

MINUTES OF A MEETING AS HELD BY THE
TOWN OF AURORA PLANNING & CONSERVATION BOARD

August 6th, 2025

Members Present: Chairman, Doug Crow
 Tim Stroth
 Norm Merriman
 Chris Contento
 Chelsea Root

Alternate Member: Ben Garvey

Absent/ Excused: Angela Griffis
 Laurie Kutina
 William Heidt

Also Present: Liz Cassidy, Code Enforcement Officer
 Paul Ernst, ZBA Chairman
 Rachel & Robert Weiner, Owners of R&R K9 LLC.
 Jon Barniak, Associate, Project Engineer, with Carmina Wood Design
 Erin Abramo, with WH Greene & Associates, Inc.

Chairman, Doug Crow presided over the meeting which began at 7:03 p.m. at the Town Hall, 575 Oakwood Avenue, East Aurora, NY. He led the recitation of the Pledge of Allegiance to the Flag.

Chairman, Doug Crow states that all 6 members present at tonight's meeting are voting members. Ben Garvey arrived late and was not present to vote on previous month minutes.

Chairman, Doug Crow asks for a motion to approve the minutes from July 2nd, 2025

Tim Stroth makes a motion to approve the minutes from July 2nd, 2025

Seconded by Chelsea Root

Upon a vote being taken:

Ayes- 5

Noes-0

Motion carried

ADMINISTRATIVE BUSINESS:

- a. South Town Working Group update:

Tim Stroth states there was a meeting, Monday July 28th, for the South Town Working Group. Representatives for Erie County provided handouts and spoke regarding the support for NY State programs, Empire State Development sponsored grant programs, and Global New York as well as business opportunities, import, export things were the topics discussed. Tim states he has handouts relating to those programs available to the board members. The next meeting is scheduled for October 27th.

b. Comprehensive Plan update:

Angela Griffis is absent from today's meeting. Chairman, Doug Crow provided some insight. The Planning committee is putting together the first written draft of what they expect to propose in August. It will be shared with some of the Town committees. In mid September there will be a public meeting to share the proposal.

c. West Falls Forward Grant Update

Chairman, Doug Crow reviews the information provided at the last months Planning Board meeting regarding the West Falls Forward Grant. The state did award the \$4.5 million dollars to various grantees. Mostly to businesses. There were 3 Town applicants, of which only one was accepted. The State is in the process of drawing up the contracts with the individual grantees currently.

OLD BUSINESS:

- a. The Building Department has received a Site Plan application for (400) Quaker Road, SBL #175.06-3-8 as submitted by Jennifer Greene, of WH Greene & Associates, Inc.

Chairman, Doug Crow summarizes the last meeting. There are three parcels. Two are in the village and one is in the town. Therefore, the Planning Board was leaning toward the Village taking lead agency. The application was tabled until the present month, pending a potential variance and two comments by the Town engineer.

Jon Barniak states the Site Plan has been updated to meet the Town's 50% green space requirement, instead of pursuing a variance. Parking spaces were removed and labeled future parking areas. There are presently 111 parking spaces on site. Sixty-nine are required. There are 27 spaces banked for future use. The applicant states if additional parking spaces are needed in the future, a variance can be applied for at that time. The comments from GHD have been addressed and have been given their approval in the review.

Chairman, Doug Crow acknowledges the changes made, but asks if the 50% is for all three parcels combined or just for the town.

Jon Barniak confirms the 50% is for the town parcel. The combined parcel area is 51%.

Chelsea Root questions the number of parking spaces.

Chairman, Doug Crow states that due to the size of the building 69 parking spaces are required. Doubling the size of the building will increase the number of required parking spaces.

Chairman, Doug Crow make a motion to the Planning Board to recommend to the Town Board to defer to the Village for lead agency on this proposal and accept the Site Plan as proposed, given the change that was made to the square footage of the town parcel to be 50% or less.

Second by: Ben Garvey

Upon a vote being taken:

Ayes- 6

noes- 0

Motion carried.

NEW BUSINESS:

- a. The Building Department has received a SUP application for 691 Olean Rd. SBL #176.00-4-24.112 as submitted by Robert & Rachel Weiner owners of R&R K9 LLC

Chairman, Doug Crow invites Robert & Rahel Weiner to present their request.

Rachel Weiner states they have lived in East Aurora since 2016. Their first business is R&R K9 LLC which is located on Cook Road. In 2020, they bought what is now known as East Aurora Pet Boutique, at 660 Persons Street. They are quickly out growing that location. They are hoping to add dog boarding, combine both businesses, and relocate to 691 Olean Road.

Robert Weiner states He is a Afghanistan veteran who trained military working dogs. overseas for four years. He met Rachel in Afghanistan, who was in the Royal Air Force. They decided to move back to the states and start the present businesses. In 2020, they started out with 1,100 clients. They now have 4,300 active clients, reaching out as far as Rochester and Syracuse. They now feel that they want to take the next step, and keep progressing forward.

Chairman, Doug Crow reconfirms that 691 Olean Road is presently a warehouse facility.

He reconfirms the applicants are going to make some interior changes, and add a 30 x 40 foot exterior fenced in area.

Robert Weiner states the interior will have very minimum changes. The addition of two sinks and an 8-foot dividing wall.

Chairman, Doug Crow reconfirms the location to be in a C2 zone, and this is an allowable use, requiring a SUP. The fact that there are RR parcels nearby, across the street, it also requires a Site Plan.

Chelsea Root inquiries about additional sound proofing to the interior.

Robert Weiner states he plans to hang ceiling baffles. There is also an option of a cardboard like egg waffle panels that are washable. They can be put on the walls. They have not confirmed what application would be most effective and are waiting to have dogs present to see how loud the sound would be. At that time, they can determine what would be most effective.

Chairman, Doug Crow reconfirms the property to the south is Mastersons. Across the street is the ROC and future golf facility and behind it is the creek. To the north is open space and the car lot. All kennels will be inside the building.

Rachel Weiner confirms.

Chelsea Root asks about the hours of operation.

Robert Weiner states that morning drop-offs start at 7am, and last pickup time is 6pm.

Chairman, Doug Crow has question regarding 12 a. and b. on the SEQR, in reference to historical and/or archaeological sites.

CEO, Liz Cassidy states the archaeological survey in that area is not clearly defined. This is SUP not a Site Plan. The area they are putting the fence in is already impacted. We could make a note on the SEQR and change the answers to "yes". She will reconfirm with the EAF map per.

Chairman, Doug Crow asks about the disposal of the dog waste. Will it go into the septic system or in the garbage?

Rachel Weiner confirms the waste would be disposed of in the garbage.

Tim Stroth asks if the applicants will be changing any of the exterior lighting?

Robert Weiner states that possibly in the future they may apply for a sign permit for a

sign with lighting on it, and possibly a fixture to illuminate the back door.

Chairman, Doug Crow asks about the intended location of a sign in the future.

Rachael Weiner states a location closer to the road near the barrier, and eventually on building.

Norm Merriman asks the applicant to reconfirm the location of the fenced area.

Robert Weiner states the fenced in area will be along the north side and along the rear of the building.

Norm Merriman states it appears to be back where the septic is.

Robert Weiner states the septic is located at the rear left corner of the property, which is the Masterson's side, to the south.

Tim Stroth asks if the gravel will remain.

Robert Weiner states the gravel will remain. Possibly in the future it may be replaced by turf.

Chairman, Doug Crow asks for a motion.

Chris Contento makes a motion to the Planning Board to recommend to Town Board to approve the SUP as submitted by Rachel and Robert Weiner, owners of R&R K9 LLC.

Seconded by: Tim Stroth

Upon a vote being taken:

Ayes- 6

Noes- 0

Motion carried.

CORRESPONDENCES: none

PUBLIC COMMENTS: none

Chairman, Doug Crow reminds board of available training by the "Association of Towns" at the Roycroft, October 1st, from 8am -noon. Topics to be covered are:

1. Sunshine and Scrutiny
2. NY's New Freshwater Regulations
3. Navigating ORES at the Local Level
4. Noon Home Rule Meets the Housing Rule

Tim Stroth makes a motion to adjourn at 7:37 pm

Seconded by: Chris Contento

Upon a vote being taken:

Ayes- 6

Noes-zero

Motion carried

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY SEPTEMBER 3RD, AT 7:00 P.M. AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK