

September 8, 2025

A meeting of the Town Board of the Town of Aurora took place on Monday, September 8, 2025, beginning at 6:30 p.m. The Board met in-person at the Aurora Municipal Center, 575 Oakwood Avenue, East Aurora, New York. The meeting was streamed via YouTube.

Present:	Luke Wochensky Raymond M. Wrazen Charles D. Snyder	Councilman Councilman Supervisor
Absent/Excused:	Joseph McCann	Councilman
Others Present:	Brigid Maloney Elizabeth Cassidy David Gunner Paul Ernst Rod Simeone Patrick Welch	Town Attorney Code Enforcement Officer Highway Superintendent ZBA Chairman ZBA Member Chief of Police

Supervisor Snyder opened the meeting at 6:30 p.m. with the recitation of the Pledge of Allegiance to the Flag.

The first item on the agenda was a Public Hearing on the Site Plan for the parking lot area at 400 Quaker Road, East Aurora, NY. The Supervisor opened the hearing at 6:32 p.m. and asked if anyone wished to comment on the application. Hearing no one, the Supervisor closed the public hearing at 6:33 p.m.

Councilman Wochensky moved to approve the consent agenda including the August 25, 2025 Town Board meeting minutes and the September 8, 2025 Abstract of Claims, consisting of vouchers 1200 to 1269, to be paid from the following funds:

General	\$ 28,280.70
Part Town	200.00
Highway/DB	27,101.61
Capital H7	33,812.34
Trust & Agency	284.86
Special Districts	<u>\$ 18.00</u>
Grand Total Abstract	\$ 89,697.51

Action #283
8/25 Twn
Brd minutes
& 9/8
abstract
aprvd

Councilman Wochensky seconded the motion. Upon a vote being taken:
ayes – three noes – none Motion carried.

AUDIENCE I: none

UNFINISHED BUSINESS:

Councilman Wrazen moved to set September 22, 2025 at 6:30 p.m. at the Aurora Municipal Center, 575 Oakwood Ave., E. Aurora, as the date, time and place to hold a public hearing on a site plan application for 35 West Falls Rd, West Falls, NY. Councilman Wochensky seconded the motion. Upon a vote being taken: ayes – three noes – none Motion carried.

Action #284
Public hrg set
for 35 West
Falls Rd site
plan

Councilman Wrazen moved to authorize the Supervisor to sign the 1st Amendment to the Intermunicipal Agreement with Erie County for the Town Comprehensive Plan update, which changes the expiration date to December 31, 2025. Councilman Wochensky seconded the motion. Upon a vote being taken: ayes – three noes – none Motion carried.

Action #285
Supv auth to
sign Comp
Plan agmt
extending
expiration
date

Councilman Wochensky moved to adopt the following resolution;
seconded by Councilman Wrazen:

RESOLVED that the Town Board of the Town of Aurora declares itself
lead agency with regard to SEQR for the Special Use Permit application for a
dog grooming, boarding, daycare and training facility at 691 Olean Road; and
further

RESOLVED that after considering the action stated herein, reviewing the
criteria contained in Section 617.11 of the Rules and Regulations of the State
Environmental Quality Review Act, determines that the action is an Unlisted
action; and further

RESOLVED that the Town Board of the Town of Aurora has determined
that this Unlisted action will result in no significant adverse impacts on the
environment, and therefore, an environmental impact statement need not be
prepared; and further

RESOLVED that a negative declaration is issued with regard to the
Special Use Permit for a dog grooming, boarding, daycare and training
facility at 691 Olean Road, East Aurora, NY.

Upon a vote being taken: ayes – three noes – none Motion carried.

Action #286
SEQR
negative
declaration
for 691 Olean
SUP – dog
boarding,etc

Councilman Wrazen moved to adopt the following resolution; seconded by Councilman
Wochensky:

**RESOLUTION APPROVING SPECIAL USE PERMIT
691 Olean Road**

WHEREAS, Robert and Rachel Weiner (R&R K9 LLC) have applied for a Special Use
Permit for a dog grooming, boarding, daycare and training facility at 691 Olean Road; and

WHEREAS, Chapter 116 of the Aurora Town Code states that this type of use requires a
Special Use Permit from the Town Board; and

WHEREAS, the Town Board of the Town of Aurora referred the Special Use Permit
application to the Town of Aurora Planning Board for their review and recommendation; and

WHEREAS, the Planning Board voted unanimously to recommend that the Town Board
approve the Special Use Permit; and

WHEREAS, as an unlisted action under SEQRA the Town Board found that the project will
not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT

RESOLVED, that pursuant to Chapter 116 – Zoning, Article III of the Code of the Town of
Aurora, the Town Board of the Town of Aurora does hereby grant a Special Use Permit to
Robert and Rachel Weiner (R&R K9 LLC) for a dog grooming, boarding, daycare and training
facility at 691 Olean Road, East Aurora, NY.

SPECIAL USE PERMIT

Pursuant to Chapter 116 Article III of the Zoning Code of the Town of Aurora, a Special Use
Permit is hereby granted by the Town Board of the Town of Aurora in accordance with the following:

APPLICANT: Robert & Rachel Weiner
R&R K9 LLC

PROPERTY
ADDRESS: 691 Olean Road, East Aurora, NY 14052

PROPERTY
OWNER: Engasser Construction Corp.
mailing address: 1573 Boies Road, E. Aurora, NY 14052

CODE: Chapter 116 – Zoning §116-8.8
C2 Business; Paragraph D

USE: Principal Use: Dog grooming; boarding; daycare; training

Additional conditions and safeguards are deemed necessary by the Town Board to implement the purpose and intent of the Special Use Permit. This permit is contingent and subject to the following:

1. CODE REQUIREMENTS: Full compliance with all sections of the Aurora Code as presently codified or as may be amended from time to time.
2. PLANS AND SPECIFICATIONS: Permit is subject to all plans and specifications submitted with the application, recommendations of the Planning Board and additional conditions and terms as adopted by the Town Board.
3. VIOLATION: Any violation of the provisions of the Permit or any other applicable law, code, rule or regulation of any government or department shall subject this Permit to suspension or revocation in the discretion of the Town Board.
4. AMENDMENT: This Special Use Permit is subject to amendment or modification by the Town Board at any time in its sole discretion.
5. ATTACHMENT: This permit is subject to any and all special conditions attached hereto.

ACKNOWLEDGEMENT: The undersigned as applicant for this Special Use Permit for a dog grooming, boarding, daycare and training facility at 691 Olean Road, PO East Aurora, Town of Aurora, NY, does hereby acknowledge receipt of a copy of this Permit and agrees and accepts the provisions herein. The applicant further acknowledges that a violation or breach of any covenants, provisions or conditions of this Special Use Permit will result in suspension or revocation of this Special Use Permit. The undersigned agrees to all terms and provisions of this Special Use Permit as herein stated or as hereafter may be amended.

R&R K9 LLC

DATED: _____

By: _____
Robert Weiner

By: _____
Rachel Weiner

ACKNOWLEDGED AND APPROVED AS TO FORM AND SUBSTANCE:

DATED: _____

Charles D. Snyder, Supervisor
Town of Aurora

SPECIAL CONDITIONS FOR
SPECIAL USE PERMIT GRANTED TO
Robert and Rachel Weiner
R&R K9 LLC
FOR
691 OLEAN ROAD
PO EAST AURORA, TOWN OF AURORA

1. USE: The existing building will be used for the grooming, boarding, daycare and training of dogs. No other retail operations will be at this location without an additional special use permit.
2. SIGN(S): Shall be in accordance with Section 116.34 of the Town Code of the Town of Aurora.
3. BOARDING: Overnight boarding for up to thirty (30) dogs. Dogs will be monitored to deter any excessive barking during overnight hours.
4. DAYCARE: Daycare for up to twenty-five (25) dogs. Drop-off 7:00 a.m. Pick-up 6:00 p.m.
5. GROOMING: Full-service grooming salon offering dog bathing and haircuts will take place inside the building.

6. WASTE DISPOSAL: All waste generated by the dogs will be disposed of in a proper manner in appropriate/designated garbage receptacles. Waste in the outside fenced area will be cleaned up several times per day.

7. NOISE: Noise generated from dogs barking shall be monitored as to not affect neighboring properties.

8. OUTSIDE FENCED AREA: Use of the outside fenced (dog run) area shall be between the hours of 7:00 a.m. and 8:00 p.m.

Action #287
SUP for 691
Olean dog
grooming, etc
aprvd

9. DRAINAGE AND RUN-OFF: Dog waste from the fenced area shall not be allowed to run-off due to rain.

Upon a vote being taken: ayes – three noes – none Motion carried.
* * * * *

Councilman Wochensky moved to adopt the following resolution;
seconded by Councilman Wrazen:

RESOLVED that the Town Board of the Town of Aurora declares itself lead agency with regard to SEQR for the Open Development Area (ODA) application for an accessory building at 761 Quaker Road; and further

Action #288
SEQR
negative
declaration
for
761 Quaker
ODA

RESOLVED that after considering the action stated herein, reviewing the criteria contained in Section 617.11 of the Rules and Regulations of the State Environmental Quality Review Act, determines that the action is an Unlisted action; and further

RESOLVED that the Town Board of the Town of Aurora has determined that this Unlisted action will result in no significant adverse impacts on the environment, and therefore, an environmental impact statement need not be prepared; and further

RESOLVED that a negative declaration is issued with regard to the Open Development Area application for an accessory building (garage) on an ODA lot at 761 Quaker Road, East Aurora, NY.

Upon a vote being taken: ayes – three noes – none Motion carried.

Councilman Wochensky moved to adopt the following resolution; seconded by Councilman Wrazen:

APPROVING DEVELOPMENT ON AN
OPEN DEVELOPMENT AREA LOT
761 QUAKER ROAD
(SBL# 175.09-1-4)
TOWN OF AURORA, NEW YORK

WHEREAS, Chapter 99 of the Code of The Town of Aurora establishes standards for landowners who wish to develop or subdivide land that lacks adequate public road frontage for standard lot development (known as “Open Development Area”); and

WHEREAS, Paul Spahn II, (the Applicant”) has filed an Open Development Area (ODA) application to be able to construct an accessory building (garage) on an ODA lot at 761 Quaker Road; and

WHEREAS, the Applicant has made a reasonable attempt and effort to comply with specifications of Chapters 99 of the Code of the Town of Aurora; and

WHEREAS, the applications and supporting documentation were forwarded to the Erie County Division of Planning whose response was that the proposed action has been reviewed and determined to be of local concern and they have no recommendations; and

WHEREAS, the Applicant applied for and the Zoning Board of Appeals granted a 36 feet side yard setback variance on the west side; an 18 feet side yard setback variance on the east side; a .56 acre lot size variance; a 25 feet frontage/ingress – egress width variance; a 152.86 feet front yard setback variance; and a 101.97 feet minimum lot width variance for this non-conforming lot; and

WHEREAS, the Town of Aurora Planning Board recommended that the Town Board approve the Open Area Development application for 761 Quaker Road; and

WHEREAS, as an unlisted action under SEQRA the Town Board found that this will not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT

RESOLVED, that pursuant to Chapter 99 Article VI – Open Development Area of the Code of the Town of Aurora, the Town Board does hereby approve the Open Development Area application for an accessory building (garage) at 761 Quaker Road, East Aurora, New York.

Upon a vote being taken: ayes – three noes – none Motion carried.
* * * * *

Action #289
Development
on 761
Quaker ODA
aprvd

Councilman Wrazen moved to authorize Payment no. 19 to Azar Design Co. in the amount of \$23,717.22 for professional services rendered from July 26 through August 29, 2025 for the East Fillmore Avenue bridge replacement project. Funds will be disbursed from H7 5120.210.

Councilman Wochensky seconded the motion. Upon a vote being taken:
ayes – three noes – none Motion carried.

Action #290
Pymt 19 to
Azar for East
Fillmore
bridge project
aprvd

Councilman Wrazen moved to authorize Payment no. 19 to Azar Design Co. in the amount of \$10,095.12 for professional services rendered from July 26 through August 29, 2025 for the Church Street bridge replacement project. Funds will be disbursed from H7 5120.210. Councilman Wochensky seconded the motion. Upon a vote being taken:

ayes – three noes – none Motion carried.

Action #291
Pymt 19 to
Azar for
Church St
bridge project
aprvd

NEW BUSINESS:

Councilman Wochensky moved to approve following budget amendment for Recycling Grant funds received 8/22/2025:

- Increase revenue line DB3089 State Aid by \$75,689.50
- Increase appropriation line DB5130.217 Equipment by \$75,689.50
- Increase revenue line SR3089 State Aid by \$3,960.50
- Increase appropriation line SR8189.410 Recycling totes by \$3,960.50

Councilman Wrazen seconded the motion. Upon a vote being taken:
ayes – three noes - none Motion carried.

Action #292
Budget
amendment
for recycle
grant funds
aprvd

Councilman Wrazen moved to approve the following budget amendment to record receipt of Comprehensive Plan Grant Funds received 8/22/2025:

- Increase revenue line B2706 Grants/Local Governments by \$43,856.57
- Increase appropriation line B8097.400 Comprehensive Plan by \$43,856.57

Councilman Wochensky seconded the motion. Upon a vote being taken:
ayes – three noes - none Motion carried.

Action #293
Budget
amendment
for Comp
Plan funds
aprvd

Councilman Wochensky moved to approve the cost to inspect the existing beam at the Senior Center that holds the folding door and design what is needed to strengthen the beam if it is not sufficient. Inspection and design to be performed by Syracuse Engineering PC at a cost not to exceed \$3,500.00. Funds would be disbursed from A6772.200. Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – three noes – none
Motion carried.

Action #294
Funds for
SrCtr beam
inspection &
design aprvd

Councilman Wrazen moved to approve the following budget amendment to record use of Contingent Funds to pay Siracuse Engineering for inspection and design work for the Senior Center folding door project:

- Decrease appropriation line A1990 Contingent Account by \$3,500.00
- Increase appropriation line A6772.200 Senior Center folding door replacement by \$3,500.00

Councilman Wochensky seconded the motion. Upon a vote being taken:
ayes – three noes – none Motion carried.

Action #295
Budget
amendment
for SrCtr
beam/folding
door aprvd

Councilman Wrazen moved to approve the following budget amendment to record the increase in Recreation revenue:

- Increase revenue line A2056 Youth Ed Programs by \$3,670.00
- Increase appropriation line A7310.0400.1 Youth Ed vendor by \$3,670.00

and the following budget transfer:

From: A7310.400.2 Education supplies \$755.00
To: A7310.400.1 Youth Ed vendor \$755.00

Councilman Wochensky seconded the motion. Upon a vote being taken:
ayes – three noes – none Motion carried.

Action #296
Recreation
budget
amendment
& transfer
aprvd

Councilman Wochensky moved to approve Highway Superintendent Gunner flying to Richmond, VA to pick up a leaf vacuum from ODB Company, stay overnight in Enola, PA on 10/1/2025 and deliver the vehicle to Stephenson Equipment in Syracuse, NY at a cost of \$150.19 for the flight and \$89 for the hotel. Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – three noes – none Motion carried.

Action #297
Hwy Supt
travel to VA
& PA for leaf
vacuum
aprvd

In a memo to the Town Board, Code Enforcement Officer Cassidy addressed a special event at 145 and 155 Cook Road. Michael Modrzynski submitted an application and fee on the Thursday prior to the Saturday event. Ms. Cassidy stated that the event was allowed to proceed, although an additional \$50 permit fee and \$200 penalty need to be paid. Ms. Cassidy presented information to the Board showing that the event was listed as a charity event with proceeds going to Rural Outreach Center. Attendance/registration was open to the public. No motion was made nor was a vote taken by the Board.

Quotes to replace the transaction door at the Court Clerk's office at 571 Main Street, E. Aurora were received from:

Telco Construction \$ 7,475.00
Aurora Door & Window \$13,472.85
Commercial Buildouts, Inc. \$ 8,150.00

Councilman Wrazen moved to approve the quote from Telco Construction, 500 Buffalo Road, E. Aurora, in the amount of \$7,475.00 to replace the Court Clerk transaction door at 571 Main Street, E. Aurora. Funds will be disbursed from JCAP grant funds. Councilman Wochensky seconded the motion. Upon a vote being taken: ayes – three noes – none Motion carried.

Action #298
Court clerk
door
replacement
aprvd

Councilman Wrazen moved to approve a Temporary Use Permit to Alan Zawadzki for use of the parking lot on the Town managed portion of Knox Farm State Park for parking from 7:00 a.m. to 5:00 p.m. for the cyclocross event that is being held on the State managed side of the park on October 12, 2025. Councilman Wochensky seconded the motion. Upon a vote being taken: ayes – three noes – none Motion carried.

Action #299
TUP for
cyclocross
parking at
KFSP aprvd

Councilman Wochensky moved to refer the request from Highway Superintendent Gunner to provide dog control services to several other towns to the September 16, 2025 work session agenda for discussion. Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – three
noes – none
Motion carried.

Action #300
DCO svc to
other towns
referred to
Work Sess.

COMMUNICATIONS AND REPORTS:

Town Clerk – August 2025 report
Town Clerk/Tax – August 2025 report
Town Clerk/Water – August 2025 report
Building Department – August 2025 report

Garbage: new services – August 2025 report
Senior Center – July & August 2025 reports
NYS Parks letter re: denial of grant funding

Supervisor Snyder read the following communication from the Erie County Department of Environment and Planning into the minutes:

“Per New York State Agriculture and Markets Law Section 303-b, the Erie County Legislature designated September 1 through September 30 as the annual thirty-day period during which landowners may submit requests to include predominantly viable agricultural land into an existing certified agricultural district. Copies of the application form has been provided to Municipal Clerks, Assessors, and Chief Elected Officials for distribution to interested landowners. The application is also available at www.erie.gov/agenrollment.

The Erie County Department of Environment and Planning will accept applications from September 1 through September 30. Any questions on this process should be directed to the Erie County Department of Environment and Planning.

A public hearing will be scheduled at a later date to consider all requests and recommendations of the Erie County Agricultural and Farmland Protection Board.”

BUSINESS FROM BOARD MEMBERS/LIAISONS:

Supervisor Snyder stated that the Town has the deer tags (doe permits) and will be issuing them to property owners who signed up for the program.

AUDIENCE II:

Michael Modrzynski, 145 Cook Road, spoke regarding his Special Event permit application, asking what he owes the Town. He stated he has held this event for five years for his birthday and didn’t understand the need for the application.

Supervisor Snyder stated that it was advertised as an event and requested that Mr. Modrzynski call his office to set up an appointment with himself and the Code Enforcement officer.

STAFF REPORTS:

Code Enforcement Officer Cassidy stated that she and Rich Miga will be taking down numerous signs that were recently posted on area phone poles. Ms. Cassidy stated that on 12/31/2025 the NYS Building Codes will be changing, noting that all new residential homes will be electric as will some commercial property. Her department will require more training.

Police Chief Welch stated that Borderland is being held this coming weekend and his department will have additional patrols. There is a new traffic patten this year, also – at the end of the evening vehicles in the eastern parking lot will be allowed to exit down Knox Road toward the Village. Mr. Welch stated that the deer permit process for the Village is being worked on and his department has a new truck to replace a Ford Explorer.

Councilman Wrazen moved to adjourn at 7:09 p.m. Seconded by Councilman Wochensky. Upon a vote being taken: ayes – three
noes – none
Motion carried.

Action #301
Meeting
adjourned

Martha L. Librock
Town Clerk