

March 10, 2025

A meeting of the Town Board of the Town of Aurora took place on Monday, March 10, 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	Councilman
	Joseph McCann	Councilman
	James F. Granville	Councilman
	Raymond M. Wrazen	Councilman
	Charles D. Snyder	Supervisor
Others Present:	Brigid Maloney	Town Attorney
	Elizabeth Cassidy	Code Enforcement Officer
	David Gunner	Highway Superintendent
	Karin Dojnik	Deputy Town Clerk
	Paul Ernst	ZBA Chairman
	Douglas Crow	Planning Board Chairman
	Patrick Welch	Chief of Police

Supervisor Snyder opened the meeting at 6:30 p.m. with a moment of silence in memory of Deputy Town Clerk Sheryl Miller who recently passed away, followed with the recitation of the Pledge of Allegiance to the Flag.

The first item on the agenda was a public hearing on a Local Law for the rezoning of 1342 Quaker Road (SBL#163.03-1-14.1) from RR (rural residential) to C1 (commercial). Supervisor Snyder opened the hearing at 6:31 p.m. and read three emails that had been received prior to the hearing. First was an email from G. Zajak, Stewart Court, objecting to the rezoning; next was an email from R. Simeone, Byeberry Court, claiming that this action would be spot zoning as there are no other properties along Quaker Road from the Village of East Aurora to Transit Road that are zoned commercial; the third email was from Sue Langendorfer, Quaker Road, asking if the property were rezoned, would a Special Use Permit be required for Mario’s restaurant, the current user of the property – the response to this question was, yes.

Supervisor Snyder asked if anyone wished to comment on the proposed rezoning.

Peter Sorgi, attorney for JJL Bros. LLC – owner of the property, stated that the property is leased to Mario’s and secondly, the email about spot zoning misstated the law, as spot zoning is a complex issue. Mr. Sorgi noted that there are already commercial uses in the area, namely a veterinary office next door and a wedding venue several parcels away from 1342 Quaker and he stated several reasons why the rezoning should be allowed: cleans up the problem of the use of the property; Quaker/Route 20A is a major route; would keep the building from becoming vacant and possibly dilapidated; there are other anomalies in the Town such as the Old Orchard restaurant; it would be in the public interest to eliminate non-conforming uses; it would not be practical to make this building into a house; the property has had commercial use for over forty years as a gas station, grocery store, pool sales and service business, convenience store prior to Mario’s being there.

Councilman Granville asked if the land had been remediated since it was a gas station. Mr. Sorgi responded that he did not know. Code Enforcement Officer Cassidy noted that not all tank removal needs remediation and she believes the tanks were removed.

Councilman Wochensky stated that the current regional comprehensive plan should be used as a guide and that the Town needs to know what the public good and value to the community would be if the parcel were rezoned. Mr. Sorgi stated that it is in the public interest to eliminate non-conforming uses and comprehensive plans do not like non-conforming uses. Mr. Wochensky noted that the Town needs to go through the entire process and have answered what is the public good and value to the community, along with how does the regional comprehensive plan address this area.

Councilman Granville suggested leaving things the same. Mr. Sorgi responded that the Town considers the current use to be an illegal use of the property.

Councilman Wrazen noted the property has been in and out of various businesses and asked if rezoning will solidify the use and will it improve the situation.

Planning Board Chairman Doug Crow stated that some commercial uses in this area are recommended in the regional comprehensive plan.

Police Chief Pat Welch stated that this property has changed hands often and the police department has treated this somewhat as a commercial area, with not many quality of life issues here.

Hearing no further comments, Supervisor Snyder closed the hearing at 7:12 p.m.

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Councilman McCann moved to approve the consent agenda consisting of the February 24, 2025 meeting minutes and the March 10, 2025 Abstract of Claims, consisting of vouchers 250 to 330, to be paid from the following funds:

General	\$ 30,085.89	
Part Town	23,358.47	Action #76
Highway/DB	318,556.84	2/24/25
Trust & Agency	284.86	minutes;
Special Districts	<u>\$ 3,231.65</u>	3/10/25
Grand Total Abstract	\$ 375,517.71	abstract
		aprvd

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

AUDIENCE I: none

UNFINISHED BUSINESS:

Councilman Granville 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 Dwelling Group at 145 Reiter 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 Dwelling Group at 145 Reiter Road.

Action #77
Negative
declaration
issued for
145 Reiter
dwelling
group SUP

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

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

RESOLUTION APPROVING SPECIAL USE PERMIT
145 Reiter Road Dwelling Group

WHEREAS, Danielle Johnson, as agent for Kathleen Miller, has applied for a Special Use Permit for a dwelling group, two dwellings on one parcel, at 145 Reiter Road, East Aurora, NY; 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. WHEREAS, the layout of the dwellings in the group are situated on the lot in such a manner that in the event the property is split, each dwelling will meet the zoning requirements with regard to lot size and property line setbacks of the district (Rural Residential and Agriculture) in which each dwelling is located.

NOW, THEREFORE, BE IT

RESOLVED, that pursuant to Chapter 116 – Zoning, Articles I and III of the Code of the Town of Aurora, the Town Board of the Town of Aurora does hereby grant a Special Use Permit for a dwelling group, consisting of two dwellings, at 145 Reiter Road (SBL#176.00-2-13) in accordance with the survey and plans presented.

Action #78
145 Reiter
Rd dwelling
group aprvd

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

Councilman Wochensky moved to refer a proposed Local Law (Intro 5-2025) imposing a Six-Month Moratorium on rezoning to the Planning Board for review and recommendation(s). Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #79
LL intro 5-
2025
referred to
Planning
Brd

Councilman Wochensky moved to set 6:30p.m. on March 24, 2025 at the Aurora Municipal Center, 575 Oakwood Ave., East Aurora, as the time, date and place for a public hearing on a proposed Local Law to impose a Six-Month Moratorium on Rezoning in the Town. Councilman McCann seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #80
Public hrg
set for LL
intro 5-2025
rezoning
moratorium

Councilman Wrazen moved to refer a proposed Local law amending Chapter 65-6A and Chapter 116-85B to the Planning Board for review and recommendation(s). Councilman Granville seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #81
LL intro 4-
2025
referred to
Planning
Brd

Councilman Wochensky moved to set 6:30p.m. on March 24, 2025 at the Aurora Municipal Center, 575 Oakwood Ave., East Aurora, as the time, date and place for a public hearing on a proposed Local Law to amend Town Code Chapter 65-6A – Stop work orders and Chapter 116-85B – Exceptions to permit requirements. Councilman McCann seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #82
Public hrg
set for LL
intro 4-2025
amendments
to Code

NEW BUSINESS:

Councilman McCann moved to discontinue using Selective as the Town's current insurance carrier and switch to Trident Public Risk Solutions and to authorize the Supervisor to sign insurance documents with Trident. Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #83
Trident auth
as Town's
insurance
carrier; Supv
auth to sign

Councilman McCann moved to discontinue using CFC as the Town's current cyber insurance carrier and switch to Tokio Marine HCC and to authorize the Supervisor to sign insurance documents with Tokio Marine. Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #84
Tokio
Marine auth
as Town's
cyber ins.
Carrier;
Supv auth to
sign

Councilman Wrazen moved to terminate the agreement with Praesidium for background checks. Councilman Granville seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #85
Praesidium
background
check
agreement
terminated

Councilman McCann moved to authorize the Supervisor to sign an agreement with Metrodata Services Inc., 2805 Wehrle Drive, Williamsville, NY, for background checks. Councilman Granville seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #86
Supv auth to
sign agrmt
with
Metrodata
for
background
checks

Councilman Wochensky moved to approve sending Roger LeBlanc and Jason Buranich to a Dog Control Educational Seminar, presented by Webster Animal Control and the NYS Department of Agriculture and Markets, at the West Webster Fire Hall in Webster, NY on May 14-15, 2025. Registration fees of \$160 per person and hotel fees of \$119 per room will be disbursed from A3510.404 DCO Expense and Travel. Councilman McCann seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #87
R. LeBlanc
& J
Buranich
auth to
attend dog
control
seminar

Councilman McCann moved to authorize the pay out of 160 vacation hours remaining, at her current pay rate, for Sheryl Miller. Councilman Wochensky seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #88
Vacation
payout for S.
Miller aprvd

Councilman Granville moved to authorize the addition of Deputy Town Clerk Karin Dojnik as an authorized agent on the Town Clerk checking account at the Bank of Holland, a designated depository for the Town of Aurora. Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #89
K. Dojnik
added as
auth agent
on Town
Clerk Bank
of Holland
account

Councilman McCann moved to declare a Nakajima AE-740 typewriter, Town Inventory #1954, as surplus inventory to be recycled. Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #90
Typewriter
declared
surplus
inventory

Councilman McCann moved to authorize the Supervisor to sign and send a letter of support for the Erie County Division of Emergency Medical Services' Ambulance Service application to transition from a temporary municipal certificate of need to permanent status. Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #91
Supv auth to
sign/send ltr
of support
for EC
ambulance
program

COMMUNICATIONS AND REPORTS:

- Town Clerk/Tax – 2024 Annual report
- Town Clerk – February 2025 report
- Dog Control – February 2025 report
- Senior Center – February 2025 report
- Work requisitions – February 2025 report
- Building Department – February 2025 report

BUSINESS FROM BOARD MEMBERS/LIAISONS:

Councilman McCann stated there will be a needle collection depository/receptacle at the East Aurora Police Station in the near future. Mr. McCann noted that Sharps containers for home use are available from the Erie County Health Department.

Councilman Wrazen stated that approximately 125 people attended the Comprehensive Plan public form that was held at the East Aurora High School on Wednesday, February 26th and that the survey is open until March 12th. Mr. Wrazen also showed the Board what the Majors Park trail markers would look like, noting they are a yellow 3.5” circle with black markings.

Supervisor Snyder noted that Tree Care has been brought in as an additional company that will be trimming trees for the fiber optic installation project.

AUDIENCE II: none

STAFF REPORTS:

Police Chief Welch stated that the passing of Sheryl Miller is a great loss and she will be missed a lot. He noted that Sheryl was a long-time crossing guard and police matron, always willing to help.

Code Enforcement Officer Cassidy stated that the 2024 Uniform Code and Energy Code Administration and Enforcement Report has been completed. The draft of the Stormwater report will be available at the next Town Board meeting.

Paul Ernst stated that Deputy Town Clerk/ZBA Secretary Sheryl Miller will truly be missed.

Councilman McCann moved to adjourn at 7:35 p.m.	Seconded by	Action #92
Councilman Wrazen. Upon a vote being taken: ayes – five	noes – none	Meeting
	Motion carried.	adjourned

Martha L. Librock
Town Clerk