Address:

EA Village Hall

Telephone:

716-652-6000

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

Does applicant own the property?:

Yes

No

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

Stonegate Condominium Association
in c/o each of 87 unit owners

If applicant is different from owner,
does the owner concur in this application?

Yes

No

✓ unknown

If applicant is different from owner, is there a
relationship between applicant and owner?

Yes

No

If yes, explain:

"The mansion" and site are associations
common elements owned by (87) unit owners
+ maintained by an elected board of managers
+ management company employed by the board.

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

Association member/owner

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

Yes

No

If yes, explain: _____

PROPERTY INFORMATION

Property Address: 270 Buffalo Road / corner of Bowen + Buffalo Road
EA, NY 14052

Name of Property (if applicable): Stonegate Condominiums, "The manor."

Tax Map ID No.: 164.65-0001-001.000, -001 to 088 (no 30), 6101 to 6144

Zoning Classification: RGN

Parcel Size: 8.69 acres

Present Use of Property: Community center / guest house

Historic Use of Property: Summer residence Henry D. Knox; property, Seymour Knox's E. bent Stock Farm

Designation Sought (check one): Landmark Historic District

Year of Construction: circa 1916

Original architect (if known): Edgar Eugene Joraleman

Original builder (if known): Marine Nat'l Bank Bldg / Linwood Construction / marsh + co / Buffalo Electric Co.

Original and subsequent owners of the property, including dates of ownership (if known):
S.H. Knox estate? - 1945 +/- (land); Henry D. Knox + Alice
B. Knox estate 1916 - 1945 +/-
Fisher-Price Toys Div of Quaker Oats Co? - Jun 15, 1985
Jorale Enterprises Inc Jun 15, 1985 - Nov 29, 1985
Stonegate Condominium Association Nov 29, 1985 - present

Describe the architectural style of the property:

Exterior - Second Renaissance Revival, Prairie influence
Interior - European style

Describe primary building materials:

Foundation: poured concrete Roof: heavy timber/appl. shingle,
copper + slate, built-up
Walls: stucco over Other: medium sandstone
brick, stone belt parge coated stone fence/gate

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

date unknown = 1st + 2nd floor sunroom windows replaced
with "picture windows."
1985-86 Garage/barn, greenhouse, pool demolished, garden vista
cut in half by new wind building,

Describe the present condition of the property:

A group of dedicated "mansion committee" members
oversees the day to day care and keep the interior
immaculate.

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

Bounded by vacant land east + south, north entry from Bower flanked by tall cedars, leads to mansion back of mansion exits to covered pergola + tiled terrace walking paths, 2 ponds, gazebo + pool.

Are there any presently known threats to the property?

Yes

No

If yes, describe:

The mansion is overdue for major maintenance/repair items - stucco, balustrade, stone steps + fountain

Is the property associated with any personages of historic significance?

Yes

No

If yes, identify and explain:

Henry D. Knox, philanthropist + Buffalo businessman, younger brother of Seymour H. Knox II.

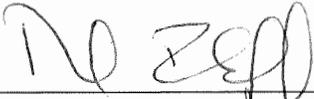
Describe the historic significance of the property (i.e., why it merits designation as a landmark or historic district). Indicate relevant sources of information. Attach additional sheets as needed:

"Knox Knoll" is often less mentioned, research indicates the house was designed by E.E. Toraleman.

Please refer to the attached research from a concerned citizen.

CERTIFICATION

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

Applicant's Signature:  Date: 11/12/2015
Daniel J. Staff, Vice-Chair, EA APC

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

Owner's Signature: _____ Date: _____

W. Ultra st., Buffalo. Hq. & plng. lot to H. J. Wood, Main st., Ultra st., Buffalo.

*Res. & Garage: 330,000. East Aurora, N. Y. Archt. E. E. Joralemon, 647 Franklin st., Buffalo. Owner Henry D. Knox, Marine National Bank bldg. Bldr. Lawwood Const. Co., Marine National Bank bldg. Elec. work lot to Buffalo Elec. Co., 18 Broadway, Buffalo.

*Church: 317,000. 2 sty. 44x76. East av., nr. Elm st., Lockport. Archt. Albert Hart Hopkins, Germania Insurance bldg., Buffalo. Owner Second Christian Science Church, 323 Erie st., Lockport. Bldr. Low Bieder L. C. Wilho, 327 East av., Lockport, N. Y. *Stores & Office Bldg.: 300,000. 4 sty. 11x25. Cor. Franklin & Howland st. Archt. Robert North, Currier bldg., Owner M. J. Crocker, Bullard's Exchange. Plng. lot to C. H. Barlow, 36 Kettner st.

*Factory: 48,000. 1 sty. 60x70. 2651 Main st. Buffalo plant. Owner Lewis J. Bennett, 110 Franklin st. Bldr. H. P. Kehr, 2345 Main st. 86x6. lot to Macawilh Bros., 291 Oak st. Plng. lot to Wilson Plng. Co., 203 Grant st.

*City & County Hall (int. mt.): 33,000. Franklin & Chubb st. Archt. Robt. North, Currier bldg., Owner Bd. of Supervisors of Erie county, E. L. Jung, chm. Bd. of Trustees, City Hall. Gen. contr. let to John Polot & Sons, 115 Ash st.

*Store & Garage & Loft Bldg.: 326,000. 2 sty. 60x125. E. N. Fillmore av., S. of Broadway. Archt. C. Burton Wolf, Herma bldg., Owner T. A. Wallace, Telephone bldg. Bldr. Schant Co., Mutual Life bldg. Plng. lot to Geo. L. Schenk, 135 16th st.

*Storage Bldg.: 25,000. 3 sty. 45x42. 454 Jefferson st. Archt. Louis Hoffmann, 326 Jefferson st. Owner A. C. Riden & Sons, 426 Jefferson av. Plng. lot to Frank J. Wolfman & Sons, 38 Fox st. Chm. to Nelson Doggett, 85 Frank st.

*Store (int. & new bldg.): 1 sty. 52x30. Broadway. Archt. Joe Golgand, 246 Herman st. Owner John G. Sattler, 998 Broadway. Gen. contr. let to Western Bldg. Co., 124 1/2 1st st.

*Fabricating Shop: 200,000. 1 sty. 1399 Bailey av. Private plans. Owner The Ferguson Steel & Iron Co., James E. Ferguson, pres., 4799 Bailey av. Gen. contr. let to John W. Cowper, Inc., 510 1/2 1st st.

*Two Bldg.: 24,000. 2 sty. 22x26 & 1 sty. 21x28. 14 & 16 Prairie av. Private plans. Owner Quinn City Development Co., Inc., 621 Tomawandun st. Gen. contr. let to Wm. H. Patterson, 44 Erie st.

*Store (add. to rear): 210,000. 2 sty. 23x50. 1009 Broadway. Archt. H. Osgood Holland, Mutual Life bldg., Owner H. Adler Co., Herma bldg., pres., 1900 Broadway. Gen. contr. let to Mauder Premium Bldg. Co., 1170 Jefferson st.

*Gar. 350,000. 1 sty. 60x100. Locust st., Lockport, N. Y. Archt. Leonard Riley & Lyman, 212 Prudential bldg., Buffalo. Owner Edw. Southey, 1000 Erie st., Lockport. Bldr. L. K. Biedley, 165 Corvax st., Lockport. Plng. & plng. lot to Manna & Mayo, 8 Pine st.

*Factory: 35,000. 1 sty. 60x110. Niagara av., & Penn. R. R., East Aurora, N. Y. Archt. Harris & Merrill, Erie County Bank bldg., Buffalo. Owner Potomac Metal Goods Co., J. H. McCawley, pres., 208 Toronto st., Buffalo. Bldr. J. W. Christensen, 629 Oakwood av. Plng. & plng. lot to H. M. Van Keuren, Main st. Plng. work in East Aurora. Plng. Co., Main st. All of East Aurora.

*Ice House & Berber's Shop: 2 & 3 sty. 70x100. 4 Albany rd. Private plans. Owner Schoepkopf Anthony & Chumick Co., J. F. Schickopf, pres., Albany rd. Gen. contr. let to J. W. Cowper, 510 1/2 1st st., Buffalo.

*Residential School & Church (int.): 42,000. 2 sty. 40x100. Cor. Franklin st. & Erie av. Archt. Charles Wm Kiderger, Currier bldg., Owner St. Anthony of Padua, Rev. Fr. O. Conall, Frank & Lytle avs. Bldr. Manion Bros., Erie Arts bldg. Plng. lot to Frank Knata, 1015 Clifford st. Five Res.: 215,000. 2 sty. 32x24. Avenue B, betw. St. Paul st. & Conroy av. Private plans. Owner Erlon & Gilbert Co., 349 East av. Plng. lot to Geo. Bayan, 747 Howard st.

ROCHESTER, N. Y. School (int.): 47,000. 2 sty. Hilton, N. Y. Archt. C. M. Hirschfelder, 62 State st., Rochester. Owner village of Hilton, O. A. Green, pres. B. of E. Hilton. Plans completed. Frano. summer Res.: East Sebago Dist., Sebago, Me. Archt. Howard Cutler, 312 Cutler bldg., Owner & Bldr. L. C. Resolving, Hotel Sisson, Bldg. of Rochester, N. Y. Plans for super-structure completed.

Dwelling (2 fam.): 45,500. 2 sty. 32x45. Rosewood terrace, betw. Greenway st. & Culver rd. Archt. Allen R. May, 322 Arlington bldg., Owner & Bldr. David Miller, 174 Pennington st., Coling bldg., Frano. shingls rfg. Laundry Office & Store Bldg.: 212,000. 1 sty. 40x120. 747 Main st., W. Archt. Brazill & Deago, 62 State st., Owner Crescent Standard Enterprise Laundry Co., O. T. Scofield, 138 Main st. Plans completed. Bldr. shg rfg.

Dwelling (4 fam.): 38,000. 2 sty. 26x6. Berria st., betw. Huntington Park & Arrol st. Private plans. Owner & Bldr. N. Natanson, 412 Portland av., taking bids. Frano. shingls rfg. Dwelling (2 fam.): 40,000. 2 sty. 32x24. Harold st., nr. St. Paul st. Archt. C. M. Hirschfelder, 62 State st., Owner & Bldr. Goldberger & Cohen, 62 State st., taking bids. Frano. shingls rfg.

Warehouses: 350,000. 3 sty. 30x107. Knustard st., nr. Primer st. Archt. Scott, Headley & Cargenter, 665 Carter bldg., Owner R. P. French Co., 104 1/2 1st st. Plans completed. Bldr. shg rfg.

*Res. 2 sty. 32x50. Wellington av., nr. Grant bldg. Archt. Claudia Bragdon, Currier bldg., Owner P. E. Reed, 214 1/2 1st st. Plans completed. Face brk., hollow tile.

Res. (4 fam.): 47,000. 2 sty. 24x28. Rosewood Terrace & Dunbar st. Archt. C. M. Hirschfelder, 62 State st., Owner & Bldr. Norris Levin, 118 Lux st., taking bids. Frano. shingls rfg. Hospital (add.): Bldg. will soon be called for by state hospital comm., E. S. Stinson, esq., Capital Bldg., for add. to chronic patients' hospital, Rochester State Hospital, Rochester, C. L. West, steward, 211 Madison east 52,000.

Dwelling (2 fam.): 52,000. 2 sty. 29x35. Columbia st., betw. Webster av. & Erie st. Archt. P. M. Hirschfelder, 62 Erie st., Owner & Bldr. A. H. Keenan, 12 Oregon st. Plans completed. Frano. shingls rfg.

CONTRACTS AWARDED. Dwelling (2 fam.): 24,000. 2 sty. 32x40. West 1st st., betw. Joseph av. & Hudson av. Private plans. Owner A. K. Dillman, J. J. Boyden & Elmer Co., 417 Fernwood av. Plng. lot to F. Schueler, 1378 N. Goodman st.

Res. 24,000. 2 sty. 26x30. Colgate st., betw. Arrol st. & Havenwood av. Private plans. Owner W. D. & J. H. Biven, 101 Thurston rd. Gen. contr. let to Wm. Brown, 303 Mohrville st.

Res. 212,000. 2 sty. 32x28. Herchouer rd., betw. Granerary Park & New Centre rd., Private plans. Owner Howard M. Nuree, 207 Cutler bldg., Gen. contr. let to E. W. Allen, 365 Maple av.

Res.: 412,000. 1 sty. 39x28. Decker rd., betw. Granerary Park & New Centre rd. Private plans. Owner Howard M. Nuree, 207 Cutler bldg., Gen. contr. let to E. W. Allen, 365 Maple av.

*Res.: 210,000. 2 sty. 30x20. Brewmaster Tract, Herma rd., nr. Culver rd. Private plans. Owner Howard Nuree, Currier bldg., Bldr. E. W. Allen, Flower City Park. Plng. lot to Vanchel Co., Lakes & Lexington st.

*Res. (int. mt.): 24,500. 2 sty. 24x24. 4th rd., betw. Arrol st. & Chubb st., Currier bldg., Owner Charles V. Cowper, archt. Plng. lot to John Wagoner, 312 Clinton av., North Rochester, N. Y.

*Residential School & Church (int.): 42,000. 2 sty. 40x100. Cor. Franklin st. & Erie av. Archt. Charles Wm Kiderger, Currier bldg., Owner St. Anthony of Padua, Rev. Fr. O. Conall, Frank & Lytle avs. Bldr. Manion Bros., Erie Arts bldg. Plng. lot to Frank Knata, 1015 Clifford st. Five Res.: 215,000. 2 sty. 32x24. Avenue B, betw. St. Paul st. & Conroy av. Private plans. Owner Erlon & Gilbert Co., 349 East av. Plng. lot to Geo. Bayan, 747 Howard st.

*Res. (int.): 38,000. 2 sty. 32x45. Rosewood terrace, betw. Greenway st. & Culver rd. Archt. Allen R. May, 322 Arlington bldg., Owner & Bldr. David Miller, 174 Pennington st., Coling bldg., Frano. shingls rfg. Laundry Office & Store Bldg.: 212,000. 1 sty. 40x120. 747 Main st., W. Archt. Brazill & Deago, 62 State st., Owner Crescent Standard Enterprise Laundry Co., O. T. Scofield, 138 Main st. Plans completed. Bldr. shg rfg.

Dwelling (4 fam.): 38,000. 2 sty. 26x6. Berria st., betw. Huntington Park & Arrol st. Private plans. Owner & Bldr. N. Natanson, 412 Portland av., taking bids. Frano. shingls rfg. Dwelling (2 fam.): 40,000. 2 sty. 32x24. Harold st., nr. St. Paul st. Archt. C. M. Hirschfelder, 62 State st., Owner & Bldr. Goldberger & Cohen, 62 State st., taking bids. Frano. shingls rfg.

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CONTRACTS AWARDED. Dwelling (2 fam.): 42,000. 2 sty. 24x24. 1501 Court st. Private plans. Owner & Bldr. Philip Wilhelm, 355 Forman av. Taking bids. Frano. shingls rfg.

Business Block: 2 sty. 31x103. 234 & Washington st. Archt. Charles D. Whitely, 611 S. A. & K. bldg., Owner & Bldr. Syracuse News Company, Sanford Hatling, mng., 419 S. State st., Taking bids. Hollow tile & brk.

Res.: 53,000. 2 sty. 24x32x28. 729 Summer av. Private plans. Owner F. P. Collins, Euclid & Summer av. Taking bids. Frano. shingls rfg.

Res.: 33,000. 2 sty. 24x24x18. 417 Madison st. Private plans. Owner Elizabeth M. Striber, 117 Warden av. Taking bids. Frano. shingls rfg.

Factory & Office (int. from theater): 23,500. 1 sty. Archt. Charles D. Whitely, 611 S. A. & K. bldg., Owner White Star Dry Cleaning & Dyelng. Co., W. Amosco st. Plans completed. Hollow tile.

Factory: 2 sty. 100x200. Soaring, N. Y. Archt. Russell & King, 423 State bldg., Owners Paul & Seymour, J. W. Brooks, mng., Solway. Plans completed. Brk.

Res.: 35,500. 2 sty. 26x28x20. 616-620 Polyp av. Private plans. Owner Earlton Dees, 727 Allen st., taking bids. Frano. shingls rfg.

Res.: 31,000. 2 sty. 24x28x14. 601 Warden av. Private plans. Owner & Bldr. A. W. Markland, 111 Warden av., taking bids. Frano. shingls rfg.

Res.: 31,000. 2 sty. 26x28x24. 426 Whittier av. Private plans. Owner & Bldr. A. W. Markland, 111 Warden av., taking bids. Frano. shingls rfg.

Res.: 33,000. 2 sty. 26x24x23. Herchouer & Bayden avs. Private plans. Owner Frank H. Anderson, 209 Sumner st. Plans completed. Frano. shingls rfg.

CONTRACTS AWARDED. Res.: 47,000. 1 sty. 12x30. Beckley Tract. Archt. Barry D. Phelan,

417-19 Union bldg., Owner R. M. Rosenburgh, S. State st. Bldr. Martin Obmann, 127 Lisco st. Htg. & plng. lot to Thomas J. Moskau, 247 E. Fayette st.

*Res.: 316,000. 2 1/2 sty. 40x42. Onondaga av., betw. Onondagan Park & Bellevue av. Archt. Taylor & Bonta, 615 Gurney bldg., Owner Milan Kinzy F. Jenkins, 721 Tallman st. Htg. lot to Wm. E. Goff, 324 Clifford st.

*Church: 320,000. 2 sty. 43x30x30. 592 Corland av. Archt. Russell & King, 503 Snow bldg., Owner Erlon & Gilbert Co., 349 East av. Plng. lot to Geo. Bayan, 747 Howard st.

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Appt. Bldg. (50 anal): 210,000. 1 sty. & ban. 14x150. 10th st. Troy, N. Y. Archt. Charles A. Heideich, 422 State st., Schenectady. Owner P. H. Brown, Arkey Bldg., Albany, N. Y. Frano. shingls completed. Frano. shingls rfg.

Dwelling (2 fam.): 42,000. 2 sty. 26x28. 46 Lenox rd. Private plans. Owner & Bldr. E. O. Morrison, 48

Res.: 33,000. 2 sty. 26x24x23. Herchouer & Bayden avs. Private plans. Owner Frank H. Anderson, 209 Sumner st. Plans completed. Frano. shingls rfg.

CONTRACTS AWARDED. Res.: 47,000. 1 sty. 12x30. Beckley Tract. Archt. Barry D. Phelan,

417-19 Union bldg., Owner R. M. Rosenburgh, S. State st. Bldr. Martin Obmann, 127 Lisco st. Htg. & plng. lot to Thomas J. Moskau, 247 E. Fayette st.

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B - Joralemon

Orff & Guilbert
Court House, Balsom Lake, Wisconsin
cost: \$25,000
School, Wells, Minnesota
cost: \$20,000
High School, Salina, Kansas
cost: \$32,000

1899, April 27

(Edgar Joralemon turns 40 years old this year.)

The Minneapolis Journal newspaper

THINKS WE GROW

Architect Joralemon Sees Evidences of Great Improvement.

"E.E. Joralemon and wife are visiting friends in Minneapolis for a few days. Mr. Joralemon resides now at Niagara Falls, where he is at work at his profession of architect and builder. He was formerly engaged in that business in Minneapolis and some of the best residences and business houses are monuments of his good taste. He left Minneapolis about three years ago. After looking over the city with the interested eye of a builder he expresses surprise at the growth and development of Minneapolis. He supposed that Minneapolis was rather at a standstill and finds it growing more rapidly than the people here at home appreciate. Mr. Joralemon, however, thinks he is at the center of the world just now in the way of development. The improvement of the great water power at Niagara Falls he thinks is going to make that place the greatest manufacturing center in the world. Distribution of power from that center, in the form of electricity, to neighboring cities is also contributing to the prosperity of Buffalo, Lockport and other adjacent industrial cities, but the greatest development he looks for in the immediate vicinity of the falls."

1902, May 10

Niagara Falls Gazette newspaper

PLANS READY BY MONDAY

Architect Joralemon Making a Pencil Sketch for Carnegie Library.

"Architect E.E. Joralemon, who has been chosen by the Niagara Falls Library to prepare the plans for the Carnegie Library, will save a pencil sketch for the board of trustees early next week, probably on Monday.

Mr. Joralemon's sketch will be prepared in accordance with the ideas secured by Hon. Thomas V. Melch, a member of the board of trustees of the library, Mrs. Adele B. Barum, Librarian, and architect Joralemon, on their visit to Pittsburg this week."

1904, April 2

Niagara Falls, New York

"NEW LIBRARY THROWN OPEN"

A Thousand or More Persons Thronged the Handsome Carnegie Building, a Monument to Andrew Carnegie's Beneficence."

1934, September 29

The DeVeauxian

DeVeaux School, Niagara Falls, New York page 1:4

SCHOOL FRIEND DEEDS TO DEVEAUX VALUABLE PROPERTY IN BUFFALO

Mr. Joralemon Also Presents Handsome Paintings from His Own Brush

"During the Founder's Day exercises last June, Mr. E.E. Joralemon, well known Buffalo architect, and for many years a friend of the school, handed to Dr. Barrows a deed, made out in the name of DeVeaux School, to his former residence and valuable property on Delaware Avenue near Virginia St. Mr. Joralemon made the gift in the memory of his wife, who passed away last December in Pasadena, California. At his suggestion the property will be held by the school for some time, as the increasing area of the Buffalo business district will inevitably cause a considerable rise in its value.

Before leaving for Pasadena, California, where he has made his permanent home, Mr. Joralemon visited the school and presented it with a beautiful set of water-color paintings, done by himself, of familiar scenes along the Niagara River. In keeping with his request that they be kept together they have been hung in the reception room of Dormitory "A."

The paintings are six in number: Goat Island and Horseshoe Falls, painted in August 1898; The American Falls, including Bridal Veil Falls, Luna Island, and Rock Pt. Ac. painted in September 1898; Cayuga Creek 1899; A Forest Scene - City Creek, October 25, 1899; Griffin Channel At La Salle, in 1900; and The Old Bridge Over Cayuga Creek.

Before he retired, Mr. Joralemon was known as one of the outstanding architects of this locality, and has designed many civic buildings in Niagara Falls and Western New York, including the Niagara Falls Public Library and the old Niagara Falls High School. He first became acquainted with DeVeaux on the campus at Edgewood, and his recent material gifts are signs of his..... in the school."

1937, September 30 5:38 a.m.
TELEGRAM, Western Union
UFB 24 NL XC=WEST LOS ANGELES CALIF 29
DR PHILLIP MOSHER=1

DEVEAUX-COLLEGE BY=
MISTER EDGAR E JORALEMON PASSED AWAY SUDDENLY TODAY FROM PNEUMONIA
FUNERAL SERVICES TURNER AND STEVENS COMPANY PASADENA CALIFORNIA
SATURDAY TWO PM BURIAL BUFFALO LATER=
FRANK SPENCER.

1859 - 1937 = 78 years old

FOR A BUFFALO RESIDENCE.

B. J. Jordan

ORCHARD & JORDAN SE-
LECTED TO DRAW PLANS FOR
A \$40,000 HOUSE
THESE

The firm of Orchard & Jordan, ar-
chitects of this city, have been selected
by S. H. Jones, the well known Buffalo
business man who owns 10-acre place
in several places of this country to draw
plans for a modern residence to be
erected on a 10-acre tract in the city
of Buffalo. An all brick of the finest
material to be employed will cost \$40,
000.

To be built to the residence Mr. Jones
will be a great addition to the city
and Orchard & Jordan will draw
plans for that.

These gentlemen naturally feel im-
pelled because they have been selected
as architects for a house in a city
of nearly 400,000 where, of course,
there are many able architects.

FUNERAL HOME

D. J. Murphy
Funeral Home of the Rev. William J.

Murphy, 1000 Broadway, Buffalo, N. Y.

Moving

The funeral of the late William J.
Murphy was held this morning at 11:30
o'clock from the home of his parents
on Buffalo avenue and at 9 o'clock
from the Sacred Heart Church. The ob-
ituary service was held at the
place in which the young man was

New York 1904

Edgar E. Joralemon (click on thumbnails for larger images)

HOME PAGE • 1880s • 1890s • NEW YORK • PARTNERS • ELLIS & LEVERING
HOLMES HOUSE • JORALEMON FAMILY • UNIDENTIFIED • site map • Chuck's Toyland

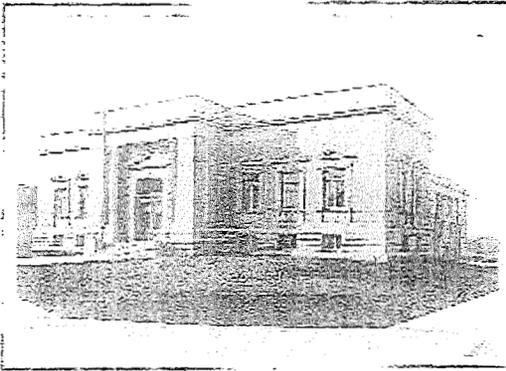


Seymour M. Knox House, 1904
Block-6 Sacrament RC Church Parish Office
1035 Delaware Avenue,
Buffalo, NEW YORK

New York 1902

Edgar E. Joralemon (click on thumbnails for larger images)

HOME PAGE • 1880s • 1890s • NEW YORK • PARTNERS • ELLIS & LEVERING
 HOLMES HOUSE • JORALEMON FAMILY • UNIDENTIFIED • site map • Chuck's Toyland



Carnegie Library, 1902
 cor Main Street & Ashland Avenue
 Niagara Falls, NEW YORK
 Architect: Edgar E Joralemon
 Cost: \$50,000
 EEJ picked from 20 entries.
 Niagara Falls Gazette Newspaper,
 May 30, 1902 & April 2, 1904



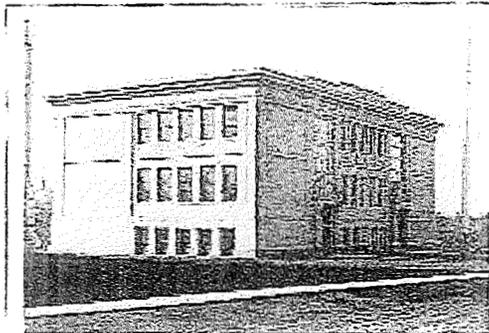
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 LH Nelson & CO, Niagara Falls Views 1904 (CDT
 Collection)



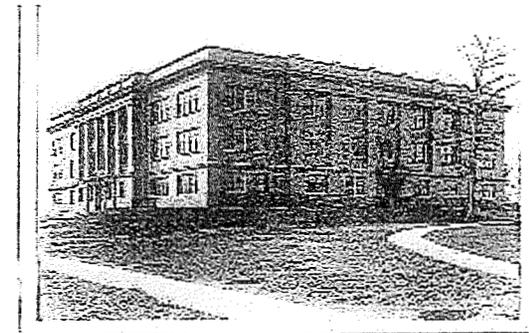
Louise Memorial Hospital, ca. 1902
 Niagara Falls, NEW YORK
 Architect: Orchard & Joralemon
 LH Nelson & CO, Niagara Falls Views 1904
 (CDT Collection)



Frontier Fish & Game Club, ca. 1902
 Niagara Falls, NEW YORK
 Architect: EE Joralemon
 LH Nelson & CO, Niagara Falls Views 1904
 (CDT Collection)



Ashland Avenue School, 1902
 Niagara Falls, NEW YORK
 Architect: EE Joralemon
 LH Nelson & CO, Niagara Falls Views 1904
 (CDT Collection)



Niagara Falls High School, 1902
 Niagara Falls, NEW YORK
 Architect: EE Joralemon
 LH Nelson & CO, Niagara Falls Views 1904
 (CDT Collection)

HENRY D. KNOX

A S A BOY, working on his father's farm, Henry D. Knox, former executive of the F. W. Woolworth Company, determined to become a merchant, and to retire at the age of 40. Later, while doing sentry duty in New Mexico at 2 o'clock one morning, he pictured to himself his future home, built on a hilltop, and called Knox Hill. Unlikely of fulfillment as those boyhood dreams seemed, with the years they all have become realities, due to Mr. Knox's determination, perseverance, and business ability.

Mr. Knox, who is the son of James H. and Jane Bryer Knox, was born at Russell, N. Y., in 1876. His first American ancestor, William Knox, settled in Blandford, Mass., in 1737. At the age of ten, Mr. Knox gained his first business experience on a paper route in his home town. Two years later, following his ambition to become a merchant, he went to Watertown to live with a married sister. He got a job in the general store of W. H. Moore, the birthplace of the five-and-ten-cent idea. At 7 o'clock every morning, he would sweep out the store and put it in order for the day. After school, he would return to wait on customers from 4 until 6. Saturday was a full day, with from twelve to fourteen hours of work. The salary Mr. Knox received at that time was \$1.50 per week.

"But the experience I gained in Watertown proved valuable during my entire business career," he declared.

In Buffalo in 1890

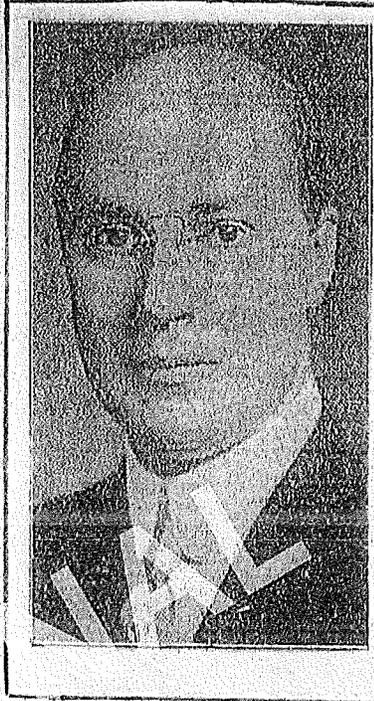
In 1890, Mr. Knox came to Buffalo, where he continued his education at School 10, and a business school, and his training in merchandising at the first five-and-ten-cent store of this city, established by his brother, the late Seymour H. Knox, at 409 Main street. At the age of sixteen he was transferred to Lockport. During the fifteen months of his management of his brother's store there, Mr. Knox showed greater profits than had, up to that time, been made in any of the fourteen stores of S. H. Knox Company.

Subsequently, he was sent to Detroit for the purpose of increasing his knowledge of business in a large city. There, following a sudden youthful impulse, he joined the army, and was sent to Fort Bayard, New Mexico.

"I know of no greater character-building institution than the army," he remarked. "It brings together men of all nationalities, all types, and all dispositions; and they are required to conform to the same standards. Military discipline and training are, in my opinion, extremely valuable to a young man."

In the adjutant's office, where Mr. Knox did clerical and secretarial work, he gained a detailed knowledge of business correspondence.

After two years in the service, Mr. Knox came to the conclusion that its opportunities for advancement were decidedly less promising than those of the business world. Accordingly, he obtained an honorable discharge, and returned to the five-and-ten-cent store game. For a short time, he held a position in the Toronto store. Later, he returned to Buffalo to make an



intensive study of merchandising. In 1906, he became a director of S. H. Knox Company, of which he was made vice-president three years later. In 1912, on the merger with F. W. Woolworth Company, Mr. Knox became assistant treasurer of the corporation and manager of the Buffalo district. He retired in 1918 at the age of 42, just two years later than he had planned in his boyhood. Straightway, he set about converting his third dream into a reality: he built Knox Knoll, the house on the hilltop, which overlooks Buffalo road, just outside of the village of East Aurora.

He assisted in person in planning his garden and the three artificial lakes on his estate. He is an enthusiastic collector of fine paintings and bronzes, a number of which are to be seen in his

home. Mr. Knox frequently chooses the subjects of his pictures and has them painted to order. His two views of the Rheims Cathedral, one showing it before the war, the second after its bombardment, originated in his own mind, and were executed by the artist, Pieter Van Vroom. Mr. Knox has also designed most of the tapestries that adorn his walls, having them woven by American experts.

Visits Galleries Abroad

Mr. Knox's love of art greatly enhances his pleasure for foreign travel. He has made three trips abroad; and he never tires of wandering through the galleries of Italy in which so many of the old masters are represented.

He has also traveled throughout this country, and in Canada and the West Indies.

In 1905, he married Alice Upton Brown of Salem, Mass. They are the parents of a son, James Henry, a student at Manila Military Academy and two daughters, Felsella, who is studying finance at the Webber College, Boston, and Alice who attends school at Dayton, Pa., where the family have their winter home.

Mr. Knox reads current periodicals and newspapers, and rereads his two old favorites, Browning and Washington Irving. With keen interest, he follows modern business developments.

"Business executives, like geniuses, are born, not made," he said. "They must possess a combination of determination, perseverance, unquestioned integrity, the ability to make decisions quickly, and the knack of finding competent people to carry out their plans."

Mr. Knox is the donor of the Henry D. Knox Administration building of the Methodist Home for Children, recently erected in East Aurora. He is president of the board of trustees and chairman of the finance committee of the Baker Memorial Church. He is also a trustee of the Manila Military Academy.

For nearly 30 years, Mr. Knox has been active in the Masonic fraternity. From 1918 to 1923 he was prior of the Buffalo Consistory and he is also a member of Immanuel Temple, and High de Pavens Commandery. Special honors which have been conferred upon him in Masonry are the 32d degree, the Royal Order of Scotland, and membership in the Sovereign Grand Inspectors' organization. His affiliations include the Thirty-third Degree Club of Buffalo, the Buffalo Club, the Athletic Club, the Buffalo Country Club, the Park Club, the Buffalo Elks, the Automobile Club and the Country Club of East Aurora.

COURIER-Dec. 28, 1930

PRE-HISTORIC MUSEUM

Buffalo Man Responds to Challenge to Match the Million Given by City for New Institution.

Seymour H. Knox has responded to the challenge of a million to match the million given by the city for the new museum of natural sciences in Hamohdli

Park with a gift of \$25,000 particularly for the exhibit on paleontology and pre-historic man. This brings the total of announced gifts to \$85,000, which is eight and one-half per cent. of the amount of the goal.

This gift is not Mr. Knox's first contribution to the Society of Natural Sciences but substantial evidence of his continued interest in its work. In connection with the search for further evidence of pre-historic man, Prof. A. S. Hatcher is at present leading an expedition to Asia, South Java, Australia and Africa under the joint auspices of the Smithsonian Institute and the Buffalo Society of Natural Sciences, Pre-Historic Exhibit.

Buffalo's participation in this important expedition was made possible by Mr. Knox. On his return, Prof. Hatcher will assist the society in the preparation of

Unequaled as Buyer.

The background of experience he had gained both in the Army and his identification with the merchandising field again held him in good stead, and he became manager of the Toronto store.

Mr. Knox had a keen insight into business in which he was engaged, based on a knowledge of what the public wanted to buy and a gift of displaying merchandise that sales would mount beyond expectations.

As a buyer he was said to be unequalled, always realizing a good margin of profit.

Early in life he adopted the principle of paying managers of the stores on a percentage basis rather than on a salary, so that if they showed extraordinary ability they would reap the benefits, but if they failed they would pay their own penalty.

In this respect he made marked strides in sales, the stores under his supervision showing greater profits than the company stores in other areas.

Mr. Knox was always open-minded for advice, but a mere statement of it would not be sufficient. It had to be supported by sound reasons.

Was Philanthropist.

Mr. Knox was a philanthropist but many of his gifts were little known because of his reticence for publicity. Among his benefactions was a \$25,000 endowment fund for the Sunday school building of the Baker Memorial church.

One peculiarity he had was that when he once made up his mind to carry out a course and was advised to the contrary, no adviser would know whether or not he had reversed his original plan.

He was possessed of the gift of getting people to work for him and with him so that he was not required to carry the entire burden.

Even after he retired from the Woolworth company at the age of 52, he carried out another ambition.

After he had amassed his fortune, Mr. Knox opened the first self-service grocery store in Olean. Then he purchased a red arm chair and placed it in front of the store, spending most of the day there.

To friends he explained that he had always been possessed of a desire to conduct a business on the atom-atom plan, just as he had seen the merchants do when he was a boy in his home town.

NEWS-JAN-15-1934.

KNOX WILL BUYS

Estate of former merchant reported to exceed million

Disposing of an estate reported to be valued in excess of \$1,000,000, the will of Henry D. Knox, retired executive of the F. W. Woolworth Company, and brother of the late Seymour H. Knox, five and ten cent store head, was filed for probate yesterday in surrogate's court.

Mr. Knox bequeathed to his wife, Mrs. Alice B. Knox, \$100,000 in cash, their summer home in East Aurora, their winter home in Florida, and 4 per cent of the residuary estate. Under the terms of the will, Mrs. Knox is to receive for life the income from her share of the residuary estate.

The will also provided that 60 per cent of the residuary estate is to be held in trust for three children, Mrs. Priscilla Knox Morse, York, Pa.; Alice Knox, Syracuse, and James H. Knox, East Aurora. In event of

death of Mrs. Knox, her share of the residuary estate reverts to the children.

To a sister, Mrs. Carrie E. Fowler, Mr. Knox bequeathed \$5,000, and to Helen Bresnan Stone, 1,000 shares of stock in the F. W. Woolworth Company.

COURIER-TAN-18-1934.

\$100,000 WILLED MRS. ALICE B. KNOX

Two Residences and 40 Per Cent. of Residuary Estate Left by Husband.

Mrs. Alice B. Knox, widow of Henry D. Knox, retired official of the F. W. Woolworth company, who died Jan. 13, will receive \$100,000, two residences, one in East Aurora and another in Florida, and 40 per cent of the residuary estate under the terms of Mr. Knox's will filed today in surrogate's court.

The 40 per cent of the residuary estate to be held in trust and the income therefrom paid to Mrs. Knox throughout her life.

The remaining 60 per cent of the residuary estate is to be held in trust for three children, Priscilla Knox Morse, York, Pa.; Alice Knox, Syracuse, and James H. Knox, East Aurora, each of whom is to receive the income from 20 per cent of the residuary estate until the age of 60. The bequest of the residences includes the houses, furniture and land, horses, automobiles and household effects at either East Aurora or Daylong Beach.

In the event of Mrs. Knox's death, the estate held in trust for her is to pass to the three children.

Mrs. Carrie E. Fowler of Buffalo, a sister, receives \$5,000.

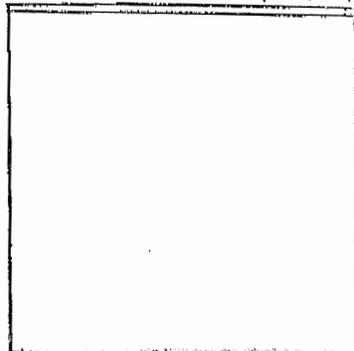
Other specific bequests are: To Charles R. Smith, gardener, and other household servants, \$100 for each year or part year of employment.

To Helen Bresnan Stone, Buffalo, 1,000 shares of Woolworth stock, in trust, income to be paid quarterly.

No definite estimate of the total value of the estate is given in the petition for probate which lists the probated value at \$500,000 and upwards in real and \$10,000 upwards in personal property.

George E. Merrill, Bernard G. Biddy and the Manufacturers and Traders Trust company are named executors in the will.

NEWS-JAN-17-1934.



The Man Behind the Name

Few Know Their Ponies Better Than Buffalo Banker

What's in a name? Buffalo's daily life is filled with imagery in names, representative of the office rather than executive. To the public these executives are a name—the Bishop, the Commissioner, the Teacher. Who is the man behind the names? What character does the title overshadow? In a series of articles, of which this is the last, Alan Nash, Times staff writer, has drawn word portraits of six "names" familiar in Buffalo's daily life.

By ALAN NASH
Times Staff Writer

Seymour H. Knox is listed in Who's Who as a banker.

And as vice president of the Marine Trust Co. he is entitled to such a rating.

But bank duties represent only a small portion of his varied activities.

He's at ease, of course, at bank directors' meetings but he probably feels more at home with 150 pounds astride one of his select polo ponies, riding off such noted poloists as Cecil Smith, Eric Padley, Elmer Boesche or Devereux Millburn, Buffalonian in whose thundering wake Seymour Knox is following the hard-jolting course perhaps to polo supremacy.

An outstanding polo player, he is in addition to being a Marine Trust vice president, a director of the Marine Share Corp., Remington-Rand, F. W. Woolworth & Co., Great Lakes Portland Cement Co., American Steamship Co. and several other firms.

ART CONNOISSEUR

But even that doesn't anywhere near paint the picture.

Mr. Knox also is an art connoisseur, a director of the Albright Art gallery and donor with Mrs. Knox of the fixtures in the gallery's new art library. He might have been by this time somewhat of an art collector if it hadn't been for a slight professional connection with an early collecting attempt.

That was back in 1928 when he bought the "Channing portrait" of George Washington by Gilbert Stuart. It was a nice picture and Mr. Knox didn't begrudge the price. It got him until he discovered that

the Stuart masterpiece which he had thought was hanging in his East Aurora home was in reality still adorning the walls of the Metropolitan Art museum in New York. Mr. Knox brought suit and was awarded an \$18,500 judgement but, as the defendants were not located, this didn't help much.

So Mr. Knox has done little art collecting since, although he has a fine collection of sport prints.

Gardening too is another phase of Mr. Knox's activities.

AS A GARDENER

While it may be a bit doubtful whether Mr. Knox personally goes out on his East Aurora estate and gets himself plastered with mud to plant dahlias, peonies, rose bushes, lilacs and other floral whatnots, his garden nevertheless is nationally famous.

As a squash player, too, Mr. Knox stands pretty high alone in Buffalo. It was while he was attending Yale that he began playing squash. He made the Yale team and on his return to Buffalo continued the sport actively in inter-club play. So active was he that he monopolized the Buffalo championship for five consecutive years and lost the crown only through voluntary abdication in 1931 when he went South rather than defend the title.

AS POLO PLAYER

Social activities and his clubs take up some of his time, too. He entertains frequently and his list of clubs includes the Buffalo, Buffalo Country, Park Buffalo, Polo, Automobile, Tennis and Squash, Yale, Saturn, East Aurora Country and University.

But club duties, banking, squash, gardening and art all have to wait any time seven other men take their mallets and mount polo ponies for a game of "horseback shinny." For the eighth man is pretty likely to be the short and wiry Seymour H. Knox.

Mr. Knox has been playing polo consistently since soon after the war, when, with other sportsmen, he was largely instrumental in reviving interest in the game.

He began playing locally with the Lake Shore Hunt club, but later transferred his string of ponies to the stables of the Buffalo Country club. And since then Seymour Knox and polo in Buffalo have been just about synonymous.

As far back as 1924, Seymour Knox's Country club team won the G. C. Rumsay International Challenge cup, beating the Detroit Cold Hats in the final. The No. 4 man on the losing team was none other than the "Iron Horse," Cecil Smith, who now holds the coveted "gold jockey" with Thomas Hitchcock Jr. and Elmer Borsack.

MILBURN SPANNED

Two years previously, Mr. Knox's switching polo mallet served notice that it was a factor to be reckoned with in American polo. That was when the great Devereux Milburn brought his Meadow Brook team to

Seymour H. Knox, Buffalo banker, sportsman and polo player of international note, is shown below in a sketch drawn by Tom McCoy, Times staff artist.



Buffalo and was trounced soundly 2 to 6, a score that made the 14-foot handicap given the Country club team something of a loud laugh.

Mr. Knox played No. 3 with Harry J. Spaulding, Gen. Harold C. Blackford and Richard S. Allison on the team. Sports commentators at the time gave principal credit for the win to Mr. Knox's brilliant riding and hand shooting.

Since then there have been victories and defeats for Knox teams.

He generally has ridden as Buffalo's best polo player and in recent years he began stepping out regularly into top-flight company.

In 1932 he was a member of the American team which invaded the Argentine, won the Argentine Open and the Cup of the Americas. And last year he reached the climax, so far, of his career when he organized a team known as the Auroras which rode through the best American polo combinations to break all precedents by winning both the National Open

This Indenture,

Made this 15th day of January in the year One Thousand Nine Hundred and Eighty-Five

Between THE QUAKER OATS COMPANY *

a corporation organized under the Laws of the State of New Jersey, and having its place of business at 636 Girard Avenue, East Aurora, Erie, and State of New York, party of the first part, and JOSELA ENTERPRISES, INC., 4875 Broadway, Depew, New York 14043, party of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of ONE AND MORE DOLLARS (\$ 1.00 & more), lawful money of the United States, paid by the said party of the second part, doth hereby grant and release unto the said party of the second part, its successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Aurora and all or almost all in the Village of East Aurora and being part of Lot No. 32, Township 9, Range 6 of the Holland Land Company's Survey and bounded and described as follows:-

BEGINNING at the intersection of the center line of Seneca Street with the center line of Bowen Road; thence northeasterly along the center line of Bowen Road, 551.10 feet; thence northeasterly and still continuing along the center line of Bowen Road, 259.67 feet; thence southeasterly at an interior angle of 88° 39' 44", 554.86 feet; thence southwesterly at an interior angle of 97° 36' 06", 741.10 feet to the center line of Seneca Street at a point therein distant 547.42 feet southeasterly from the point of beginning as measured along the center line of Seneca Street; thence northwesterly along the center line of Seneca Street, 547.42 feet to the point or place of beginning.

Title to the above premises was acquired by the Grantor under the name of "Fisher-Price Toys, Division of the Quaker Oats Company."

County Clerk index in grantor index against "The Quaker Oats Company" and "Fisher-Price Toys, Division of the Quaker Oats Company."

Rt of Way 9501 - 164 North



TOGETHER with the appurtenances; and all the estate and rights of the said party of the first part in and to said premises.

TO HAVE AND TO HOLD the above granted premises unto the said party of the second part, ITS SUCCESSORS and assigns forever.

AND the said party of the first part doth covenant with the said party of the second part as follows:

THAT the party of the second part shall quietly enjoy the said premises.

THAT the grantor, in compliance with Section 13 of the Lien Law, will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

THAT the said party of the first part will forever warrant the title to said premises.

THAT THIS CONVEYANCE is not of all or substantially all of the property of the party of the first part and is made in the regular course of business actually conducted by the party of the first part.

IN PRESENCE OF

In Witness Whereof, The party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 15th day of January, Nineteen Hundred and Eighty-Five THE QUAKER OATS COMPANY

By R. Bruce Sampell R. Bruce Sampell Executive Vice President

STATE OF NEW YORK) On this 15th day of January COUNTY OF ERIE) ss. Nineteen Hundred and Eighty-Five before me personally came R. BRUCE SAMPSELL

to me personally known, who, being by me duly sworn, did depose and say that he resides at 324 Rivermist Drive, Buffalo, New York, that he is the Executive Vice President of THE QUAKER OATS COMPANY, the corporation described in, and which executed, the within instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

Dorothy A. Baker Notary Public

NOTARY PUBLIC No. 122210 State of New York Qual. Exp. 12-31-85

FILED ERIE COUNTY CLERK'S OFFICE

ERIE COUNTY CLERK'S OFFICE

THE QUAKER OATS COMPANY JOSELA ENTERPRISES, INC.

DATED January 15 1985

STATE OF NEW YORK ERIE CO. CLERK'S OFFICE Recorded in Liber 9417 Page 652 of 652 on the 15th day of January AD 1985 at 3:19 o'clock PM and examined. RECEIVED & RETURNED County Clerk

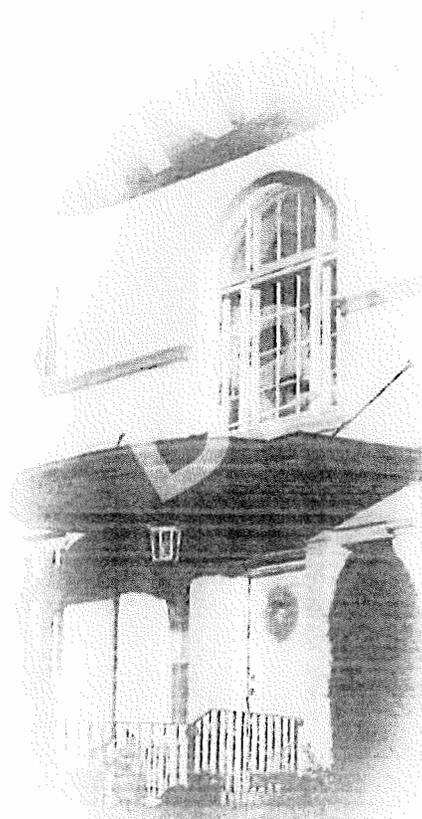
LIBER 9417 PAGE 652

1110223

By 305 (GRS) DCEA Corporation Employee with Job Control

Stonegate E

East Aurora, New York
At the corner of Buffalo and Bowen Roads



Subject to the By-Laws and established rules and regulations.

Mag. cover 2575

DECLARATION

Establishing the Stonegate Condominium, Village of East Aurora, New York,
Pursuant to Article 9-B of the Real Property Law of the State of New York.

NAME: Stonegate Condominium

SPONSOR: Josela Enterprises, Inc.
5653 Broadway
Lancaster, New York 14086

DATED: November 29, 1985

LAW OFFICES OF GEORGE R. GRASSER
Attorney for Sponsor
3350 Marine Midland Center
Buffalo, New York 14203

Schedule B attached hereto, and made a part hereof, contains a description of the Buildings including the number of stories, basements, and the materials of which each Building is constructed. The Property on which the Buildings are located is more particularly described in Schedule A attached hereto.

ARTICLE IV UNITS

Section 4.01. Number and Address of Units. There are 87 residential apartment Units (hereinafter sometimes referred to as the "Residential Units"). The Units are designated by number (1 through 88 except that there is no Unit number 30), being commonly known as 270 Buffalo Road. There are 44 garages, hereinafter sometimes referred to individually as a "Garage" or a "Garage Unit" and in the plural as "Garages" or the "Garage Units." The Garage Units are also designated by number. The Residential Units and the Garage Units are hereinafter sometimes together referred to as the "Units".

Section 4.02. Designations, Locations and Plans of Units. Annexed hereto, and made a part hereof as Schedule C, is a list of all Units in the Buildings, their Unit designations, tax lot numbers, approximate areas, number of rooms, percentage of interest in the "common elements" as hereinafter defined, and common elements to which each Unit has immediate access (all except the percentage interests in the common elements as shown on the floor plans of the Buildings, certified by Richard B. Maldes, Registered Architect, and filed in the Office of the Erie County Clerk simultaneously with this Declaration under Map Cover No. 2575). If such floor plans do not include a verified statement by such architect that such plans fully and fairly depict the layout, location, Unit designations and approximate dimensions of any particular Unit or Units as built, there shall be recorded prior to each first conveyance of such particular Unit or Units an Amendment to this Declaration, to which shall be attached a verified statement of a registered architect or licensed professional engineer certifying that the plans theretofore filed, or filed simultaneously with such Amendment, fully and fairly depict the layout, location, Unit designations and approximate dimensions of those particular Unit(s) as built. Annexed hereto and made a part hereof as Schedule D is a site plan or survey showing the designation and location of the Units within the Buildings.

Section 4.03. Dimensions of Units. Each Residential Unit is measured horizontally from the unexposed faces of the drywall at the exterior walls of the Building to the unexposed faces of the drywall at the walls dividing the Residential Units from interior stairhalls or other Residential Units, and vertically from the upper face of the subfloor forming the floor of the Residential Unit up to the upper face of the drywall forming the ceiling of the Residential Unit. Doors, windows and interior walls which abut a Residential Unit are part of the Residential Unit. All pipes, wires and conduits from the gas and electric meters to the Residential Unit are part of the Residential Unit. Any and all heating units, air conditioners and hot water heaters serving only one Residential Unit are part of the Residential Unit.

and (ii) such restrictions shall not be construed to prohibit any occupant of any Unit from entertaining guests of any age including guests who temporarily reside in the Unit for periods of up to two months.

Each Garage Unit may be used for the parking of automobiles and other motor vehicles, for a hobby shop or workshop, and for the storage of personal property and household items.

Section 4.06. No Partition of Units. No Unit (including the interest in the common elements appurtenant thereto) shall be subject to partition by the Unit Owner; provided, however, that the foregoing shall not be construed as prohibiting any division or combination of Units as provided in Section 6.01 of this Declaration or any structural alterations or changes in the number of rooms in a Unit upon approval of the Board of Managers as provided for in Article VI of this Declaration.

ARTICLE V COMMON ELEMENTS

Section 5.01. Definition of Common Elements. The common elements consist of all the Property except the Units, including, but without limitation, the following: (i) the outside walls, roofs, utility closets, lobbies, stairways, basements and foundations of all Buildings; (ii) the land and improvements on the Property; (iii) the community building and the gazebo; (iv) all utility or other pipes, wires, conduits and other material which are not part of the Units and not owned by public utility companies; (v) the parking areas, driveways, roadways, grass areas, sidewalks and fences; (vi) the decks and mailboxes; (vii) the ponds and swimming pool; and (viii) all other apparatus and installations on the Property for common use or which may be necessary or convenient to the existence, maintenance or safety of the Property.

Section 5.02. Interest in Common Elements. Each Unit Owner shall have such percentage interest in the common elements as is set forth on Schedule C attached hereto and shall bear such percentage of the common expenses of the Condominium.

The percentage of interest of each Unit in the common elements has been determined by the Sponsor in accordance with Section 339-1-1(iii) of the Real Property Law, on the basis of each Unit within each of the three following classifications of Units having the same percentage interest in the common elements as follows:

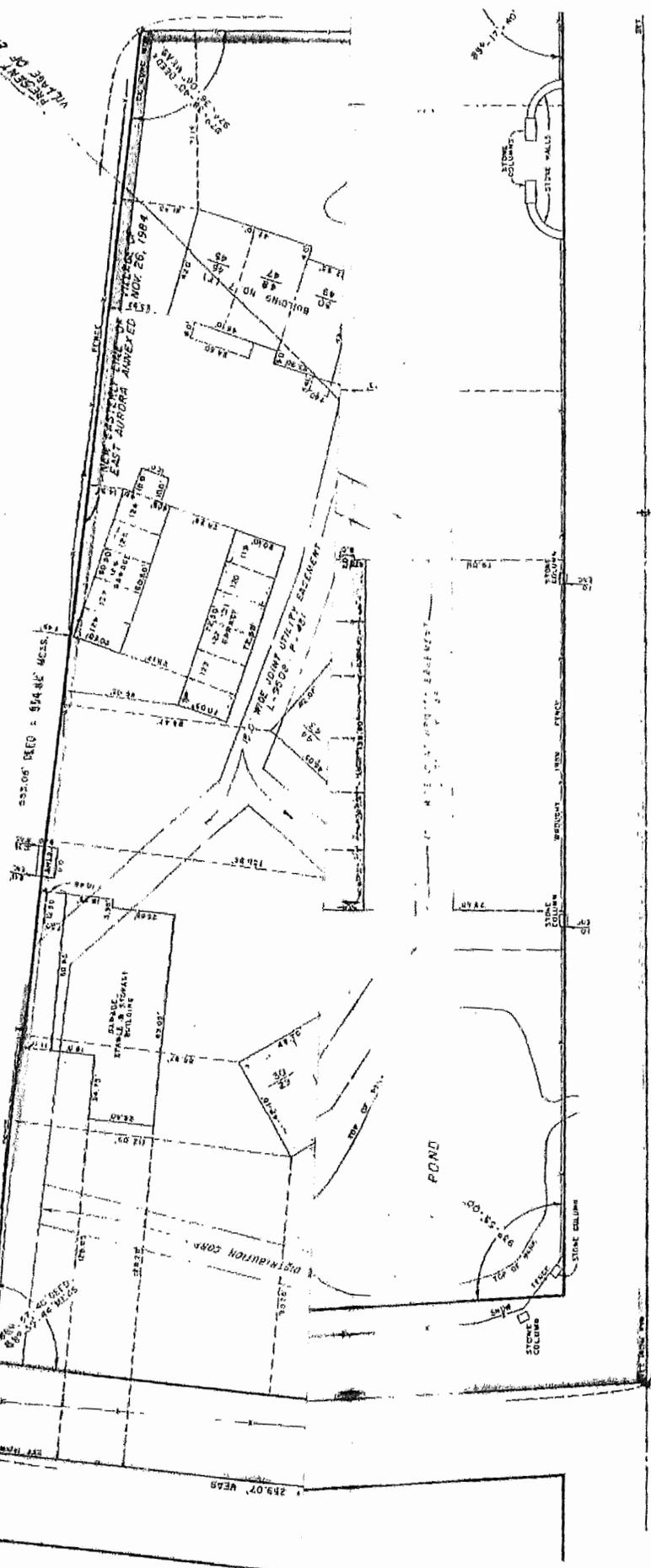
- (a) Residential Unit #29 (the "Ranch Unit"): 1.152%
- (b) Other Residential Units: 1.11%
- (c) Garage Units: .077%

The interest in common elements as expressed herein shall have a permanent character and shall not be altered without the consent of all Unit Owners affected, as well as their mortgagees, expressed in a duly recorded amendment hereto.

STONEGA : CONDOMINIUM
 DECLARANT: JOSELA ENTERPRISES, INC



QUANTAS 1527 TO 1547 1/2
 PRESLEY NORTH AVENUE
 5111 AURORA



SENeca STREET (66.0' WIDE)

STONEGATE CONDOMINIUM
 SEE DECLARATION OF CONDOMINIUM RECORDED IN L.S. 2515, P. 209 AND
 PLANNING FLOOR PLANS OF UNITS FILED IN C.L.D. UNDER MAP COVERT #
 15 - SECOND FLOOR UNITS (TRUCK NUMBERS)
 17 - FIRST FLOOR UNITS (TRUCK NUMBERS)

MCINTOSH & MCINTOSH, P.C.
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
 LOCKPORT, NEW YORK BUFFALO, NEW YORK
 PHONE 438-1818 PHONE 633-8800

SURVEY OF PART OF LOT - 32, TWP. - 9, R. - 6, HOLL
 VILLAGE OF EAST AURORA, ERIE COUNTY

REVISION	DATE	BY	DESCRIPTION
1	10/15/14	JEM	ISSUED FOR PERMIT
2	10/15/14	JEM	ISSUED FOR PERMIT
3	10/15/14	JEM	ISSUED FOR PERMIT
4	10/15/14	JEM	ISSUED FOR PERMIT
5	10/15/14	JEM	ISSUED FOR PERMIT
6	10/15/14	JEM	ISSUED FOR PERMIT
7	10/15/14	JEM	ISSUED FOR PERMIT
8	10/15/14	JEM	ISSUED FOR PERMIT
9	10/15/14	JEM	ISSUED FOR PERMIT
10	10/15/14	JEM	ISSUED FOR PERMIT

John E. McIntosh
 JOHN E. MCINTOSH, P.E.
 LICENSED PROFESSIONAL ENGINEER

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John E. McIntosh
 JOHN E. MCINTOSH, P.E.
 LICENSED PROFESSIONAL ENGINEER

SCHEDULE A

DESCRIPTION OF CONDOMINIUM PROPERTY

* Town of Aurora,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of East Aurora, County of Erie and State of New York, being part of Lot 32, Township 9, Range 6 of the Holland Land Company's Survey and bounded and described as follows:

BEGINNING at the intersection of the center line of Seneca Street (66' wide) with the center line of Bowen Road (66' wide); thence northeasterly along the center line of Bowen Road, 551.10 feet; thence northeasterly and still continuing along the center line of Bowen Road, 259.07 feet; thence southerly at an interior angle of $88^{\circ}39'44''$, 554.86 feet; thence southwesterly at an interior angle of $97^{\circ}36'06''$, 741.10 feet to the center line of Seneca Street at a point therein distant 547.42 feet southeasterly from the point of beginning as measured along the center line of Seneca Street; thence northwesterly along the center line of Seneca Street, 547.42 feet to the point or place of beginning.

Subject to a right of the public in and to these lands above-described and lying within the bounds of Seneca Street and Bowen Road.

LIBER 9515 PAGE 524

SCHEDULE B

DESCRIPTION OF THE RESIDENTIAL BUILDINGS

All residential buildings will be 2 stories with a full basement. The maximum height of the building from grade to roof peak is 29 feet. The cellar floor to ceiling height is 7' - 2". The first and second floor, floor to ceiling height is 7' - 6".

All residential buildings are wood frame structures with brick facing. The wall consists of 2 x 4 studs 16" on center with 4" face brick. The walls will be insulated with 3 1/2" fiberglass batt insulation. The wall system will have an R value of 14. The floor system for both floors consists of 2 x 10 wood joists 16" on center. The windows are a mixture of double hung and casement. All windows will be in accordance with the New York State Energy Conservation Construction Code. All windows will be provided with screens and also storm windows if required.

Each unit will have a metalbestos chimney installed from the basement through the roof with a metal chimney cap. The chimney will be used for the furnaces and water heaters.

All units will have an exterior balcony consisting of 3'-6" x 7'-4" wood deck on the lower units and a 6'-0" x 7'-4" wood deck on the upper units. The decking and railings will be made completely from treated lumber. There will be no roof or covering over the deck.

There will be one exterior entrance for each pair of units (upper and lower). Each exterior door will be a steel insulated door with a dead bolt lock. All doors will be in compliance with the New York State Energy Conservation Construction Code in regards to energy efficiency.

The roof structure of the residential buildings will consist of 2x8 ceiling joists 16" on center, 2x6 rafters, 2x4 knee wall and 2x6 collar ties 48" on center. The roof structure may also be constructed of premanufactured wood trusses spaced at 24" on center. The roof will be constructed of 1/2" aspenite sheathing, 15 lb. felt and 235 lb. asphalt shingles. The roof will be insulated with 9" of fiberglass batt insulation that will provide a R value of 19.

DESCRIPTION OF THE COMMUNITY BUILDING

The total height of the community building from grade to the highest point is 32' 6". The height of the cellar from floor to ceiling was measured and found to be 7'5". There are two floors (plus a cellar) in this building with a walk-in attic accessible by staircase from the second floor.

Foundation: The basement walls are poured in place concrete walls approximately 18" thick. All interior basement walls are constructed of brick. A system of steel beams, steel posts and precast concrete posts support the first floor and the structure above. The basement floor is either a concrete slab or dirt. It appears that the basement floor was originally dirt and at some time a concrete slab was poured over part of the floor.

First and Second Floor: The exterior walls are brick masonry with a concrete stucco exterior surface treatment. The walls are approximately 18" thick. The first and second floors are constructed of 2" x 12" wood joists on 16" centers. There is a subfloor of 1" x 6" T & G decking supporting the hardwood flooring.

Roof Construction: The roof is constructed with 2" x 8" rafters 24" O.C., 1" x 6" T & G decking, and slate roofing. The roof is supported by heavy timber construction of 6" x 10" beams and 6" x 6" posts framed into the building structure. The attic floor is constructed of 2" x 8" floor joists and 1" x 3" T & G hardwood decking.

All windows are wood, single pane, either swing-out, swing-in or double-hung. There are a few storm windows in place on the double hung units. All exterior entrances are wood doors and frames, most likely handmade at the time the home was built. The main entrance doors have dead bolt locks, the French doors to the patio have cam-type lever locks.

Chimneys and Caps: There are ten fireplaces, one boiler and one inclinator served by four brick chimneys. All the chimneys are constructed of brick with concrete caps and coated with stucco.

Interior Stairs: There are two staircases from the first floor to the second floor. All stairways are enclosed in wood construction with plaster finish. The stringers, treads, risers, guard rails and balustrade are made of wood.

Interior Doors: All interior doors are wood, with no specific fire rating.

Lifestyles

SECTION H THE BUFFALO NEWS

SUNDAY, JANUARY 12, 1968

FINAL DRAFT



1914 Mansion Is "Young" Again

Clubhouse for Condominium

By F. J. B. W. B.

A Real Estate Investments Ltd. group from Ontario is planning to develop a new residential complex in the vicinity of a new highway in the north-western part of the city.

The project is being developed by the Real Estate Investments Ltd. group, which is a subsidiary of the Real Estate Investments Ltd. group. The project is being developed in the north-western part of the city, near the new highway.

The project is being developed in the north-western part of the city, near the new highway. The project is being developed in the north-western part of the city, near the new highway.

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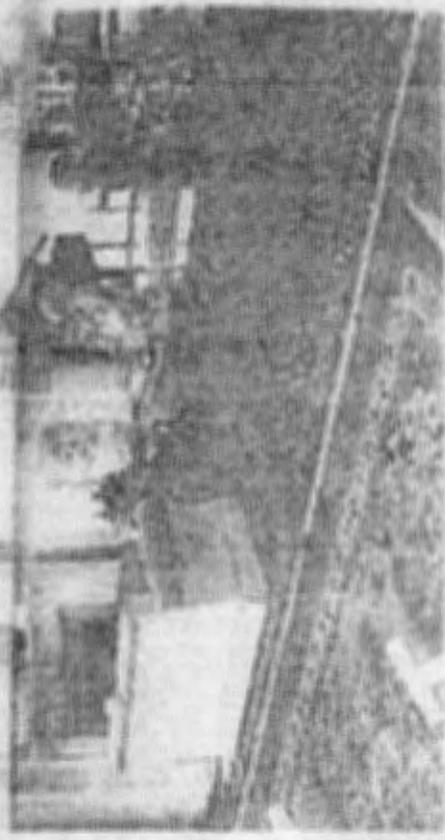
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The interior of the new clubhouse is modern and comfortable.

The interior of the new clubhouse is modern and comfortable. It features a large, ornate chandelier hanging from the ceiling, a large window with a view of the outdoors, and a desk or counter area in the foreground. The architecture is contemporary with clean lines and a mix of materials.



The new clubhouse is being built on a site in the north-western part of the city.

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View of House from Dining
Room at Swimming Pool.

341 E

341 E

View of House from Dining Room

View of House from Dining Room

341 E

View of House from Dining Room

BACK OF HOUSE
LOOKING DOWN ON
GARDENS

SMALL Lily Pool
AT THE END OF THE
GARDENS.

LAKE IN BACK OF
HOUSE

HENRY D. KENYON
Scribble

JAMES KENYON

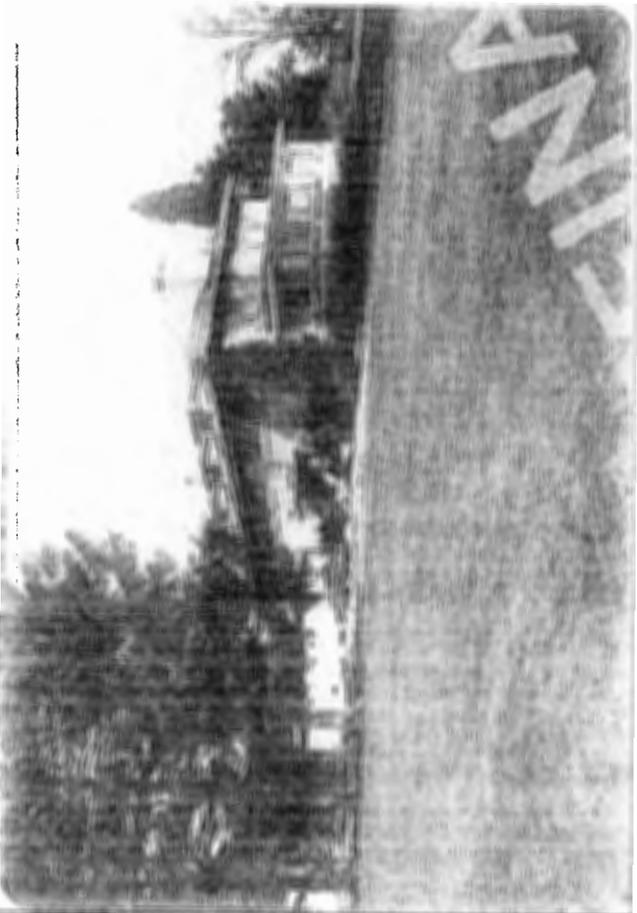
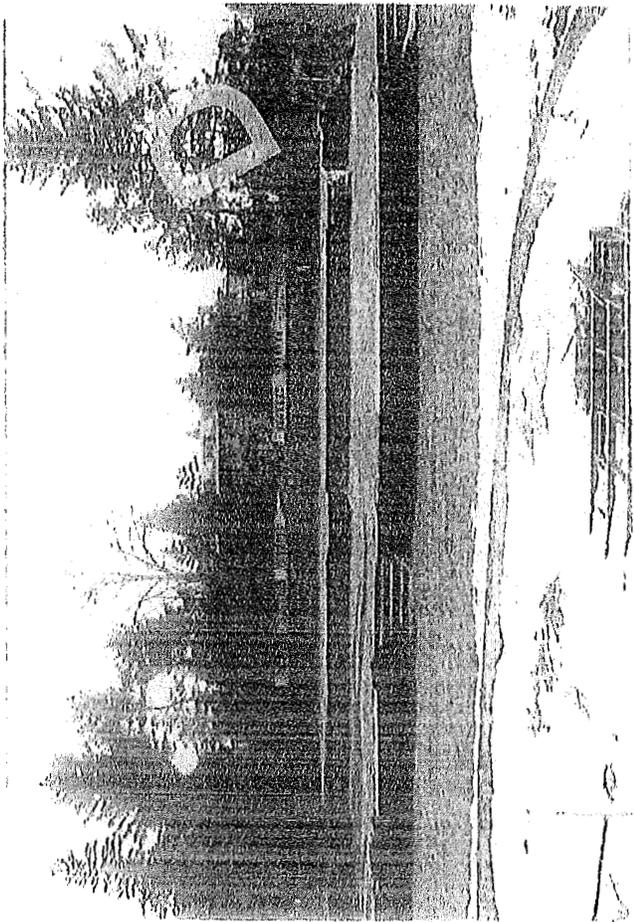
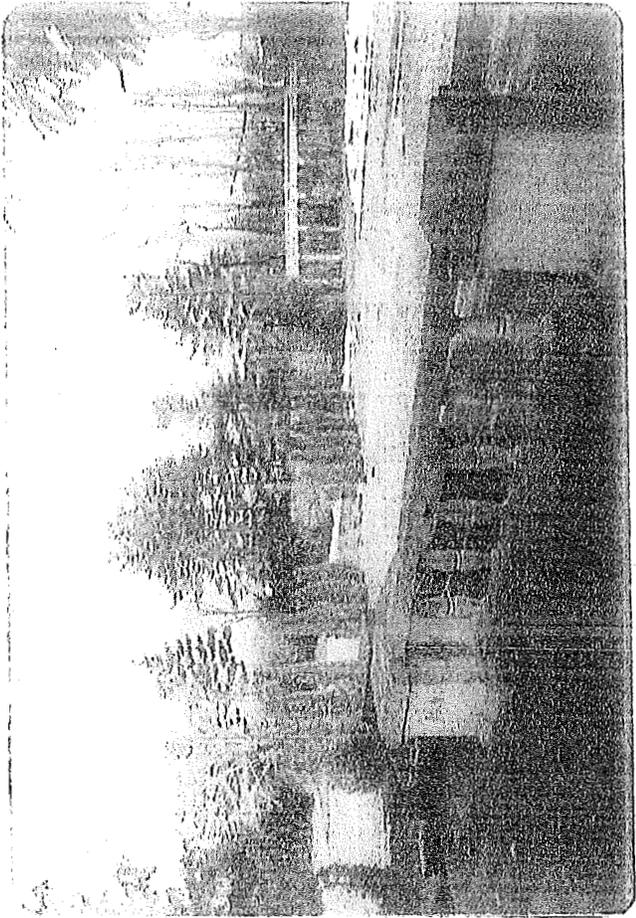
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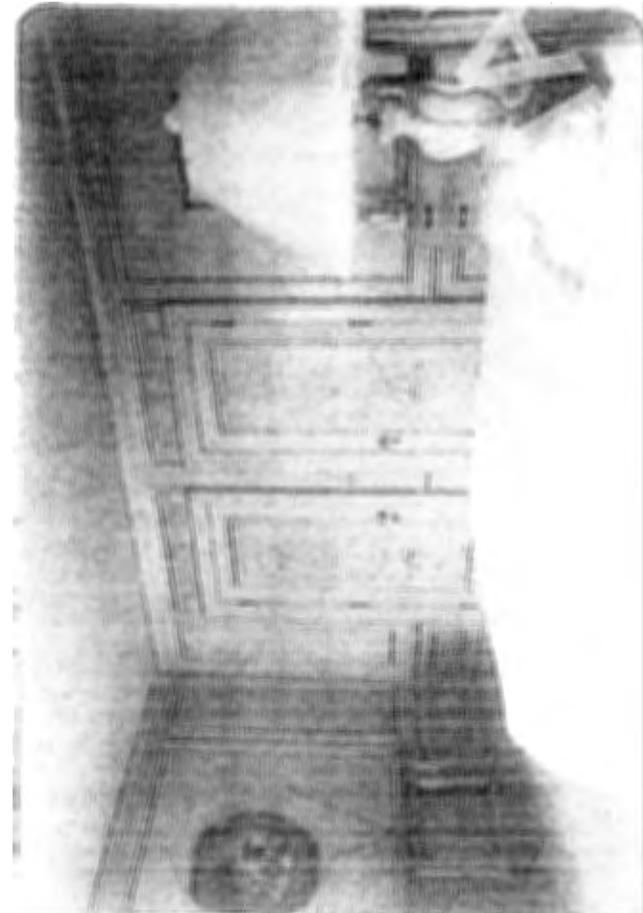
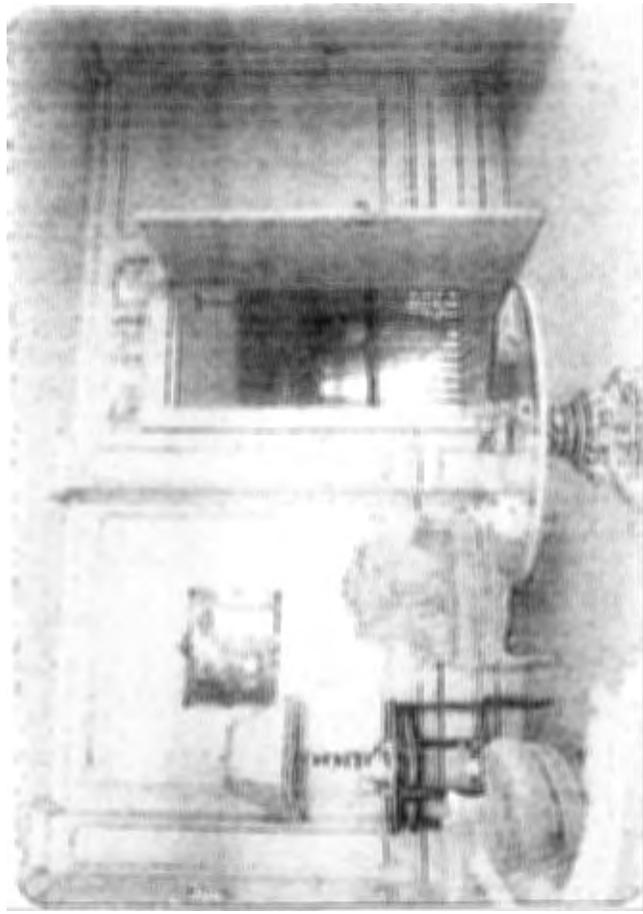
Looking down at
lake in front of
Houses.

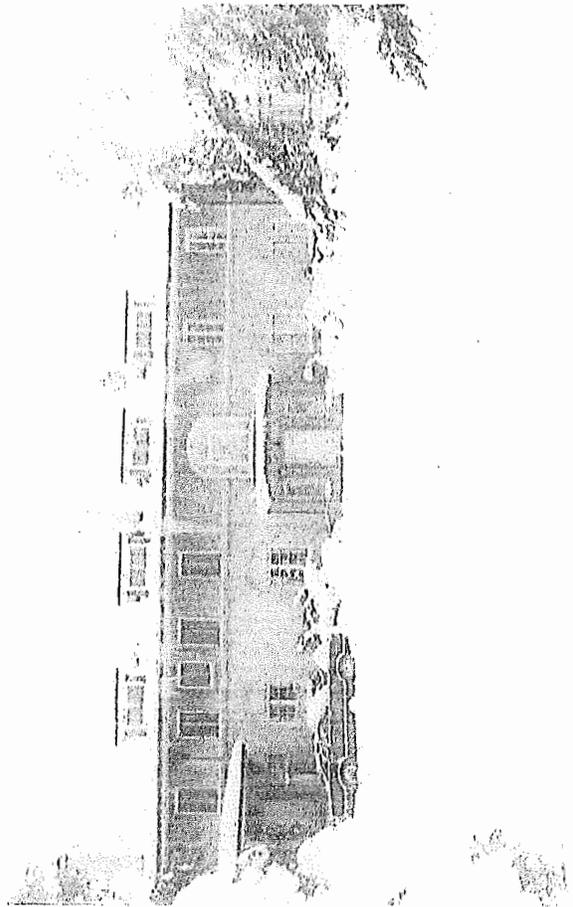
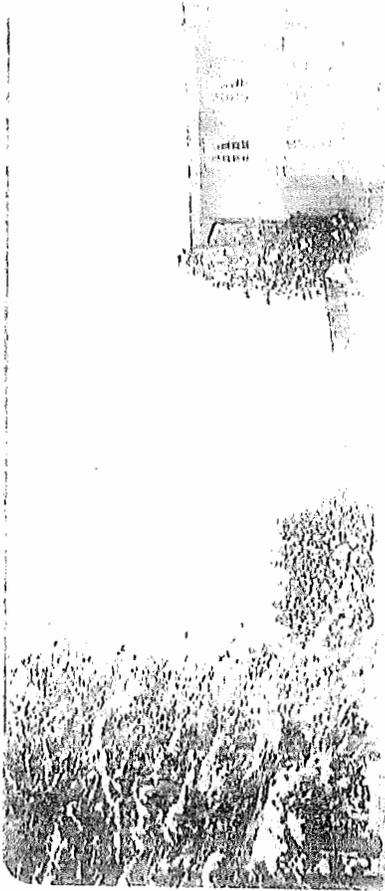
Lily Park.

THROUGH THE SUMMER
MONTHS - MAY UNTIL
END OF JULY
Park.

GARDENS at Lily Park.









Handwritten notes on the left side of the page, possibly describing a location or event.

The band
had 2's track
looking at it

Handwritten notes in the middle section, possibly related to the band's activities.

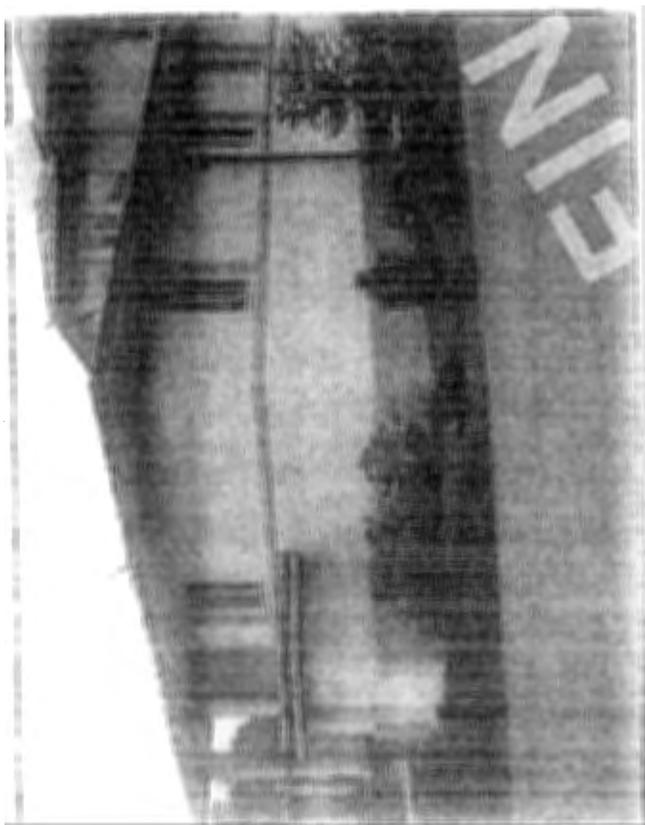
Handwritten notes in the middle section, possibly related to the band's activities.

Handwritten notes on the right side of the page, possibly describing a location or event.

Handwritten notes on the right side of the page, possibly describing a location or event.

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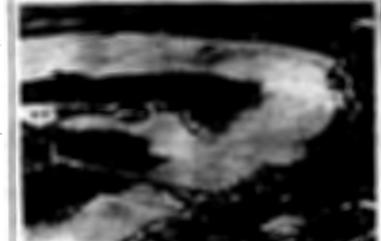




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LANDMARK INSTRUCTIONS

VILLAGE OF EAST AURORA
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EAST AURORA, NEW YORK 14052
(716) 652-6000 FAX (716) 652-1290

EAST AURORA HISTORIC PRESERVATION COMMISSION

INSTRUCTIONS AND PROCEDURES FOR

NOMINATION FOR

DESIGNATION OF LANDMARK OR HISTORIC DISTRICT

(Pursuant to Chapter 156 of the Village Code)

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

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

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

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

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

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

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

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

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

4. Criteria. Section 156-3 of the Village Code, entitled "Designation of Landmarks or Historic Districts", states that a property may be designated as a landmark if it:
 - i) Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
 - ii) Is identified with historic personages; or
 - iii) Embodies the distinguishing characteristics of an architectural style; or
 - iv) Is the work of a designer whose work has significantly influenced an age; or
 - v) Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

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

- i) Contains properties which meet one or more of the criteria for designation as a landmark; and
- ii) By reason of possessing such qualities, it constitutes a distinct section of the Village.

5. Decision. As soon as practicable, the Commission will issue a written decision on the nomination. A copy of the decision will be mailed to the applicant (or the applicant's agent, if applicable), as well as to the owner (if different from the applicant) and to any other persons who appeared on the record at the hearing (provided they furnished a mailing address for that purpose).
6. Village Board Approval. If the Commission designates a property as a landmark or a group of properties as an historic district, as soon as practicable the Commission shall present such designation to the Village Board of Trustees for approval.
7. Plaque and/or Certificate. If the owner of a designated landmark or historic district so wishes and requests, the Commission may present the owner with a plaque and/or certificate commemorating such designation, the form, content and design of which shall be specified by the Commission. The owner shall be responsible for prepayment of any expense associated therewith.



RE: Notification of microbusiness (with retail authorization) application

License Type: License Renewal

Previous DBA:

License Number (if applicable): OCM-MICR-24-000083

Applicant Name: Andrew T. Krouse

Phone Number: 716-598-6688

Email Address: andrewtkrouse@gmail.com

Dear Municipal Clerk/NYC Community Board:

This serves as notification that I (name) Andrew T. Krouse

of (dba) Hop-N-Hemp Tea, Inc. dba Buffalo Kind

intend to, or have, file(d) an application for licensure with the Office of Cannabis Management to open a(n):

- retail dispensary premises (new or additional)
- registered organization with dispensing (or ROD)
- microbusiness

in (county name) New York County. This business, once the license is approved, shall be located at:

Address Line 1: 640 Main Street

Address Line 2: Lower Level

Village: East Aurora

Zip code: 14052

The mailing address is (if different from business location):

Address Line 1: 5595 Armor Duells Rd.

Address Line 2:

City/Town/Village: ORCHARD PARK

State: NY

Zip code: 14127

(As applicable, name of business if different from above) has _____
retained the legal services of (attorney or representative)

Name: _____

Address Line 1: _____

Address Line 2: _____

City/Town/Village: _____

State: Zip code: _____

Telephone with area code: _____

If the municipality or community board would like to express an opinion to the Cannabis Control Board, they must respond to this notification within 30 days by emailing an opinion to municipalities@ocm.ny.gov. This expressed opinion must be on official municipality or community board letterhead.

If the municipality or community board would like to request a one-time 30 day extension for the municipality or community board to provide their opinion, or if the municipality or community board has any comments, concerns, or questions, they must reach out to the Office at municipalities@ocm.ny.gov with "Notification to Municipalities Municipality Opinion 30 Day Extension Request – [Insert municipality or community board name here]" in the subject line. Municipalities or community boards should be sure to provide proof of the date of receipt of the Notification to Municipalities that they wish to request an extension of time for submitting a municipality opinion. Any request that does not include such information will be rejected as incomplete.

Signed Andrew T. Krouse

Today's date: 1/30/2026

Print

To the Village Board,

On Feb 3rd, the EA Village Planning Commission (EAPC) discussed the updated proposal of Young Development to Subdivide and Rezone approx. 15 acres to allow for 110 units of Senior Housing at 270 Quaker Road. The parcel in question is currently zoned for General Manufacturing and has been identified as light industrial/manufacturing uses dating back to before the 2001 Comp Plan was prepared. The Village's adopted Comprehensive Plan (2001) and the Update to the Zoning Code in 2019 has been clear that these parcels are to be developed for light industrial uses, similar to the LSI's development in Commerce Green. In fact, this desire led to denying an application by Walmart many years ago for commercial/retail development.

The Planning Commission (EAPC) would like to request a meeting with the Village Board to discuss whether the Village Board wants to continue to promote light industrial/manufacturing uses in the Village or whether there is a desire to more actively promote senior housing. Our intent is NOT to discuss this specific project proposal, but to get a better sense of the Policy direction and preferences of the Village Board with respect to the Comp Plan.

The EAPC realizes that the proposed site has not been actively marketed for light industrial uses, and that Village Policy may have changed in terms of land use/zoning priorities. The EPAC acknowledges that Senior Housing is also a significant need for the Village. Our dilemma is that the EPAC is trying to balance the Village's long time desire to promote light industrial/manufacturing at the site to create jobs, against the need to provide more senior housing for residents that want to downsize/age-in-place yet remain in the Village. As part of the EAPC's deliberations, we would like to request a meeting with the Village Board to discuss whether the Village Board wants to continue to promote light industrial/manufacturing uses in the Village or whether there is a desire to more actively promote senior housing. To reiterate, our intent is not to discuss this specific project proposal, but to get a better sense of the Policy direction and preferences of the Village Board with respect to the Comp Plan.

Representatives of the EAPC would request to be included on the Agenda for the February 17th Village Board meeting to discuss this further. Planning Commission members Castle, Morris, and Simeone will be available to attend the Village Board meeting.

Please let me know if you have any questions regarding this.

- Dale Morris, EAPC Vice Chairman