

VILLAGE OF EAST AURORA VILLAGE BOARD MEETING

April 20, 2026 – 7:00 PM

Present:

Trustee Lazickas
Trustee Cameron
Trustee Kamp
Trustee Rabey
Trustee Root
Mayor Wochensky

Also Present:

Maureen Jerackas, Clerk-Treasurer
Pat Welch, Police Chief
Jeff Stoll, General Foreman
Chris Trapp, Village Attorney
Liz Cassidy, Code Enforcement Officer
19 Members of the public

PUBLIC HEARINGS

- Mayor Wochensky opened the Public Hearing at 7:04 pm to consider the Special Use Permit from Michelle Baco, Store Manager of Five Below at 123 Grey Street, to stage merchandise for sale outside of the storefront.
Mayor Wochensky closed the Public Hearing at 7:04 pm
- Mayor Wochensky opened a Public Hearing at 7:04 pm to consider a Special Use Permit from Erin Redding and Zachary Goodrich of 533 Prospect Ave to construct a 22'x45' detached garage with a one-bedroom ADU for the owner-occupied single-family dwelling.
 - Susan Russell- 159 Sycamore- She said that she is located in the rear, adjacent to the property, and is in favor of this application. She said that the applicant is extremely considerate of all the neighbors. She said that she supports the ADU and improves her yard by giving her more privacy.
 - Kevin Lewandowski- 122 Sycamore- He expressed concerns over the size of the variance, and he said that he would be against the property being used as an Airbnb.Mayor Wochensky closed the Public Hearing at 7:08 pm
- Mayor Wochensky re-opened a Public Hearing to consider approving the 2026-2027 Tentative Village Budget and Capital Plan.
 - Mayor Wochensky did a presentation of the Village BudgetMayor Wochensky closed the Public Hearing at 7:08 pm

SPEAKERS & COMMUNICATIONS (I) - None

CONSENT CONSIDERATIONS

- A Motion by Trustee Rabey to
 - Approve the Village Board minutes for April 20, 2026
 - Approve the payment of Abstract for April 20, 2026, with a total of \$41,454.10
 - Refer to the Planning Commission, May 5, at Special Use Permit for application for 635 Main St, Sylvia Walworth of Valvoline Instant Oil Change, for a vehicle service shop
 - Set a Public Hearing on May 18, for the Site Plan application for the Aurora Village Shopping Center at 123 Grey Street to replace the existing parking lot lighting with new quad, dark sky-compliant LED fixtures.
 - Approve a Hamlin Park Temporary Use Permit for Aurora Players for theatrical productions on various dates in the summer of 2026.
 - Approve a Temporary Use Permit for East Aurora Art Society, Sarah Tobin, for a Fine Art Exhibit and Sale June 27th & 28th, 11 am-5 pm, contingent on receipt of certificate of insurance at the Clerk-Treasurer's office.
 - Approve a Temporary Use Permit for Roycroft Campus Curt Maranto, for their Founder's Day celebration on June 6th, 4:30-7:30 pm.
 - Approve a Temporary Use Permit for Victoria Stuman, EA Chamber of Commerce, Sun to Sunset in EA on July 24th, 12-8 pm.
 - Approve a Temporary Use Permit for Victoria Stuman, EA Chamber of Commerce, EA Summer Street Festival on July 25th 10-4 pm.
 - Approve a Temporary Use Permit for Victoria Stuman, EA Chamber of Commerce Taste of East Aurora on September 12th 11-3 pm.
 - Approve a Temporary Use Permit for the Town of Aurora, Backyard Bash Concert Series on Thursdays July 9- August 30 from 4-9 pm
 - Approve budget adjustments for the 2025-2026 fiscal year

Budget Transfers	2025-2026				
FROM			TO		
A.5.5142.0470	Highway Snow Removal-Equ	\$ 1,200.00	A.5.1640.0431	Central Garage-Electric	\$ 1,200.00
A.5.3410.0200	Fire Equipment	\$ 3,500.00	A.5.3410.0431	Fire Dept- Electric	\$ 3,500.00
A.5.9010.0801	Police Retirement	\$11,000.00	A.5.5182.0431	Street Lighting- Electric	\$ 11,000.00
A.5.5142.0470	Highway Snow Removal-Equ	\$ 300.00	A.5.7140.0431	Playground- Electric	\$ 300.00
A.5.5142.0470	Highway Snow Removal-Equ	\$ 2,000.00	A.5.1620.0431	Buildings- Electric	\$ 2,000.00
A.5.5110.0420	Streets- Maintenance	\$10,000.00	A.5.1640.0460	Central Garage- Vehicle Maint & Parts	\$ 10,000.00
A.5.1670.0420	Central Printing & Mail- Maint	\$ 2,000.00	A.5.1670.0470	Central Printing & Mailing- Postage	\$ 2,000.00
A.5.5142.0470	Highway Snow Removal-Equ	\$ 100.00	A.5.1640.0433	Central Garage- Water	\$ 100.00
A.5.5142.0470	Highway Snow Removal-Equ	\$ 7,000.00	A.5.1640.0460	Central Garage- Vehicle Maint & Parts	\$ 7,000.00
A.5.8560.0410	Shade Trees- Contract	\$ 335.00	A.5.8560.0420	Shade Trees- Maint & Repairs	\$ 335.00
A.5.5110.0420	Streets- Maintenance	\$ 1,600.00	A.5.1620.0470	Buildings- Department Supplies	\$ 1,600.00
A.5.3120.0460	Police Dept- Vehicle Maint	\$ 1,000.00	A.5.3120.0465	Police Dept- Accident Repair	\$ 100.00
F.5.8340.0480	Transfs & Dist- Uniforms	\$ 136.00	F.5.8340.0490	Transfs & Dist- Water Testing	\$ 136.00
F.5.1380.0410	Fiscal Agent Fees	\$ 1,000.00	F.5.8310.0403	Water Postage	\$ 1,000.00
F.5.8340.0126	Transfs & Dist- Def Comp	\$ 100.00	F.5.8340.0140	Transfs & Dist- Overtime	\$ 100.00

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

Revenue – 4.2770 Unclassified - \$ 6,657.55

Expenditures – 5.3120.0465 Police- Accident Repairs, Ins - \$6,657.55

Car accident insurance payment

Revenue – 4.2770 Unclassified - \$ 2,472.33

Expenditures – 5.3120.0465 Police- Accident Repairs, Ins - \$ 2,472.33

Car accident insurance payment

Revenue – 4.2770 Unclassified - \$ 500.00

Expenditures – 5.8560.0430 Shade Trees-Tree Purchase - \$ 500.00

Donation for trees, Arbor Day

Revenue – 4.2770 Unclassified - \$ 762.00

Expenditures – 5.7140.0018 Park Recreation Bathroom - \$ 762.00

Refund check

Seconded by Trustee Kamp and unanimously approved.

OFFICIAL CONSIDERATIONS

- A motion by Trustee Lazickas,
An Application of a Request for an Amended Special Use Permit, received by the Office of the Village Clerk on May 27, 2025, is hereby:
APPROVED, as submitted, for applicant Michelle Baco, Store Manager for Five Below, for staging merchandise outside of their storefront for sale.
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:
Findings:
The proposed action will not interfere with pedestrian traffic flow on the sidewalk or create any unsafe situations.
The proposed action is consistent with the practice of other stores in the Plaza.
Conditions:
Merchandise is displayed only during the hours of operation of the store.
The outdoor displays cannot impede ADA or pedestrian access on the sidewalk.
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*:

seconded by Trustee Root, and unanimously approved.

- A motion by Trustee Lazickas
An Application of a Request for an Amended Special Use Permit, received by the Office of the Village Clerk on January 16, 2026, is hereby:
APPROVED, as submitted, for applicant Erin Redding & Zachary Goodrich of 533 Prospect Avenue to construct a 22'x45' detached garage with an Accessory Dwelling Unit (ADU). The ADU will at grade and at the rear of the structure with side entry. The one-bedroom ADU will be for family and occasional guests of the property owners that owner-occupy the primary singlefamily dwelling on the property. The current 12.86'x23.53' (303 sq. ft.) detached garage will be demolished for the construction of this new proposed structure.
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 application architecture, roof pitch, siding, windows, and colors will match the main house.
2. The applicant has committed to not removing any mature trees.
3. The application meets the intent of the ADU code in providing Village residents with the ability to provide temporary residence to family.
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*:

seconded by Trustee Root, and unanimously approved.

- Code Enforcement Officer Cassidy said the current regulation is that you're only allowed a one-bedroom. She said that's fairly size-limited, but an accessory building in the village is maxed out at 25% of the rear yard. She said that she always checks that if it gets close, but it's very rare that it happens. She said that this is a one-bedroom to be used for their purposes, and the planning commission did have a discussion with them about the fact that a short-term rental is not allowed.

- A motion by Trustee Cameron, to approve the 2026-2027 Capital Plan as submitted by the Capital Committee, seconded by Trustee Root, and unanimously approved.

- **ADOPT 2026-2027 BUDGET**

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

BE IT RESOLVED, the Budget for the Village of East Aurora for the fiscal year 2026/2027 is hereby ADOPTED with a tax rate of \$ 22.657 per thousand.

BE IT FURTHER RESOLVED, the pay raises for the nonunion staff for the 2026/2027 fiscal year are included in the budget.

The following resolution was seconded by Trustee Bojanowski, and duly put to a roll call vote which resulted in the following:

Trustee Lazickas - Aye

Trustee Cameron - Aye

Trustee Bojanowski – Aye

Trustee Kamp- Aye

Trustee Rabey- Aye

Trustee Root- Aye

Mayor Wochensky – Aye

- **RESOLUTION April 20, 2026**

ADOPT 2026-2027 WATER BUDGET AND RATE SCHEDULE

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

BE IT RESOLVED, the \$1,884,358 Water Budget for the

2026-2027 WATER RATES

2026-27 ECWA RATES			
2025-26 RATE	2026-27 RATE	INCREASE	PERCENT
4.04	4.37	\$ 0.33	8.17%

Inside Village		RATE/1000 Gallons	
Consumption	Current	Proposed	Difference
0-5	\$5.62	\$5.95	\$0.33
6-75	\$7.09	\$7.42	\$0.33

OVER 75	\$6.71	\$7.04	\$0.33
Outside Village			
Consumption	Current	Proposed	Difference
0-5	\$8.43	\$8.93	\$0.50
6-75	\$10.62	\$11.12	\$0.50
OVER 75	\$10.01	\$10.51	\$0.50

Inside Village	RATE/CUBIC FEET (748 Gallons)		
Consumption	Current	Proposed	Difference
0-6	\$4.22	\$4.46	\$0.24
7-100	\$5.32	\$5.57	\$0.24
OVER 100	\$5.03	\$5.28	\$0.25

DEBT SERVICE COST			
	2024-25	2025-26	
	Current	Proposed	Difference
	\$30.75	\$26.26	-\$4.49

Operation and Maintenance			
	2024-25	2025-26	
	Current	Proposed	Difference
5/8"	\$40.58	\$44.74	\$4.16
1"	\$54.92	\$60.41	\$5.49
1.5"	\$78.44	\$86.29	\$7.85
2"	\$133.36	\$146.70	\$13.34
3"	\$156.89	\$172.58	\$15.69
4"	\$313.77	\$345.15	\$31.38
6"	\$549.10	\$604.01	\$54.91
8"	\$705.99	\$776.59	\$70.60

The following resolution was seconded by Trustee Rabey, and duly put to a roll call vote which resulted in the following:

Trustee Lazickas - Aye
Trustee Cameron - Aye
Trustee Bojanowski – Aye
Trustee Kamp- Aye
Trustee Rabey- Aye
Trustee Root- Aye
Mayor Wochensky – Aye

- A motion by Trustee Lazickas, to give permission for the mayor to sign the 2026-2027 Tax Warrant, seconded by Trustee Kamp, and duly put to a roll call vote, which resulted in the following:
Trustee Lazickas - Aye

Trustee Cameron - Aye
Trustee Bojanowski – Aye
Trustee Kamp- Aye
Trustee Rabey- Aye
Trustee Root- Aye
Mayor Wochensky – Aye

- No motion was made to approve a local law amending the Village Code Chapter §112 Demolitions
 - Trustee Kamp has some concerns with the demo code changes. He thanked Code Enforcement Officer Cassidy for all of her help. He believes that the proposed demo code is restrictive to homeowners and said that he thinks the 40% definition is arbitrary. He said that he is concerned about the affordability for families and wants to reopen the public hearing. Trustee Root agreed and spoke of her own home. Trustee Lazickas asked how we should proceed. Mayor Wochensky asked about a subcommittee of Trustees and Code Enforcement Officer Cassidy. Trustee Kamp would like this process to be done quickly, as he knows there are building applications waiting. He discussed having a public comment on this at the next meeting. Trustee Cameron suggested that the HPC should be invited because they did a lot of work on the proposed code. Mayor Wochensky said Trustee Bojanowski, Trustee Root, and Trustee Lazickas will be on the committee to review.
- A motion by Trustee Rabey, to Permission for the mayor to sign a contract with Robbyn Drake as an independent contractor for Grant writing services at a rate of \$77.00 per hr, seconded by Trustee Cameron, and unanimously approved.
 - Mayor Wochensky spoke about her history working with the town and WNY Land Conservancy. He said that she is highly recommended and will be meeting with him, the Trustees, and Clerk-Treasurer Jerackas to see what opportunities are worth using her to do the grants. Trustee Lazickas spoke about funding for the playground and park improvements.
- A motion by Trustee Kamp, to appoint Mark Hartley to the position of Emergency Manager and Dan Dytchkowsky as Deputy Emergency Manager for a term of one year to expire April 5, 2027, seconded by Trustee Root, and unanimously approved.
 - Mayor Wochensky reviewed the emergency managers and their duties. He also spoke about emerging management training for the new trustees.
- A motion by Trustee Lazickas, to give permission for the Mayor to sign a contract in conjunction with the Town of Aurora for Skylihter for the 3rd of July Fireworks, seconded by Trustee Bojanowski, and unanimously approved.
 - Mayor Wochensky spoke about this program. He said that there is no cost to taxpayers and that the town gets donations.

OLD BUSINESS- None

NEW BUSINESS

- Social Media Policy- Mayor Wochensky discussed a social media policy for using multiple platforms to keep the Village residents informed. He also discussed how to use social media to inform more people about Code Red. Trustee Kamp offered to assist.

SPEAKERS & COMMUNICATIONS

- Susan Russell- 159 Sycamore- She said that National Fuel is doing work by her house and wanted to know if they would be coming back to fix the mess they made of her landscaping. General Foreman Stoll said that he will follow up, but would imagine it would be in May.

- Mayor Wochensky spoke about the road repairs by the utility companies in the Village. He said that he met with the county executive and asked if they would come out and do a presentation on the Maple Road project and how it would impact the community. Trustee Root noted that 15 trees are coming out with that project and will be replaced, but maybe not in the same place. Mayor Wochensky asked when the project would start, and General Foreman Stoll said maybe June.
- Chris Contento- 2434 Latham Rd- He said he has concerns about the demolition moratorium. He says that he believes in the intent of the moratorium, but said that small projects are being held up because of it. He asked if the moratorium could be adjusted. Mayor Wochensky said that he believes that the demolition code should be done soon, and that it is a better solution in the end rather than just adjusting the moratorium.

Department Head and Trustee Reports

General Foreman- He said electronics recycling pick up is this week. The Hamlin Park trees are finished with Bradley Tree Company and said that they are coming back in May for the aeration of 20 trees. He said that the DPW has a few more removals to do. He said that he has a meeting to discuss and schedule milling and paving.

Police Chief- He has been working on budget considerations. The police department escorted the bike bus last Friday. He said that he is starting to put speed monitoring devices out where he feels that there may be problems, and also take input from the community on where as well. They are pulling over more people for cell phone distracted driving because of the governor's safety grant. He is hoping that the new grant writer can find ways around the Villages' demographics to get more funding. He said that he would like to increase the full-time dispatcher number to five, especially with the surveillance trailer in Hamlin Park. He thanked General Foreman Stoll because the Lyons Club reached out to him and wants to help remodel and repair the police satellite office building at Hamlin Park. He said that McDonald's reached out and wanted to do more community engagement, so they are hosting a coffee with a cop on Saturday, May 2nd, from 9 am-11 am. He said that Mayor Wochensky and Safety Pup will be there as well. Mayor Wochensky and Trustee Kamp thanked Police Chief Welch for the bike bus escort.

Code Enforcement Officer- She said that 326 Olean had a fire last March, and they have been in contact with a demolition contractor to get it taken down due to it being a safety hazard. She said that it is not affected by the demolition moratorium, but the property will have to be cleaned up in the next few weeks. They have received two of the three permits for the land on Pine and Girard. They are looking into storm drainage on Olean Road. She reminded everyone that yard bags are not going to get picked up anymore, so you either need to put them in your bins or take them to the DPW on Saturday mornings. Mayor Wochensky and Clerk-Treasurer Jerackas will be meeting with Waste Management soon to talk and see if there are any potential options to tweak the contract.

Village Clerk-Treasurer- She said that she attended the GFOA training last week and got a lot of information on AI and phishing schemes. She said that she will be working on implementing the new tax software this week.

Trustee Lazickas- He said that last week was his first meeting with the tree board, and it was great. He had a Hamlin Park Committee meeting and discussed Rotary making a donation to help replenish trees. He said that they saw a playground presentation and discussed the new playground. He said that the park bathrooms will hopefully be done in June, and hope to get the plumbing cost reduced. He would like stronger language on signs in the park to prevent damage and theft. He thanked the Rotary and the Lyons for their donations toward improvements.

Trustee Cameron- She would like more traffic studies from the county during the warmer season. She said on Pine and on Center and South St., Mayor Wochensky suggested a public comment and is looking for feedback on the area.

Trustee Root- She attended the Tree Board meeting and was very hopeful after the meeting with NYSEG.

Trustee Rabey- none

Trustee Kamp- none

Trustee Bojanowski- He attended the HPC, ZBA, and Hamlin Park meetings. He was at the Great Wolf Lodge and spoke with the Mayor of Niagara Falls, Canada. Mayor Wochensky said that he reached out to the mayor of Niagara-on-the-Lake about beautification and would like to set up a meeting with General Stoll and their crew.

Mayor Wochensky- We are continuing to get applications and are doing interviews for the Administrator position. Trustee Rabey and Trustee Kamp are helping with interviews and thanked Trustee Rabey for ranking the applications. He said that he met with NYSEG and is waiting for an agreement to come, and he hopes it will help in the future. He spoke at the American Legion for Vietnam Veterans dinner, and he was very thankful for the invitation. He will be attending Arbor Day activities at the High School and at Parkdale. He will attend the Association of Erie County Governments meeting on Thursday. He is meeting with the engineers tomorrow and talking about converting our contract for the windows at the police station to include a more thorough look at the facility. The July 4th committee meeting is tomorrow. He is still looking for anyone interested in being on the Climate Smart communities. He met with the county executive today and discussed projects that the county is doing in the Village. He said that the Pedestrian Bike Board is meeting tomorrow. He said that on April 27th the governor's office is sending representatives to discuss some things to look forward to, including grant opportunities. Village Attorney Trapp said that in regard to the demolition code change, if major changes are made that it would require a public hearing. Trustee Kamp said that he does plan to make changes that would be considered major.

- A motion by Trustee Kamp, to set a Public Hearing on 5/18/2026 for Local Law Amending chapter 112 Demolition , seconded by Trustee Lazickas, and unanimously approved.

Trustee Lazickas asked about the sign change or new signs being put up for pickleball and said that he will come up with the language. Mayor Wochensky said that he will have someone order that.

ADJOURNMENT

A motion was made by Trustee Bojanowski to adjourn the meeting at 8:23pm, seconded by Trustee Lazickas and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer