

AGENDA
Village Board of East Aurora
May 18, 2026 Regular Meeting at 7 pm

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. PUBLIC HEARINGS

- A. 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.
- B. Local law amending the Village Code Chapter §112 Demolitions.

3. SPEAKERS & COMMUNICATIONS – Agenda items only

4. CONSENT CONSIDERATIONS

- A. Approval of Minutes of Village Board Meeting for May 4, 2026
- B. Approval of Payment for May 18, 2026 Abstract 2025/2026 fiscal year for a total of \$53,016.74
- C. Approval of a Determination of Non-Significance pursuant to the State Environmental Quality Review Act in the matter of an amended 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.
- D. 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.
- E. Peddler Solicitor Permit for Michael Yohe to operate a horse-drawn carriage
- F. Temporary Use Permit for Baker Memorial UMC- Wendy Mix - Strawberry Festival June 27th, from 10 am to 3 pm.
- G. Permission for the mayor or his designee to sign the engagement letter with Heather Giambra for continued Labor Attorney services
- H. Set Public Hearing June 15th for a Rezone and Minor Subdivision application at 270 Quaker Road.
- I. New members of the East Aurora Fire Department: Roy Draves & John Phillips (out of district), Joplin Hess
- J. Refer to Planning Commission June 2nd Special Use Permit for 649 Main Street for a restaurant at The Bank of EA
- K. Budget adjustments for the 2025-2026 fiscal year

5. OFFICIAL CONSIDERATIONS

- A. Local law amending the Village Code Chapter §112 Demolitions.
- B. Lift the moratorium on Demolitions.
- C. Mayor Luke E. Wochensky moves to appoint Paul Porter to the position of ADA Coordinator for a one-year term ending April 5, 2027

6. OLD BUSINESS

- A. Traffic study

7. NEW BUSINESS

- A. Proclamation for National Public Works Week

8. SPEAKERS & COMMUNICATIONS (II)

9. DEPARTMENT HEAD REPORT

10. EXECUTIVE SESSION

11. ADJOURNMENT

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: February 24, 2026

The Building Department has accepted a Site Plan application from James A. Boglioli of 93 NYRPT/Benderson Development, owner of 123 Grey Street. The request to replace the existing parking lot lighting with new quad, dark sky compliant LED fixtures.

Village Code section 285-51.5A requires the application to be referred to the Planning Commission for their recommendation. After which a public hearing is required prior to a decision by the Village Board.

Village Code section 285-50.4C(3) requires the application be referred to the Erie County Planning Department for review due to proximity to a State Highway (Hamburg Street/20A).

This is an Type II action for purposes of SEQR.

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

Richard Miga

Building Dept:	
Date Received	_____
Complete App	_____
Village Clerk:	
Date Received	_____
Amount \$	_____
Receipt #	_____

SITE PLAN APPLICATION

PROPOSED PROJECT Site Lighting SBL#: 175.07-1-1.11

LOCATION 123 Grey Street ZONING DISTRICT GC

The applicant agrees to reimburse the Village for any additional fees required for the consultant's review of submitted technical data, including but not limited to traffic studies, drainage, lighting, water, and sewer plans.

APPLICANT NAME Benderson Development Company, LLC

ADDRESS 570 Delaware Ave. Buffalo, NY 14202

TELEPHONE 716-878-9626 E-MAIL jmb@benderson.com

SIGNATURE James A. Boglioli

OWNER NAME 93 NYRPT, LLC

ADDRESS 570 Delaware Ave. Buffalo, NY 14202

TELEPHONE 716-878-9626 E-MAIL jmb@benderson.com

SIGNATURE James A. Boglioli

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT

NAME N/A FIRM _____

ADDRESS 570 Delaware Ave. Buffalo, NY 14202

TELEPHONE 716-878-9626 E-MAIL jmb@benderson.com

SIGNATURE _____ AFFIX STAMP

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Twenty (20) Sets – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-51.3
- One (1) complete file of submittal package in PDF format via email (under 10MB). Larger files may be submitted on a USB drive.
- Application fee \$25.00 and Public Hearing fee \$100.00 – Total \$125 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____ Minor Project written request to waive PC mtg Y/N/NA: VB Decision Y/N

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Historic Preservation	_____	_____
ZBA	_____	_____
EC Div of Planning	_____	_____
NYS DOT	_____	_____
Town Notification	_____	_____
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.

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: Proposed Site Lighting			
Project Location (describe, and attach a location map): 123 Grey Street, East Aurora, Erie County			
Brief Description of Proposed Action: The proposed action is a request to replace the existing dual fixture area lights for the plaza and replace them with new quad, dark sky compliant LED fixtures.			
Name of Applicant or Sponsor: Benderson Development Company, LLC		Telephone: 716-878-9626 E-Mail: jamesboglioli@benderson.com	
Address: 570 Delaware Ave			
City/PO: Buffalo		State: New York	Zip Code: 14202
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 ☒	YES ☐
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:		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		19.78 acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		19.78 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

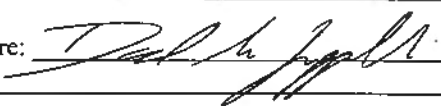
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ N/A site lighting fixtures only	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ N/A site lighting fixtures only	☒	☐	
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?	NO	YES	
	☒	☐	
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?	☒	☐	
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?	NO	YES	
	☒	☐	
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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☒ 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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? 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
	☒	☐

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
	☒	☐

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
	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>David Zuppelli</u> Date: <u>02.16.2026</u>		
Signature: <u></u> Title: <u>Civil Engineer</u>		

February 18, 2026

Mayor Mercurio and Members of the Board of Trustees
Village of East Aurora
575 Oakwood Avenue
East Aurora, New York 14052

**Re: Aurora Village Shopping Center
123 Grey Street (BDP # 2127)
Application for Site Plan Approval for Site Lighting**

Dear Mayor Mercurio and Members of the Planning Board:

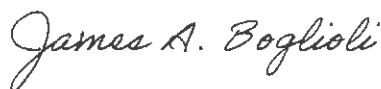
In connection with the above-referenced property, enclosed please find our application seeking site plan approval to allow for updating the current existing site lights with new dark sky compliant LED fixtures. It should be noted that no new light poles are proposed and this is an upgrade of the existing dual lights fixtures to quad LED fixtures. It should be further noted that on December 14, 2017, the Village of East Aurora Zoning Board of Appeals granted an area variance to allow the site to have 149,705 lumens/acre. The new LED fixtures will reduce the amount of lumens that are on site and will provide a reduction in the lumens per acre. The site lighting will be reduced from 149,705 Lumens/Acre to 72,383 Lumens/Acre, which brings the site closer to compliance with the maximum allowed requirement of 60,000 Lumens/acre per §165-4 of Village code.

In support of this application package, please find enclosed the following information:

- 1) Civil Engineering Plans prepared by James A Rumsey, R.A;
- 2) Village of East Aurora Application; and
- 3) Short EAF.

We look forward to working with the Village on this project. Should you have any questions or require any additional materials, please do not hesitate to either Courtney Adamo at (716) 878-9630 or James Boglioli at (716) 878-9626.

Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC



James A. Boglioli, Esq.
Director, Right to Build

CHECK LIST FOR SITE PLAN APPLICATION

An application for site plan review shall include the following supporting documents, as applicable. A licensed professional engineer or registered land surveyor shall prepare all site plan materials unless otherwise approved by the Village Board.

- ☒ Description or narrative of all proposed uses and structures, including but not limited to hours of operation, number of employees, maximum seat capacity, and proposed number of off-street vehicle and bicycle parking spaces.
- ☒ A site plan drawn at a scale of one inch equals 20 feet or such other scale as the Village Board may deem appropriate, on standard 24 inch by 36 inch sheets, with continuation on 8 ½ inch by 11 inch sheets as necessary for written information.
- ☒ A certified land survey showing the boundaries of the applicant's property under consideration in its current state plotted to scale with the north point, scale, and date clearly indicated, or other document deemed acceptable by the reviewing board.
- ☒ Plans indicating the following with regard to the property in question, where applicable.
 - ☒ The location of all properties, their ownership, uses thereon, subdivisions, streets, easements, and adjacent buildings within 300 feet of the property in question.
 - ☒ The location and use of all existing and proposed structures on the property in question, including all dimensions of height and floor area, exterior entrances, and anticipated future additions and alterations.
 - ☒ The location of all existing and proposed topography features, including but not limited to, site grading, open spaces, woodlands, watercourses, steep slopes, wetlands, floodplains, and watersheds.
 - ☒ The location of existing and proposed landscaping, screening, walls, and fences, including information regarding the size and type of plants and building materials proposed.
 - ☒ The location of existing and proposed public and private streets, off-street parking areas, loading areas, driveways, sidewalks, ramps, curbs, and paths. Such plans shall include considerations for vehicular, pedestrian, and bicycle traffic circulation, parking, and access.
 - ☒ The location of existing and proposed utility systems including sewage or septic, water supply, telephone, cable, electric, and stormwater drainage. Stormwater drainage systems shall include existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales.
 - ☒ The location, height, intensity, and bulb type (sodium, incandescent, etc.) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.
 - ☒ The location, height, size, material, and design of all existing and proposed signs.
 - ☒ Elevations at a scale of one-quarter inch equals one foot for all exterior facades of the proposed structure(s) and/or alterations to or expansions of existing facades, showing design features and indicating the type and color or materials to be used.
 - ☒ Plans to prevent the pollution of surface or ground water, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable.
 - ☒ A schedule for completion of each construction phase for buildings, parking, and landscaped areas.
 - ☒ Plans for disposal of construction and demolition waste, either on-site or at an approved disposal facility.
- ☒ All New York State SEQR documentation as required by law.
- ☒ The Village Board may request additional information as per Village Code §285-51.3(B)(6) or anything else it deems necessary for a complete assessment of the site plan.
- ☒ All required fees and reimbursements, and an escrow deposit to cover professional review costs, if required.

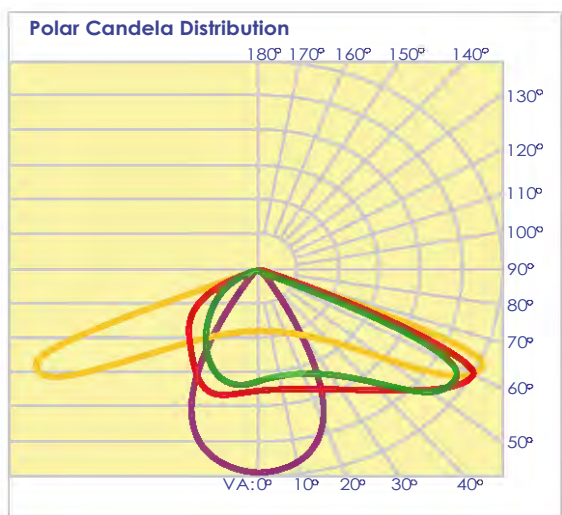
FLD-RS

spec-grade performance



AREA & STREET LIGHTING

The FLD-RS is our second generation spec-grade luminaire in the FLD series. Redesigned with increased efficacy and distribution for projects requiring a sleek architectural profile and the high-performance of a SimplyLEDs luminaire. FLD-RS boasts an IP66-rated cast aluminum body with over 1,400 sq. in. of surface area & 40kV driver-attuned surge protection standard on every unit we manufacture. Each FLD-RS is equipped with a top-mounted NEMA 7-pin connector & shorting cap.



T3

T4

T5

TF

Available Color Temps (K): 4000, & 5000

CRI: 72+

Lifetime (L70): >150,000

LED Source: Seoul Semi 5050

Power Supply: [Inventronics](#) 0-10V, 120-277VAC (480V optional), 50/60Hz dimming driver

Compliance: ETL, UL 1598, 1598B, 1598C Suitable for wet locations

Warranty: 10 years

AVAILABLE WITH **SensaBLE 2.0**

Mesh Network Lighting Controls

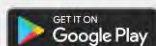


Control, Customize, & Crush your clean energy goals, install **SensaBLE 2.0™** the highly capable Bluetooth™ enabled sensor with:

- Zone Creation & Control
- Custom Profile Creation
- Custom Energy Dashboard
- Service Alerts
- Multi-Part Night Lighting Creation
- Photocontrol
- Daylight Harvesting
- High & Low Output Settings
- OCC controls



right from your phone* or unlimited access and control from your desktop. With the power of autonomy and Measurement & Verification built right in.



*mobile app functionality limited to local control and does not offer all features available for desktop single/multi-site cloud control version.



DIMS	60W - 180W	17"L x 12.5"W x 3.5"H
EPA	060W - 180W: .23sq. ft.	LBS 060W - 180W: 16 lbs

Operating temperature: -30° to 122°F

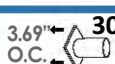


Sample Order: FLD-RS-060W-LV-40K-T3-BR-SS

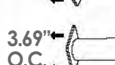
MODEL	WATTAGE	VOLTAGE	CCT	DISPERSION	COLOR	OPTIONAL
FLD-RS	60W 90W 110W 160W 180W	LV = 120-277 HV = 277-480	40K = 4000 50K = 5000	T3 = Type 3 T4 = Type 4 T5 = Type 5 TF = Flood	BR=Bronze WH=White BL=Black SL=Silver	SS = SensaBLE

DLC Premium Listings in 4000K & 5000K only, all dispersions and voltages; check the DLC website at www.designlights.org for details.

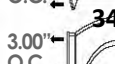
Wattage	Dispersion	Efficacy	Lumens	UL	UH	FH	BH	FVH	BVH	B-U-G	
4000K	60	3	155	9,163	0	0	1747	641	51	58	B2-U0-G2
		4	154	9,089	0	0	1880	629	46	62	B2-U0-G2
		5	159	9,376	0	0	2163	2163	76	76	B3-U0-G2
		F	162	9,591	0	0	72	72	5	5	B4-U0-G0
	90	3	148	13,152	0	0	2796	853	95	62	B3-U0-G2
		4	147	13,069	0	0	2889	851	85	71	B3-U0-G2
		5	151	13,461	0	0	3184	3184	90	90	B4-U0-G2
		F	153	13,633	0	0	93	93	5	5	B4-U0-G0
	110	3	150	16,132	0	0	3344	1080	107	89	B3-U0-G3
		4	148	15,919	0	0	3475	1048	105	94	B3-U0-G3
		5	155	16,672	0	0	3946	3946	115	115	B4-U0-G2
		F	156	16,821	0	0	122	122	8	8	B5-U0-G0
	160	3	151	24,232	0	0	4744	1638	144	154	B3-U0-G3
		4	148	23,884	0	0	4818	1677	154	177	B3-U0-G3
		5	158	25,464	0	0	5761	5761	159	159	B5-U0-G3
		F	158	25,355	0	0	194	194	13	13	B5-U0-G1
	180	3	148	26,347	0	0	5231	1754	164	158	B3-U0-G3
		4	145	25,926	0	0	5376	1761	178	179	B3-U0-G3
		5	155	27,641	0	0	6229	6229	169	169	B5-U0-G3
		F	154	27,453	0	0	211	211	14	14	B5-U0-G1
	215	3	144	30,866	0	0	5772	2046	177	188	B4-U0-G3
		4	142	30,527	0	0	5987	2078	193	216	B4-U0-G3
		5	150	32,276	0	0	7239	7239	195	195	B5-U0-G3
		F	150	32,288	0	0	265	265	18	18	B5-U0-G1
	250	3	142	35,587	0	0	6513	2329	199	211	B4-U0-G3
		4	139	34,748	0	0	6731	2382	220	244	B4-U0-G3
		5	147	36,849	0	0	8206	8206	224	244	B5-U0-G4
		F	147	36,706	0	0	305	305	21	21	B5-U0-G1
	300	3	138	41,205	0	0	7797	2752	232	253	B4-U0-G4
		4	137	40,746	0	0	8238	2776	256	291	B4-U0-G4
		5	145	43,260	0	0	9284	9284	245	245	B5-U0-G4
		F	145	43,260	0	0	205	205	18	18	B5-U0-G1
	340	3	138	46,129	0	0	8547	3085	257	288	B4-U0-G4
		4	136	45,324	0	0	7644	3189	263	329	B4-U0-G4
		5	144	48,014	0	0	10504	10504	285	285	B5-U0-G4
		F	144	48,014	0	0	406	406	28	28	B5-U0-G1



300 = 0° Wall Mount



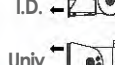
340 = 90° Wall Mount



300 = Pole Mount

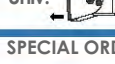


256 I.D. = Slip-Fitter



Univ. = Trunnion

SPECIAL ORDER:

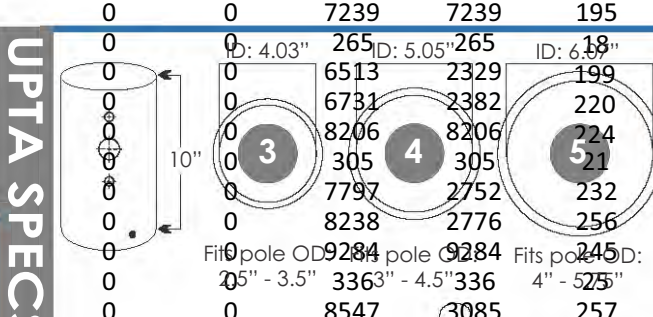


3.00" O.C. = 90° Extension*

*requires the use of a Pole-Mount

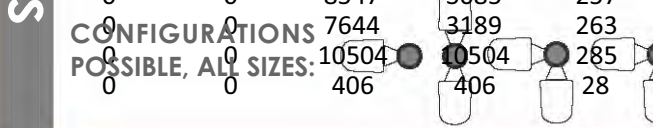


UPTA SPECS



Fit pole OD: 2.5" - 3.5" 3.36" - 4.5" 4" - 5.25"

CONFIGURATIONS POSSIBLE, ALL SIZES:



SAMPLE ORDER:

UPTA-3-BR
211-3-BR
244-3-BR
224-3-BR
21 BR = Bronze
253 BL = Black
291 WH = White
245 SL = Silver
25 B5-U0-G1
288 B4-U0-G4
329 B4-U0-G4
285 B5-U0-G4
28 B5-U0-G1

All mounting hardware included. Requires use of Pole-Mount for each head, see UPTA spec sheet for details.

All mounting hardware included. Requires use of Pole-Mount for each head, see UPTA spec sheet for details.

PROPOSED SITE ADJUSTMENTS

AURORA VILLAGE SHOPPING CENTER
123 GREY STREET, EAST AURORA, NY 14052
BDC Property # 2127
SITE DEVELOPMENT DRAWINGS

INDEX OF DRAWINGS

DWG. #	DRAWING NAME	REVISION	DATE
C1.0	COVER SHEET		
C2.0	OVERALL SITE PLAN		
C3.0	SITE LIGHTING PLAN		

OWNER/DEVELOPER:

NAME: BENDERSON DEVELOPMENT COMPANY, LLC
ADDRESS: 570 DELAWARE AVENUE, BUFFALO, NY 14202
CONTACT: DAVID ZUPPELLI
PHONE: 716 - 878 - 9683



BENDERSON DEVELOPMENT COMPANY, LLC
570 Delaware Ave.
Buffalo, New York 14202

SURVEYOR

NAME: TRUE NORTH LAND SURVEYING PLLC
ADDRESS: 150 AERO DRIVE, BUFFALO, NY 14225
CONTACT: CHRISTOPHER BARR
PHONE: 716-631-5140

UTILITIES:

NATURAL GAS
NAME/TITLE: WILLIAM SCHNEIDER
COMPANY/DEPT: NATURAL FUEL GAS
ADDRESS: -
PHONE: 716 - 696 - 6460

TELEPHONE COMPANY
NAME/TITLE: JOHN HECKMAN
COMPANY/DEPT: VERIZON
ADDRESS: -
PHONE: 716 - 840 - 8603

ELECTRIC
NAME/TITLE: -
COMPANY/DEPT: NATIONAL GRID
ADDRESS: -
PHONE: -

DIG SAFELY NEW YORK
PHONE: 1 - 800 - 962 - 7962 OR (811)

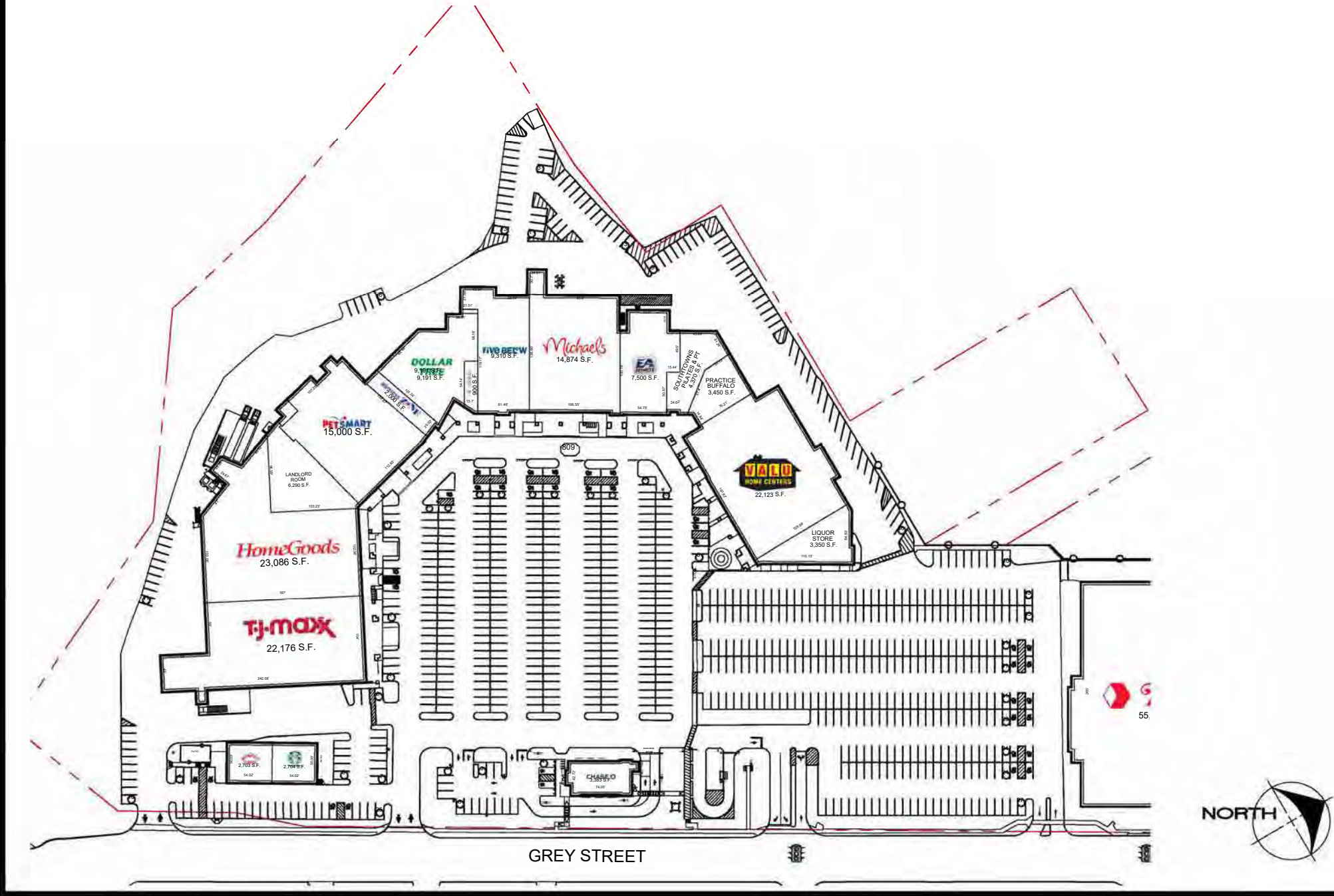
AGENCIES:

PLANNING COMMISSION
NAME/TITLE: RANDY WEST, CHAIR
COMPANY/DEPT: VILLAGE OF EAST AURORA
ADDRESS: 585 OAKWOOD AVE. EAST AURORA, NY 14052
PHONE: 716 - 652 - 6000 Opt.4

BUILDING & CODE ENFORCEMENT
NAME/TITLE: ELIZABETH CASSIDY / CODE ENFORCEMENT OFFICER
COMPANY/DEPT: VILLAGE OF EAST AURORA / CODE ENFORCEMENT
ADDRESS: 575 OAKWOOD AVE. EAST AURORA, NY 14052
PHONE: 716 - 652 - 7591

DEPARTMENT OF PUBLIC WORKS
NAME/TITLE: JEFFERY STOLL, FOREMAN
COMPANY/DEPT: VILLAGE OF EAST AURORA
ADDRESS: 400 PINE STREET EAST AURORA, NY 14052
PHONE: 716 - 652 - 6057

SITE LOCATION MAP 1:150



REGIONAL LOCATION MAP NTS



DRAWING REVISIONS:			
No.	DATE	BY	REMARKS

SPECIAL INFORMATION:
ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.
SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.
NOTICE
UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

CONSTRUCTION SET



PROPERTY NUMBER: #2127
AREA: -

AURORA VILLAGE
SHOPPING CENTER
123 GREY STREET,
EAST AURORA, NY 14052
PROPOSED SITE
ADJUSTMENT

CONSULTANT

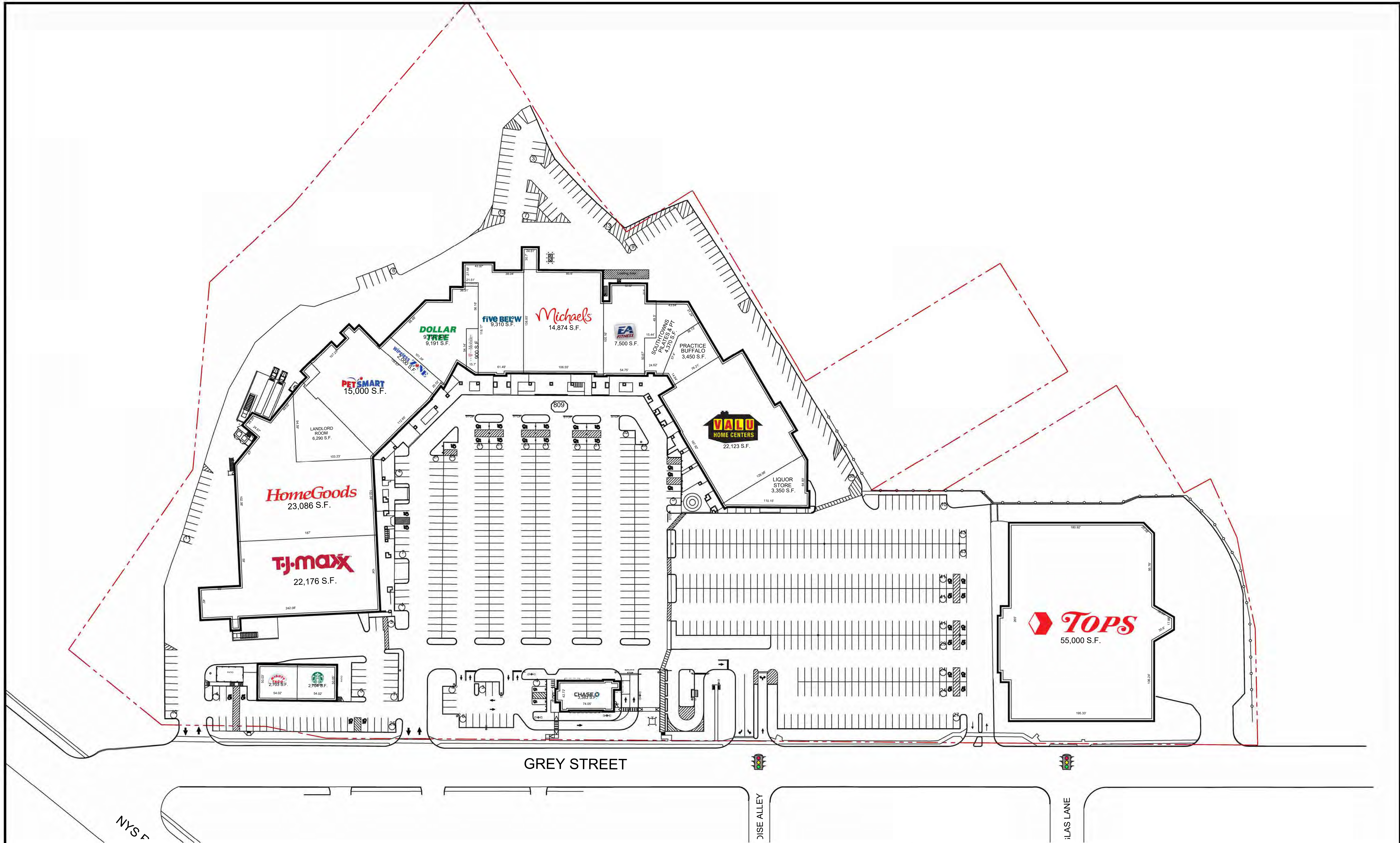
JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL



TITLE:
Cover
Page

SCALE:
NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 02.16.2026
DRAWING NO.:
C1.0



DRAWING REVISIONS:

No.	DATE	BY	REMARKS

SPECIAL INFORMATION:
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CONSTRUCTION SET

NORTH

811
Know what's below.
Call before you dig.

PROPERTY NUMBER:
#2127

AREA:
-

AURORA VILLAGE
SHOPPING CENTER
123 GREY STREET,
EAST AURORA, NY 14052

PROPOSED SITE
LIGHTING

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

**BENDERSON
DEVELOPMENT**
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

REGISTERED ARCHITECT
JAMES ALLEN RUMSEY
12345
STATE OF NEW YORK

TITLE:
**Overall
Site Plan**

SCALE:
1" = 60'

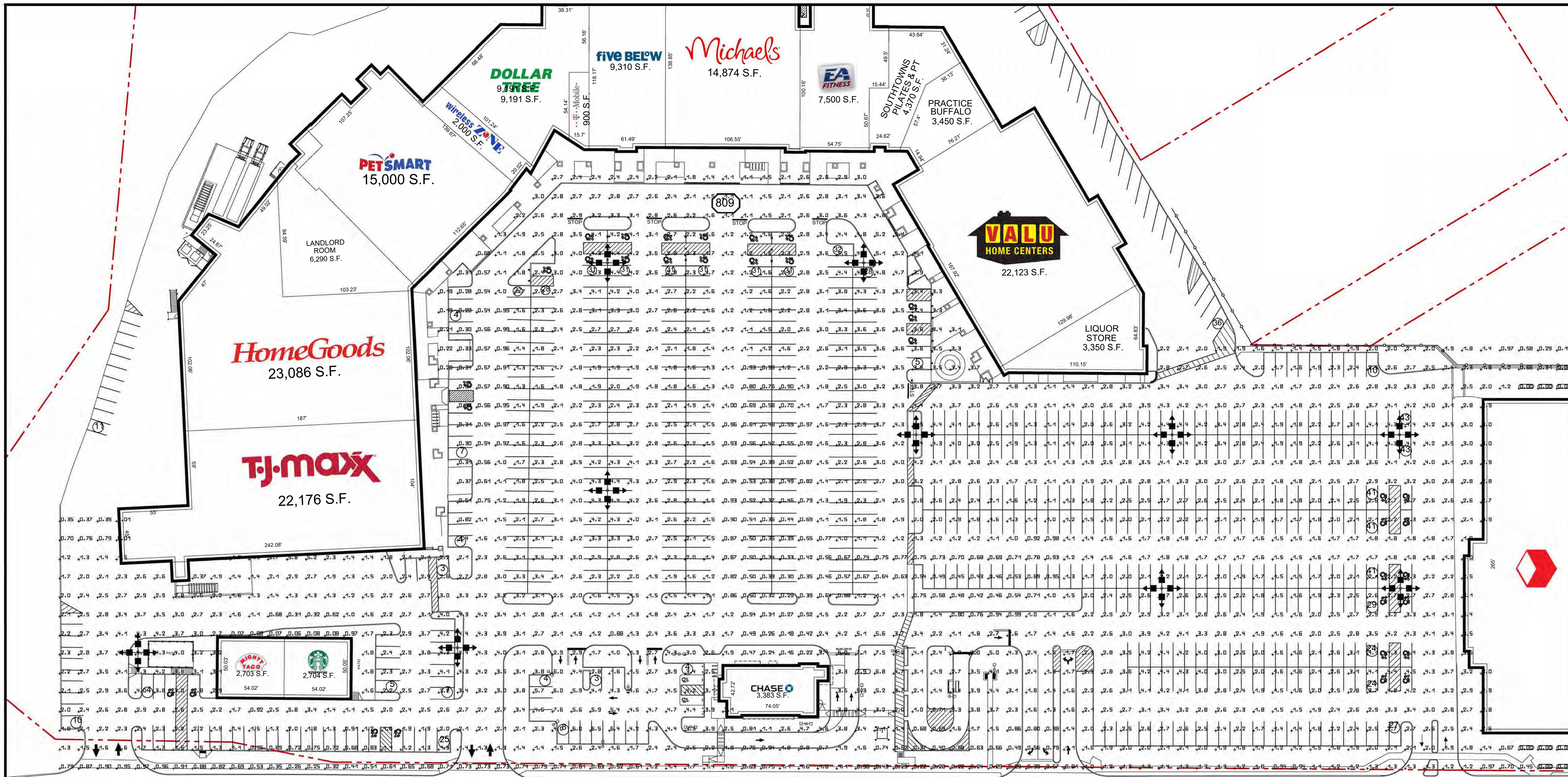
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CHECKED BY:
MAO

DATE:
02.16.2026

DRAWING NO.
C2.0

EXISTING PARKING ANALYSIS - VILLAGE OF EAST AURORA, NY			
USE	CODE	REQUIRED	PROVIDED
RETAIL STORE	3 SPACE / 1000 SF	146,830 S.F. / ($\frac{3}{1000}$) = 441 SPACES*	
FOOD STORE / RESTAURANT	4 SPACE / 1000 SF	60,407 S.F. / ($\frac{4}{1000}$) = 242 SPACES*	
TOTAL		683 SPACES	809 SPACES
STALL SIZE		9'x18'	9'x18'
* AVAILABLE SPACE CALCULATED AS RETAIL STORE MAX PARKING = 125% MIN REQUIRED = 683 *1.25 = 854 SPACES > 809 SPACES			



GREY STREET

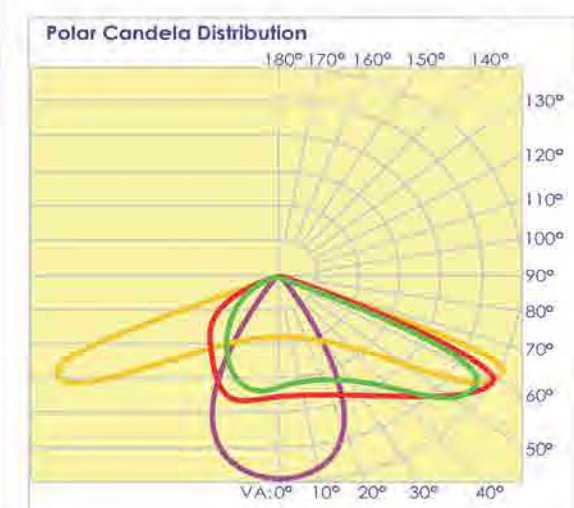


FLD-RS

spec-grade performance

AREA & STREET LIGHTING

The FLD-RS is our second generation spec-grade luminaire in the FLD series. Redesigned with increased efficacy and distribution for projects requiring a sleek architectural profile and the high-performance of a SimplyLEDs luminaire, FLD-RS boasts an IP66-rated cast aluminum body with over 1,400 sq. in. of surface area & 40kV driver-attenuated surge protection standard on every unit we manufacture. Each FLD-RS is equipped with a top-mounted NEMA 7-pin connector & shunting cap.



T3
T4
T5
TF

Available Color Temps (K): 4000, & 5000

CRI: 72+

Lifetime (L70): >150,000

LED Source: Seoul Semi 5050

Power Supply: Inventronics 0-10V, 120-277VAC (480V optional), 50/60Hz dimming driver

Compliance: ETL, UL 1598, 1598B, 1598C Suitable for wet locations

Warranty: 10 years

Wattage	Dispersion	Efficacy	Lumens	UL	UH	PH	BH	FVH	BVH	e-U-G
60	3	155	9,163	0	0	1747	641	51	58	B2-U0-G2
	4	154	9,089	0	0	1880	629	46	62	B2-U0-G2
	5	159	9,376	0	0	2163	2163	76	76	B3-U0-G2
	F	162	9,591	0	0	72	72	5	5	B4-U0-G0
	3	148	13,152	0	0	2796	853	95	62	B3-U0-G2
90	4	147	13,069	0	0	2889	851	85	71	B3-U0-G2
	5	151	13,461	0	0	3184	3184	90	90	B4-U0-G2
	F	153	13,633	0	0	93	93	5	5	B4-U0-G0
	3	150	16,132	0	0	3344	1080	107	89	B3-U0-G3
	4	148	15,919	0	0	3475	1048	105	94	B3-U0-G3
110	5	155	16,672	0	0	3946	3946	115	115	B4-U0-G2
	F	156	16,821	0	0	122	122	8	8	B5-U0-G0
	3	151	24,232	0	0	4744	1638	144	154	B3-U0-G3
	4	148	23,884	0	0	4818	1677	154	177	B3-U0-G3
	5	158	25,464	0	0	5761	5761	159	159	B5-U0-G3
160	F	158	25,355	0	0	194	194	13	13	B5-U0-G1
	3	148	26,347	0	0	5231	1754	164	158	B3-U0-G3
	4	145	25,926	0	0	5376	1761	178	179	B3-U0-G3
	5	155	27,641	0	0	6229	6229	169	169	B5-U0-G3
	F	154	27,453	0	0	211	211	14	14	B5-U0-G1



Luminaire Schedule						
Index	Manufacturer	Luminaire type	Item number	Luminous flux	Mounting Height	Connected load
	Simply LED's	Simply LED's FLD-RS Area and Street Lighting, 4000K, 160W Power, T5 Distribution	FLD-RS-160 W-HV-40K-T5-BL	25464 Lm	40 Ft	160 W
						40

Replace Existing Double Head Fixtures with Quad Head Fixtures per pole

* All Proposed Site Lighting utilizes existing Light Poles

- All Lights are emitted horizontally per §165-17 B of Village Code

Existing Light Pole

DRAWING REVISIONS:			
No.	DATE	BY	REMARKS

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CONSTRUCTION SET



PROPERTY NUMBER: #2127
AREA: -

AURORA VILLAGE SHOPPING CENTER
123 GREY STREET,
EAST AURORA, NY 14052

PROPOSED SITE LIGHTING

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL



TITLE:

Lighting Plan

SCALE:
1" = 40'
DRAWN BY:
DMZ
CHECKED BY:
MAO
DATE:
02.16.2026

C3.0

Chapter 112
BUILDINGS, DEMOLITION OF
AND/OR SUBSTANTIAL MODIFICATION TO

§ 112-1. Purpose; intent.

- A. It is the purpose of this chapter to protect the public health, safety, and welfare with respect to the demolition of and/or substantial modification to structures within the Village of East Aurora; to protect structures of special value to the community; and to enhance the visual environment of the Village by regulating total and partial demolition and substantial modifications to structures in the Village of East Aurora.
- B. This chapter is intended to:
 - 1. Protect people and properties from unsafe demolition practices and exposure to hazardous substances or unsafe situations occurring before, during, or after demolition.
 - 2. Protect and preserve those structures of special historic, aesthetic, cultural, or economic value.
 - 3. Ensure that after demolition, sites are developed and maintained.
 - 4. Ensure that development proposals that include demolition of and/or substantial modification, or a combination of the two, are consistent with Village policies regarding land use, visual character, health, and safety.
 - 5. Allow for careful consideration of development proposals which include demolition of and/or substantial modification, or a combination of the two, with respect to the architectural design, style, appearance, scale, and character of the existing structure and the surrounding neighborhood.

§ 112-2. Title.

This chapter shall be known and may be cited as the “Demolition of and/or Substantial Modification to Buildings.”

§ 112-3. Applicability.

- A. No demolition activities and/or proposed substantial modification to an existing building or structure shall be performed before first obtaining a demolition/substantial modification permit, approved by the Village Board of Trustees and signed by the Code Enforcement Officer, allowing such demolition of and/or substantial modification based on the following conditions:
 - (1) Demolition of and/or substantial modification of buildings/structures with an aggregate area up to and including 1,200 square feet, where 50 % or more of the roof area and/or any exterior walls or an addition that increases the total floor area of the building by 50% or more, or a combination of the two; or
 - (2) Demolition of and/or substantial modification of buildings/structures 1,201 square feet to 2,500 square feet in aggregate area where 40% or more of the roof area and/or any exterior walls or an addition that increases the total floor area of the building by 40% or more, or a combination of the two; or
 - (3) Demolition of and/or substantial modification of buildings/structures 2,501 square feet or greater in aggregate area where 30% or more of the roof area and/or any exterior walls or an addition that increases the total floor area of the building by 30% or more, or a combination of the two.
- B. Any demolition activities and/or substantial modification to a structure that requires a permit pursuant to **§285-53.5**, or any other provision of the Village Code, shall be in conformance with the provisions set forth herein. However, any building or structure that is damaged or destroyed by fire, flood, wind, other

calamity, act of God, or act of the public enemy, or any building or structure subject to Chapter 113, Buildings, Unsafe, is not subject to this chapter.

§ 112-4. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

APPLICATION FOR DEMOLITION/SUBSTANTIAL MODIFICATION — The application for a permit to demolish a building or structure or for the substantial modification of a building or structure.

BASEMENT — That portion of a building that is partly below grade and which has more than half of its height, measured from floor level to ceiling, above the average established curb level or finished grade of the ground adjoining the building.

BUILDING — A combination of any materials, whether portable or fixed, as a structure wholly or partially enclosed within exterior walls or within exterior or party walls and having a roof, affording shelter to persons, animals or property. The word "building" shall be construed, when used herein, as though followed by the words "or part or parts thereof."

CELLAR — That portion of a building that is partly or entirely below grade, which has more than half its height, measured from floor to ceiling, below the average established curb level or finished grade of the ground adjoining the building.

CODE ENFORCEMENT OFFICER — The Code Enforcement Officer for the Village of East Aurora or its agent under contract with the Village to assist in the enforcement of this chapter.

CONTRACTOR — That person, firm or corporation employed by the owner of the property, empowered by written consent of the owner to perform the specific duty of demolition or substantial modification as may be specified in authorizing permits.

DEMOLITION or DEMOLISH — The dismantling, razing, or removal of a building or structure, or any wall, roof, beam, or other exterior constructed or essential element of any structure, where such element cannot be easily reused in its same configuration without reconstruction

DEMOLITION/SUBSTANTIAL MODIFICATION PERMIT — The permit for demolition of an existing building or structure or for the substantial modification of a building or structure.

LOCATION — The actual confines of the demolition or substantial modification. The location as described in the application for permit and as approved by the Code Enforcement Officer therein shall be the only area approved for the demolition or substantial modification.

OWNER and PROPERTY OWNER — The person who has the legal title to land together with ownership of the building or structure located thereon, whose name appears on the most recent tax assessment rolls of the Village of East Aurora.

PUBLIC WAY — A street, alley, sidewalk or other thoroughfare or easement permanently established for passage of persons or vehicles. The term "public way" shall be construed, when used herein, as though followed by the words "or part thereof."

SALVAGE — Component parts of a building or structure being demolished, removed or to be removed from said building or structure for reuse or resale.

SALVAGE CONTRACTOR — A person, firm or corporation identified in the application for demolition, authorized by the owner, in writing, to remove items of salvage from premises, which may or may not be the same person, firm or corporation designated by the owner as the demolition contractor.

STRUCTURE — A combination of materials, other than a building, to form a construction that is safe and stable, and includes, among other things, stadiums, platforms, radio towers, sheds and storage bins.

SUBSTANTIAL MODIFICATION – an alteration to a building or structure involving demolition and/or an addition.

§ 112-5. Permit requirements; fees. Permit procedures.

- ~~A. No person shall demolish an existing building or structure having a gross floor area of 500 square feet or more or propose a substantial modification without first obtaining a demolition permit, approved by the Village Board of Trustees and signed by the Code Enforcement Officer, allowing such demolition. Such permit shall be applied for and issued to the owner of the property. If such building or structure is 50 or more years in age, the Village Board of Trustees shall refer the application to the Village of East Aurora Historic Preservation Commission before making a decision. The Commission shall promptly review the possible historic significance of such building or structure and shall make a recommendation to the Village Board of Trustees with respect to the proposed demolition or substantial modification.~~
- A. Before any demolition of and/or substantial modification activity commences, a demolition/substantial modification permit application shall be applied for by the property owner(s) or the property owner(s) agent with the Code Enforcement Officer.
- B. An application and permit fee as set forth in Chapter 137, Article II, of this Code shall accompany all demolition/substantial modification permit applications. Permits and fees are further established by § 285-62D of the Code of the Village of East Aurora.
- C. Prior to Village Board review, the permit application shall be referred to the Village of East Aurora Historic Preservation Commission at the next available meeting.
- (1) The Commission shall promptly review the proposed demolition of and/or substantial modification for the exterior architectural design and scale, and the impact on the character of the existing structure and the surrounding neighborhood.
- (2) The Commission shall promptly review the possible historic significance of such buildings or structures that are 50 or more years in age.
- (3) The Commission shall make a written recommendation to the Village Board of Trustees with respect to the proposed demolition of and/or substantial modification for the Village Board of Trustees to review at the next available Village Board meeting.
- D. Upon review, the Village Board shall provide a written statement to the applicant stating whether or not the application is approved, conditionally approved, or disapproved. A copy of the appropriate Village Board minutes shall be a sufficient report.
- E. Upon approval, the Code Enforcement Official shall issue a demolition/substantial modification permit pursuant to §108-4 and §285-53.5 of the Code of the Village of East Aurora.
- F. Any decision rendered shall be subject to §285-55.8 of the Code of the Village of East Aurora.

§ 112-6. Permit requirements.

- A. Form; contents.
- (1) Written application for a demolition permit shall be on the forms provided by the Code Enforcement Officer.
- (2) Said application for demolition of and/or substantial modification shall require the name, address, telephone number, and email address of the owner; the names, addresses and telephone numbers of all contractors (general, special or salvage) authorized by the owner to perform work; and contractor's insurance certificates.
- (3) A written description of the building or structure to be removed and/or a demolition plan prepared

by a registered design professional.

- (4) Architectural plans for substantial modification, including a demolition plan prepared by a registered design professional.
- (5) An asbestos survey pursuant to New York State Industrial Code Rule 56 (12 NYCRR 56).
- (6) Starting and completion dates;
- (7) Written list of materials to be salvaged;
- (8) Provision for disposal of refuse;
- (9) A statement as to security and/or barricades to safeguard premises from unauthorized entry during the demolition work as well as the protection of the general public;
- (10) A site plan application and documentation as required by Village Code Chapter 285-51.

§ 112-7. Certificate of insurance.

- A. Certificates of insurance for liability, Worker's Compensation, or the applicable waiver, and Disability shall be delivered to the Code Enforcement Officer, as agent for the Village of East Aurora. The minimum limits of said liability for the demolition of buildings and structures, whether in a homeowner's insurance policy or separate liability policy, shall be in an amount as required by the Village.
- B. All insurance certificates shall include the Village of East Aurora as an additional named insured.
- C. Insurance certificates or agreements in a form approved by the Village Attorney, holding the Village of East Aurora, its officers and employees from liability resulting from work allowed by a demolition permit, shall be delivered to the Code Enforcement Officer as agent for the Village of East Aurora.

§ 112-8. Procedures.

- A. Upon the request of the Code Enforcement Officer, the person making the application for a permit to demolish a building or structure or for a substantial modification to a building or structure shall submit to the Code Enforcement Officer a written report from a licensed exterminator regarding extermination of the building or structure prior to the issuance of a demolition permit.
- B. Prior to demolition, the contractor will erect a system of barricades around the construction site and have the electric, gas and telephone services removed by the respective utility companies. The head of the Department of Public Works of the Village of East Aurora or his designated representative shall disconnect and cap the water service to the building or structure being demolished and plug the sewer laterals to such building or structure. The owner shall pay to the Village Clerk a water disconnection fee and a sewer disconnection fee as set forth in Chapter 137, Article II, of this Code for said disconnecting, capping and plugging.
- C. The contractor shall obtain appropriate approval for the water use on the site from the head of the Department of Public Works for dust control and have sufficient lengths of one-and-one-half-inch and/or two-and-one-half-inch hose for this purpose. The contractor shall provide a flagman for traffic control when necessary, and should a street have to be closed, he shall obtain permission from the head of the Department of Public Works, the Chief of Police and the Fire Chief.
- D. The contractor shall obtain all appropriate Erie County Highway or New York State Department of Transportation permits when necessary.
- E. In the case of the demolition of an existing building which has a common or party wall with one or more adjoining buildings, the owner of the building to be demolished shall be responsible for and bear

all costs in relation to the safeguarding of said adjacent wall.

- F. Where beams, girders and joists are removed from party walls, the resulting pockets in said walls shall be cleaned out and filled with solid masonry. Necessary repairs shall be made to put the party wall in a safe condition. This work shall be done by the contractor at the expense of the property owner having said demolition performed.
- G. Where such demolition work is to be made and no immediate new construction is intended at the site, the adjacent wall, whether of the party type or otherwise, shall be left in an acceptable condition so far as appearance is concerned. In addition to the repair of all joists, pockets and similar openings, the owner of the demolished building will be required to remove all old plaster, wallpaper and other decorative material in addition to any loose wood, trim or other unrequired material, subject to the approval of the Code Enforcement Officer. During the demolition work, debris must be systematically removed from the site and not allowed to pile up or cause any obstruction.
- H. When a building to be demolished contains a cellar or basement, the contractor shall remove all debris and organic material from the cellar or basement and then break up and/or perforate the cellar floor. The bearing or foundation wall shall be removed to a depth of at least 24 inches below the present grade or at least 24 inches below any future grade to be established. The material resulting from the cellar or foundation wall demolition may remain in the excavation, provided that the material is crushed and compacted.
- I. Where there is no cellar or basement, the bearing or foundation wall shall be removed to a depth of at least 24 inches below any future grade to be established.
- J. The Code Enforcement Officer of the Village of East Aurora shall inspect the demolition of any building or structure in the Village regularly and shall be empowered to halt any such demolition that, in the judgment of the Code Enforcement Officer, is not being performed in a safe and sanitary manner.
- K. Demolition of any building or structure shall be carried on during daylight hours only on normal Village workdays.
- L. Salvage materials that are a structural part of the building or structure shall not be removed except as part of the actual demolition of said building or structure. Removal of salvage shall be by the owner or salvage contractor only.
- M. In-ground storage tanks on the demolition site shall be removed from the demolition site **in accordance with all applicable regulations.**
- N. No explosives may be used in connection with demolition of buildings or structures in the Village of East Aurora unless a special permit is first obtained from the Village Board of Trustees of the Village of East Aurora, issued after a public hearing has been held by such Village Board of Trustees on the application for such permit.

§ 112-9. Time limit on permit validity.

- A. A permit **for demolition only** shall be valid for a period of 30 days from the date of its issuance. One additional extension of 10 working days may be granted by the Code Enforcement Officer in the event that unusual circumstances prevent completion of the work. No work shall continue after the time limits stated above, except upon application and issuance of a **new** permit pursuant to **§285-53.5** of the Code of the Village of East Aurora.
- B. **A demolition/substantial modification permit shall be pursuant to §108-4 and §285-53.5 of the Code of the Village of East Aurora.**

§ 112-10. Restoration of site; procedure upon owner neglecting to restore.

- A. All cellars and basements of demolished buildings or structures shall be filled in and made safe by filling such basement or cellar with noncombustible materials and causing the surface of the location to be on a level with the surrounding premises. No materials will be permitted as fill which may corrode, rot, decay or collapse. All barricades, guardrails and temporary structures erected during demolition shall be removed prior to completion approval by the Code Enforcement Officer.
- B. In the event that the owner refuses or neglects to fill in and make safe such cellar or basement or refuses or neglects to dismantle and remove any barricades, guardrails or temporary structures erected during demolition, the Village of East Aurora may do the necessary work involved, either with Village employees or outside contractors, and the cost of making the location safe shall be assessed against such property and shall be a lien thereon.

§ 112-11. Notification of completion.

Immediately after said demolition, the Code Enforcement Officer shall notify the property owner, in writing, that said demolition for which a permit was issued has been completed.

§ 112-12. Penalties for offenses.

Any person committing an offense against any provisions of this chapter shall be guilty of a violation, punishable as follows: by imprisonment for a term not exceeding 15 days or by a fine not exceeding \$250, or by both such fine and imprisonment. The continuation of an offense against the provisions of this chapter shall constitute, for each day the offense is continued, a separate and distinct offense hereunder.

Added:

§ 285-53.5 Demolition/~~substantial modification~~ and building permits.

- A. No person or persons shall commence to erect, construct, alter, or change the nature or the type of occupancy of any land, building or structure within the Village of East Aurora until the owner of the land upon which it is proposed to so erect, construct, alter, demolish or change the nature or the type of occupancy of any such land, building or structure has applied for and obtained a building permit for the same from the CEO.
- B. (Reserved)
- C. Demolition ~~of and/or substantial modification~~ of an existing building or structure ~~greater than 500 square feet and more than 50 years old~~ must obtain a demolition permit in accordance with Chapter 112 of the East Aurora Village Code.
- D. No building permit may be issued without first obtaining site plan approval for a new development plan as provided for in Article 51 of this chapter.
- E. A building permit issued by the CEO pursuant to this section shall be valid for a period of one year from the date of issue. Building permits for pools issued by the CEO shall be valid for a period of three months from the date of issue.

VILLAGE OF EAST AURORA VILLAGE BOARD MEETING May 4, 2026 – 7:00 PM

Present:

Trustee Lazickas
Trustee Cameron
Trustee Kamp- 7:03pm
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
Brian Halt, Water Foreman
43 Members of the public

PUBLIC HEARINGS

- Mayor Wochensky opened the Public Hearing at 7:03 pm to consider the Village of East Aurora Annual MS-4 Report.
No comments were made
Mayor Wochensky closed the Public Hearing at 7:04 pm.

SPEAKERS & COMMUNICATIONS (I) – Agenda Items Only- None

CONSENT CONSIDERATIONS

- A Motion by Trustee Cameron to approve all consent agenda items
 - Minutes of Village Board Meeting for April 20, 2026
 - Payment for May 4 Abstract 2025/2026 fiscal year for a total of \$248,512.41.
 - Permission for the Mayor or his designee to sign the MS4 report
 - Temporary Use Permit for EA Union Free School, Jackey Rabey - 5th & 6th Grade Field Day on June 9th (rain date June 10th), from 7:30 am -1:30 pm.
 - Temporary Use Permit for The Roycroft Campus Corp, Samantha Lehsten, Summer Art and Antique Show on June 27th -28th, from 10 am-5 pm.
 - Temporary Use Permit for The Roycroft Campus Corp, Samantha Lehsten, Fall Festival October 3rd - 4th 10 am-5 pm
 - Permission for the Chief of Police Patrick Welch to attend a technology training summit with Axon June 2-3 Scottsdale, AZ
 - Permission for the Mayor or his designee to sign the PERMA Workers' Comp Insurance renewal for 2026/27
 - Permission for the Mayor or his designee to sign the GIS Service renewal for 2026/27
 - Permission for the Mayor or his designee to sign the ESRI Service renewal for 2026/27
 - Permission for the Mayor or his designee to sign the Lift Off renewal for 2026- 2029
 - Permission for the Mayor or his designee to sign the Village Engineer, Barton Loguidice,

renewal for 2026/27

- Intermunicipal Agreement for joint ERT contract with the Town of Orchard Park, as written May 5, 2025
- BE IT RESOLVED, the Clerk–Treasurer is hereby authorized to modify the 2025/2026 Budget in the following manner:
Revenue – 4.2770 Unclassified - \$ 100.00
Expenditures – 5.8560.0430 Shade Trees-Tree Purchase - \$ 100.00
Donation for trees, Arbor Day
- DECLARE SURPLUS PROPERTY
BE IT RESOLVED, the Department of Public Works has a 2016 Chevy 2500 (#502) VIN 1GC1KUEG0GF106998 and 1988 Sidewalk Plow SW-48 Chassis-001881059 for surplus property and is due to be auctioned within the next 90 days.

The foregoing motions and resolutions were seconded by Trustee Rabey and unanimously approved.

OFFICIAL CONSIDERATIONS

- A motion by Trustee Kamp, to Appoint Patrick Richey & Monique Brannon to the Historic Preservation Commission for a 4-year term ending April 1, 2030, seconded by Trustee Lazickas, and unanimously approved.
- A motion by Trustee Bojanowski to assign a fire department clerk
WHEREAS, the Village of East Aurora Fire Department needs additional support for administrative tasks, and
WHEREAS, the fire department needs tasks like required training tracked properly, purchasing policies documents that need to be properly recorded, and required reporting reviewed to ensure that they are submitted by the department in a timely manner, and
WHEREAS, Christine Cappola, Sr. Administrative Assistant of the DPW, has agreed to assist with these clerical tasks for the Fire Department Chief and Clerk-Treasurer; and
WHEREAS, the positions shall be paid a stipend for this work; and
NOW, THEREFORE, BE IT RESOLVED that Christine Cappola is appointed as the Fire Department clerk starting June 1, 2026, with a stipend of \$2,000 per year. The stipend will be paid out biweekly as long as this task is assigned to the employee. Seconded by Trustee Root and unanimously approved.

OLD BUSINESS

- Local Law amending the Village Code Chapter §112 Demolitions- Trustee Bojanowski updated the Village board on the changes that were made. The name was changed to add structural modifications, and a staggered square footage size and percentage change to scale. The HPC will automatically look at the property without the Village Board officially sending it there. Trustee Lazickas reviewed the changes as well. He said that he would not like to delay the vote any further because there are a lot of projects on hand. Mayor Wochensky stated that the public hearing for this topic is on May 18th.
- Pine Street Traffic Study- Mayor Wochensky said that the Village Board spoke about locations at Center St. & South St and also Pine Street. Along with General Foreman Stoll, Clerk- Treasurer Jerackas, Police Chief Welch, he met with Gina from Erie County DOT. Mayor Wochensky spoke about the volume needed in order to meet what was needed for a stop sign. He noted that the Village would be able to do a crosswalk with portable lighting and ADA curbs at a cost of about \$40,000.
 - JoAnn Ryan- 211 Porterville Rd- She has serious concerns about the safety of pedestrians on Pine and Porterville, along with the volume and type of traffic in that area.

- Moe Gavin- 117 Pine- He has concerns about cars racing and would like more police patrols and signs to slow down on Pine Street. He said that he was not happy about the traffic study that was done.
- Lexi Best- 208 Porterville- She is for a crosswalk on Pine and Porterville. She is concerned about speeding in that area and the blind curve. She would like more police patrols and signs as well.
- Jerry Thompson- 162 Pine- He spoke of the number of cars that move through other streets in the Village that have more traffic than Pine that don't have stop signs. He does believe that there is a problem at Porterville and Pine at the curve, however he does not believe that putting a stop sign on Pine will solve the issue.
- Allison Hyde- 270 Buffalo- She said that she lived on Dorchester for years. She is concerned about the safety of pedestrians on Pine St as well and is for traffic control devices.
- Lynn Chimera- 170 Pine- She said that people often go through the stop sign onto her lawn and is upset that the sidewalk doesn't continue. She said that it's not a safe place to cross the road.
- Michelle Parrish- 854 Lawrence- She is concerned about the traffic on Pine and is disappointed in the previous traffic studies. She read a letter from Emily Moore on 77 Pine who would like a stop sign to be put in. She also read a letter from Kim Deperno that says that she wants something to stop and slow down traffic on Pine.
- Rose Colomaio- 240 Pine- She agrees with the other speakers that she believes that Pine Street is not safe. She said that she has concerns about speeding in the area.
- Mary Reid- Center Street- She has concerns about the speed and the amount of traffic on Pine Street. She wants the citizens to be protected.
- Maggy Mars- 744 Lawrence- She said that she agrees with the other speakers about the traffic on Pine Street and asked about a speed bump.
- David Peruzzini- 341 South Street- He has concerns about the safety of Pine Street, including the amount of traffic and speed. He is also concerned that there are no sidewalks in the area.
- Penny Messenger- 365 Center St- She spoke about the need for traffic control on South and Center. She has a problem with noise and safety.
- Steve Smith- 312 Center St- He said that speeding and noise are an issue and doesn't believe stop signs will help. He gave other options, like speed bumps, narrowing the roads, speed signs, safety cameras and decreasing speed limits. He also would like an affective traffic study.
- Sue Brazil- 690 Girard- She is concerned about the safety on Girard and Pine.
- Bill Paine- 365 Center St- He believes that Center St and South St are unsafe.
- Sally Mitchell- 206 Center St- She agrees with the other speakers in regard to the safety in those areas.
- Trustee Lazickas spoke about a traffic sign on Center going up years ago. He agrees with the traffic issue on Center St. He doesn't know what the answer is, but he agrees and appreciates everyone expressing their concerns.
- Mayor Wochensky notes that he understands the concerns. He said that he knows it's not just about asking for the study. He said that the Village Bike and Pedestrian Committee is meeting weekly to review these, among other concerns. He spoke about changing the feasibility study grant being changed to a comprehensive plan grant to address these and other concerns.
- Trustee Root and Trustee Kamp spoke about the work that the Village Bike Board is doing. Trustee Kamp said that he appreciates the comments.
- Trustee Bojanowski said that he wants to find a solution.
- Trustee Cameron spoke about working with others, like the town.

NEW BUSINESS

- Village Engineer Water Report/Plan- The Village Engineer did a presentation on our water system. It was noted that the previous Village Board started this, and these are the results. Mayor Wochensky spoke about how the Village Board will be proceeding with reviewing this project. Trustee Bojanowski

asked about the potential to give the water to Erie County. Mayor Wochensky said that it would be a community decision whether to keep it or give it up. Trustee Cameron noted the ripple effect when doing projects, which increases the cost. Trustee Root asked if this was part of the contingency money in the estimates. The engineer said yes. Trustee Bojanowski asked for a clearer map without the red and green.

SPEAKERS & COMMUNICATIONS

- Town application - GML 239-m Referral Area Variance request 559 South Street- Mayor Wochensky reviewed that the Village received a notification from the Town of Aurora about an application.
- Patrick Shea- 486 Griggs Place- He spoke about the county and working with them on traffic signing issues. On behalf of the Rotary, they would like to collect surplus bikes to donate. Mayor Wochensky asked if they could do the collection of donated bikes in August with the Dare to Repair Café. Mr. Shea spoke about potentially having the Rotary refurbish the sign on the Roycroft Pavillion. Clerk- Treasurer Jerackas said that the bikes would have to be made surplus at a future meeting.
- JoAnne Ryan- 211 Porterville- She spoke about the traffic study and other issues. She would like the Village to meet with the County and look at all the intersections. She said that Lindsey Lorigo and Mason have been to see that intersection.
- Steve Smith- He said that the Village Board should be worried about Pine and Center before digging up roads for water projects.
- Jenn Brazill- 115 Blake Hill Rd- She requested that the Village Board look at Walnut Street, Pine, and Girard. She has concerns about houses being built and the impact on the environment surrounding them.

Department Head and Trustee Reports

General Foreman- He said that the DPW has put the graduation banners up. He said that when it's dry, the DPW has been out patching streets and is keeping up on brush pick up. He said they are looking to start milling in the beginning of June and paving at the end of June.

Police Chief- He said that the evening supervisors have been attending the Village Bike Board. Coffee with a Cop event went well. He met with the new grant writer about potential opportunities. There will be a meeting to talk about the deer population on Friday with the Town. He has a meeting tomorrow with the mayor on making a dispatch staffing plan. Two police cars were finally going to be auctioned off. The police department works hard every day to help with traffic control issues.

Village Engineer- He spoke about studies that were done when he was on the bike board.

Code Enforcement Officer- She thanked the Village Board members and the HPC for their work on the Demo code

Trustee Lazickas- He said that they have a Hamlin Park Committee meeting tomorrow and are looking at a possible playground grant.

Trustee Cameron- none

Trustee Root- She said that she attended a meeting with the new grant writer and the Village Bike Board meeting.

Trustee Bojanowski- He said that he got to meet with the DPW crew and see the snowplows. He attended Coffee with a Cop, and it went great. He will be at the Hamlin Park Committee meeting tomorrow.

Trustee Kamp- none

Trustee Rabey- none

Village Clerk-Treasurer- She said that the Village Tax Bills are in and will be coming out soon.

Mayor Wochensky- He would like to have a liaison from the Village Board to attend Town Board meetings and talked about having a cornhole event on June 20th. He said that he met with Waste Management about long term implementing composting and adding a recycling dumpster for cardboard. He spoke about having recycling bins on Main Street. He met with the Roycroft about the shipping building. He met with the engineers and also met with the July 4th planning committee. Village identified some trees and work that was done on Hamlin with an arborist. He said that some of the Village Board members attended the Arbor Day celebration. They planted a tree and thanked the High school for the invitation. He said that he met with the Legion about banners and

sewage connections. He said that he met with the grant writer to speak about county and regional grant opportunities. He said that interviews are continuing to be conducted for open positions.

EXECUTIVE SESSION-

A motion by Trustee Rabey to open an executive session at 8:54pm for personnel issues, administrator interviews, and a contractual agreement with the Village Attorney, seconded by Trustee Bojanowski, and unanimously approved.

A motion by Mayor Wochensky to close the executive session at 9:39pm.

ADJOURNMENT

A motion was made by Trustee Bojanowski to adjourn the meeting at 9:39pm, seconded by Trustee Root and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer

**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 123 Grey Street, replace the existing parking lot lighting
with new quad, dark sky-compliant LED fixtures.**

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 123 Grey Street, East Aurora, New York, wherein the applicant, James A. Boglioli, as agent for Benderson Development 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 replace the existing parking lot lighting with new quad, dark sky-compliant LED fixtures at 123 Grey Street, 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 _____ and seconded by Trustee
_____ and carried on May 18, 2026.

Resolution of the Village Board of East Aurora Approving the Site Plan for 123 Grey Street, applicant Benderson Development, to replace the existing parking lot lighting with new quad, dark sky-compliant LED fixtures.

WHEREAS, an application has been submitted for Site Plan Approval at the above-referenced property by applicant Benderson Development, represented by: James Boglioli,

WHEREAS, the Village Board referred the site plan to the Planning Commission for review, comment and recommendation, and the Planning Commission resolution, recommending site plan approval, with findings and no conditions; and

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 and Planning Commission meetings, are herein incorporated by reference, including the following findings of the Planning Commission:
 - a. The proposed lighting upgrade will result in lower power consumption and get closer to the specified lumens in our Village code without sacrificing illumination.
 - b. 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.

2. The Site Plan relating to the proposed project at 123 Grey Street, East Aurora, New York, wherein the applicant proposes to replace the existing parking lot lighting with new quad, dark sky-compliant LED fixtures as detailed on documents submitted with the application, is hereby approved and is subject to the following additional conditions:

- a.

3. 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 _____ and seconded by Trustee

_____ and carried on May 18, 2026.



Village of East Aurora
585 Oakwood Avenue, East Aurora, NY 14052
Phone: 716.652.6000, ext. 3

APPLICATION FOR PEDDLER & SOLICITOR PERMIT

Application Fee \$ 25.00 ✓

DATE: 5/5/26

Permit Fee (per person) \$50.00 ✓

(Not for Profit Organizations Exempt from Fee)

The undersigned hereby certifies that:

Kind of material to be sold, solicitation to be made, matter to be distributed or busking:

Horse Drawn Pub Crawl

Will alcohol be sold ___ Yes ☒ No? Date which alcohol would be sold _____

If an assistant, give the name of the person in charge Michael Yohé

The term for which the permit is desired: day's 600 weeks _____ (maximum 60 days if not alcohol sales)

Is the business conducted by the applicant as a principal, or as agent of another _____?

Give the principal or employer: Michael Yohé

Person in Charge Michael Yohé Phone Number 585-202-9803 E-mail mike@cherrygrovefarm.org

Is the activity for which a permit is requested to be conducted by a Not-For-Profit Corporation? _____ If yes, what is the name of the Not-for-Profit Corporation? _____ (Attach Copy of IRS approval)

Have you ever been convicted of a crime, other than minor V & T charges?

Yes ___ No ☒ Where? _____ When? _____

For what offense? _____

Applicant Agrees to a criminal background check: Yes ☒ No ___

IF ANY INFORMATION ON THIS APPLICATION IS FOUND TO BE UNTRUE, A PERMIT WILL NOT BE ISSUED.

Signed: [Signature]

Print Name: Michael Yohé

Address: 15415 Holley Rd City: Albion State: NY Zip: 14411

Phone: 585-202-9803 E-mail: mike@cherrygrovefarm.org

State of New York

Erie County ss

MICHAEL YOHÉ, being duly sworn, deposes and says that he/she is the applicant above named; that he/she has carefully read the foregoing application and knows the contents thereof and that the same is in every respect true.

Subscribed and sworn to before me this 5 day of MAY 2026.

(Notary Public)

Driver's License _____

There is a five-day waiting period before permit is issued

Record check completed by: _____ Approved _____ Not Approved _____

STEPHANIE LYNN MEYER
Notary Public - State of New York
No. 01ME0049253
Qualified in Erie County
My Commission Expires April 23, 2030

Web



VILLAGE OF EAST AURORA

APPLICATION FOR TEMPORARY USE PERMIT

Not less than 60 days or more than 75 days before date of activity

\$25.00 Application Fee ☒ \$50.00 Permit Fee ☒

\$100.00 Mailer Fee (300 feet for road/public parking lot closure and/or outdoor music) _____

Date Application Filed: 5/7/26

Date of V.B. Action: 5/10/26

Approved: _____ Disapproved: _____

Conditions of approval will be listed in the permit.

Sect. 285-52 Participants of an area activity, such as, but not necessarily limited to, a sidewalk sale, art, antique, craft show and/or sales, farmers market, or community/civic promotion activities and similar.

Please type or print legibly

Name of Organization: Baker Memorial United Methodist Church

Is Organization a: not-for-profit Charitable/Service Business School Government

Name & Address of Individual Responsible: Wendy Mix

Phone Number: 652-7416 E-mail: _____

Event Name: Strawberry Festival

Date(s) of Event: 6/27/26 Time(s) of Event: 10AM-2PM Estimated # of People: 400

Please describe activity/purpose of this event: annual church fundraiser

Location (include all areas of the event): Baker Church & parsonage grounds
(attach map)

Will this event be donating a portion of proceeds to one or more charities and publicizing that in promotional material? Yes ☒ No

If yes, list charities and the percentage of proceeds to be donated: _____

Will this event be held entirely in the Village of East Aurora? ☒ Yes No

If no, specify: _____

Will the event include more than one vendor/organization? Yes ☒ No (If Yes, attach list of vendors/participants)

Will the event involve a street or parking lot closure/usage? Yes ☒ No If yes, please note:

Road/Lot Name(s): _____

Date(s) of Closure: _____ Time(s): _____

Will the event include:

Parade or motorcade Yes ☒

(If Yes, attach Map of route)

Walk or Run Yes ☒

(If Yes, attach Map of route)

Will there be outdoor music? Yes ☒

Time & Location: _____

Amplification: Yes ☒

Type: Live DJ Multiple/Mixed

Will you be providing or selling alcohol? Yes ☒

Will people be allowed to bring alcohol? Yes ☒

Will there be Security Guards? Yes ☒

Volunteers or Private Paid Entity

Please List Entity Name _____

Will there be temporary food stands? ☒ Yes No

How many? 2

Food Truck? If yes, name of vendor: _____

(additional permit required)

Will a tent or other structure be erected for the event? ☒ Yes No

Size: 20 X 40 20 X 20

Date & Time to be installed 3P 6/26/26 Date & Time to be removed 6/28/26 3P

Will any prep work be done on/or before the event? Yes No

Please describe: _____

Set up Date: _____ Time: _____

Clean up Date: _____ Time: _____

Will additional **garbage cans** be needed? Yes No How many _____ Drop Off Location: _____

Do you have a **Recycling Plan**? Yes No Please describe: Recycling Bin

Will each vendor/organization be responsible for their own garbage? Yes No

Will a **dumpster** be used? Yes No If yes, location: church lot

Will there be **portable lavatories**? Yes No How Many? _____

Location(s): _____

Will there Bell Jar or Games of Chance? Yes No (if yes, separate permit required)

What is the source of **electricity**, if applicable? _____

Please list any extras e.g. Light show, loudspeakers, decorations, paints, or dyes:

Police Services Requested: _____

(Crossing Guards may be required dependent upon event and is a decision of the Police Department)

DPW Services Requested: _____

Fire/Other: _____

- Attach a map or sketch showing the location of the event. Such map shall include:

Location of parking facilities, indicating number of parking spaces being provided; location of toilet facilities including the location of port-a-potties; location of public entrance(s) and exit(s) to the event site; location of vendor facilities (if applicable) including booths, tents and food service facilities; explanation of steps being taken to control traffic and provide security (if applicable) and the number of security personnel that will be present.

Requesting organization shall attach a completed Certificate of Insurance with minimum limits including public liability coverage of limits of \$1,000,000 each occurrence; property damage insurance with limits of \$1,000,000 each occurrence. The policy shall be endorsed to include Village of East Aurora as an additional named insured.

Requesting organization shall attach Indemnification Agreement on organization letterhead, signed by authorized applicant or officer of company and duly notarized (sample included)

"Applicant named herein is fully responsible for obtaining any & all licensing with regard to the presentation or playing of music, pursuant to music copyright laws. The Village of East Aurora assumes no liability in this regard".

Police Department: Conditions/Comments _____

Dept of Public Works: Conditions/Comments _____

Fire Dept/Disaster Coordinator: Conditions/Comments _____

Sign Permits are to be obtained from the Town of Aurora Building Department 575 Oakwood Ave, 716.652.7591

Clerk Shared/Forms/Village Permit Application Forms/Application Temporary Use Permit

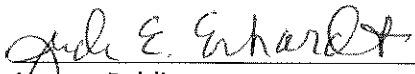
Indemnification Agreement

To the fullest extent permitted by law, I/We shall indemnify and hold harmless the Village of East Aurora and its employees from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of our work under this contract, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting there from but only to the extent caused in whole or in part by negligent acts or omissions of our organization, anyone directly or indirectly employed by us or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to otherwise exist as to a party or person described in this paragraph.



Authorized Applicant or Officer

Subscribed and sworn to before me this 7th day of May, 2026



Notary Public

JUDI E. ERHARDT
Notary Public, State of New York
Reg. No. 01ER4829758
Qualified in Erie County
Commission Expires 12/31/2029



BAKEMEM-01

JSTETSON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/6/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lightwell Insurance Advisors of New York, LLC P.O. Box 1310 Mechanicsburg, PA 17055	CONTACT NAME: Jamie Stetson	
	PHONE (A/C, No, Ext): (800) 326-7200	FAX (A/C, No): (717) 763-5517
	E-MAIL ADDRESS: Jamie@bowerins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Brotherhood Mutual Ins Co	13528
INSURED Baker Memorial United Methodist Church 345 Main St East Aurora, NY 14052-1686	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

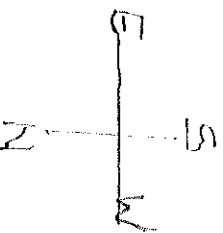
COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER: General Aggregate			31MLA0495535	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 900,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 2,000,000
							GENERAL AGGREGATE \$ 6,000,000
							PRODUCTS - COMP/OP AGG \$ 6,000,000
☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY							COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$							EACH OCCURRENCE \$
							AGGREGATE \$
☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N ☒ N/A If yes, describe under DESCRIPTION OF OPERATIONS below							☐ PER STATUTE ☐ OTHER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
This certificate is proof of insurance for the Strawberry Festival on June 27, 2026 on mutually agreed times and location.

CERTIFICATE HOLDER Village of East Aurora 585 Oakwood Avenue East Aurora, NY 14052	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--



103 Parking Spots

Chase's Pasture

Tents for Seating



Drive way

Stage Tent

Baker UMC
245 Main

Hot dog
Tent

Main St.

Center St.

7



May 7, 2026

Maureen Jerackas, Village Clerk-Treasurer
Village of East Aurora
585 Oakwood Avenue
East Aurora, New York 14052

Re: Rezoning for Portion of 270 Quaker Road from
General Manufacturing (GM) District to General Residential (GR) District
& Minor Subdivision Review
Project Sponsor: Young Development Inc.
File No. 10023.19

Dear Maureen:

During its meeting on Tuesday, May 5th, the Planning Commission adopted resolutions by a six to one vote for the purpose of recommending that the Board of Trustees approve the requested rezoning of a portion of 270 Quaker Road from General Manufacturing (GM) District to General Residential (GR) District and Minor Subdivision Approval for the purpose of creating a new parcel consisting of the senior housing project site.

This letter is being submitted on behalf of the Project Sponsor to request that the Board of Trustees adopt a resolution during its next meeting for the purpose of scheduling the required public hearing on the pending requested rezoning of the Project Site and Minor Subdivision Approval.

Please contact me at 716.510-4338 or via e-mail at shopkins@hsmlegal.com if you have any questions.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC

A handwritten signature in blue ink, appearing to read "Sean W. Hopkins".

Sean W. Hopkins, Esq.

cc: Members of Board of Trustees
Elizabeth Cassidy, Code Enforcement Officer
Richard Miga, Code Enforcement Officer
Chris Trapp, Esq., Village Attorney
Bryan Young, Young Development Inc.
Joe Young, Young Development Inc.
Christopher Wood, P.E., Carmina Wood Design

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law

35 California Road, Suite 100 • Williamsville, New York 14221

Direct: 716-510-4338 • E-mail: shopkins@hsmlegal.com • www.hsmlegal.com

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

MEMO

TO: Mayor Wochensky and Village Trustees

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: May 13, 2026

The Building Department has received and reviewed a Special Use Permit (SUP) application for The Bank at EA, at 649 Main St. by Peter Sorgi, project attorney for the new property owner Carner Development. The property currently is operating under the approved development plan and SUP applications, of which for the wedding and event venue, SUP approvals dated 2/10/21 and amended on 4/5/21 (meeting minutes and permit attached). The SUP application is not changing the existing development plan or SUP approvals but is requesting to provide restaurant services when the venue is not booked for weddings or events with the following hours of operations of 11am through 10pm every day; however at the commencement of the restaurant, the proposed hours will be Sunday 11am-3pm; Monday through Thursday 4pm-9pm; and Friday through Saturday 4 pm – 10pm. During hours of operations the number of employees will be 60 with approximately 15 at any given time, a maximum indoor seating of 230 occupants (180 occupants on the first floor and 50 occupants on the second floor), and outdoor seating (courtyard, walkway areas, and front of building) of 120 occupants. The SUP application also noted low volume outdoor music.

Village Code section 285-50.4C requires the Village to submit the applications to Erie County Department of Environment and Planning for their review and comment due to proximity to a State highway.

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 application.

This is an Unlisted action for purposes of SEQR.

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



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 Restaurant at The Bank of EA SBL#: 176.05-1-23
LOCATION 649 Main Street, Village of East Aurora, NY ZONING DISTRICT Village Center (VC)

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

APPLICANT NAME Carner Development Group Inc.

ADDRESS 670 Main Street, Suite 2, East Aurora, NY 14052

TELEPHONE 716.725.7669

E-MAIL Rkrajewski@cdginc.org

SIGNATURE PS By Peter J. Sorgi, Esq., Project Attorney -- see attached Authorization

OWNER NAME East Aurora Holdings LLC

ADDRESS 670 Main Street, Suite 2, East Aurora, NY 14052

TELEPHONE 716.725.7669

E-MAIL Rkrajewski@cdginc.org

SIGNATURE PS By Peter J. Sorgi, Esq., Project Attorney -- see attached Authorization

DEVELOPER NAME Carner Development Group Inc.

ADDRESS 670 Main Street, Suite 2, East Aurora, NY 14052

TELEPHONE 716.725.7669

E-MAIL Rkrajewski@cdginc.org

SIGNATURE PS By Peter J. Sorgi, Esq., Project Attorney -- see attached Authorization

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:

Low Volume background music as customary with fine dining.

Days and hours of operation (indoor) 11AM until 10PM every day, however anticipated hours at commencement of operations are:

Sunday 11AM-3PM; Monday through Thursday 4PM-9PM; Friday & Saturday 4PM-10PM

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 Kitchen upgrades. No expansion of building or related site infrastructure.

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.jerackas@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 _____

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 _____
Complete App _____
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.

Project Narrative



May 13, 2026

Village of East Aurora Mayor and Board of Trustees
585 Oakwood Avenue
East Aurora, New York 14052

Re: Special Use Permit Application – Project Narrative
Project: Restaurant at The Bank of EA
Applicant: Carner Development Group Inc.
Project Site: 649 Main Street, Village of East Aurora; SBL No. 176.05-1-23
Property Owner: East Aurora Holdings LLC

Dear Mayor Wochensky and Village Board of Trustees:

Our firm represents Carner Development Group Inc. ("Carner"), the Applicant of the above-referenced Special Use Permit.

Project Description

This Project consists of a Restaurant at The Bank of EA at 649 Main Street in the Village. The Project Site will continue to be used for its current use as a wedding and events venue with related accessory uses, but as this is not a daily use, a Restaurant is proposed. When a wedding or other event occurs at the Project Site, all or part of the Restaurant will be closed.

Village Zoning Code Special Use Permit Criteria

Sections § 285-52.2 and § 285-52.3 outline the Village's Special Use Permit Criteria. They are recited below in ***bold italics*** with Carner's answers immediately following each criterion in regular font:

§ 285-52.2. Special use permit application requirements.

A. An applicant for a special use permit shall submit:

- 1. A special use permit application form, including the name, address, and signature of the applicant, owner of record, and developer.***

Completed Application form submitted herewith.

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law

574 Main Street, Suite 204 • East Aurora, New York 14052

Office: 716-805-7191 Ext 2 • Mobile: 716-908-3289 • E-Mail: psorgi@hsmlegal.com
hsmlegal.com

Special Use Permit Application – Project Narrative

Project: Restaurant at The Bank of EA

Applicant: Carner Development Group Inc.

Project Site: 649 Main Street, Village of East Aurora; SBL No. 176.05-1-23

Property Owner: East Aurora Holdings LLC

May 13, 2026

2. A description or 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.

This Project consists of a Restaurant at The Bank of EA at 649 Main Street in the Village. The Project Site will continue to be used for its current use as a wedding and events venue with related accessory uses, but as this is not a daily use, a Restaurant is proposed. When a wedding or other event occurs at the Project Site, all or part of the Restaurant will be closed. Below is an aerial of the Project Site and additional parking area at 643 Millard Fillmore Place for your reference:



Special Use Permit Application – Project Narrative

Project: Restaurant at The Bank of EA

Applicant: Carner Development Group Inc.

Project Site: 649 Main Street, Village of East Aurora; SBL No. 176.05-1-23

Property Owner: East Aurora Holdings LLC

May 13, 2026

Hours of Operation proposed are 11AM through 10PM every day, however at commencement of the Restaurant operations and for the foreseeable future, the proposed hours of operation are: Sunday 11AM – 3PM; Monday through Thursday 4PM – 9PM; and Friday through Saturday 4PM – 10PM. No late-night bar business is envisioned.

Number of Employees: 60 with approximately 15 at any one time.

Maximum Seat Capacity: Indoor: 230 (180 on first floor and 50 on second floor); Outdoor Seating: 120 including courtyard and walkway areas and front of building (see above aerial).

Required Number of Parking Spaces: 0 per Village Code § 285-40.3(C) which states: “Any commercially zoned properties located on Main Street between Whaley Avenue and the easterly Village boundary are exempt from requirements of Table 40.6 of this article.” However, see above aerial showing off-street parking for the Restaurant.

3. A narrative report describing how the proposed use will satisfy the criteria set forth in the special use permit review criteria of this chapter, as well as any other applicable requirements relating to the specific use proposed.

a. Will be generally consistent with the goals of the Village Comprehensive Plan;

This Project is consistent with the goals and related findings of the Village Comprehensive Plan, including the goals and related findings set forth below which are followed by the corresponding page number in the Village Comprehensive Plan:

“Encourage investment and economic development.” (Page 12).

“Provisions for Economic Development—Economic development is needed to provide diverse job opportunities... In general, economic development efforts should be focused primarily on existing concentrations, such as the Village and hamlet commercial districts, and the existing industrial areas of Elma and, at a smaller scale, Holland. In-fill, expansions and redevelopment are preferred, and business development, whether retail, commercial or industrial, should occur where there is sufficient infrastructure to support it.” (Page 14).

“Provide diverse job opportunities throughout the region.” (Page 24).

Special Use Permit Application – Project Narrative

Project: Restaurant at The Bank of EA

Applicant: Carner Development Group Inc.

Project Site: 649 Main Street, Village of East Aurora; SBL No. 176.05-1-23

Property Owner: East Aurora Holdings LLC

May 13, 2026

“Ensure that development is compatible with the existing character of the Village in terms of style and scale, and is integrated into the surrounding area to promote community interaction.” (Page 35).

“Encourage architectural designs and development styles that are in harmony with the existing character of the Village.” (Page 35).

“Protect architecturally and historically significant sites and buildings in the Village.” (Page 35).

“Maintain the street-side social ambience of Main Street shopping district.” (Page 35).

“Provide opportunities for existing enterprises to expand within the Village.” (Page 35).

“Encourage increased tourism development and expanded tourism services, but in a manner that does not negatively affect local residents.” (Page 35).

where many small Village downtown areas have been unable to compete.” (Page 108).

“Maintain the Village as a desirable place to live, work and shop.” (Page 160).

“Protect, promote and revitalize the uptown Main Street business district.” (Page 160).

“The business district supports a street side social ambience that adds to the unique character of the Village. The area is pedestrian friendly, which also contributes to its appeal.” (Page 181).

“Adopt architectural design standards and historic preservation standards to preserve and protect important structures, and ensure that new development or redevelopment is designed in harmony with the character of the community.” (Page 181).

“Strive to maintain a mix of uses in the business district areas to contribute to the prosperity and social and economic environment of the area.” (Page 182).

“whereas the uptown region at the eastern end of the Village is better suited for re-use and controlled redevelopment.” (Page 212).

“It should be a priority to support and preserve the vitality of the Main Street retail corridor in the Village.” (Page 212).

Special Use Permit Application – Project Narrative

Project: Restaurant at The Bank of EA

Applicant: Carner Development Group Inc.

Project Site: 649 Main Street, Village of East Aurora; SBL No. 176.05-1-23

Property Owner: East Aurora Holdings LLC

May 13, 2026

b. Will meet all relevant criteria set forth in this chapter;

This Project meets all relevant criteria in the Zoning Code.

c. Will be compatible with existing uses adjacent to and near the property;

This Project is compatible with existing uses adjacent to and near the property.

d. Will not create a hazard to health, safety or the general welfare of the public;

This Project will not create any such hazard.

e. Will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents;

No exterior changes to the building are proposed and the use is present in the district. Moreover, the well-established law in New York for special use permits is that “Review of an application for a special use permit must begin with the recognition that ‘[t]he inclusion of the permitted use in the [zoning] ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood.’ The burden on the applicant, unlike the heavy burden on one seeking to obtain a variance, is a light one.”¹

f. 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;

There will be no “obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.”

Customary dinner background music is proposed for outdoor dining but this does not constitute an “objectionable noise.”

g. 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

¹ Greene v. LoGrande, 96 AD2d 524, 525, 464 NYS2d 831, 833 (2d Dept 1983) (internal citations omitted).

Special Use Permit Application – Project Narrative

Project: Restaurant at The Bank of EA

Applicant: Carner Development Group Inc.

Project Site: 649 Main Street, Village of East Aurora; SBL No. 176.05-1-23

Property Owner: East Aurora Holdings LLC

May 13, 2026

significant erosion and/or sedimentation, slope destruction, flooding or ponding of water, or degradation of water quality;

No external changes to the Project Site are proposed.

- h. Will not destroy or adversely impact significant historic and/or cultural resource sites;***

No external changes to the Project Site are proposed.

- i. Will provide adequate landscaping, screening or buffering between adjacent uses which are incompatible with the proposed project; and***

No external changes to the Project Site are proposed. Existing site plan for the wedding and event venue contained a landscape plan which was approved by the Village Board of Trustees.

- j. Will not otherwise be detrimental to the public convenience and welfare.***

This Project will not “be detrimental to the public convenience and welfare.”

4. All SEQR documentation as required by New York State law.

Part 1 of the Environmental Assessment Form is submitted herewith. This Project is an “Unlisted Action” pursuant to the New York State Environmental Quality Review Act.

5. The special use permit application fee, as established by the Village Board, and any required escrow deposit for review costs, as required by the Village Board.

Application fee submitted herewith.

Special Use Permit Application – Project Narrative

Project: Restaurant at The Bank of EA

Applicant: Carner Development Group Inc.

Project Site: 649 Main Street, Village of East Aurora; SBL No. 176.05-1-23

Property Owner: East Aurora Holdings LLC

May 13, 2026

Thank you for your consideration of our Project. If you have any questions or require further information, please contact me.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC

A handwritten signature in black ink, appearing to read 'P. Sorgi'.

Peter J. Sorgi, Esq.

Enc.

cc: Rachel Krajewski, President, Carner Development Group, Inc.
Dan Garvey, Director of Hospitality, Carner Development Group, Inc.



VILLAGE OF EAST AURORA

SPECIAL USE PERMIT

Amended Permit Dated April 5, 2021

649 Main Street

Special Use Permit issued pursuant to §285-52 of the East Aurora Village Code

Issued To: East Aurora Holdings LLC

For the purpose of: Wedding and Event Center

As per Village Board Approval: April 5, 2021

Effective: April 5, 2021

Hours of Operation: Monday through Sunday; 7 a.m. to 11 p.m. (inside)
Friday through Sunday to 10 p.m. (outside)

Special Conditions:

Approval is Granted for the above-referenced Amended Special Use Permit Application, dated February 10, 2021, as written and submitted, including a one-page narrative from the applicant, which is incorporated herein, with details of the proposed operations, and with the following additional modifications and/or conditions*:

1. On July 3rd & 4th and December 31st:
 - a. Closing time is extended to 1:30am with the Bar and music end at 1:00 a.m. (inside)
2. No live or amplified music outside beyond 10pm. Outside music only allowed outside on Friday, Saturday, and Sunday's

- **An Application of a Request for an Amended Special Use Permit, received by the Office of the Village Clerk on February 10, 2021**

A motion by Trustee Kimmel-Hurt

Is approved as submitted, for applicant East Aurora Holdings LLC, to operate The Bank at 649 Main Street.

The Village Board shall serve as the Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA). A Negative Declaration is made under SEQRA and said application is determined to be an Unlisted Action. Approval is Granted for the above-referenced Amended Special Use Permit Application, dated February 10, 2021, as written and submitted, including a one-page narrative from the applicant, which is incorporated herein, with details of the proposed operations and with the following additional modifications and/or conditions*: No live or amplified music outdoors beyond 10:00PM and music only allowed on Friday, Saturday's and Sunday's. On all days: Bar and music end at 11:00 p.m. On July 3rd & 4th and December 31st: Bar and music end at 1:00 a.m.

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 meaningful 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.

- The Board spoke about the SUP and allowing the amount of people and the type of music allowed.
- no live or amplified music beyond 10pm and only music on Friday-Sunday.

Seconded by Trustee Lazickas, with unanimous approval.

Environmental Assessment Form

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

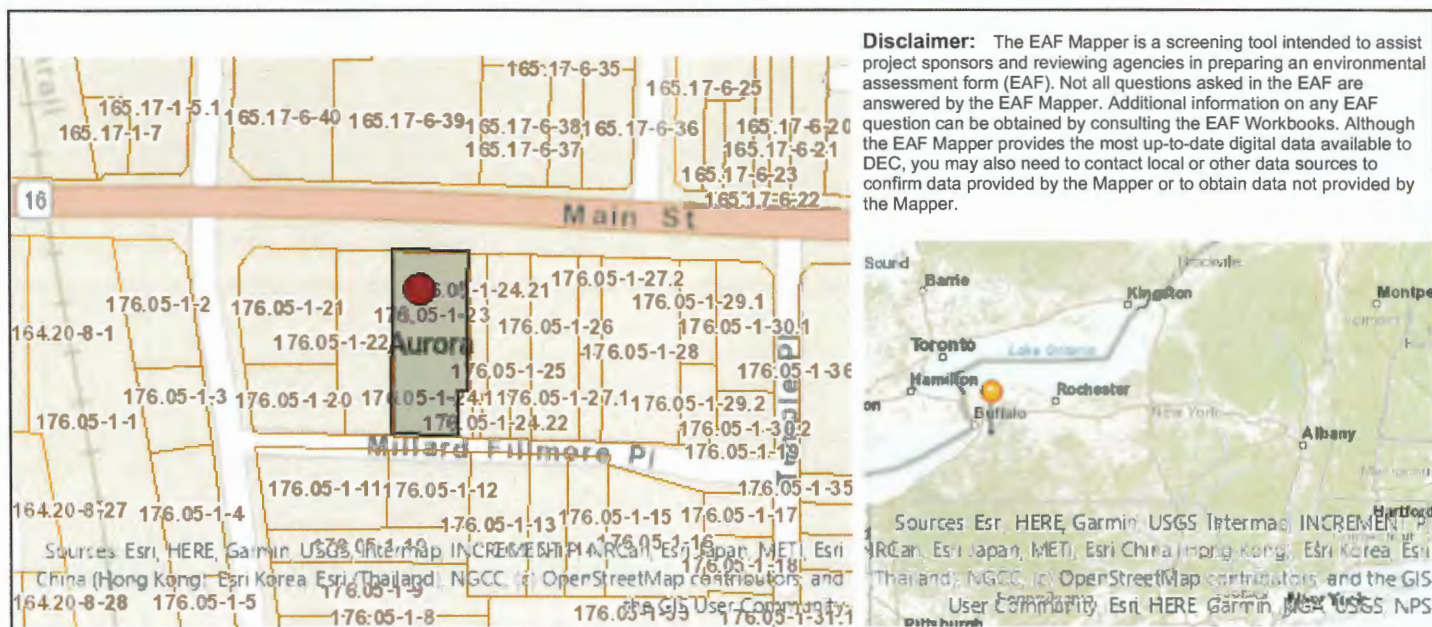
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Restaurant at The Bank of EA			
Project Location (describe, and attach a location map): 649 Main Street, Village of East Aurora, NY			
Brief Description of Proposed Action: Proposed Restaurant at existing Event Center with restaurant to be operational when the Project Site is not being used for the Event Center use. No expansion to the building or related site infrastructure is being proposed. The Project Site will still be used for its current use as a wedding and events venue with related accessory uses, but as this is not a daily use, a Restaurant is proposed. When a wedding or other event occurs at the Project Site, all or part of the Restaurant will be closed.			
Name of Applicant or Sponsor: Carner Development Group Inc.		Telephone: 716.7257669 E-Mail: Rkrajewski@cdginc.org	
Address: 670 Main Street, Suite 2			
City/PO: East Aurora		State: NY	Zip Code: 14052
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 ☒
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: ECDOH: Restaurant Permit and NYS Liquor Authority: Liquor Permit.			YES ☒
3. a. Total acreage of the site of the proposed action?		0.4097 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?		0.4097 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): Village Main Street with nearby railroad.			
☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	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: _____	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?	NO ☒ ☐ ☐	YES ☐ ☒ ☒	
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: <u>Proposed Action will meet state energy code requirements.</u>	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	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?	NO ☐ ☐	YES ☒ ☒	
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: _____	NO ☒ ☒	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ 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 ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
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 ☐
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 ☐
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 ☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Carner Development Group Inc.</u> Date: <u>5.13.2026</u> Signature: <u>P S.</u> Peter J. Sorgi, Esq. (see attached authorization) Title: <u>Project Attorney</u>		



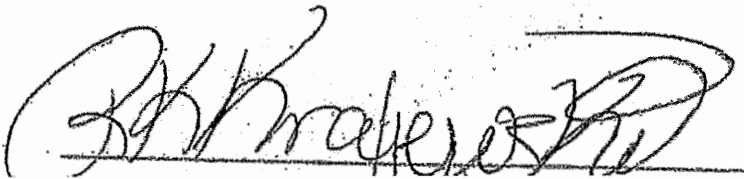
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

AUTHORIZATION

East Aurora Holdings LLC, as record owner of real property commonly referred to as 649 Main Street, Village of East Aurora, NY, hereby authorizes Carner Development Group Inc. (Applicant / Project Sponsor / Developer) and/or Hopkins Sorgi & McCarthy PLLC (Project Attorney), to execute and file any required land use approval application or applications for a proposed Restaurant at The Bank of EA with the Village of East Aurora or any other governmental entity with jurisdiction of the Project.

Carner Development Group Inc., as Applicant / Project Sponsor / Developer of real property commonly referred to as 649 Main Street, Village of East Aurora, NY, hereby authorizes Hopkins Sorgi & McCarthy PLLC (Project Attorney), to execute and file any required land use approval application or applications for a proposed Restaurant at The Bank of EA with the Village of East Aurora or any other governmental entity with jurisdiction of the Project.

East Aurora Holdings LLC / Carner Development Group, Inc.

A handwritten signature in black ink, appearing to read "Rachel Krajewski", is written over a horizontal line.

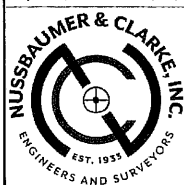
Rachel Krajewski, Member / President

Dated: May 13, 2026

[illegible]

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.



Part of Lot 23, Township 9, Range 6
Holland Land Company's Survey
Village of East Aurora Town of Aurora
County of Erie, State of New York

Scale : 1" = 20'

Project No. : 18J3-0080

Successors to the records of Graf Land Surveyors

Successors to the records of James L. Shisler, Land Surveyor

Budget Transfers	2025-2026				
FROM			TO		
A.5.1325.0200	Village Admin- Equipmt	\$ 500.00	A.5.1325.0400	Village Admin- Operating Expenses	\$ 500.00
A.5.1325.0200	Village Admin- Equipmt	\$ 1,000.00	A.5.1480.0410	Pubinfo Svcs- Sup, Maint, Internet, Server	\$ 1,000.00
A.5.1490.0403	Public Works Admin-Office Sup	\$ 100.00	A.5.1490.0420	Public Works Admin- Maint & Repairs	\$ 100.00
A.5.1490.0403	Public Works Admin-Office Sup	\$ 300.00	A.5.1620.0432	Buildings- Gas	\$ 300.00
A.5.1990.0400	Contingency Acct- Conting	\$ 2,700.00	A.5.1910.0410	Unallocated Ins- Gen Liability Services	\$ 2,700.00
A.5.3120.0440	Police Dept- Training, Travel	\$ 200.00	A.5.3120.0420	Police Dept- Maint Service Contracts	\$ 200.00
A.5.3410.0460	Fire Dept- Vehicle Maint	\$ 1,000.00	A.5.3410.0434	Fire Dept- Telephone	\$ 1,000.00
A.5.3410.0460	Fire Dept- Vehicle Maint	\$ 1,000.00	A.5.3410.0432	Fire Dept- Gas	\$ 1,000.00
A.5.3420.0140	Police & Fire Dispatch- Over	\$ 6,000.00	A.5.3420.0130	Police & Fire Dispatch- Part Time & Temp	\$ 6,000.00
A.5.3420.0440	Police & Fire Dispatch- Train	\$ 861.20	A.5.3420.0420	Police & Fire Dispatch- Maint/Serv Contracts	\$ 861.20
A.5.5110.0420	Street Maint- Road Materials	\$ 3,200.00	A.5.5110.0140	Street Maint- Overtime	\$ 3,200.00
A.5.7140.0420	Playgrounds- Maint	\$ 700.00	A.5.7550.0470	Celebrations- Operating Exp	\$ 700.00
A.5.9010.0800	ST Retirement- Retirement	\$ 30,000.00	A.5.8160.0410	Refuse & Garbage	\$ 30,000.00
A.5.9040.0802	Workers Comp- Workers Comp	\$ 1,200.00	A.5.9045.0803	Life Ins- Life Ins	\$ 1,200.00
A.5.9040.0802	Workers Comp- Workers Comp	\$ 300.00	A.5.9045.0804	Life Ins- Retirees	\$ 300.00
F.5.9010.0800	ST- Retirement	\$ 2,000.00	F.5.8340.0140	Transfs & Dist- Overtime	\$ 2,000.00
F.5.9010.0800	ST- Retirement	\$ 100.00	F.5.8340.0490	Transfs & Dist- Water Testing/ Chemicals	\$ 100.00

WHEREAS, the Village of East Aurora has taken extensive steps to preserve the historic and landmark buildings throughout the Village, which only adds to the charm and building values in the Village, and

WHEREAS, the history of any area has long been recognized as an important aspect of any densely populated municipality, and

WHEREAS, historic and landmark buildings enhance the property values on the properties upon which they are located and provide other benefits in a community, including enhancing tourism, and

WHEREAS, certain property owners have systematically demolished properties not for regular maintenance, but rather for capital investments for profit purposes, and

WHEREAS, partial demolitions have taken place, which substantially impair the quality of the remainder of the buildings, and

WHEREAS, questions exist with respect to the rights of the respective parties to engage in such work in the Village, and

WHEREAS, the preservation of historic districts within the Village, such as Roycroft, Fillmore Avenue, and East Main Street, as examples, is critical to the life and fabric of the Village, and

WHEREAS, there is an economic value to the Village which has been used on multiple occasions for purposes of movie and other theatrical productions, which may be harmed by virtue of the unwarranted destruction of historic and landmark buildings in the Village, and

WHEREAS, the Historic Preservation Commission is charged with the review of structures within the Village to determine their status, along with the Building Department, which must review all plans and contemplated work, and

WHEREAS, there exist provisions in the Village Code addressing Historic Preservation which must be aligned with recent actions, and

WHEREAS, the Historic Preservation Commission has requested that a local law be developed to ensure Architectural Reviews prior to any work being undertaken that would alter any building, whether in phases or not, in excess of forty (40) percent of the footprint of the structure or its roof,

NOW, BE IT THEREFORE RESOLVED, that the Village of East Aurora, acting in the best health and safety interests of the residents and property owners of the Village hereby suspends the further partial or full demolition of any building within the jurisdictional limits of the Village by any entity, except for emergency purposes and then only upon prior notice to the Village, the Building Department, and the Historic Preservation

Commission, and declares a one hundred eighty (180) day moratorium on any partial or total demolition of buildings as outlined herein, excluding any building/structure less than a total of 400 square feet, and

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

BE IT FURTHER RESOLVED, that the Village shall re-examine the continuation of the moratorium at the completion of this initial period in order to fully and adequately protect the residents of the Village.



National Public Works Week Proclamation

May 17–23, 2026

“Rooted in Service, Powered by Community”

WHEREAS public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of **The Village of East Aurora**; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS it is in the public interest for the citizens, civic leaders, and children in **The Village of East Aurora** to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association, be it now,

RESOLVED, I, **Luke Wochensky, Mayor**, do hereby designate the week of May 17–23, 2026, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health and safety, advancing the quality of life for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the State,

DONE at the Village of **East Aurora, NY** this 18th day of May 2026.

Mayor Luke Wochensky

Village of East Aurora



Village of East Aurora, NY

Expense Approval Report 5.18.2026

By Vendor Name

Payable Dates 5/18/2026 - 5/18/2026 Post Dates 5/18/2026 - 5/18/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10020 - ACE FLAG CO INC							
2026000207	ACE FLAG CO INC	05/18/2026	American Flag order	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES	2026000207	125.00
Vendor 10020 - ACE FLAG CO INC Total:							125.00
Vendor: 11329 - Advantage Police Supply Inc.							
2026000214	Advantage Police Supply Inc.	05/18/2026	PTT for Motorola APX Series FL5063-02 Push-to-Talk	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000214	548.32
2026000214	Advantage Police Supply Inc.	05/18/2026	ComTac™ VI NIB headset, MT20H682FB-47N GNS	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000214	1,900.00
Vendor 11329 - Advantage Police Supply Inc. Total:							2,448.32
Vendor: 10080 - Aqua Supply & Irrigation Inc.							
inv 71230	Aqua Supply & Irrigation Inc.	05/18/2026	DPW zero turn mower blades	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		224.86
Vendor 10080 - Aqua Supply & Irrigation Inc. Total:							224.86
Vendor: 10130 - BARTON & LOGUIDICE							
2026000119-1	BARTON & LOGUIDICE	05/18/2026	DPW roof replacement MSA	H.3.0909.0042	DPW Roof	2026000119	1,783.45
2026000120-1	BARTON & LOGUIDICE	05/18/2026	DPW roof replacement MSA	A.5.8140.0420	STORM SEWERS - MAINT & R...	2026000120	1,200.00
Vendor 10130 - BARTON & LOGUIDICE Total:							2,983.45
Vendor: 11371 - Black Rain Ordinance Inc.							
2026000144	Black Rain Ordinance Inc.	05/18/2026	BRO-SPEC15-SBR BARREL LENGTH: 11.5"	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000144	1,358.00
2026000144	Black Rain Ordinance Inc.	05/18/2026	R-08B – AMBI SELECTOR INSTALLED	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000144	40.00
2026000144	Black Rain Ordinance Inc.	05/18/2026	MAG415-BLK – MAGPUL MOE GRIP – BLACK	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000144	32.00
2026000144	Black Rain Ordinance Inc.	05/18/2026	MAG310-BLK - MAGPUL CTR STOCK	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000144	114.00
2026000144	Black Rain Ordinance Inc.	05/18/2026	STRIKE INDUSTRIES EXTENDED BOLT CATCH	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000144	30.00
2026000144	Black Rain Ordinance Inc.	05/18/2026	EP-QD – QD ENDPLATE INSTALLED	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000144	28.00
2026000144	Black Rain Ordinance Inc.	05/18/2026	BRO-AMBI CHARGE HANDLE	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000144	86.00
Vendor 11371 - Black Rain Ordinance Inc. Total:							1,688.00
Vendor: 10229 - Charter Communications							
142218801050126	Charter Communications	05/18/2026	SPECTRUM 400 PINE ST ACCT 142 MAY 2026	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		160.00
Vendor 10229 - Charter Communications Total:							160.00

Expense Approval Report 5.18.2026

Payable Dates: 5/18/2026 - 5/18/2026 Post Dates: 5/18/2026 - 5/18/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10248 - CLEAN MD COMMERCIAL CLEANING INC.							
19914	CLEAN MD COMMERCIAL CLEANING INC.	05/18/2026	EAFD monthly cleaning	A.5.3410.0470	FIRE DEPT - JANITORIAL SUPP...		698.14
Vendor 10248 - CLEAN MD COMMERCIAL CLEANING INC. Total:							698.14
Vendor: 10282 - CORR DISTRIBUTORS INC.							
inv 170467/170459/170747	CORR DISTRIBUTORS INC.	05/18/2026	janitorial supplies	A.5.1620.0420	BUILDINGS - MAINT & REPAI...		35.93
inv 170467/170459/170747	CORR DISTRIBUTORS INC.	05/18/2026	janitorial supplies	A.5.1620.0470	BUILDINGS - DEPARTMENTAL...		212.71
inv 170467/170459/170747	CORR DISTRIBUTORS INC.	05/18/2026	janitorial supplies	A.5.1640.0470	CENTRAL GARAGE - DEPART...		218.03
inv 170467/170459/170747	CORR DISTRIBUTORS INC.	05/18/2026	janitorial supplies	A.5.3410.0470	FIRE DEPT - JANITORIAL SUPP...		214.04
inv 170467/170459/170747	CORR DISTRIBUTORS INC.	05/18/2026	janitorial supplies	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		447.22
Vendor 10282 - CORR DISTRIBUTORS INC. Total:							1,127.93
Vendor: 10286 - COUNTY LINE STONE							
inv I2139	COUNTY LINE STONE	05/18/2026	DPW cold patch/asphalt binder	A.5.5110.0420	STREET MAINT - ROAD MATE...		2,415.09
Vendor 10286 - COUNTY LINE STONE Total:							2,415.09
Vendor: 10318 - DELACY FORD							
inv 519189	DELACY FORD	05/18/2026	EAPD brake kit/rotor assembly	A.5.3120.0460	POLICE DEPT - VEHICLE MAI...		794.14
Vendor 10318 - DELACY FORD Total:							794.14
Vendor: 10357 - EAST AURORA ADVERTISER							
April 2026 Legal Notices	EAST AURORA ADVERTISER	05/18/2026	April 2026 Legal Notices	A.5.1325.0410	VILLAGE ADMIN - LEGAL NOT...		77.77
Vendor 10357 - EAST AURORA ADVERTISER Total:							77.77
Vendor: 10403 - ERIE COUNTY COMPTROLLER							
1800084145	ERIE COUNTY COMPTROLLER	05/18/2026	571 Main St	A.5.1620.0432	BUILDINGS - GAS		441.79
1800084145	ERIE COUNTY COMPTROLLER	05/18/2026	400 Pine St	A.5.1640.0432	CENTRAL GARAGE - GAS		695.98
1800084145	ERIE COUNTY COMPTROLLER	05/18/2026	33 Center St	A.5.3410.0432	FIRE DEPT - GAS		558.25
1800084145	ERIE COUNTY COMPTROLLER	05/18/2026	218 S Grove St	A.5.7140.0432	PLAYGROUNDS & REC CTRS. -...		-41.56
1800084145	ERIE COUNTY COMPTROLLER	05/18/2026	600 Pine St	F.5.1620.0432	BUILDINGS - GAS		115.92
inv 1800083993	ERIE COUNTY COMPTROLLER	05/18/2026	DPW signs	A.5.5110.0420	STREET MAINT - ROAD MATE...		399.90
Vendor 10403 - ERIE COUNTY COMPTROLLER Total:							2,170.28
Vendor: 10451 - FLEETPRIDE INC.							
inv 134376418	FLEETPRIDE INC.	05/18/2026	DPW brakes #505	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		2,120.86
Vendor 10451 - FLEETPRIDE INC. Total:							2,120.86
Vendor: 10521 - GRECO TRAPP PLLC							
April 2026	GRECO TRAPP PLLC	05/18/2026	Statement 34334	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		437.68
April 2026	GRECO TRAPP PLLC	05/18/2026	Statement 34336	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		137.50
April 2026	GRECO TRAPP PLLC	05/18/2026	Statement 34335	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		110.00
April 2026	GRECO TRAPP PLLC	05/18/2026	Statement 34333	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		13.86
May 2026 Services	GRECO TRAPP PLLC	05/18/2026	SERVICE FOR JOE TRAPP MAY 2026	A.5.1420.0410	VILLAGE ATTORNEY - CONTR...		500.00
Vendor 10521 - GRECO TRAPP PLLC Total:							1,199.04

Expense Approval Report 5.18.2026

Payable Dates: 5/18/2026 - 5/18/2026 Post Dates: 5/18/2026 - 5/18/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 11384 - J & J Equipment LLC							
inv 18769/18778/18827	J & J Equipment LLC	05/18/2026	DPW sweeper parts	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		1,338.54
Vendor 11384 - J & J Equipment LLC Total:							1,338.54
Vendor: 10697 - LOGICS							
26-IN5526	LOGICS	05/18/2026	Monthly Hosting for June 2026	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		1,097.44
Vendor 10697 - LOGICS Total:							1,097.44
Vendor: 10726 - MARTYN PRINTING & GRAPHICS INC.							
00041033	MARTYN PRINTING & GRAPHICS INC.	05/18/2026	250 business cards for Mayor Wochensky	A.5.1325.0403	VILLAGE ADMIN - OFFICE SU...		48.00
2026000204	MARTYN PRINTING & GRAPHICS INC.	05/18/2026	3000 Absence/Overtime slips	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...2026000204		241.00
2026000204	MARTYN PRINTING & GRAPHICS INC.	05/18/2026	3000 Absence/Overtime slips	A.5.3420.0470	POLICE & FIRE DISPATCH - D... 2026000204		241.00
Vendor 10726 - MARTYN PRINTING & GRAPHICS INC. Total:							530.00
Vendor: 10803 - NOCO ENERGY CORP.							
inv SP13306192	NOCO ENERGY CORP.	05/18/2026	DPW 441.669 gallons x \$4.1646	A.5.1640.0450	CENTRAL GARAGE - GASOLIN...		1,839.38
inv SP13306192	NOCO ENERGY CORP.	05/18/2026	EAPD 1209.124 gallons x 4.1646	A.5.3120.0450	POLICE DEPT - GASOLINE, OIL...		5,035.52
inv SP13306192	NOCO ENERGY CORP.	05/18/2026	EAFD 99.407 gallons x \$4.1646	A.5.3410.0450	FIRE DEPT - GASOLINE, OIL &...		413.98
Vendor 10803 - NOCO ENERGY CORP. Total:							7,288.88
Vendor: 10814 - NORTHERN SAFETY CO INC							
inv 907588225/907596998	NORTHERN SAFETY CO INC	05/18/2026	DPW- work gloves and safety glasses	A.5.5110.0480	STREET MAINT - UNIFORMS		480.30
inv 907588225/907596998	NORTHERN SAFETY CO INC	05/18/2026	DPW- work gloves and safety glasses	F.5.8340.0480	TRANSFS & DIST - UNIFORMS		440.00
Vendor 10814 - NORTHERN SAFETY CO INC Total:							920.30
Vendor: 10816 - NOVA HEALTHCARE ADMINISTRATORS INC.							
NOVA-074500	NOVA HEALTHCARE ADMINISTRATORS INC.	05/18/2026	Monthly Admin Fee of \$4.50 a month per employee	A.5.9060.0805	HOSPITAL & MEDICAL INS - H...		94.50
NOVA-074500	NOVA HEALTHCARE ADMINISTRATORS INC.	05/18/2026	Monthly Admin Fee of \$4.50 a month per employee	A.5.9060.0806	HOSPITAL & MEDICAL INS - H...		36.00
NOVA-074500	NOVA HEALTHCARE ADMINISTRATORS INC.	05/18/2026	Monthly Admin Fee of \$4.50 a month per employee	F.5.9060.0805	HOSPITAL & MEDICAL INS - H...		9.00
NOVA-074500	NOVA HEALTHCARE ADMINISTRATORS INC.	05/18/2026	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:							144.00
Vendor: 10864 - NYSEG							
1001-3627-483 4/1-4/30/26	NYSEG	05/18/2026	ST LTG R3 4/1-4/30/26	A.5.5182.0431	STREET LIGHTING - ELECTRIC		5,477.17
1001-3627-491 4/1-4/30/26	NYSEG	05/18/2026	ST LTG R2 4/1-4/30/26	A.5.5182.0431	STREET LIGHTING - ELECTRIC		546.91

Expense Approval Report 5.18.2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Payable Dates: 5/18/2026 - 5/18/2026 Post Dates: 5/18/2026 - 5/18/2026	Account Name	Purchase Order Number	Amount
1001-7910-034 3/26-4/24/26	NYSEG	05/18/2026	Glenridge Rd 3/26-4/24/26	F.5.1620.0431		BUILDINGS - ELECTRIC		34.97
Vendor 10864 - NYSEG Total:								6,059.05
Vendor: 10874 - OFFICE DEPOT								
inv 46756481001/46759996...	OFFICE DEPOT	05/18/2026	DPW office supplies/Park cleaning supplies	A.5.1490.0403		PUBLIC WORKS ADMIN - OFF...		78.48
inv 46756481001/46759996...	OFFICE DEPOT	05/18/2026	DPW office supplies/Park cleaning supplies	A.5.7140.0420		PLAYGROUNDS & REC CTRS. -...		223.28
Vendor 10874 - OFFICE DEPOT Total:								301.76
Vendor: 10895 - Paul P. Porter III								
ADA COORDINATOR JUNE - ...	Paul P. Porter III	05/18/2026	QUARTERLY PAYMENT 6/1-8/31/2026	A.5.1480.0410		PUBINFO SVCS-PUB INFO SUP..		325.00
Vendor 10895 - Paul P. Porter III Total:								325.00
Vendor: 11391 - Pioneer Motorsport Inc								
inv 9088211	Pioneer Motorsport Inc	05/18/2026	EAFD vehicle remove tracks	A.5.3410.0460		FIRE DEPT - VEHICLE MAINT ...		360.69
Vendor 11391 - Pioneer Motorsport Inc Total:								360.69
Vendor: 11020 - SAIA COMMUNICATIONS INC.								
823000003/4/6/7/8/9	SAIA COMMUNICATIONS INC.	05/18/2026	EAFD new minitors	A.5.3410.0420		FIRE DEPT - DEPT SUPPLIES		1,050.00
Vendor 11020 - SAIA COMMUNICATIONS INC. Total:								1,050.00
Vendor: 11022 - SAMMY'S CAR WASH INC								
2026000041-Apr	SAMMY'S CAR WASH INC	05/18/2026	April 2026 car washes	A.5.3120.0460		POLICE DEPT - VEHICLE MAI... 2026000041		175.00
Vendor 11022 - SAMMY'S CAR WASH INC Total:								175.00
Vendor: 11052 - SEWING TECHNOLOGY UNIFORM								
51486	SEWING TECHNOLOGY UNIFORM	05/18/2026	Body Armor new PO Pierce	A.5.3120.0127		POLICE DEPT - UNIFORM ALL...		1,226.18
Vendor 11052 - SEWING TECHNOLOGY UNIFORM Total:								1,226.18
Vendor: 11055 - SHANOR ELECTRIC SUPPLY								
inv 1167332	SHANOR ELECTRIC SUPPLY	05/18/2026	infrared sensor- HP new bathrooms	A.5.7140.0420		PLAYGROUNDS & REC CTRS. -...		196.50
Vendor 11055 - SHANOR ELECTRIC SUPPLY Total:								196.50
Vendor: 11059 - SHERWIN-WILLIAMS CO.								
2026000173	SHERWIN-WILLIAMS CO.	05/18/2026	Aug 2025	A.5.5110.0420		STREET MAINT - ROAD MATE... 2026000173		109.81
Vendor 11059 - SHERWIN-WILLIAMS CO. Total:								109.81
Vendor: 11146 - Tolls By Mail								
150313896-1	Tolls By Mail	05/18/2026	Tolls along PA Turnpike for DRE class LT Specht	A.5.3120.0440		POLICE DEPT - TRAINING, TR...		92.18
inv 20061241997	Tolls By Mail	05/18/2026	DPW #516 4/22	A.5.1640.0460		CENTRAL GARAGE - VEHICLE...		27.78
Vendor 11146 - Tolls By Mail Total:								119.96
Vendor: 11164 - Travelers								
000676164	Travelers	05/18/2026	Deductible Invoice	A.5.1910.0413		UNALLOCATED INSURANCE - ...		6,363.92
Vendor 11164 - Travelers Total:								6,363.92

Expense Approval Report 5.18.2026

Payable Dates: 5/18/2026 - 5/18/2026 Post Dates: 5/18/2026 - 5/18/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 11168 - TRI-COUNTY SUPPLY INC.							
inv 1752	TRI-COUNTY SUPPLY INC.	05/18/2026	DPW saw chain	A.5.8560.0420	SHADE TREES - MAINT & REP...		216.69
Vendor 11168 - TRI-COUNTY SUPPLY INC. Total:							216.69
Vendor: 11193 - UNITED BUSINESS SYSTEMS							
672359	UNITED BUSINESS SYSTEMS	05/18/2026	contract overage 5/18/25 - 5/17/26	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		86.17
672359	UNITED BUSINESS SYSTEMS	05/18/2026	DISP copier contract 5/18/26- 5/17/27	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		1,055.25
672359	UNITED BUSINESS SYSTEMS	05/18/2026	contract overage 5/18/25 - 5/17/26	A.5.3420.0420	POLICE & FIRE DISPATCH - M...		86.17
672359	UNITED BUSINESS SYSTEMS	05/18/2026	DISP copier contract 5/18/26- 5/17/27	A.5.3420.0420	POLICE & FIRE DISPATCH - M...		1,055.25
Vendor 11193 - UNITED BUSINESS SYSTEMS Total:							2,282.84
Vendor: 11221 - Vaspian							
INV-048617	Vaspian	05/18/2026	Services for May 2026 - VEA	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		89.90
INV-048617	Vaspian	05/18/2026	Services for May 2026 - Call Blocking	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		10.00
INV-048617	Vaspian	05/18/2026	Services for May 2026 - DPW	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		102.80
INV-048617	Vaspian	05/18/2026	Services for May 2026 - EAPD	A.5.3120.0434	POLICE DEPT - TELEPHONE		192.70
INV-048617	Vaspian	05/18/2026	Services for May 2026 - EAFD	A.5.3410.0434	FIRE DEPT - TELEPHONE		154.80
Vendor 11221 - Vaspian Total:							550.20
Vendor: 11225 - VERIZON WIRELESS							
6142674836	VERIZON WIRELESS	05/18/2026	716-388-1605 Mayor Wochensky	A.5.1210.0434	MAYOR - TELEPHONE		72.09
6142674836	VERIZON WIRELESS	05/18/2026	716-344-7361 DPW GIS	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		37.29
6142674836	VERIZON WIRELESS	05/18/2026	716-913-1761 POLICE SUPERVISOR (LIETENANTS)	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.29
6142674836	VERIZON WIRELESS	05/18/2026	716-359-0911 DETECTIVE OFFICE	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.29
6142674836	VERIZON WIRELESS	05/18/2026	716-344-5189 PATRICK WELCH	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.29
6142674836	VERIZON WIRELESS	05/18/2026	716-383-4933 Fire Dept EMS Tablet 1	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6142674836	VERIZON WIRELESS	05/18/2026	716-383-4934 Fire Dept EMS Tablet 2	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6142674836	VERIZON WIRELESS	05/18/2026	716-383-4936 Fire Dept EMS Tablet 3	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6142674836	VERIZON WIRELESS	05/18/2026	716-256-0983 FIRE CHIEF MOBILE WIFI	A.5.3410.0434	FIRE DEPT - TELEPHONE		38.01
Vendor 11225 - VERIZON WIRELESS Total:							319.26
Vendor: 11248 - W.B. MASON CO. INC.							
20260000202	W.B. MASON CO. INC.	05/18/2026	nitrile, xl gloves	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...2026000202		51.65
20260000202	W.B. MASON CO. INC.	05/18/2026	xl blk shrpies, folders w/clsp, blue paper, clips	A.5.3120.0403	POLICE DEPT - OFFICE SUPPLI...2026000202		78.17

Expense Approval Report 5.18.2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Payable Dates: 5/18/2026 - 5/18/2026 Post Dates: 5/18/2026 - 5/18/2026	Account Name	Purchase Order Number	Amount
20260000202	W.B. MASON CO. INC.	05/18/2026	xl blk shrpies, folders w/clsp, blue paper, clips	A.5.3420.0470		POLICE & FIRE DISPATCH - D...	20260000202	78.16
260881675, 261550388	W.B. MASON CO. INC.	05/18/2026	Acct C2151764 March & April rent watercooler	A.5.3120.0420		POLICE DEPT - MAINT. SERVI...		7.19
260881675, 261550388	W.B. MASON CO. INC.	05/18/2026	Acct C2151764 March & April rent watercooler	A.5.3420.0420		POLICE & FIRE DISPATCH - M...		7.19
261492987, CM4646588	W.B. MASON CO. INC.	05/18/2026	Water for PD/DISP 4/21/26 and bottle pickup	A.5.3120.0420		POLICE DEPT - MAINT. SERVI...		21.40
261492987, CM4646588	W.B. MASON CO. INC.	05/18/2026	Water for PD/DISP 4/21/26 and bottle pickup	A.5.3420.0420		POLICE & FIRE DISPATCH - M...		21.40
261667946	W.B. MASON CO. INC.	05/18/2026	Wireless keyboard & Mouse for Dispatch	A.5.3120.0403		POLICE DEPT - OFFICE SUPPLI...		199.98
261854449	W.B. MASON CO. INC.	05/18/2026	Calculator for SPC	A.5.3120.0403		POLICE DEPT - OFFICE SUPPLI...		11.49
Vendor 11248 - W.B. MASON CO. INC. Total:								476.63
Vendor: 11268 - WEST HERR								
2026000194	WEST HERR	05/18/2026	4WD switch for #6	A.5.3410.0460		FIRE DEPT - VEHICLE MAINT ...	2026000194	105.31
Vendor 11268 - WEST HERR Total:								105.31
Vendor: 11357 - WM CORPORATE SERVICES INC.								
5264905-1342-5	WM CORPORATE SERVICES INC.	05/18/2026	Fireman's Field Pine St April 2026	A.5.8160.0410		REFUSE & GARBAGE		121.24
5264906-1342-3	WM CORPORATE SERVICES INC.	05/18/2026	DPW Garage 400 Pine St April 2026	A.5.8160.0410		REFUSE & GARBAGE		484.96
5264907-1342-1	WM CORPORATE SERVICES INC.	05/18/2026	Fire Hall 33 Center St Dumpster	A.5.8160.0410		REFUSE & GARBAGE		121.24
5264912-1342-1	WM CORPORATE SERVICES INC.	05/18/2026	Hamlin Park 166 South Grove St Dumpster April 2026	A.5.8160.0410		REFUSE & GARBAGE		145.49
Vendor 11357 - WM CORPORATE SERVICES INC. Total:								872.93
Vendor: 11287 - WNYNETWORKS								
00006579	WNYNETWORKS	05/18/2026	IT Services for April 2026 - Admin	A.5.1480.0410		PUBINFO SVCS-PUB INFO SUP..		1,937.50
00006579	WNYNETWORKS	05/18/2026	IT Services for April 2026 - DPW	A.5.1490.0420		PUBLIC WORKS ADMIN - MA...		62.50
00006579	WNYNETWORKS	05/18/2026	IT Services for April 2026 - EAPD	A.5.3120.0420		POLICE DEPT - MAINT. SERVI...		62.50
00006579	WNYNETWORKS	05/18/2026	IT Services for April 2026 - Dispatch	A.5.3420.0420		POLICE & FIRE DISPATCH - M...		62.50
Vendor 11287 - WNYNETWORKS Total:								2,125.00
Vendor: 11290 - WOODCUTTERS HEADQUARTERS								
inv524721	WOODCUTTERS HEADQUARTERS	05/18/2026	DPW - saw blades	A.5.8560.0470		SHADE TREES - DEPARTMEN...		227.97
Vendor 11290 - WOODCUTTERS HEADQUARTERS Total:								227.97
Grand Total:								53,016.74

Report Summary**Fund Summary**

Fund	Expense Amount
A - GENERAL FUND	50,628.90
F - ENTERPRISE WATER	604.39
H - CAPITAL PROJECT	1,783.45
Grand Total:	53,016.74

Account Summary

Account Number	Account Name	Expense Amount
A.5.1210.0434	MAYOR - TELEPHONE	72.09
A.5.1325.0403	VILLAGE ADMIN - OFFICE...	48.00
A.5.1325.0410	VILLAGE ADMIN - LEGAL...	77.77
A.5.1325.0434	VILLAGE ADMIN - TELEP...	99.90
A.5.1420.0410	VILLAGE ATTORNEY - C...	500.00
A.5.1420.0411	VILLAGE ATTORNEY - OT...	699.04
A.5.1480.0410	PUBINFO SVCS-PUB INFO..	3,519.94
A.5.1490.0403	PUBLIC WORKS ADMIN -...	78.48
A.5.1490.0420	PUBLIC WORKS ADMIN -...	62.50
A.5.1490.0434	PUBLIC WORKS ADMIN -...	140.09
A.5.1620.0420	BUILDINGS - MAINT & R...	35.93
A.5.1620.0432	BUILDINGS - GAS	441.79
A.5.1620.0470	BUILDINGS - DEPARTME...	212.71
A.5.1640.0432	CENTRAL GARAGE - GAS	695.98
A.5.1640.0450	CENTRAL GARAGE - GAS...	1,839.38
A.5.1640.0460	CENTRAL GARAGE - VEH...	3,712.04
A.5.1640.0470	CENTRAL GARAGE - DEP...	218.03
A.5.1910.0413	UNALLOCATED INSURA...	6,363.92
A.5.3120.0127	POLICE DEPT - UNIFORM...	1,226.18
A.5.3120.0403	POLICE DEPT - OFFICE S...	582.29
A.5.3120.0420	POLICE DEPT - MAINT. S...	1,232.51
A.5.3120.0434	POLICE DEPT - TELEPHO...	304.57
A.5.3120.0440	POLICE DEPT - TRAINING...	92.18
A.5.3120.0450	POLICE DEPT - GASOLINE...	5,035.52
A.5.3120.0460	POLICE DEPT - VEHICLE ...	969.14
A.5.3120.0470	POLICE DEPT - DEPTAL S...	4,136.32
A.5.3410.0420	FIRE DEPT - DEPT SUPPLI...	1,175.00
A.5.3410.0432	FIRE DEPT - GAS	558.25
A.5.3410.0434	FIRE DEPT - TELEPHONE	252.81
A.5.3410.0450	FIRE DEPT - GASOLINE, O...	413.98
A.5.3410.0460	FIRE DEPT - VEHICLE MA...	466.00
A.5.3410.0470	FIRE DEPT - JANITORIAL ...	912.18
A.5.3420.0420	POLICE & FIRE DISPATCH...	1,232.51

Account Summary

Account Number	Account Name	Expense Amount
A.5.3420.0470	POLICE & FIRE DISPATCH...	319.16
A.5.5110.0420	STREET MAINT - ROAD ...	2,924.80
A.5.5110.0480	STREET MAINT - UNIFO...	480.30
A.5.5182.0431	STREET LIGHTING - ELEC...	6,024.08
A.5.7140.0420	PLAYGROUNDS & REC C...	867.00
A.5.7140.0432	PLAYGROUNDS & REC C...	-41.56
A.5.8140.0420	STORM SEWERS - MAINT...	1,200.00
A.5.8160.0410	REFUSE & GARBAGE	872.93
A.5.8560.0420	SHADE TREES - MAINT &...	216.69
A.5.8560.0470	SHADE TREES - DEPART...	227.97
A.5.9060.0805	HOSPITAL & MEDICAL IN...	94.50
A.5.9060.0806	HOSPITAL & MEDICAL IN...	36.00
F.5.1620.0431	BUILDINGS - ELECTRIC	34.97
F.5.1620.0432	BUILDINGS - GAS	115.92
F.5.8340.0480	TRANSFS & DIST - UNIFO...	440.00
F.5.9060.0805	HOSPITAL & MEDICAL IN...	9.00
F.5.9060.0806	HOSPITAL & MEDICAL IN...	4.50
H.3.0909.0042	DPW Roof	1,783.45
Grand Total:		53,016.74

Project Account Summary

Project Account Key	Expense Amount
None	53,016.74
Grand Total:	53,016.74

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: