

VILLAGE OF EAST AURORA
VILLAGE BOARD MEETING
July 6, 2026 – 7:00 PM

Present:

Trustee Cameron
Trustee Bojanowski
Trustee Kamp
Trustee Viger
Trustee Root
Mayor Wochensky

Absent:

Trustee Lazickas

Also Present:

Maureen Jerackas, Clerk-Treasurer
Liz Cassidy, Code Enforcement Officer
Jeff Stoll, General Foreman
Patrick Welch, Police Chief
38 Members of the public

SPEAKERS & COMMUNICATIONS (I) – Agenda Items Only

- Saxon Deck- Maple Rd- She would like to see businesses going into 270 Quaker rather than housing. She is against zoning change.
- Paula Gowenlock- She is for the senior housing on Quaker, especially for those who don't qualify for low income.
- Joanne Ryan- 211 Porterville- She thinks the number of apartments that they want to put on Quaker is too many, she has concerns over traffic and signage. She agrees there is a need for senior housing.
- Marge Kauderer- 144 W. Fillmore- She is for senior housing in East Aurora.
- Carol Beech- She said that she understands the traffic concerns but feels that there is a need for senior housing.
- Paula Gowenlock- She spoke about how she lived in California and that East Aurora has no traffic in comparison.
- Mary McCutcheon- 126 Sycamore- She is for the senior housing.
- Mary Ann Colopy- HPC Chairwoman- She doesn't believe this is a good location for senior housing and is against spot zoning.
- Jane Rodemacher- She spoke about the presentation from last meeting and the traffic patterns. She said that the land had been open for a long time and nobody wanted it.
- Saxon Deck- She spoke about the need for affordable housing not just senior housing.
- Michelle Parrish- 854 Lawrence- She said that she is against senior housing being put there and spot zoning. She thinks traffic will be awful and wants more consideration on the subject.
- Shawn Hopkins- 270 Quaker Applicant- He said that the Planning Commission worked hard this plan and that seniors have been speaking positively about it. He explained he has been working with the Village and the residents and meeting all the requests.

CONSENT CONSIDERATIONS

Trustee Bojanowski requested that Letter Q from the agenda, Permission for the mayor to sign a permit with Erie County DPW to install an all-way stop at the corner of Center and South Street, be moved to the Official Consideration section of the agenda for further discussion.

- A Motion by Trustee Cameron to approve all consent agenda items,
 - Approval of Minutes of Village Board Meeting for June 15, 2026
 - Approval of Payment for May 30, 2026 Abstract 2025/2026 fiscal year for a total of \$20,813.43.
 - Approval of Payment for July 6, 2026 Abstract 2026/2027 fiscal year for a total of \$310,338.90.
 - Approve a Temporary Use Permit for Donald Stucke Tin Can Tourists, Toy Town Vintage Camper Rally, August 8, 11am – 3pm.
 - Approve a Temporary Use Permit for Ben Holmes of Wallenwein's, Foundation Fundraiser, August 1, 5-9 pm.
 - Approve a Temporary Use Permit for the GDAC Fundraiser at the Roycroft, July 6, 8-11 pm, for a World Cup Watch Party
 - Approve a Hamlin Park Temporary Use permit for Edward Jones on August 19, 2026 5 PM-8 PM to use the Kawanis shelter (There is no alcohol in the park, and the playground will remain open to the public)
 - Permission for the mayor or his designee to sign the General Insurance renewal with Trident through Gallagher
 - Adopt the Village Cell phone policy, Credit card purchasing policy, Employee handbook, Purchasing Policy, and Rules of Procedure for Village Board meetings
 - MODIFY 2026/2027 BUDGET
BE IT RESOLVED, the Clerk – Treasurer is hereby authorized to modify the 2026/2027 Budget in the following manner:
Revenue – 4.3089.0000 - \$ 10,000
Expenditures – Police and Fire Dispatch - equipment 5-3420.0200 - \$10,000
Dispatch Technology Funding from Lorigo
 - Approve the Demo/Substantial Modification to the residence at 120 Elmwood Ave., Paul DellaNeve.
 - Approve the Demo/Substantial Modification to the residence at 810 Main Street, Brian Fischer
 - Permission to advertise for the Police Vehicle Bids
 - Set a public hearing on July 20, 2026, to review the Cable Franchise Agreement
 - Accept the following as members of the East Aurora Fire Department: Jake Piersa, Hunter Clothier, and William Chudy
 - Permission for the mayor or his designee to sign for the purchase of a 2026 Chevy Silverado from Basil Chevrolet from Erie County Bid number 20059-004 \$63,352.

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

OFFICIAL CONSIDERATIONS

Mayor Wochensky spoke about letter Q from the agenda and wanted to discuss that the Chief of Police said that it would take a long time to get a circle installed, and said that a stop sign would be better than nothing. Trustee Bojanowski spoke about other options that he is aware of that could help. He said that he is worried about a stop sign causing traffic issues as well. Trustee Kamp wants to see what happens with a stop sign and in other areas, too. He agrees with Trustee Bojanowski that there should be options. Trustee Bojanowski said that he has concerns about the emissions from starting and stopping vehicles. Mayor Wochensky said that he would prefer to wait until the next meeting. Trustee Kamp would like to see something before the start of the school year. Police Chief Welch noted that they sent for a traffic study and received recommendations. The Village Board discussed the Village's requirements to follow the recommendation. Police Chief Welch said that there is a safety-conscious liability there to some degree to follow the recommendation. Mayor Wochensky said he would like a public comment section

for the next meeting. Police Chief Welch noted that maybe they could ask the County for other options. Trustee Root is concerned about safety.

The Village Board reviewed the application for 270 Quaker. Mayor Wochensky noted the rezoning of the lot, not a specific project. Trustee Viger noted that this is just rezoning and noted that many people are in favor. Trustee Root spoke about the Planning Board meetings and thinks this was well planned. Trustee Kamp said that he appreciates everyone's opinions and spoke about creating more housing stock in the Village. Trustee Cameron said she is against the rezoning, but that this is a huge community need and not many parcels are this size. She said that shuttles are critical for the seniors to get to places and that traffic will increase more with industry. Trustee Kamp spoke about the shuttles and walkability. Mayor Wochensky spoke about the comprehensive plan. He said that he is normally against rezoning but feels, after all the work that Planning did on the application, that he is good with it. He noted that if restrictions were not met, the zoning would go back, and that this is an approval of the re-zone, not the project. Trustee Bojanowski spoke about the conditions from the Planning Board and noted that they were in the resolution.

- **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 Rezoning Application for 270 Quaker Road, to rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age 55 and older.**

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 270 Quaker Road, East Aurora, New York, wherein the applicant, Young Development, and WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application, including the Rezoning 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 Rezoning 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 Rezoning 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 rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age 55 and older at 270 Quaker Road, as detailed in the revised Rezone Application dated January 23, 2026, and as is classified as an Unlisted 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 Kamp and seconded by Trustee Root and carried on June 15, 2026.

- **Resolution of the Village Board of East Aurora Approving The Rezone Application for 270 Quaker Road, applicant Young Development, to rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age 55 and older and the adoption of Local Law No. ____ of 2026 entitled "A LOCAL LAW AMENDING CHAPTER 285 OF THE ZONING CODE OF THE VILLAGE OF EAST AURORA, NEW YORK AND TO AMEND THE ZONING MAP ACCORDINGLY"**

WHEREAS, an application has been submitted for Rezoning Approval at the above-referenced property by applicant Young Development, represented by Sean Hopkins,

WHEREAS, the Village Board referred the rezone to the Planning Commission for review, comment, and recommendation, and the Planning Commission resolution, recommending site plan approval, with findings and 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 Unlisted 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 Unlisted Action.

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

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:

Findings:

As proposed, the project is inconsistent with the current Comprehensive Plan for the Village of East Aurora.

The proposed use is not inconsistent with certain surrounding land uses in the vicinity of the project site. The applicant is willing to accept legally binding restrictions limiting the property exclusively to the proposed senior housing subdivision, including the incorporation of a reversion clause.

While the project would benefit the applicant, the applicant has demonstrated through a market study that there is a need for market-rate senior housing in the area.

The applicant has proposed market-rate senior housing and has not proposed affordable housing, workforce housing, public amenities, or other community benefits tied specifically to the requested rezoning.

The parcel could potentially be developed more consistently with its current zoning designation as an office or medical park; however, the agent for API Delevan stated that there is limited market demand for such uses.

The Town's recently completed Comprehensive Plan prioritizes general residential (GR) development in the areas that are already served by sanitary sewers, while also noting that few such sites in the Town are suitable for developments of this size.

The applicant has demonstrated that adequate downstream sanitary sewer capacity exists to serve the proposed development.

The applicant has determined that the proposed project will have only a minor impact on traffic.

The proposed project is consistent with the Comprehensive Plan in that it would increase the variety of housing types available within the Village.

The proposed project is viewed as better addressing the Village's current housing needs than the uses permitted under the current zoning designation.

Conditions:

The project shall be limited exclusively to market-rate senior housing for residents aged fifty-five (55) and older, which shall be incorporated as a deed restriction on the property.

The property shall revert to its current zoning classification if the preceding condition is not satisfied.

The instrument(s) containing the foregoing restrictions shall be submitted to the Village Attorney for approval and consent prior to recording.

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.

The Rezoning relating to the proposed project at 270 Quaker Road, East Aurora, New York, wherein the applicant proposes to rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age fifty-five (55) and older, as detailed on documents submitted with the revised application dated January 23, 2026, is hereby approved and is subject to the conditions set forth above and the following additional conditions, if any:

The foregoing resolution was duly made by Trustee Kamp and seconded by Trustee Bojanowski and carried on July 6, 2026 to adopt Local Law No. 5 of 2026 entitled "A LOCAL LAW AMENDING CHAPTER 285 OF THE ZONING CODE OF THE VILLAGE OF EAST AURORA, NEW YORK AND TO AMEND THE ZONING MAP ACCORDINGLY"

Duly put to a vote, and upon roll call, the vote was as follows:

Mayor Wochensky- Aye

Trustee Root- Aye

Trustee Cameron- Aye

Trustee Kamp- Aye

Trustee Viger- Aye

Trustee Bojanowski- Aye

The foregoing resolution was thereupon declared duly adopted.

- **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 Minor Subdivision Application for 270 Quaker Road, to subdivide approximately 11.05 acres from the existing 15.40-acre parcel**

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 270 Quaker Road, East Aurora, New York, wherein the applicant, Young Development, and WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application, including the Subdivision 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 Subdivision attached thereto, and the above-referenced amendments and modifications; and

WHEREAS, the Village SEQRA Intake Committee, after its 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 Subdivision 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 subdivision proposed to subdivide approximately 11.05-acres from the existing 15.40-acre parcel at 270 Quaker Road, as detailed in the revised Subdivision Application dated January 23, 2026, is classified as an Unlisted 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 Kamp and seconded by Trustee Viger and carried on June 15, 2026.

- **Resolution of the Village Board of East Aurora Approving The Subdivision Application for 270 Quaker Road, applicant Young Development, to subdivide approximately 11.05 acres from the existing 15.40-acre parcel.**

WHEREAS, a revised application dated January 23, 2026, has been submitted for Subdivision Approval at the above-referenced property by applicant Young Development, represented by Sean Hopkins,

WHEREAS, the Village Board referred the subdivision to the Planning Commission for review, comment, and recommendation, and the Planning Commission resolution, recommending site plan approval, with findings and 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 Unlisted 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 Subdivision, 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 an Unlisted Action.

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

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:

Findings:

- As proposed, the project is inconsistent with the current Comprehensive Plan for the Village of East Aurora.
- The proposed use is not inconsistent with certain surrounding land uses in the vicinity of the project site.
- The applicant is willing to accept legally binding restrictions limiting the property exclusively to the proposed senior housing subdivision, including the incorporation of a reversion clause.
- While the project would benefit the applicant, the applicant has demonstrated through a market study that there is a need for market-rate senior housing in the area.
- The applicant has proposed market-rate senior housing and has not proposed affordable housing, workforce housing, public amenities, or other community benefits tied specifically to the requested rezoning.
- The parcel could potentially be developed more consistently with its current zoning designation as an office or medical park; however, the agent for API Delevan stated that there is limited market demand for such uses.
- The Town's recently completed Comprehensive Plan prioritizes general residential (GR) development in the areas that are already served by sanitary sewers, while also noting that few such sites in the Town are suitable for developments of this size.
- The applicant has demonstrated that adequate downstream sanitary sewer capacity exists to serve the proposed development.
- The applicant has determined that the proposed project will have only a minor impact on traffic.
- The proposed project is consistent with the Comprehensive Plan in that it would increase the variety of housing types available within the Village.
- The proposed project is viewed as better addressing the Village's current housing needs than the uses permitted under the current zoning designation.

Conditions:

- The project shall be limited exclusively to market-rate senior housing for residents aged 55 and older.
- Condition 1 shall be incorporated as a deed restriction on the property.
- A reversion clause shall be included in the deed providing that the property shall revert to its current zoning classification if the preceding conditions are not satisfied.

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. The Subdivision relating to the proposed project at 270 Quaker Road, East Aurora, New York, wherein the applicant proposes to subdivide approximately 11.05 acres from the existing 15.40-acre parcel, as detailed on documents submitted with the application, is hereby approved and is subject to the following additional conditions:

The resolution is effective immediately, approving the issuance of a development and 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 Cameron and seconded by Trustee Root and carried on June 15, 2026.

SPEAKERS & COMMUNICATIONS

- Joanne Ryan- 211 Porterville Rd – She said that she wants to make sure all studies are done on the difference between a major subdivision and a minor subdivision. Code Enforcement Officer Cassidy said that the Village Code is clear that this is a major development but a minor subdivision.
- Carol Beech- She said that the development is not huge.
- Ann Schwartz- 677 E. Fillmore- She has concerns about the tour buses parking on East Fillmore. Mayor Wochensky said that he is looking into finding better locations for parking and tourism.
- Lisa West & Steve Patterson- Buffalo Road- They have concerns over Buffalo Road and its dilapidated condition. She said that she understands that it is not a Village Road but would like the Village to ask the County to fix it and he agrees. Mayor Wochensky said that Buffalo Road is not currently on the County list to be rebuilt but they have asked about it. He said that they are meeting with the County quarterly and will bring this up along with the traffic calming measures.

Department Head and Trustee Reports

General Foreman- The paving is finishing up, and then the DPW will be striping. They are working on the Hamlin park bathrooms

Police Chief- The July 3rd event went OK; they had some pain points, but all were safe. They are aggressively working on overtime by interviewing for a new police officer. He is working on a tech grant for body cameras and car cameras.

Clerk Treasurer- The Clerk's office is currently processing taxes and working on the audit.

Planning Commission- Meeting tomorrow at 7, then a presentation after

Code Enforcement- None

Trustee Root- none

Trustee Bojanowski- none

Trustee Kamp- none

Trustee Viger- none

Mayor Wochensky- none

ADJOURNMENT

A motion was made by Trustee Viger to adjourn the meeting at 8:11pm, seconded by Trustee Kamp and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer