

VILLAGE OF EAST AURORA VILLAGE BOARD MEETING

April 6, 2026 – 7:00 PM

Present:

Trustee Cameron
Trustee Lazickas
Trustee Bojanowski
Trustee Root
Mayor Wochensky

Absent:

Trustee Rabey
Trustee Kamp

Also Present:

Maureen Jerackas, Clerk-Treasurer
Jeff Stoll, General Foreman
Elizabeth Cassidy, Code Enforcement Officer
28 Members of the public

A Motion by Trustee Lazickas to approve the Village Board minutes for March 16, 2026, seconded by Trustee Cameron and carried by unanimous approval.

A Motion by Trustee Cameron to approve the payment of Abstract for April 6, 2026, with a total of \$180,781.41, seconded by Trustee Bojanowski and carried by unanimous approval.

SPEAKERS & COMMUNICATIONS (I)

- Mayor Wochensky reviewed that the first speakers and communications will be for agenda items only
- Nancy Smith – 195 Sycamore- She spoke about the trees being removed at Hamlin Park because of decades of inattention and how they are a safety concern. She said that the trees were evaluated by our Village DPW, the Village Arborist, and Bradley Tree to determine which ones were hazardous. She said that for the first time ever, the Village budget has a line for trees at Hamlin Park. She said that General Foreman Stoll is very committed to the trees and is training to be an arborist. She said that our Village Tree Board chair, Jesse Griffis, is very knowledgeable and spends hours coordinating a host of tree-focused initiatives. She said that we have elected officials who are passionate about investing in the vital green infrastructure that our trees represent. She submitted photos to Clerk-Treasurer Jerackas for the board to review.

PUBLIC HEARINGS

- Mayor Wochensky opened the Public Hearing at 7:30 pm to consider an amendment to the Site Plan application from Brian Fisher of Fibbo Properties at 49 Knox Road to change the façade and the location of the exterior patios and sliding glass doors for units 1 and 2 that affect the south and west sides of the building.
Mayor Wochensky closed the Public Hearing at 7:30 pm
- Mayor Wochensky opened a Public Hearing at 7:31 pm to consider a local law amending the Village Code Chapter §112 Demolitions.

- Mary Ann Colopy- HPC Chairwoman- She spoke about preserving the historic character of the Village and how demolition and substantial renovations can affect that. She said that the Village Code needs to be clearer about how the word demolition is defined. She also said that she believes that there should be a consideration for an architectural review board or design guidelines to be put in place.

Mayor Wochensky closed the Public Hearing at 7:33 pm

- Mayor Wochensky opened a Public Hearing at 7:34pm to consider approving the 2026-2027 Tentative Village Budget and Capital Plan.
 - Mayor Wochensky said that the new Village Board members need more time to review the documents.

The Public Hearing will remain open.

OFFICIAL CONSIDERATIONS

- Resolution of the Village of East Aurora of a Determination of Non-Significance pursuant to the State Environmental Quality Review Act (SEQRA) in the matter of the Site Plan Application for 49 Knox, to change the façade and the location of the exterior patios and sliding glass doors for units 1 and 2 that affect the south and west sides of the building.

WHEREAS, the applicant has filed Part 1 of the Short Environmental Assessment Form (SEAF) with this Board, a copy of which is included by reference and made a part hereof, relating to the proposed project at 49 Knox Road, East Aurora, New York, wherein the applicant, Brian Fisher, as agent for Fiboo Properties, LLC; and

WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application, including the Site Plan attached thereto, with any and all amendments and modifications, and considering comments and documentation presented for and against the project, voted in the majority recommending approval, with findings; and

WHEREAS, the Village SEQRA Intake Committee carefully and fully reviewed Part 1 of the SEAF submitted by applicants, including the Site Plan attached thereto, and the above-referenced amendments and modifications; and

WHEREAS, the Village SEQRA Intake Committee, after their review of the above, prepared Parts 2 and 3 of the SEAF with a recommendation of the issuance of the Negative Declaration of Environmental Significance for submission to, and consideration by, the Village Board; and

WHEREAS, the Village Board of Trustees, upon taking an independent hard look and reasoned evaluation of the above-referenced information, comments and written documentation, including, but not limited to, Part 1 of the SEAF; comments, recommendations, findings and conditions of the Planning Commission, the Site Plan and the recommendation of the SEQRA Intake Committee and that Committee's completed Parts 2 and 3 of the SEAF concerning the potential environmental impacts of the project; all of which are incorporated by reference herein; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of East Aurora as Lead Agency has determined that the proposed action described in the SEAF, submitted by the applicants, for the site plan proposed to change the façade and the location of the exterior patios and sliding glass doors for units 1 and 2 that affect the south and west sides of the building at 49 Knox Rd, as detailed in the Site Plan Application dated February 24, 2026, is classified as an Type II Action and therefore issues a Negative Declaration, that this development will not have a significant environmental impact and a Draft Environmental Impact Statement will not be required nor prepared.

The foregoing resolution was duly made by Trustee Cameron for a negative declaration and seconded by Trustee Lazickas and carried on April 6, 2026.

- **Resolution of the Village Board of East Aurora Approving the Site Plan for 49 Knox Road, applicant Brian Fisher, of Fibbo Properties, to change the façade and the location of the exterior patios and sliding glass doors for units 1 and 2 that affect the south and west sides of the building.**

WHEREAS, an application has been submitted for Site Plan Approval at the above-referenced property by applicant Brian Fisher, of Fibbo Properties:

WHEREAS, the Village's SEQRA Intake Committee considered the application and reviewed Part 1 of the Short Environmental Assessment Form submitted by the applicant and completed Part 2 and Part 3 thereof on behalf of the Village, and it was the recommendation of the SEQRA Committee and approved by the Village Board as a Negative Declaration, including that the proposed development plan is a Type II Action and would have no significant environmental impact; and

WHEREAS, the Village Board at a public meeting reviewed and considered further the comments and all written materials submitted by the applicant and all other information and recommendations before the Board, including minutes of prior Village Board meetings and the recommendations from the SEQRA Intake Committee and Planning Commission, and the referral and response from the Erie County Division of Planning declaring: No Recommendation; proposed action has been reviewed and determined to be of local concern; and

WHEREAS, the Village Board received and considered the Site Plan, the above-referenced upgrades, and any and all amendments thereof; and

WHEREAS, the Village Board has separately considered the environmental impacts of the project, declared itself Lead Agency and issued a Negative Declaration of Environmental Significance, with the proposal classified as a Type II Action.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board as follows:

1. The Findings of Fact of the SEQRA Intake Committee, the resolution with findings of the Planning Commission, and the site plan application, all information included in the minutes taken in relation to the above-mentioned Village Board meeting, are herein incorporated by reference.
2. The Resolution of the Village Board, considering the environmental impacts of the project and the issuance of a Negative Declaration of Environmental Significance, is incorporated herein by reference.
3. The Site Plan relating to the proposed project at 49 Knox Road, East Aurora, New York, wherein the applicant proposes to change the façade and the location of the exterior patios and sliding glass doors for units 1 and 2 that affect the south and west sides of the building, as detailed on documents submitted with the application, is hereby approved and is subject to the following additional conditions:

4. The resolution is effective immediately, approving the issuance of a development, construction permit as hereinbefore set forth, subject to compliance with all applicable federal, state, and local laws and codes.

The foregoing resolution was duly made by Trustee Bojanowski and seconded by Trustee Root and carried on April 6, 2026..

- A motion by Trustee Bojanowski,
WHEREAS, the Village of East Aurora has taken extensive steps to preserve the historic and small Village feel throughout the Village, which only adds to the charm and building values in the Village, and
WHEREAS, the history of the area has long been recognized as an important aspect of any densely populated municipality, and
WHEREAS, the Village has only limited space available for industrial and manufacturing endeavors that would otherwise bring more people into the Village, which would benefit the other commercial businesses in the Village, and
WHEREAS, the proliferation of self-storage facilities in the limited industrial and manufacturing zones adds little to enhance the property values on the properties upon which they are located and provides no other benefits in the community, nor brings additional permanent jobs to the Village, and
WHEREAS, questions exist with respect to the appropriateness of such self-storage facilities in the Village, and
WHEREAS, provisions in the Village Code addressing the use of such facilities must be aligned with the Comprehensive Plan, and

WHEREAS, the Planning Commission and Board of Trustees have requested that a local law be developed to protect what little manufacturing land still exists,

NOW, BE IT THEREFORE RESOLVED, that the Village of East Aurora, acting in the best health, welfare, and safety interests of the residents and property owners of the Village hereby suspends the further development of any self-storage facilities within the jurisdictional limits of the Village by any entity, and declares a one hundred eighty (180) day moratorium on any development of any self-storage facilities as outlined herein, and

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

BE IT FURTHER RESOLVED, that the Village shall re-examine the continuation of the moratorium at the completion of this initial period in order to fully and adequately protect the residents of the Village, seconded by Trustee Root, and duly put to a roll call vote which resulted in the following:

Trustee Lazickas - Aye

Trustee Cameron - Aye

Trustee Root – Aye

Trustee Bojanowski- Aye

Mayor Wochensky – Aye

- A motion by Trustee Lazickas, to approve the Chief of Police Patrick Welch to go to the IACP (International Association of Chiefs of Police) conference, October 24-27th, the cost of the conference is \$500 plus travel, seconded by Trustee Root, and unanimously approved.
- A motion by Trustee Lazickas, to approve a Temporary Use Hamlin Park Permit for ITAC, It Takes a Community, June 13th from 10 am to 6 pm for a drug and alcohol-free youth event, contingent on proper insurance being provided to the Clerk's Office one month before the event, seconded by Trustee Cameron, and unanimously approved.
 - The applicant spoke about the event in Hamlin Park. General Foreman Stoll said that the tree will be done by then. Mayor Wochensky asked the applicant about how the event has grown. The applicant said that about 200-300 people will be at the event over the course of the day, and they are adding a sensory area for special needs children.
- A motion by Trustee Bojanowski, to set a public hearing on May 4, 2026, to consider the Village's Annual MS-4 Report, seconded by Trustee Lazickas, and unanimously approved.
- A motion by Trustee Cameron, to consider approving budget adjustments for the 2025/2026 fiscal year, seconded by Trustee Lazickas, and unanimously approved.

Budget Transfers	2025-2026				
FROM			TO		
A.5.1490.0403	Public Works- Office Supplies	\$ 600.00	A.5.1490.0434	Public Works Admin- Telephone	\$ 600.00
A.5.1620.0470	Buildings- Dept Supplies	\$ 1,500.00	A.5.1620.0431	Buildings- Electric	\$ 1,500.00
A.5.1640.0420	Central Garage- Maint & Rep	\$ 1,200.00	A.5.1640.0431	Central Garage- Electric	\$ 1,200.00
A.5.7550.0470	Celebrations- Operating	\$ 770.00	A.5.4540.0410	Ambulance Serv- American	\$ 770.00
A.5.5110.0125	Street Maint- Longevity	\$ 1,700.00	A.5.5110.0140	Street Maint- Overtime	\$ 1,700.00
A.5.3120.0460	Police Dept- Vehicle Maint	\$ 1,000.00	A.5.3120.0465	Police Dept- Accident Repairs	\$ 1,000.00
F.5.8340.0110	Transfs & Dist- Salaries & Wa	\$ 5,500.00	F.5.8340.0140	Transfs & Dist- Overtime	\$ 5,500.00
F.5.8340.0470	Transfs & Dist- Supplies & M	\$ 5,000.00	F.5.8340.0420	Transfs & Dist- Maint & Repairs	\$ 5,000.00

- **MODIFY 2025/2026 BUDGET**

April 6, 2026

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

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

Revenue – 4.2770 Unclassified - \$ 2,761.63

Expenditures – 5.3120.0140 Police Overtime - \$2,761.63

DEA OT Reimbursement

Revenue – 4.2770 Unclassified - \$ 1,464.35

Expenditures – 5.3120.0140 Police Overtime - \$ 1,464.35

DEA OT Reimbursement

Revenue – 4.2770 Unclassified - \$ 5,139.25

Expenditures – 5.3120.0140 Police Overtime - \$ 5,139.25

DEA OT Reimbursement

The following resolution was seconded by Trustee Root and unanimously approved

- A motion by Trustee Lazickas, to Accept the resignation of Shane Krieger, Village Administrator, for retirement to commence on April 3rd 2026, seconded by Trustee Bojanowski, and unanimously approved.
- A motion by Trustee Root to approve the following resolution,
WHEREAS, the Village Administrator has resigned, and
WHEREAS, the Village advertised the position on March 24, 2026, and
WHEREAS, the Village has yet to interview and fill the position, and
WHEREAS, the Clerk-Treasurer could continue to perform duties of the Village Administrator on an out-of-title basis, and
WHEREAS, Maureen Jerackas, Village Clerk-Treasurer, has agreed to continue to cover the duties working out of title as Village Administrator for a period not to exceed Six (6) months, and a training period that doesn't exceed One (1) year, until the right candidate can be found; and

WHEREAS, the positions shall be paid a stipend during this period of time for this work, and while training the new Village Administrator; and

NOW, BE IT THEREFORE RESOLVED that Maureen Jerackas is assigned to continue to do out-of-title work as the Village Administrator, with a stipend of \$673 per week. The stipend will start on April 6, 2026, and will continue until the new Administrator's training is completed, as verified and approved by the Mayor.

BE IT FURTHER RESOLVED that the term of coverage shall be no longer than 6 months under this agreement, plus no more than one year for training.

BE IT FURTHER RESOLVED that, if Vacations, personal time, or Holidays cannot be taken due to these assignments, with approval from the Administrator or Mayor, the unused days will be paid out or carried over into the new year.

Seconded by Trustee Lazickas, and unanimously approved.

OLD BUSINESS

- Reschedule the work session to review the Comprehensive Plan
 - Mayor Wochensky said that he spoke with the Village Planning Commission and agrees that he does not consider it appropriate to look at a certain part of the Comprehensive Plan with this application or any applications on it. He said that the Village should do a full Comprehensive Plan. Trustee Lazickas asked if this work session would be the kickoff for this plan. Mayor Wochensky wants to apply to the county for funding. Village Planning Commission Chair West spoke about a current application that is before the Commission for review, and he wants to know how the Village Board plans to move forward so they can address the application. Mayor Wochensky said that anything that comes up to the planning commission and to the board will be decided based on the current comprehensive plan and the zoning that we have in place.

SPEAKERS & COMMUNICATIONS

- Mary Ann Colopy- Chairwoman HPC- She said that the Comprehensive Plan does not cover HPC and believes historic preservation should be addressed in the future. She said the application for the Historic District with the National Registry will be back to East Aurora for public comment before it goes off for approval.
- Kurt Colopy- 265 South Grove- He congratulated the new Trustees and Mayor. He spoke about the Roycroft litigation and spoke about wanting to save the Globe.
- Jesse Griffis- Village Tree Board Chair- He gave his condolences to Clerk-Treasurer Jerackas on her role as interim Village Administrator again. He thanked the Village Board for their support of the trees and reminded everyone that the Village Tree Board meets on the 2nd Monday of the month in the conference room. He thanked General Foreman Stoll for including the Tree Board in all the ongoing tree work that is happening in the Village and for ensuring that large limbs and trunks from trees are being stored down on Pine and hopefully re-used. He said that he believes that we should support ourselves without talking badly about other communities and all work together.
- Nancy Smith- 195 Sycamore- She said that she wanted to add that Arbor Day is coming up at the High School on April 23rd at 11:15am. She said that Mayor Wochensky and Town Supervisor Synder will be in attendance.

Department Head and Trustee Reports

General Foreman- He said that a storm came through, and the Village had major flooding. He reminded everyone to abide by road closure signs during events like that. He said that he is hoping to get hot patching done if the weather warms up and that he is going to schedule paving soon. Mayor Wochensky wants to rebrand the Code Red system to maybe EA notification to create new participation. He suggested setting up a meeting with Heather at Code Red at On-solve. He suggested putting in a policy for social media. He also mentioned having an Instagram for the Village. He said that we are putting up a whiteboard in the Village Offices for thoughts and ideas on what we are working on.

Code Enforcement Officer- She said that one residence flooded and is not habitable at this point. She said that they are working through a process to determine the amount of damage to the structure and the next steps. She said that she still does not have access to the Globe. She said that she sent a notice to the bank about an electrical line that runs across the awning, and they came and disconnected it. She said that she submitted her year-end report to the Village Board and that she will be sending that report to the Department of State as well.

HPC Chair- She said that she would like the opportunity in May to address the Village Board at a working meeting to talk about what has happened with the HPC in the last two years and where they feel things are moving in the next few years.

Tree Board Chair- none

Planning Commission- none

Town Board- Mayor Wochensky spoke about getting Fireman's Field ready for a bocce ball game against the town.

Village Clerk-Treasurer- She said that the Clerk's Office has been putting stuff together for the changeover. She stated that she has been working on the budget and getting taxes ready. She said that with the new system, hopefully the taxes will be able to be viewed online.

Trustee Bojanowski- He thanked the fire department and the DPW for the rescues that happened on the storm day.

Trustee Lazickas- He welcomed the new Village Board Members. He said that there is a Hamlin Park Committee meeting scheduled for the 16th, and he will speak with Trustee Bojanowski about it.

Trustee Cameron- She welcomed the new Village Board Members and said that she was looking forward to working with them. She said that she was the liaison for the Tree Board for the past 9 years.

Trustee Root- She said that the support has been amazing and is looking forward to all the liaison positions.

Mayor Wochensky- He mentioned having work sessions and said that he thinks this would be a useful tool for communication. He said that he would discuss days and times with the board members. He said that he has a meeting with NYSEG tomorrow from 12-2 to get caught up, and said Nancy Smith and Tree Board Chair Jesse Griffis will be there as well. He said that any of the Village Board members are welcome to attend. He said that he is looking into having a Climate Smart Committee and an Environmental Committee for the Village, and then work with the Town to combine efforts. He said that there are openings on the HPC and the Hamlin Park Committee and that the Village is accepting applications. He said that he would like to have a consistent agenda for approvals and asked the Village Board to let him know their opinions over the next few weeks.

Mayor Wochensky moved to go into executive session. Trustee Lazickas made a motion not to go into executive session and read the following statement:

"Due to the Board's fiduciary responsibility to act in the best interests of the Village and to ensure that our appointments are made through a transparent, fair, and well-informed process, I move that the Board of Trustees conduct all finalist interviews for Village Attorney as a full Board, consistent with our responsibilities under Village Law §4-412, which vests the Board with the general management and control of Village affairs. Because the Village Attorney is an appointed officer under Village Law §3-301(3), and because matters leading to the appointment of a particular person may properly be discussed in executive session under Public Officers Law §105(1)(t), I further move that any such interviews be held in executive session with all trustees invited and given the opportunity to participate. This approach ensures transparency, fairness, and full Board involvement in an important appointment, and helps maintain public confidence in the process." Trustee Cameron seconded the motion. No vote was taken.

Mayor Wochensky said that he opened up all different channels to solicit applications, and they were sent to every Village Board member. He said that he would like to meet with the two attorney candidates in the executive session. Mayor Wochensky said that he would still like to go into executive session because they need to have someone in place, as there are three meetings this week. Trustee Bojanowski noted that maybe the board should interview for the short term, with an option to interview again for the long term to get more interest in applying. Trustee Root would like to not rush the process and keep the current attorney while they are interviewing. Trustee Lazickas agrees with Trustee Root. Mayor Wochensky would like two options for the short-term decision, too. Trustee Lazickas feels that the current attorney is familiar with the current happenings in the Village and wants a full Village Board in attendance to vote on a final candidate. Mayor Wochensky said that he will not make an appointment before the Village Board gets a further chance to review and noted that there needs to be a temporary attorney. Trustee Lazickas rescinds his motion. Mayor Wochensky said that he has not appointed an attorney. Trustee Lazickas said that he was upset that the posting for the job was only posted for 7 days and that it was a short turnaround.

EXECUTIVE SESSION-

A motion by Mayor Wochensky to open an executive session at 8:45pm for attorney interviews, seconded by Trustee Bojanowski, and unanimously approved.

A motion by Trustee Lazickas to close the executive session at 11:19pm, seconded by Trustee Bojanowski and unanimously approved.

ADJOURNMENT

A motion was made by Trustee Lazickas to adjourn the meeting at 11:20pm. Seconded by Trustee Bojanowski and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer