

PETITION

TO AMEND THE ZONING MAP OF THE TOWN OF AURORA, NEW YORK

TO: THE TOWN BOARD OF THE TOWN OF AURORA, NEW YORK

Pursuant to Article IX of the Zoning Ordinance of the Town of Aurora, the undersigned owner(s) and petitioner(s) hereby request that the Zoning Map of the Town of Aurora, be amended as follows:

- I. Rachel Krajewski, Owner of Carner Development Group
Name (First) (Middle Initial) (Last)
 2. Location of property to be rezoned: 1196 Big Tree Road, Aurora, New York 14052
 3. Area, in square feet, of the property to be rezoned: 5,391 Square Feet (EC GIS parcel report)
Dimension of the property to be rezoned: 83 Acres, 635 foot frontage on Big Tree Road (EC GIS parcel report)
 4. If the petitioner is not the owner of the property:
Cardea at Twin Elms LLC
Owner's Name and Address
1196 Big Tree Road, Aurora, New York 14052
Owner's Name and Address
- What is the interest of the petitioner in the proposed rezoning?
- The petitioner is in the process of purchasing this property from above listed owner.
5. Petitioner understands and agrees to furnish any of the following if requested by the Town Board or its agencies: An accurate survey map prepared by a licensed surveyor showing all dimensions, including interior angles or bearing of lines, and the location, proposed use and height of all buildings; location of all parking and truck loading areas, with access and egress drives thereto; location of outdoor storage, if any; location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; description of method of sewage disposal and location of such facilities; location and size of all signs; location and proposed development of buffer areas; location and design of lighting facilities; and the amount of building area proposed for retail sales, if any.
 6. Attach the legal description of the property to be rezoned. Provided
 7. Present zoning classification of the property: Agriculture and Rural Residential
 8. Proposed zoning classification of the property: C-2 Commercial
 9. Present use of the property: Residential and wellness spa
 10. Proposed use of the property: Boutique Hotel, Banquet Facilities, wellness spa

11. Description of uses on all adjacent properties and a general description of the type of neighborhood in which the subject property is located: _____

The surrounding neighborhood is primarily residential and agricultural in character with the Aurora Expressway running adjacent to the property. Just west of the expressway lies the Village of East Aurora, a vibrant area that blends residential charm with a variety of commercial establishments.

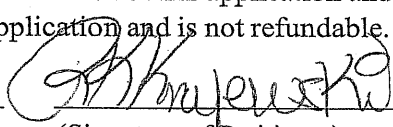
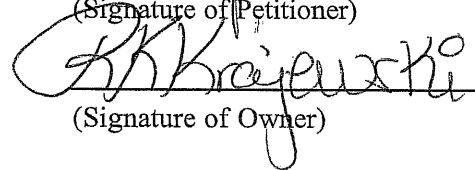
12. Names and Addresses of Owners of Abutting Properties:

1. SOCHA, MICHELE, SBL: 165.00-1-28.1, no address shown
2. HOFFMAN HILLS LLC, 1118 Big Tree Road, Aurora, NY 14052
3. QUINN, JOSEPH DANIEL, 1224 Big Tree Road, Aurora, NY 14052
4. GARVEY, MATTHEW J, SBL: 165.00-1-25.11 and 165.00-1-27.2, no address shown
5. GARVEY, MATTHEW J, SBL: 165.00-1-26, 1250 Big Tree Road, Aurora, NY 14052
6. TRBOVICH ESTATE, NICHOLAS D, 960 Porterville Road, East Aurora, NY 14052
7. WALL, MEGAN A, 856 Porterville Road, East Aurora, NY 14052

13. Additional information which the petitioner believes will assist the Town Board in its consideration of this request for rezoning: _____

Carner Development Group Inc., a locally based real estate firm rooted in East Aurora, is dedicated to the thoughtful renovation and restoration of this historic property. The team is currently overseeing the revitalization of the iconic Liberty Bank Building at 670 Main Street and proudly completed the full historic renovation and tax credit process for The Bank of East Aurora in 2022. With deep ties to the community, Carner Development Group remains committed to supporting the responsible growth of East Aurora—both as their cherished hometown and an emerging travel destination.

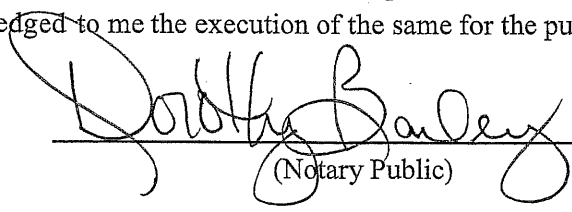
14. Petitioner(s) acknowledge that payment of the application fee is for administrative and advertising expense to the Town as a result of this application and in no way relates to either approval or disapproval of the application and is not refundable.

Date: 4-24-25 
(Signature of Petitioner)

(Signature of Owner)

STATE OF NEW YORK }
COUNTY OF ERIE } SS:

On this 24 day of April, 2025, personally appeared before me
Rachel Krayewski 13286 Shang Rd East Aurora
(Name) (Address)

the petitioner, to me known to be the same person described in and who signed and executed the foregoing petition and who duly acknowledged to me the execution of the same for the purpose therein mentioned.


(Notary Public)

DOROTHY BAILEY
Reg #01BA0023544
Notary Public, State of New York
Qualified in Erie County
Commission Expires April 15, 2028

April 23, 2025

Jennifer Jennings, Owner
Cardea at Twin Elms, LLC
1196 East Main/Big Tree
East Aurora, NY 14052

To Whom It May Concern:

I am the current owner of 1196 East Main Street/Big Tree, East Aurora, New York.

In anticipation of the sale of this property to Carner Development Group, I have no objection to the filing for projects related to this property.

Thank you,

 Authentisign
Jennifer L. Jennings, Owner 04/23/25

Jennifer Jennings, Owner
Cardea at Twin Elms, LLC

TICOR TITLE GUARANTEE COMPANY

SEARCH NO. 5095-03808

All that tract or parcel of land situate in the Town of Aurora, County of Erie and State of New York, being part of lot No. 8, township 9, range 6 of the Holland Land Company's Survey, described as follows:

Beginning at a point in the north line of Big Tree Road at the southeast corner of lands conveyed to Alice P. Williams by deed recorded in Erie County Clerk's Office in liber 1068 of Deeds at page 246; thence northerly along said east line 3595.80 feet to the northeast corner of said Williams' lands; thence westerly along the north line of said Williams' lands and the north line of lands conveyed to Parsons by deed recorded in Erie County Clerk's Office in liber 210 of Deeds at page 186, 936.34 feet to a point in the east line of lands conveyed to Orange Allen by deed recorded in Erie County Clerk's Office in liber 321 of Deeds at page 249; thence southerly along the east line of said Allen's lands 478.50 feet more or less to the southeast corner of said Allen's lands; thence westerly along the south line of said Allen's lands 178.65 feet to land appropriated by The People of the State of New York for the Aurora Expressway and designated as Map No. 796, Parcel No. 826; thence southerly along said appropriated lands, 254.20 feet to an angle; thence continuing southwesterly along said appropriated lands 1071.90 feet to a point; thence southerly along lands appropriated by deed recorded in Erie County Clerk's Office in liber 7500 of Deeds at page 425 and designated as Map No. 866, Parcel No. 934, 198.90 feet to a point; thence southwesterly along said appropriated lands 483.52 feet to a point in the center line of the New York State Electric & Gas right of way by deed recorded in Erie County Clerk's Office in liber 3218 of Deeds at page 197; thence easterly along said center line 848.15 feet to a point; thence southerly and parallel with the west line of Lot No. 8, 1013.25 feet to a point in the north line of lands appropriated by the People of the State of New York by deed recorded in Erie County Clerk's Office in liber 7550 of Deeds at page 153 and designated as Map No. 32, Parcel No. 40; thence southeasterly along said appropriated lands 264.31 feet to an angle; thence continuing southeasterly along said appropriated lands 136.13 feet more or less to a point in the north line of Big Tree Road; thence easterly along said north line 234 feet to the point or place of beginning.

NOTE:- See reference plan marked "A" to "H" inclusive below

3248/482



Carner Development Group Inc.

16 Church Street
East Aurora, NY 14052

April 23, 2025

Town of Aurora Planning Board

575 Oakwood Avenue
East Aurora, NY 14052

Re: Rezoning Request for Twin Elms Estate – 1196 Big Tree Road, East Aurora, NY 14052

Members of the Planning Board,

On behalf of Carner Development Group Inc., we respectfully submit this request for the rezoning of the historic Twin Elms Estate, located on Big Tree Road in East Aurora, NY, from Agriculture/Rural Residential to C-2 Commercial. Our intent is to thoughtfully renovate and restore this distinguished property, transforming it into a destination retreat center that builds upon the existing wellness operations currently housed in the estate's carriage house.

Our proposed redevelopment includes the addition of eight boutique hotel rooms, a full-service wellness spa, and an outdoor events pavilion. This initiative is designed to align with the character and charm of East Aurora, while enhancing its appeal as a travel destination and contributing to the vitality of the local economy.

The Twin Elms Estate is an 83-acre property, approximately 68 acres of which have been permanently protected under the Genesee Valley Conservancy to preserve the natural habitat for generations to come. This protected area includes mature forest, a 3-acre pond, and a network of scenic hiking trails.

The remaining 12 acres are home to three architecturally and historically significant buildings:

- A restored carriage house, currently operating as Cardea Health, a licensed medical spa
- A three-bedroom farmhouse used as a private residence

- The Twin Elms Mansion, originally constructed in 1876 and redesigned in 1936 by architect Philip Phillips

Situated within the East Main Historical Area, the Twin Elms Mansion is a notable example of Georgian Revival architecture and qualifies for State Historic Preservation Office (SHPO) tax credits during its restoration.

Carner Development Group brings a proven record in historic preservation, including the successful restoration of The Bank of East Aurora, which completed the SHPO tax credit process in 2022. We are also currently engaged in the renovation of the historic Liberty Bank Building at 670 Main Street in East Aurora.

As lifelong residents and business owners in East Aurora, we are fully committed to supporting responsible growth that honors the community's heritage. We anticipate this project will generate 5–6 full-time positions within five years and promote year-round tourism while preserving the estate's historical and environmental integrity.

Master Planning Overview:

- Main Mansion – 8 hotel rooms
- Farmhouse – 2 hotel rooms
- Carriage House – Wellness Spa
- Glass Pavilion – Weddings/Corporate Events
- Cross Country Ski Course
- Horse Riding Trails
- Hiking Trails
- SHPO Historical Restoration Tax Credits
- Historical Registry Membership

Project Timeline:

To provide a clear vision for this development, we have outlined a two-phase implementation timeline as follows:

Phase 1 – Hotel / Events

- Room Renovation – 2 years
- Exterior Renovation – 1 year

- Landscaping – 3 years
- Event Pavilion – 2 years

Phase 2 – Wellness Spa

- Expansion of Offerings – 3 years
- Interior Expansion – 3 years

We appreciate your time and consideration of this request and welcome the opportunity to discuss our proposal further. It is our sincere goal to contribute positively to the ongoing legacy of East Aurora.

Sincerely,

Rachel Krajewski

Owner, Carner Development Group Inc.

A handwritten signature in black ink, appearing to read 'R. Krajewski', with a large, stylized loop at the end.

Kathleen Miller

Owner, Carner Development Group Inc.

Short Environmental Assessment Form

Part 1 - Project Information

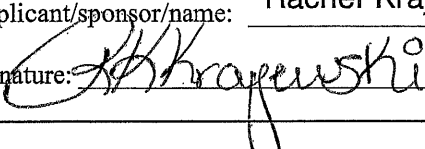
Instructions for Completing

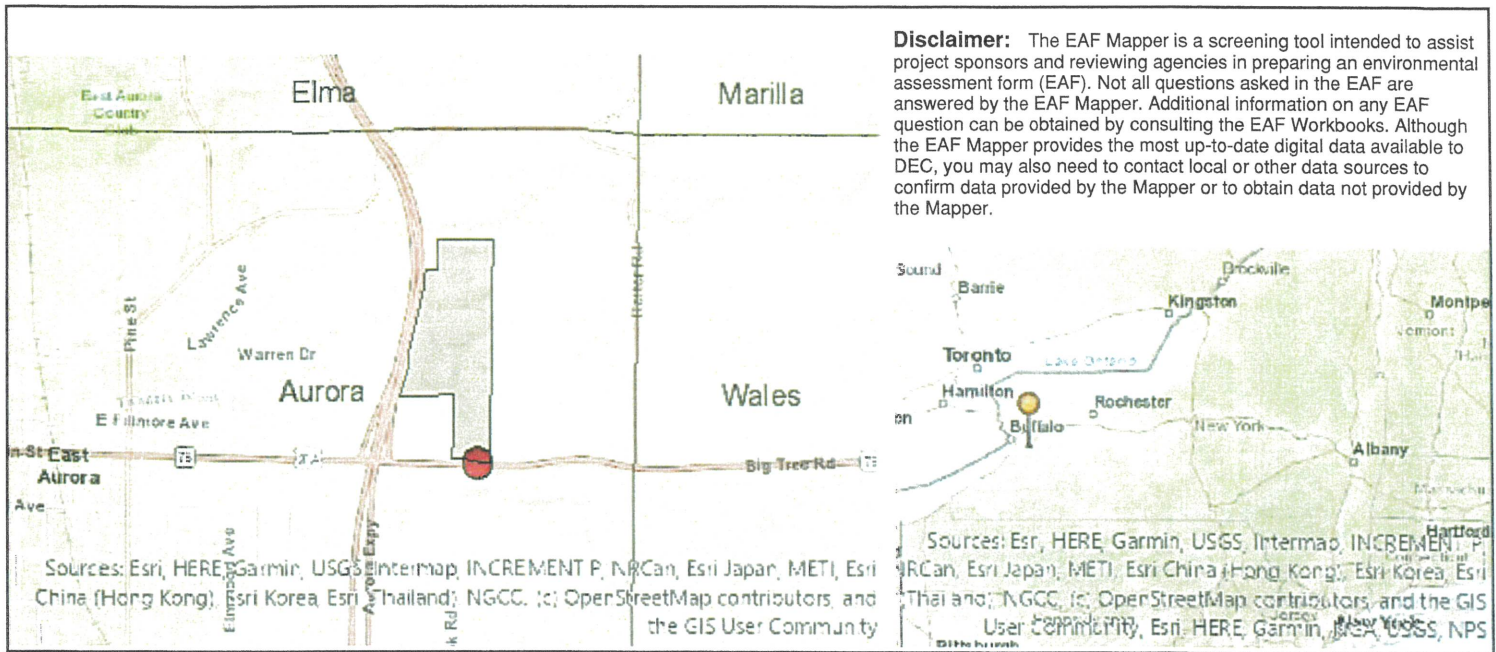
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Twin Elms Estate			
Project Location (describe, and attach a location map): 1196 Big Tree Road, Aurora, New York 14052			
Brief Description of Proposed Action: Carner Development Group Inc. an East Aurora based real estate company seeking to renovate and restore "Twin Elms Estate" a historical property located on East Main Street in East Aurora, NY. They are seeking to expand on the current spa operations located in the carriage house, and offer a destination retreat center including eight hotel rooms, wellness spa, and an outdoor events pavilion. We are seeking a rezoning of the Twin Elms Estate in order to achieve this. This unique property consists of 83 acres of forested land. Approximately 68 acres of the property have been placed in Genesee Valley Conservancy, for preservation of the natural habitat for generations yet to come. This acreage includes a 3-acre pond, as well as hiking trails that wind through the forest. The remaining 12 acres holds three original main buildings including a restored carriage house currently utilized as a medical spa called Cardea Health. The farmhouse is a three-bedroom family residence located next to the Carriage house. The Main house is known as the Twin Elms Mansion. The original structure was built in 1876 and redesigned in 1936 by architect Philip Phillips.			
Name of Applicant or Sponsor: Carner Development Group		Telephone: 716-725-7669 E-Mail: rkrajewski@cdginc.org	
Address: 16 Church Street			
City/PO: East Aurora		State: New York	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 ☐ 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: Building Permit			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action? 83.05 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? 83.05 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): ☐ 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: <u>EAF Mapper Response</u>	☒	☐	
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: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>Existing Septic System</u>	☒	☐	
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	
<u>EAF Mapper Response</u>	☐	☒	
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	
<u>EAF Mapper Response</u>	☐	☒	
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
EAF Mapper Response	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
EAF Mapper Response	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If 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:	NO	YES
Existing Drainage to remain, no water to flow to adjacent properties	☐	☒
a.	☒	☐
b.	☐	☒
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
EAF Mapper Response	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Rachel Krajewski</u> Date: <u>4.23.25</u>		
Signature: <u></u> Title: <u>President</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]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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]	No

