

2A

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 6/11/2025
Applicant name: Jennifer Greene - WH Greene & Associates Inc.
Applicant Phone/Email: 716-805-1090 jgreene@whgreene.com
Applicant address: 400 Quaker Road, East Aurora, NY 14052
Property owner: WH Greene & Associates Inc.
Owner's address: 400 Quaker Road, East Aurora, NY 14052
Property address: 400 Quaker Road, East Aurora, NY 14052
SBL # (s) 175.10-1-2, 175.06-3-8, 175.10-1-3.13
Prior owner N/A

Is site adjacent to or within 500 feet of an 'R' District? Yes

=====

Proposed Project: Proposed Office Building Addition and Parking Lot Expansion
Commercial X Multi family _____ Number of dwelling units _____
Zone: C3 Total property Acreage: 3.40 Acreage covered by bldg 0.50 ac. total
Square footage of building: 10,300 sf Cubic footage of building: 154,500 sf
proposed proposed
Aggregate square footage of other buildings on property: 10,170 sf office + 2,738 sf barn =
12,908 sf existing

Fees, based on number of improved acres*

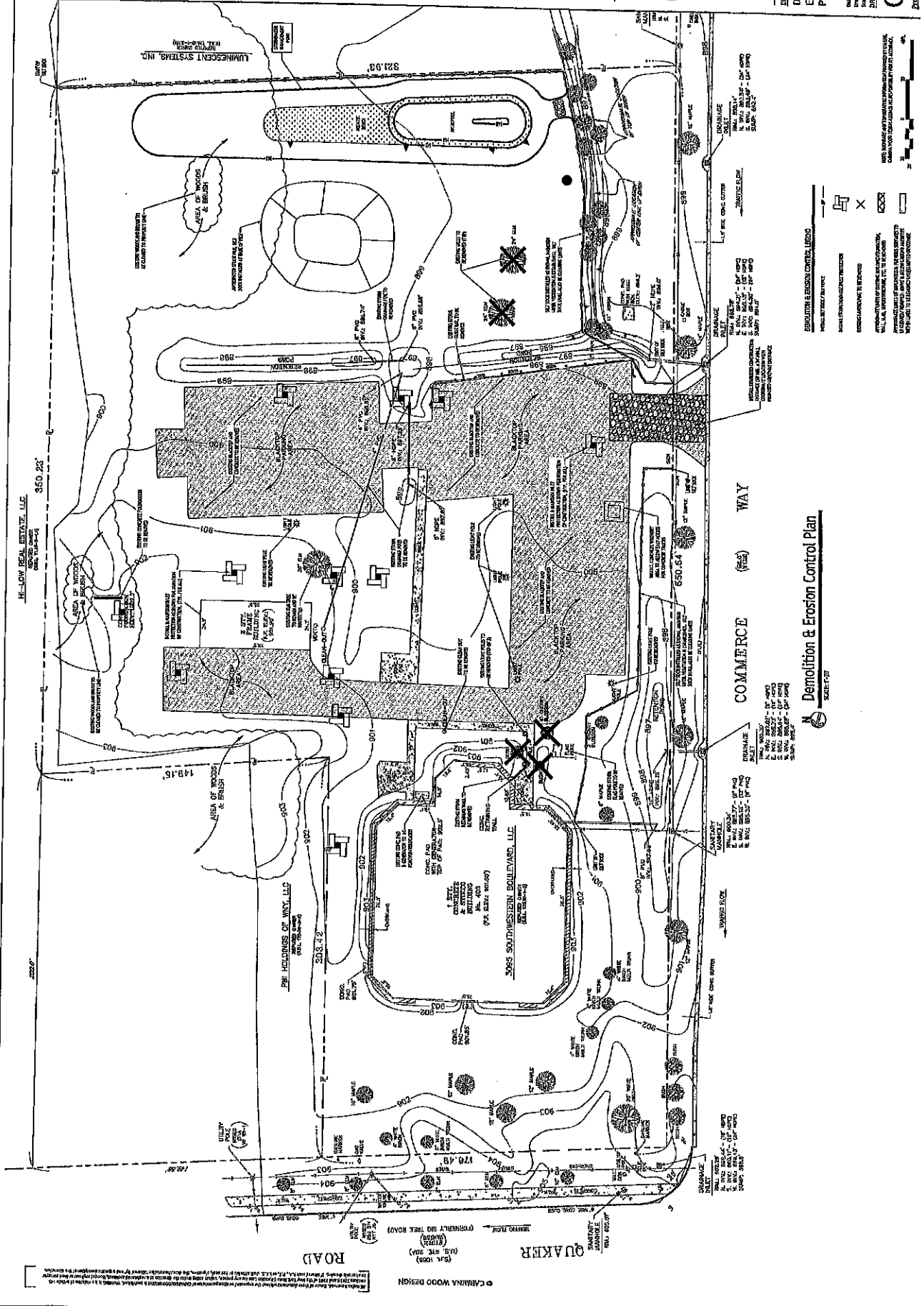
**Additional professional services, including but not limited to traffic study and SEQRA review, utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: \$250 1.01-5 Acres: \$500 5.01-10 Acres: \$1,000 >10 Acres: \$1,500

Fee: \$ 250.00
Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

SEQRA action: Type I (Long EAF) Type II (Long EAF) X Unlisted (Short EAF)



Demolition & Erosion Control Plan
 SCALE: 1"=20'

Town of Aurora
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
Unposted Batch Grand Totals		\$0.00	\$0.00	\$0.00	\$0.00

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
A00	GENERAL FUND	\$28,280.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,280.70
B00	PART TOWN FUND	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
DB0	HIGHWAY PART TOWN FUND	\$27,101.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,101.61
H70	VILLAGE BRIDGE REPAIRS	\$33,812.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,812.34
TA0	TRUST AND AGENCY	\$284.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$284.86
ZP0	PRIVATE WATER SYSTEM	\$18.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.00
Posted Batch Grand Totals		\$89,697.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$89,697.51

Report Grand Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
A00	GENERAL FUND	\$28,280.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,280.70
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ZP0	PRIVATE WATER SYSTEM	\$18.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.00
Grand Totals		\$89,697.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$89,697.51

3B

5A

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Aurora on the 22nd day of September, 2025 at 6:30 p.m. at the Aurora Municipal Center located at 575 Oakwood Avenue, East Aurora, New York, 14052, at which hearing parties and interested citizens shall have an opportunity to be heard on a Site Plan application for an addition to the church at 35 West Falls Road, West Falls, NY.

All interested parties are entitled to be heard upon said proposal at this public hearing. A copy of the proposal is available for review at the offices of the Town Clerk during normal business hours or on the Town website www.townofaurora.com

Martha L. Librocks
Town Clerk
Town of Aurora

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 8/18/25

Applicant name: THOMAS J. STYNES

Applicant Phone/Email: 716-870-1812 tjstynes@gmail.com

Applicant address: 129 COOK RD, EAST AURORA, NY, 14052

Property owner: ST. PAULS LUTHERAN

Owner's address 53 WEST FALLS RD, WEST FALLS, NY.

Property address: 35 " " " " " "

SBL # (s) 186.04-1-21

Prior owner _____

Is site adjacent to or within 500 feet of an 'R' District? YES

=====

Proposed Project: ST. PAULS LUTHERAN ACCESSABLE ENTRANCE

Commercial _____ Multi family _____ Number of dwelling units _____

Zone: R-1 Total property Acreage: 2.7 Acreage covered by bldg .17

Square footage of building: 1882 Cubic footage of building: _____

Aggregate square footage of other buildings on property: —

Fees, based on number of improved acres*

**Additional professional services, including but not limited to traffic study and SEQRA review, utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: \$250 1.01-5 Acres: \$500 5.01-10 Acres: \$1,000 >10 Acres: \$1,500

Fee: \$ 250

Receipt: # _____

Received by _____

Town Clerk/Deputy Clerk

SEQRA action: _____ Type I (Long EAF) _____ Type II (Long EAF) ☒ Unlisted (Short EAF)

Thomas J. Stynes
129 Cook Rd.
East Aurora, NY 14052

Town of Aurora
Town Board/Planning Board
East Aurora, NY 14052

August 11, 2025

Ladies & Gentlemen,

Attached are documents requesting approval for the construction of a vestibule addition to our church, St. Pauls Lutheran, 53 West Falls Rd., West Falls. While there is presently a vestibule in the location of the proposed addition, it has surpassed it's useful life, and no longer serves the needs of an aging congregation.

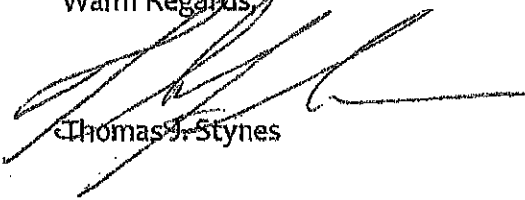
The new addition would allow a closer, safer and more accessible entry point for members of the church. It would also provide more room for foot traffic between the sanctuary and the other spaces of the church.

The additional stormwater created by the increased roof area will be discharged via gutters to splash blocks, which is the current condition. As the addition is on the interior of the property, it should have no impact on adjoining properties.

The church is serviced by public water, electric, and natural gas. There are no utilities in the area of the proposed addition, and all utilities are underground.

We are happy to answer any questions board members may have, please feel free to contact the undersigned. Thank you for your consideration in this matter, as we look forward to approval and commencement of a much needed and anticipated construction project.

Warm Regards,



Thomas J. Stynes

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

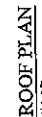
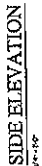
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: ST. PAULS LUTHERAN ACCESSABLE ENTRY ADDITION							
Project Location (describe, and attach a location map): 35 WEST FALLS RD., WEST FALLS, N.Y. 14170							
Brief Description of Proposed Action: TO PROVIDE A MORE ACCESSABLE ENTRANCE TO BOTH THE CHURCH AND COMMUNITY ROOM							
Name of Applicant or Sponsor: TOM STYNES		Telephone: 716-870-1812					
		E-Mail: tjstynes@gmail.com					
Address: 129 COCKE RD,							
City/PO: EAST AURORA, N.Y.		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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		2.3 acres					
b. Total acreage to be physically disturbed?		258.5 ~~acres~~ square feet					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.7 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: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
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: _____ _____ _____			

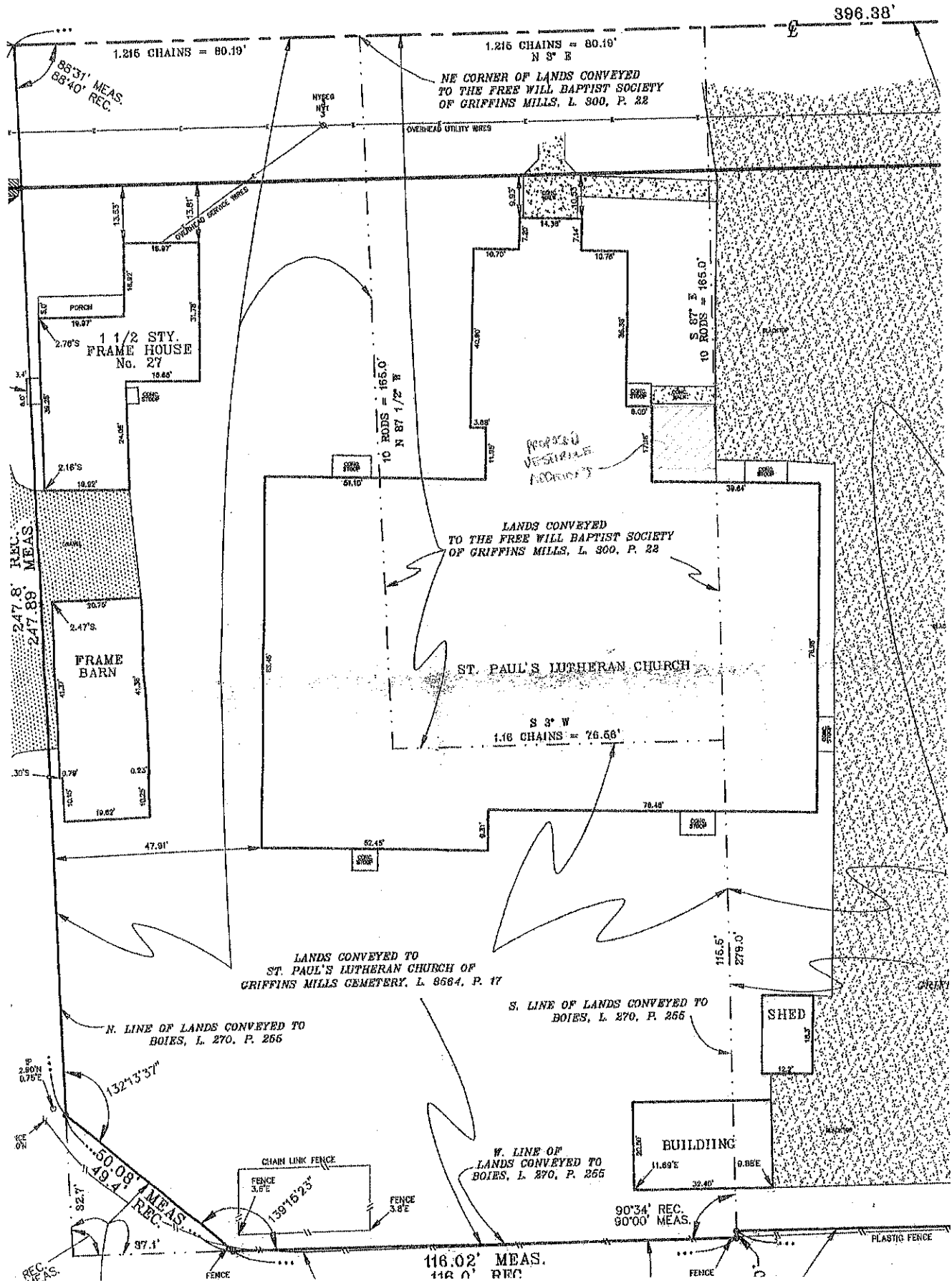
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or 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>THOMAS STYNES</u> Date: _____		
Signature: <u>[Signature]</u> Title: <u>MEMBER</u>		

[illegible][illegible][illegible][illegible][illegible]

**ELVEY &
PLANS**
225 JUNE
CHURCH, NEWALL ROAD, LONDON
W11 4AA
COMMENCE 2009
REMARKS: N.B. 100% PROTECT

A-1

WEST FALLS



5B

FIRST AMENDMENT TO THE INTERMUNCIPAL AGREEMENT

**THE COUNTY OF ERIE
AND
THE TOWN OF AURORA
FOR
TOWN COMPREHENSIVE PLAN UPDATE**

THIS FIRST AMENDMENT TO SEPTEMBER 11, 2023 AGREEMENT for the TOWN COMPREHENSIVE PLAN UPDATE ("**First Amendment**"), executed this ____ day of _____, 2025, is by and between the **COUNTY OF ERIE**, a municipal corporation of the State of New York, with offices located at 95 Franklin Street, Buffalo, New York 14202 (hereinafter "County") and the **TOWN OF AURORA**, a municipal corporation of the State of New York, having an office and principal place of business at 575 Oakwood Avenue, East Aurora, New York 14052 (hereinafter "Town").

WHEREAS, the County and the Town have entered into a Intermunicipal Agreement ("Agreement") whereby the County shall provide the Town funds for certain eligible uses (the "Project"); and

WHEREAS, at the request of the Town, the County wishes to provide an additional extension for completion of the Project through December 31, 2025; and

WHEREAS, the parties desire to amend the "Third" paragraph of the Agreement to reflect such increased Time of Performance for the Project;

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and Town agree that the following sections of the Agreement shall be amended as follows:

TIME OF PERFORMANCE: The term of this Agreement and the provisions herein shall expire on December 31, 2025.

Other Terms and Conditions Remain: In the event of any inconsistencies between the Agreement and this First Amendment, the terms of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this First Amendment.

IN WITNESS WHEREOF, the Parties have caused this First Amendment to Erie County Agreement to be duly executed by their authorized officers and/or agents as of the day and year first set forth above.

COUNTY OF ERIE

TOWN OF AURORA

By: _____
Name: Mark C. Poloncarz/Lisa Chimera
Title: County Executive/Deputy County Executive
Date: _____

By: _____
Name: Charles D. Snyder
Title: Supervisor
Date: _____

APPROVED AS TO CONTENT

By: _____
Name: Daniel R. Castle, AICP
Title: Commissioner of Environment & Planning

APPROVED AS TO FORM

By: : _____
Name: Richard Stanton
Title: Assistant County Attorney
Document No.: _____
Date: _____

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.

Agency Use Only [If applicable]	
Project:	681 Olean SUP
Date:	

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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

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

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.

Project:	761 Quaker ODA
Date:	9/8/2025

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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

5D-2

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 961 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.

SUPERVISOR
Charles D. Snyder
(716) 652-7590
ssnyder@townofaurora.com



SE 142

townc

TOWN OF AURORA
Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

To: Aurora Town Board

From: Martha Librock, Town Clerk

Date: September 3, 2025

Re: Azar Design Co. Payments – East Fillmore Bridge
– Church Street Bridge

Please consider approval of the following:

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; and

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; and

Funds will be disbursed from H7 5120.210.



SE-1

**RE: East Fillmore Over Tannery Brook
PIN 5763.88**

Progress Report No. 19: July 26, 2025 through August 29, 2025

Achievements

- Review submittals from contractor
- Field inspection

Scheduled Statement

- Construction will be done this year

Budget Statement

- We are under budget

Planned For Next Month

- Continue CI

Items Required

- Nothing at this time

Very truly yours,

Gerard J. Sentz, P.E.
Vice President
Foit-Albert Associates

**FEDERAL AID PROJECT
SPONSOR CONSULTANT REIMBURSEMENT REQUEST**

FIN 421LL (05/12)

PAYEE ID: 16-1210859 (FEDERAL ID)	NYS Comptroller's Contract No.	Est. No. 19
Work Period (this est.) FROM 07/26/25 TO 08/29/25		
Payee Name: Azar Design Co., Formally Foit-Albert Associates 295 Main Street, Suite 200 Buffalo New York 14203		
Current Completion Date MIR Date <u> </u> / <u> </u> / <u> </u> (completed by SPONSOR)		
Original Contract Amount		\$194,783.63
Current Contract Amount (includes thru approved S.A. NO.)		\$269,435.63
RRDA NO. (if applicable)		

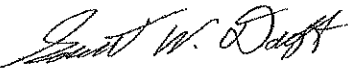
	Consultant Prepares	Sponsor use only
1. Total work reported on previous estimates	\$189,972.94	
2. Work reported on this estimate	\$23,717.22	
3. Total work reported to date (must equal page 2)	\$213,690.16	
4. Adjustments (Sponsor use only)		
Reason _____		
5. Retainage thru current estimate	\$0.00	
6. Total work reported less retainage	\$213,690.16	
7. Previous payments	\$189,972.94	
8. Payment requested or processed	\$23,717.22	

CERTIFICATION BY CONSULTANT

I, Scott W. Dabb , do hereby certify that I am Controller of Foit-Albert Associates, PC, consultant for the work referred to in the foregoing reimbursement request, that I am the person in whose name, the foregoing account against the State of New York is rendered; that the labor, materials, expenses or services charged for were actually delivered, incurred or rendered, as named, heretofore, and that the prices charged are just and reasonable; that the expenses detailed herein were actually incurred; that the services specified were actually rendered as charged; and further, that no percentage or compensation has been paid or promised to be paid to any manager, trustee, officer or employee of said institution, department, board of commission by reason of the claimant having been allowed to sell to, incur expenses for, or render services to, said institution; and also, that to the best of my knowledge and belief, no manager, trustee, officer or employee of said institution, department, board of commission has or has had, any interest directly or indirectly in said article, materials, expenses or services; and that no part of the foregoing account has been paid, and that the above statement is true and correct.

By my signature I further certify that all partial payments due to subconsultants or subcontractors in accordance with Article 5 of the subject consultant agreement have been paid.

September 3, 2025
(DATE)


(SIGNATURE)

CERTIFICATION BY SPONSOR

I, _____, do hereby certify that I am the _____
(Name) (Title)

in the supervision of the work described in the attached consultant's reimbursement request; that the materials, labors and services have been furnished and the work properly performed in accordance with the contract and that payment in the sum of \$ _____ can be made on this contract without detriment of the interests of the sponsor, _____ to the best of my knowledge and belief.

(DATE)

(SIGNATURE)



5E-2

**FORMERLY
FOIT-ALBERT ASSOCIATES**

**RE: Church Street Over Tannery Brook
PIN 5763.87**

Progress Report No. 19: July 26, 2025 through August 29, 2025

Achievements

- Review submittals from contractor.
- Began field inspection

Scheduled Statement

- Construction will be done this year.

Budget Statement

- We are under budget.

Planned For Next Month

- Continue CI
-

Items Required

- Nothing at this time

Very truly yours,

Gerard J. Sentz, P.E.
Vice President
Foit-Albert Associates

**FEDERAL AID PROJECT
SPONSOR CONSULTANT REIMBURSEMENT REQUEST**

FIN 421LL (05/12)

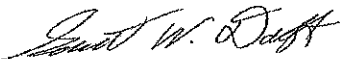
PAYEE ID: 16-1210859 (FEDERAL ID)	NYS Comptroller's Contract No.	Est. No. 19
Work Period (this est.) FROM 07/26/25 TO 08/29/25		
Payee Name: Azar Design Co., Formerly Foit-Albert Assoc 295 Main Street, Suite 200 Buffalo New York 14203	Current Completion Date MIR Date _/_/_. (completed by SPONSOR)	
	Original Contract Amount	\$160,698.92
	Current Contract Amount	\$160,698.92
	(includes thru approved S.A. NO.)	
	RRDA NO. (if applicable)	

	Consultant Prepares	Sponsor use only
1. Total work reported on previous estimates	\$217,117.57	
2. Work reported on this estimate	\$10,095.12	
3. Total work reported to date (must equal page 2)	\$227,212.69	
4. Adjustments (Sponsor use only)		
Reason _____		
5. Retainage thru current estimate	\$0.00	
6. Total work reported less retainage	\$227,212.69	
7. Previous payments	\$217,117.57	
8. Payment requested or processed	\$10,095.12	

CERTIFICATION BY CONSULTANT

I, Scott W. Dabb, do hereby certify that I am Controller of Azar Design Co, consultant for the work referred to in the foregoing reimbursement request, that I am the person in whose name, the foregoing account against the State of New York is rendered; that the labor, materials, expenses or services charged for were actually delivered, incurred or rendered, as named, heretofore, and that the prices charged are just and reasonable; that the expenses detailed herein were actually incurred; that the services specified were actually rendered as charged; and further, that no percentage or compensation has been paid or promised to be paid to any manager, trustee, officer or employee of said institution, department, board of commission by reason of the claimant having been allowed to sell to, incur expenses for, or render services to, said institution; and also, that to the best of my knowledge and belief, no manager, trustee, officer or employee of said institution, department, board of commission has or has had, any interest directly or indirectly in said article, materials, expenses or services; and that no part of the foregoing account has been paid, and that the above statement is true and correct.

By my signature I further certify that all partial payments due to subconsultants or subcontractors in accordance with Article 5 of the subject consultant agreement have been paid.

September 3, 2025 0 (DATE)	 (SIGNATURE)
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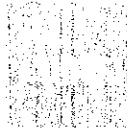
CERTIFICATION BY SPONSOR

I, _____, do hereby certify that I am the _____
 (Name) (Title)

in the supervision of the work described in the attached consultant's reimbursement request; that the materials, labors and services have been furnished and the work properly performed in accordance with the contract and that payment in the sum of \$ _____ can be made on this contract without detriment of the interests of the sponsor, _____ to the best of my knowledge and belief.

_____ (DATE)	_____ (SIGNATURE)
-----------------	----------------------

SUPERVISOR
CHARLES D. SNYDER
(716) 652-7590
supervisor@townofaurora.com



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(716) 652-7590
townclerk@townofaurora.com

TOWN OF AURORA
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

MEMO _____

TO: Aurora Town Board
FROM: Kathleen Moffat
RE: Budget Amendment: Recycling Grant
DATE: 9/8/25

I respectfully request approval to amend the budget due to Recycling Grant funds received 08.22.25. The amendment is as follows:

- Increase revenue line DB 3089 State Aid, Other by \$75,689.50
- Increase appropriation line DB 5130.217 Equipment by \$75,689.50
- Increase revenue line SR 3089 State Aid, Other by \$3,960.50
- Increase appropriation line SR 8189.410 Recycling Totes by \$3,960.50

**MUNICIPAL WASTE REDUCTION AND RECYCLING PROGRAM (MWRR)
SCHEDULE OF PURCHASES - Capital Project**

Contract No. CO1931GG Period Covered by this Payment Request 1/1/2021 to 12/31/2023

Note: Attach documentation of individual expenses (expenses that are not documented will be deducted from the total eligible cost).

	Vendor	Description of Expense	Check No.	Check Amount	Date Paid	Total Project Eligible Cost
1.	Southworth-Milton, Inc.	Milton CAT Wheel Loader 938M	053354	\$178,093	5/10/21	\$151,379
2.	Orbis	500 14 Gallon Blue Recycle Bins	053937	\$4,550	10/12/21	\$4,550
3.	Cascade Engineering Inc.	300 14 Gallon Blue Recycle Bins	056434	\$3,371	9/11/23	\$3,371
4.						

(Use additional rows/sheets, if necessary)

Total Expenses:	\$	159,300
State Aid Claimed (50% of Total Expenses):	\$	79,650

\$ 75,689.50 DB 5130.217
\$ 3,960.50 SR 8189.410
\$ 79,650

SR 3089
DB 3089

SUPERVISOR
CHARLES D. SNYDER
(716) 652-7590
supervisor@townofaurora.com



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townclerk@townofaurora.com

TOWN OF AURORA
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

MEMO

TO: Aurora Town Board
FROM: Kathleen Moffat
RE: Budget Amendment: Comprehensive Plan Grant
DATE: 9/8/25

I respectfully request approval to amend the budget due to Comprehensive Plan Grant funds received 08.22.25.
The amendment is as follows:

- Increase revenue line B 2706 Grants from Local Governments by \$43,856.57
- Increase appropriation line B 8097.400 Comprehensive Plan by \$43,856.57



copy
mailed to Erie County 7/22/25
(2)

COUNTY OF ERIE

REQUEST FOR PAYMENT COVER PAGE

(to be completed by grantee with each payment request)

Organization: TOWN OF AURORA

Submitted By: Martha Librock

Town Clerk

Contract Number: 23-859-EP

Name

Title

Invoice Date: July 22, 2025

Invoice Number: 2025-001CP

Invoice Period of Work: 8/17/2024 thru 6/20/2025

Total Contract Amount: \$54,000.00

Percent Complete: 80%

Amount Requested In this Invoice: \$43,856.57

Amount Previously Requested: \$0.00

Total Expenditures to Date: \$43,856.57

Summary of Work Completed (link to task in scope of work, continue on separate page if needed):

Task	Amount	Description of work completed during invoice period:
1	1,948 ²⁸	Kick-off meeting with Town, consultant team & Erie County. Began data compilation.
2	23,358 ⁴⁷	Project management, community engagement, inventory & analysis, website development, mailer, SEQR.
3	18,549 ⁸²	Visions/goals, inventory & analysis, strategies & projects, priorities & solutions, draft plan, SEQR.

Attach Invoices to cover sheet along with proof of payment to consultant or contractor (i.e., cancelled checks)

For Erie County Use Only

SAP No. _____

Funding Source: _____

Approved Amount: _____

Recommended by / Date: _____

Approval Date: _____

Approved By: _____

SUPERVISOR
Charles D. Snyder
(716) 652-7590
csnyder@townofaurora.com



townclerk

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TOWN OF AURORA

Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

TO: Town Board

FROM: Supervisor Snyder

DATE: August 27, 2025

As you know, we have been awarded the grant for the folding door at the Senior Center and have awarded that contract.

This door will be attached to a roof support beam, (WX33x130) spanning 60', as the existing door is.

Attached is an estimated cost to confirm that the existing beam is heavy enough to carry this weight. The estimate is broken down into two parts.

Part 1 is to confirm the beam is heavy enough or not heavy enough to carry this weight, at a cost of \$1,750.00.

Part 2, if the beam is not heavy enough, is to design what is needed to strengthen the beam as needed to handle the weight, which is also a cost of \$1,750.00

Please consider approving a cost of up to \$3,500.00 to ensure that the beam in the Senior Center will carry the weight of the new folding door done by Syracuse Engineers.

Thank you

A handwritten signature in cursive script that reads "Chuck".

Charles Snyder

From: Paul Ernst <pernst@ffae.biz>
Sent: Tuesday, August 26, 2025 2:26 PM
To: Charles Snyder
Subject: FW: Aurora Senior Center - Moveable Partition Structural Review

Hi Chuck,

Below are the emails between Syracuse Engineers and FFAE. Let me know if you need something different.

Thanks,

Paul A. Ernst, R.A.

President, C.E.O.

Fontanese Folts Aubrecht Ernst

Architects, P.C.

6395 West Quaker Street

Orchard Park, N.Y. 14127

716-662-2200

pernst@ffae.biz

www.ffae.biz

From: Julie Marwin <jmarwin@siracuseengineers.com>
Sent: Tuesday, August 19, 2025 3:30 PM
To: Paul Ernst <pernst@ffae.biz>; Catherine Styn <cstyn@siracuseengineers.com>
Subject: RE: Aurora Senior Center - Moveable Partition Structural Review

Paul, we can split the fee up 50/50 for analysis/design of reinforcing – so \$1750. Let me know if/how we should proceed.

Julie Marwin, PE
Vice President



960 Busti Avenue, Suite 120

Buffalo, NY 14213

Phone No.: 716.856.1894 ext. 116

Fax No.: 716.852.2621

www.siracuseengineers.com

WBE Certified in New York State

From: Julie Marwin <jmarwin@siracuseengineers.com>
Sent: Monday, August 18, 2025 5:31 PM
To: Paul Ernst <pernst@ffae.biz>; Catherine Styn <cstyn@siracuseengineers.com>
Subject: Re: Aurora Senior Center - Moveable Partition Structural Review

Hi Paul,

I'm sorry I lost track of this last week. We could look at this for \$3500. If this is acceptable, let me know next steps.

Julie

Get Outlook for iOS

From: Paul Ernst <pernst@ffae.biz>
Sent: Tuesday, August 12, 2025 12:55:43 PM
To: Julie Marwin <jmarwin@siracusengineers.com>
Subject: Aurora Senior Center - Moveable Partition Structural Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Julie,

The Town of Aurora would like to have you review the replacement of an existing moveable partition at the Senior Center. Attached are the existing structural drawings and the new partition shop drawings. RTU #1 and #2 are 711 lbs. each should they come into play.

Would you please give me a cost for your review ?

Please let me know if you have any questions.

Thanks,

Paul A. Ernst, R.A.

President, C.E.O.

Fontanese Folts Aubrecht Ernst

Architects, P.C.

6395 West Quaker Street

Orchard Park, N.Y. 14127

716-662-2200

pernst@ffae.biz

www.ffae.biz

SUPERVISOR
CHARLES D. SNYDER
(716) 652-7590
supervisor@townofaurora.com



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townclerk@townofaurora.com

TOWN OF AURORA
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

MEMO

TO: Aurora Town Board
FROM: Kathleen Moffat
RE: Budget Amendment: Senior Center Folding Door
DATE: 9/8/25

I respectfully request approval to amend the budget to record the use of Contingent Funds to pay Syracuse Engineers' work on the Senior Center Folding Door. The amendment is as follows:

- Decrease appropriation line A 1990 Contingent Account by \$3,500.00
- Increase appropriation line A 1620.423 Preventive & Contractual Maintenance by \$3,500.00



Town of Aurora
Department of Parks & Recreation

575 Oakwood Avenue
East Aurora, New York 14052

recreat

GE

To: Town Board
From: Chris Musshafen
Date: 8/25/2025
Re: Budget Amendment

Approval is requested to amend the lines below to represent the increase in revenue and to cover current and/or future expenses.

Increase Line	Description	Current Budget	Current Balance	Increase By
R A00-2056-0000-0000	Youth Education Programs	\$31,295.00	\$34,965.00	\$3,670.00 ✓
E A00-7310-4000-0001	You Educational Vendor	\$28,295.00	(\$4,425.00)	\$3,670.00 ✓

Approval is also requested for a budget transfer for the lines below:

From	Acct. Title	Current Balance
\$755.00 A00-7310-0400-0002	Educational Supplies	\$ 1,910.00 ✓
To	Acct. Title	Current Balance
A00-7310-4000-0001	You Educational Vendor	(\$755.00) ✓

SUPERVISOR
Charles D. Snyder
(716) 652-7590
csnyder@townofaurora.com



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tow

TOWN OF AURORA
Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

8/28/25

To: Town Board

Re: Request to Approve David Gunner to pick up the new one-man leaf vacuum from ODB Company (Old Dominion Brush Company) in Richmond, VA.

Please approve having David Gunner pick up the new one-man leaf vacuum from ODB Company in Richmond, VA. He will take a one-way flight from Buffalo to Richmond, VA on October 1, 2025. He has booked it through Jet Blue for \$150.19. The hotel room is reserved at Best Western Plus, Enola, PA on October 1, 2025 for \$89. He will be delivering the leaf vacuum to Stephenson Equipment in Syracuse, NY for final inspection. He has determined that this is the most economical way to get the truck there.

Elizabeth Deveso
Highway Secretary

Harrisburg/Mechanicsburg
4900 Woodland Drive
Enola, PA 17025

Fax: 717-732-3715
Email: bwenola@areyamanagement.com

Phone: 717-635-2523

Web: www.bestwestern.com



Confirmation # 141742 **BWR Tier:** **Date/Time Booked** 8/28/2025 10:15:30 AM
CRS Conf # BW 684653438-01

Guest Name	Gunner, David	Arrival Date	10/1/2025
Address	251 Quaker Road	Departure Date	10/2/2025
City/State/Postal	East Aurora, NY 14052	Adults/Children O/U	1 /0 /0
Phone	7169830313		
Email	dgunner@townofaurora.com		
Room Type	1 KING BED, ROLL-IN SHOWER		
Late Arrival Gtd By	Credit Card		
Room Rate	Date	Rate	
	10/1/2025	\$89.00	
Total Stay W/Tax	\$89.00		
Deposit Amount Required	\$89.00		
Deposit Amount Paid	\$0.00		
Deposit Amount Due	\$89.00		
Deposit Due Date	8/28/2025		
Guarantee Policy	GTD		
Cancellation Policy	24H		
Group Name			
Special Requests & Packages			
Information			

This letter is to confirm that your reservation for the above listed date(s) is now guaranteed to be available for you when you arrive. Your room will be held for your arrival and you will be charged an amount equal to your first night should you fail to arrive (NO-SHOW). If you would like to cancel without a charge, you must do so by 3:00pm one day prior to your scheduled arrival (24HR). Check-In start at 3PM, early check-In fees may apply if you check-In before 3PM.

Privacy Policy:

"EACH BEST WESTERN BRANDED HOTEL IS INDEPENDENTLY OWNED AND OPERATED"

DAVID GUNNER

Buffalo

BUF

2792190763413

TrueBlue Number: Flight # 716

3422447685

Fare: Blue

Ticket number:

2792190763413

Seat: 15F

Boston

BOS

Manage my booking

Boston

BOS

2792190763413

TrueBlue Number: Flight # 1281

3422447685

Fare: Blue

Ticket number:

2792190763413

Seat: 16F

Richmond

RIC

Manage my booking

Payment Details

Master XXXXXXXXXXXXX5492	Credit Card	\$127.79
XXXXXXXXXXXXX7976	Travel Bank	\$22.40

Non Refundable	\$116.46
----------------	----------

Taxes & fees	\$33.73
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Purchase Date: Aug 28, 2025
Request full receipt

Total	\$150.19 USD
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Change made easy.

Change or cancel flights, purchase EvenMore® seats, add checked bags or pets, update TrueBlue & Known Traveler numbers, and other traveler details—all in one place. Stay safe from fraud—use only jetblue.com or the JetBlue app to change or cancel your flights.

Manage my booking

If your booking was made at least 7 days in advance: You have 24 hours from the time booking was made to cancel your flight and receive a full refund to your original form of payment, without a cancellation fee.

JetBlue Change/Cancel Policy: There is no fee to change (or cancel) Blue, Blue Extra, Blue Plus or Mint fares. Blue Basic fares cannot be changed and are subject to a cancel fee of \$100 for travel wholly within the U.S., Caribbean, Mexico or