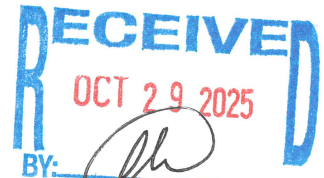




October 29, 2025

Town of Aurora Planning Board  
575 Oakwood Avenue  
East Aurora, NY 14052



Town of Aurora Building  
Dept.

**Re: Pre-Application Review of Proposed Site Plans**  
**Applicant / Property Owner: Carner Development Group Inc.**  
**Property: 1196 Big Tree Road, Town of Aurora, NY; SBL No. 165.00-1-28.21**  
**Project 1: Campground with Wellness Theme with Accessory Uses**  
**Project 2: Campground with Accessory Uses**  
**Project 3: Five Two-Family Dwellings**

Dear Town of Aurora Planning Board:

Our firm represents Carner Development Group Inc. ("Carner"), the Property Owner and Applicant for the above-referenced three Projects.

Carner is preparing its Special Use Permit Applications and Site Plan Applications for the above-referenced three Projects, but wishes to have a Pre-Application review of the Concept Plans for all three Projects. Attached please find Concept Plans as follows:

1. Project 1: Campground with Wellness Theme with Accessory Uses;
2. Project 2: Campground with Accessory Uses; and
3. Project 3: Five Two-Family Dwellings.

The Project Site is zoned the Rural Residential (first 300 feet) and Agricultural and the three uses are allowed via Special Use Permit and Site Plan Approval.

Thank your for your consideration. If anything further is required, please advise.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC

Peter J. Sorgi, Esq.

Enc.

**HOPKINS SORGI & MCCARTHY PLLC**

Attorneys at Law

574 Main Street, Suite 204 • East Aurora, New York 14052

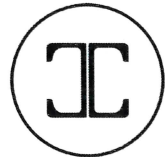
Office: 716-805-7191 Ext 2 • Mobile: 716-908-3289 • E-Mail: psorgi@hsmlegal.com  
hsmlegal.com

*Letter to Town of Aurora Planning Board  
Pre-Application Review of Proposed Site Plans  
Applicant / Property Owner: Carner Development Group Inc.  
Property: 1196 Big Tree Road, Town of Aurora, NY; SBL No. 165.00-1-28.21  
Project 1: Campground with Wellness Theme with Accessory Uses  
Project 2: Campground with Accessory Uses  
Project 3: Five Two-Family Dwellings  
October 29, 2025*

cc: Rachel Krajewski, President, Carner Development Group, Inc.  
Phil Gusmano, AIA, CPHC, Crafted Concepts Architecture P.C. (Project Architect)  
Danielle Johnson, AIA, CPHC, Crafted Concepts Architecture P.C. (Project Architect)  
Christopher Wood, PE, Carmina Wood Design (Project Engineer)



1 ENLARGED SITE PLAN, PREFERRED OPTION  
G101.1 1" = 60'-0"



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ARCHITECTS + BUILDERS  
628 MAIN STREET, EAST AURORA, NEW YORK 14052  
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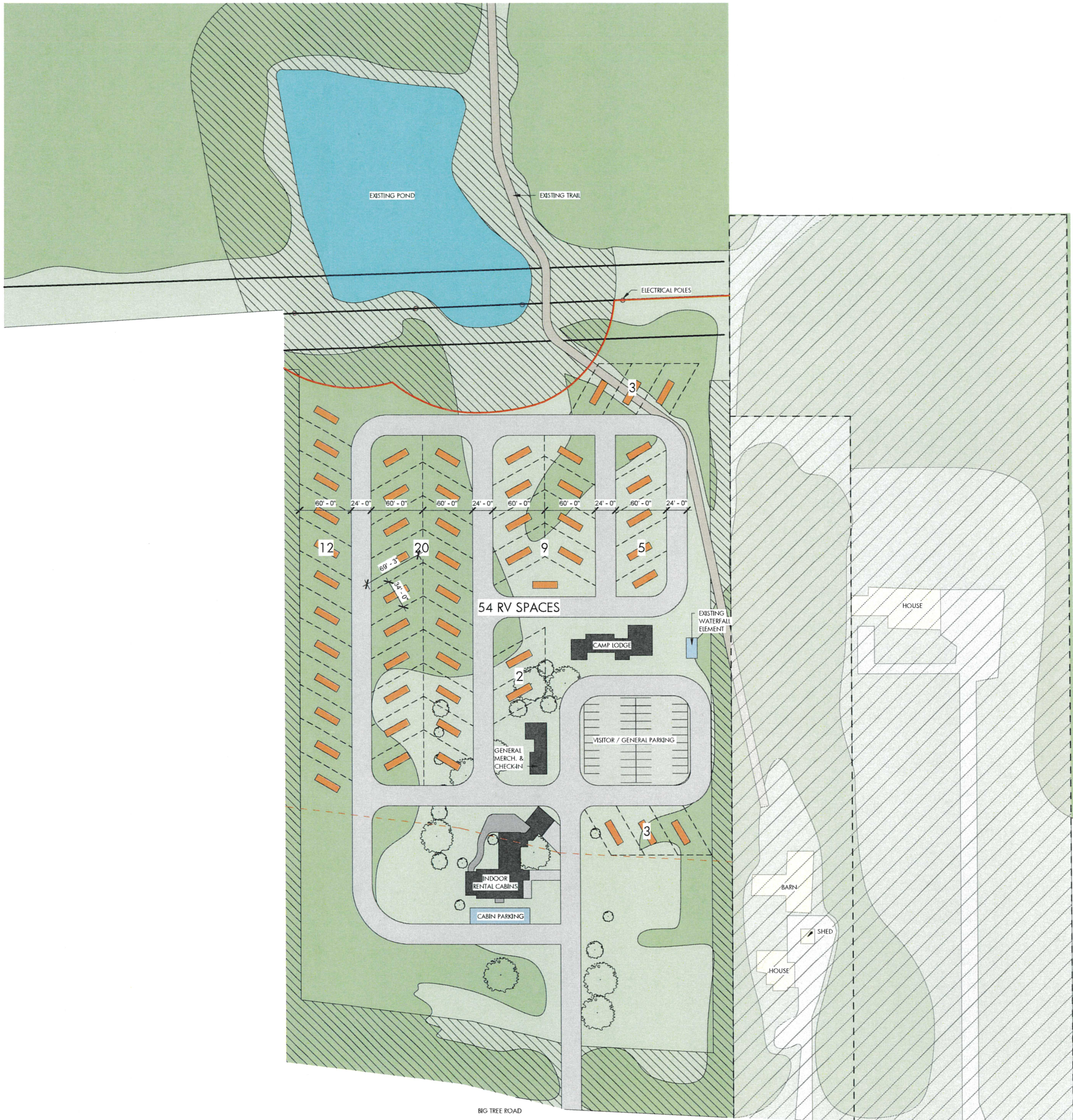
TWIN ELMS ESTATE

1196 EAST MAIN STREET  
AURORA, NEW YORK 14052

G101.1

ZONING DIAGRAM

Rev. Description Date

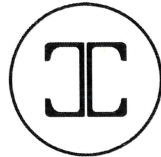


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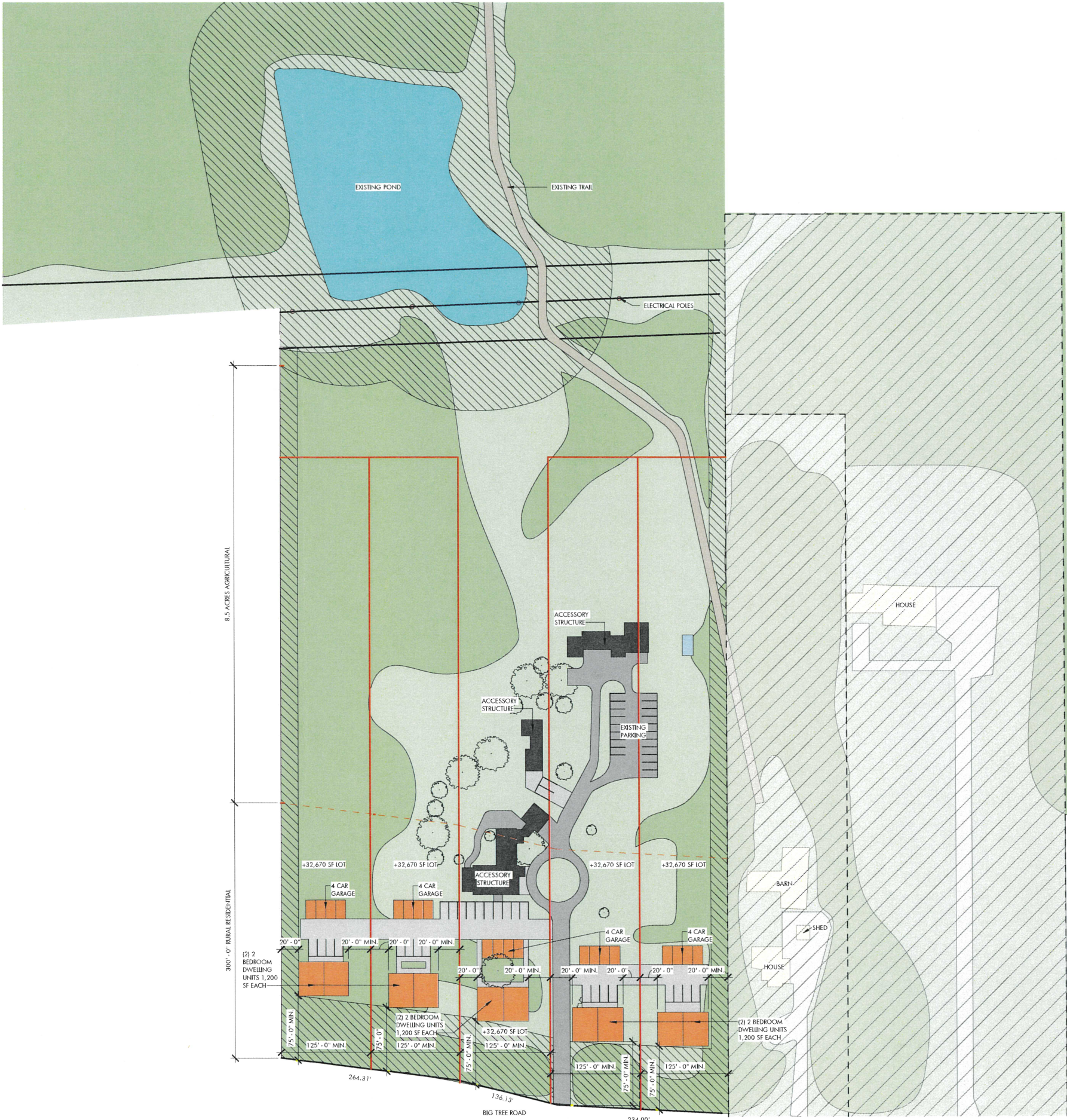
G101.2

ZONING DIAGRAM - RV  
ONLY CAMPGROUND



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| Rev. | Description | Date |
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1 ENLARGED SITE PLAN\_DWELLING  
G101.3 1" = 60'-0"



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1196 EAST MAIN STREET  
AURORA, NEW YORK 14052

G101.3

ZONING DIAGRAM -  
DWELLING GROUP

Rev. Description Date