

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

66

MEMO

TO: Supervisor Snyder and Town Board Members
FROM: Elizabeth Cassidy, Code Enforcement Officer
DATE: March 17, 2026

The Building Department has accepted Special Use Permit (SUP) and Site Plan applications for 612 Buffalo Rd, by Casey Caldiero of Village Play, as tenant. The request is to relocate her children's play center from the Village to the property on Buffalo Rd. The former restaurant and bar will be converted into indoor play area and separate party areas, and the outdoor areas will be used seasonally. The kitchen will remain. The property is zoned C3 and this use is a commercial recreational facility, which is allowed by Special Use Permit in the C2 District.

The site plan has been requested because of the play structures that will be constructed on the property. The plan is that the play area will be located on the volleyball court and the outdoor patio seating will remain for patrons. The majority of the code requirements for a site plan do not apply for this particular application.

Town Code requires the Town Board refer the applications to the Planning Board for their review and recommendation. The application shall also be referred to the Erie County Planning Department as per GML 239-m. After receiving the Planning Board recommendation the Town Board shall schedule a public hearing. A SEQRA determination is required prior to a Town Board decision on the applications.

Both applications are Unlisted actions for purposes of SEQRA.

Please contact me if you have any questions.

liz



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

Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: Village Play
Business/Project Address: 612 Buffalo Rd. East Aurora NY 14052
Applicant Name: Casey Caldiaro
Mailing Address: 105 Walnut St.
City East Aurora State NY ZIP 14052
Phone 716-544-2188 Fax _____ Email casey@village-play.com
Interest in the property (ex: owner/purchaser/developer) Tenant/Operator

II. PROPERTY OWNER INFORMATION (If different than Applicant AND the Owner does not sign below, please submit and original, notarized "Owner Authorization" form - attached):

Property Owner(s) Name(s) 612 Buffalo 1033, LLC
If a corporate, please name a responsible party/designated officer: Jordan Litwiniak
Address 2730 Transit Rd
City West Seneca State NY ZIP 14224
Phone 716-228-8987 Fax _____ Email jlitwiniak@regerholdings.com

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 612 Buffalo Rd. East Aurora NY 14052
SBL# 164.00-1-14
Describe Special Use requested (use additional pages if needed): Childrens play center, coffee bar, lunch menu, outdoor play and banquet facility
Property size in acres 1.46 Property Frontage in feet 261
Zoning District C3 Surrounding Zoning C3, R2, A
Current Use of Property Vacant restaurant
Size of existing building(s): 8000 sf Size of proposed building(s) NA sf
Present/Prior tenant/use: Restaurant and bar
Parking spaces: Existing: 150 Proposed additional spaces: NA Total #: 150

Proposed water service: 8 public _____ private (well) _____ n/a Is this existing Y/N
Proposed sanitary sewer: _____ public 8 private (septic) _____ n/a Is this existing Y/N

Hours of operation (If applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	9-7	9-7	9-7	9-7	9-7	9-7	9-7	

Peak hours: 10am

Number of employees (If applicable): Full-time _____ Part-time 7 Seasonal _____

Upon approval of this application, the applicant intends to apply for: (Check all that apply)

- a. Building Permit 8
b. Sign Permit _____

IV. SIGNATURE (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 4)

Casey Caldiero
Signature of Applicant/Petitioner

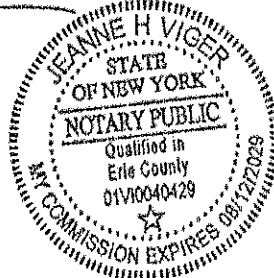
Casey Caldiero
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 3rd day of March in the year 2026 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

[Signature]
Notary Public

(Notary stamp)



Office Use Only:

Date received: 3/6/26

Receipt #: 713595

Application reviewed by: _____

Town of Aurora
575 Oakwood Avenue
East Aurora, NY 14052
www.townofaurora.com

**Special Use Permit
Application
Owner Authorization**

The undersigned, who is the owner of the premises know as:

1012 Buffalo Rd. East Aurora NY 14052
(address) Identified as Tax Map (SBL)#.....

hereby authorizes Casey Caldiero to bring an application for a special use permit before the Town of Aurora Town Board for review and potential approval. The undersigned further permits the Town or its authorized representative(s) access to the property to review existing site conditions during the review process.

Jordan Litwiniak, Manager
Owner (print)

3/2/2015
Date

[Signature]
Owner (signature)

STATE OF NEW YORK)
COUNTY OF ERIE) SS

On this 2nd day of March, 2026, before me, the undersigned, a notary public in and for said state, personally appeared Jordan Litwiniak, personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michelle Cole (Matter)
Notary Public

Michelle Cole
Notary Public State of New York
Qualified In Erie County
Lic.# 01CO6405363
My Commission Expires 03/09/2028

Narrative Description of Proposed Activities

Village Play – 612 Buffalo Road, East Aurora

Village Play is proposing to relocate its existing business from 651 Oakwood Ave to 612 Buffalo Road within East Aurora. The relocation will allow the business to operate in a larger, safer, and more accessible facility while expanding programming and services to better serve local families.

Village Play is an indoor children's play and enrichment center designed primarily for children ages infant through elementary and their caregivers. The proposed location will include a large indoor play floor featuring age-appropriate play structures and activity stations. Open play will be offered daily from 9:00 AM to 7:00 PM.

In addition to open play, the business will host birthday parties and will have the ability to accommodate multiple parties simultaneously in designated rental areas. The space will also be available for private rentals such as baby showers, community gatherings, and third-party vendor-led classes.

The proposed site includes outdoor space that will be used for seasonal and weather-permitting activities, such as climbing structures, water tables, a sand-digging/play area, and other supervised outdoor programming like summer camps. Summer offerings may include ice cream sales as part of the food and beverage program. We do not have plans for outdoor music.

The business currently employs 7 staff members and anticipates expanding to approximately 10 employees with the larger facility and increased programming. The proposed site includes approximately 150 parking spaces, which will adequately support the anticipated use and occupancy levels for the facility.

The facility will also feature:

- A small coffee bar and expanded food and beverage service for patrons
- Daytime co-working and small office rental opportunities
- Kitchen rental availability for small local food businesses during designated hours

All activities will be supervised by staff. The business will operate as a family-focused community space designed to provide safe recreational play, educational enrichment, and small-scale private event hosting.

Village Play is committed to maintaining a well-managed, clean, and safe environment that aligns with the character of the surrounding community.

Thanks!

Casey Caldiero

Owner | **Village Play & Village Play Voyager**

716.544.2188 | www.Village-Play.com

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							
Village Play							
Name of Action or Project:							
Village Play							
Project Location (describe, and attach a location map):							
612 Buffalo Rd East Aurora NY 14052							
Brief Description of Proposed Action:							
Move existing business Village Play, a childrens play center and open coffee bar, lunch menu, outdoor play and banquet facility							
Name of Applicant or Sponsor:		Telephone: 716-544-2188					
Casey Caldiero		E-Mail: casey@village-play.com					
Address:							
105 Walnut St.							
City/PO:		State:	Zip Code:				
East Aurora		NY	14052				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
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.							
2. Does the proposed action require a permit, approval or funding from any other government Agency?			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
If Yes, list agency(s) name and permit or approval:							
Town Board approval							
3. a. Total acreage of the site of the proposed action?			1.46 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?			1.46 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							

		NO	YES	N/A
5.	Is the proposed action,			
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: <u>private septic</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
		☒	☐	
	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?

NO YES

☒ ☐

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:

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)?

NO YES

If Yes, explain the purpose and size of the impoundment:

☒ ☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO YES

If Yes, describe:

☒ ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

☒ ☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name:

Casey Caldiero

Date:

3/2/26

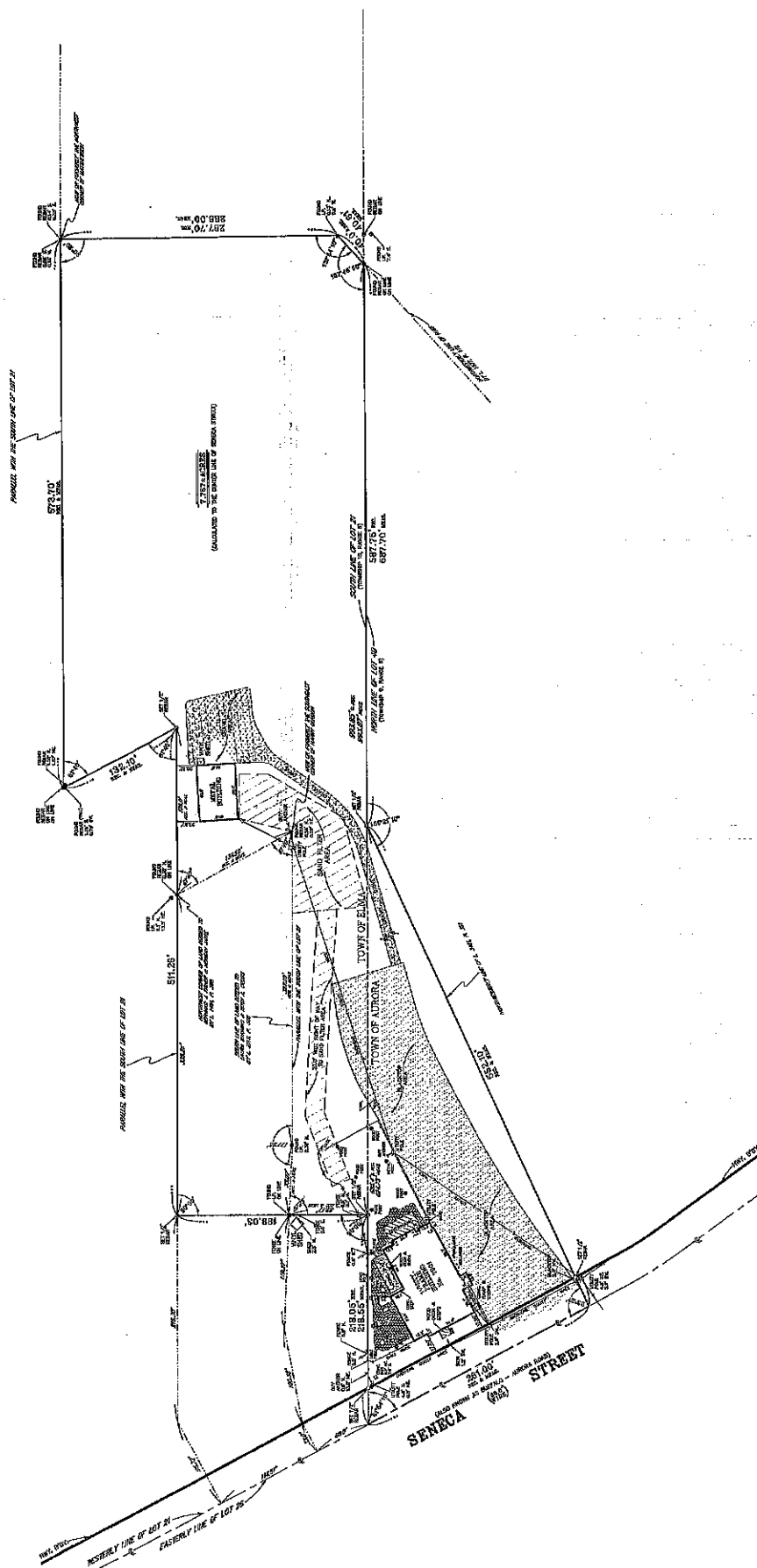
Signature:

Casey Caldiero

Title:

3/2/26

PRINT FORM



{ TOWN OF AUTUMN & KIMA - COUNTY OF ERIE - STATE OF NEW YORK
PART OF LOT 24, T. 10, R. 6 OF THE BUFFALO CREEK RESERVATION
PART OF LOT 40, T. 8, R. 6 OF THE HOLLAND LAND COMPANY'S SURVEY }

PAUL G. PAGANO, PLS

[illegible]

W. G. P. 1993

[illegible]

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 3/5/26
Applicant name: Casey Caldiero
Applicant Phone/Email: 716-544-2188
Applicant address: 105 Walnut St East Aurora
Property owner: Rager Holdings 612 Buffalo 1033 LLC
Owner's address: 2730 Transit Rd West Seneca
Property address: 612 Buffalo Rd East Aurora
SBL # (s): 1164.00-1-14
Prior owner: ~~Angelinas Bar & Grill~~ JT Jacob Enterprises LLC
Is site adjacent to or within 500 feet of an 'R' District? yes

=====

Proposed Project: Village Play-childrens play center
Commercial ☒ Multi family ☐ Number of dwelling units
Zone: C3 Total property Acreage: 1.46 Acreage covered by bldg
Square footage of building: 8000 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: # 713593

3/6/26

Received by
Town Clerk/Deputy Clerk

SEQOR action: ☐ Type I (Long EAF) ☒ Type II (Long EAF) ☐ Unlisted (Short EAF)

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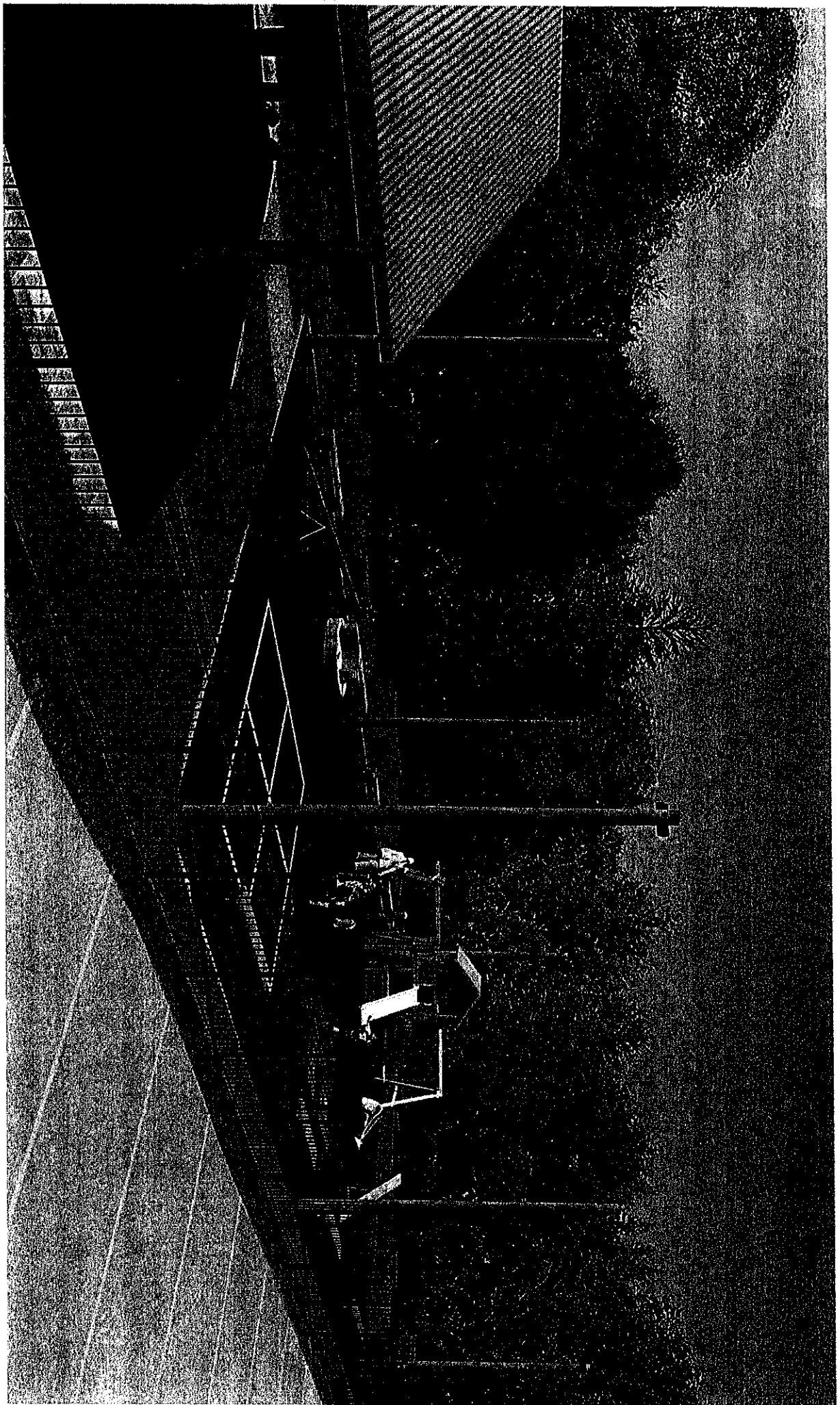
Village Play is committed to maintaining a well-managed, clean, and safe environment that aligns with the character of the surrounding community.

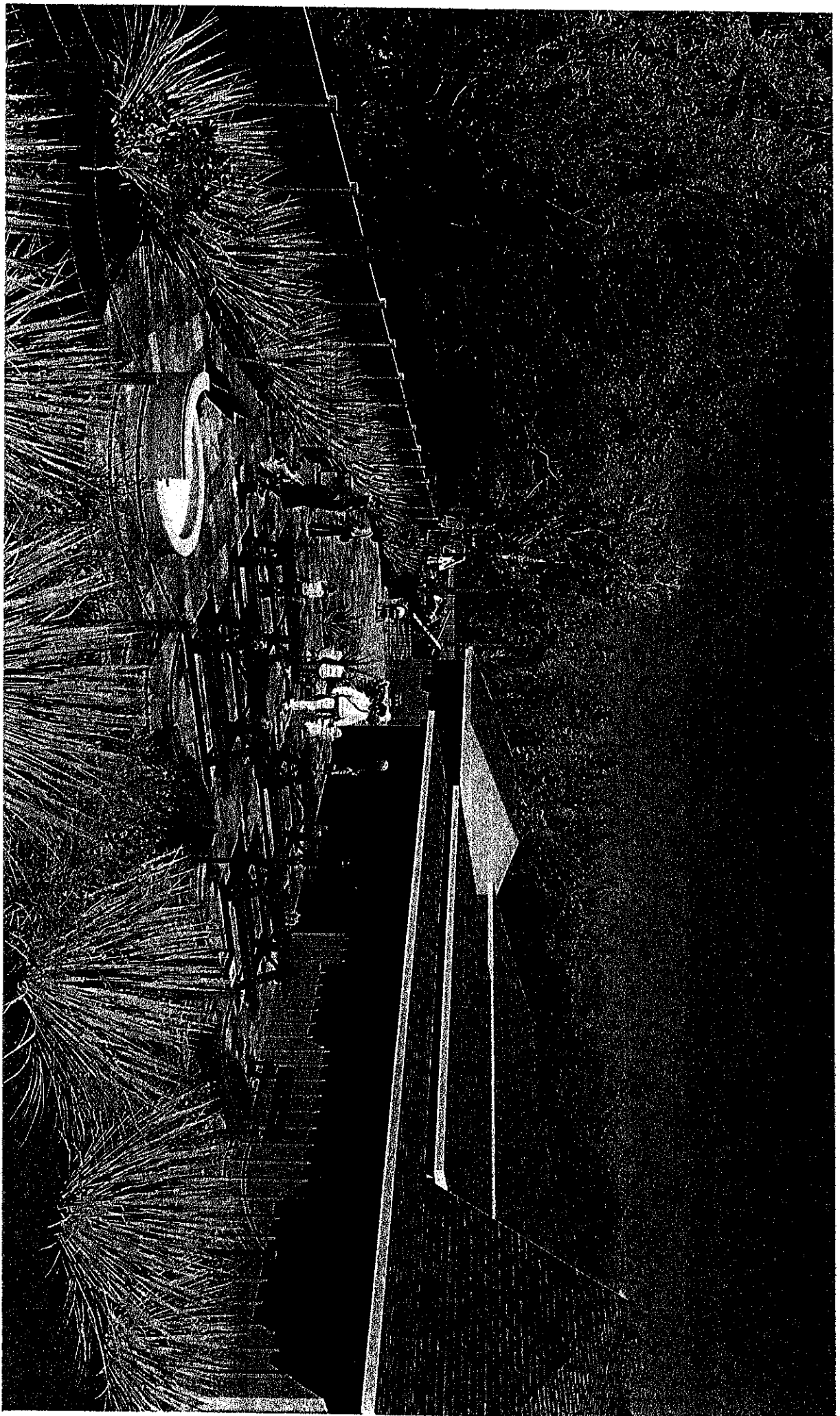
Thanks!

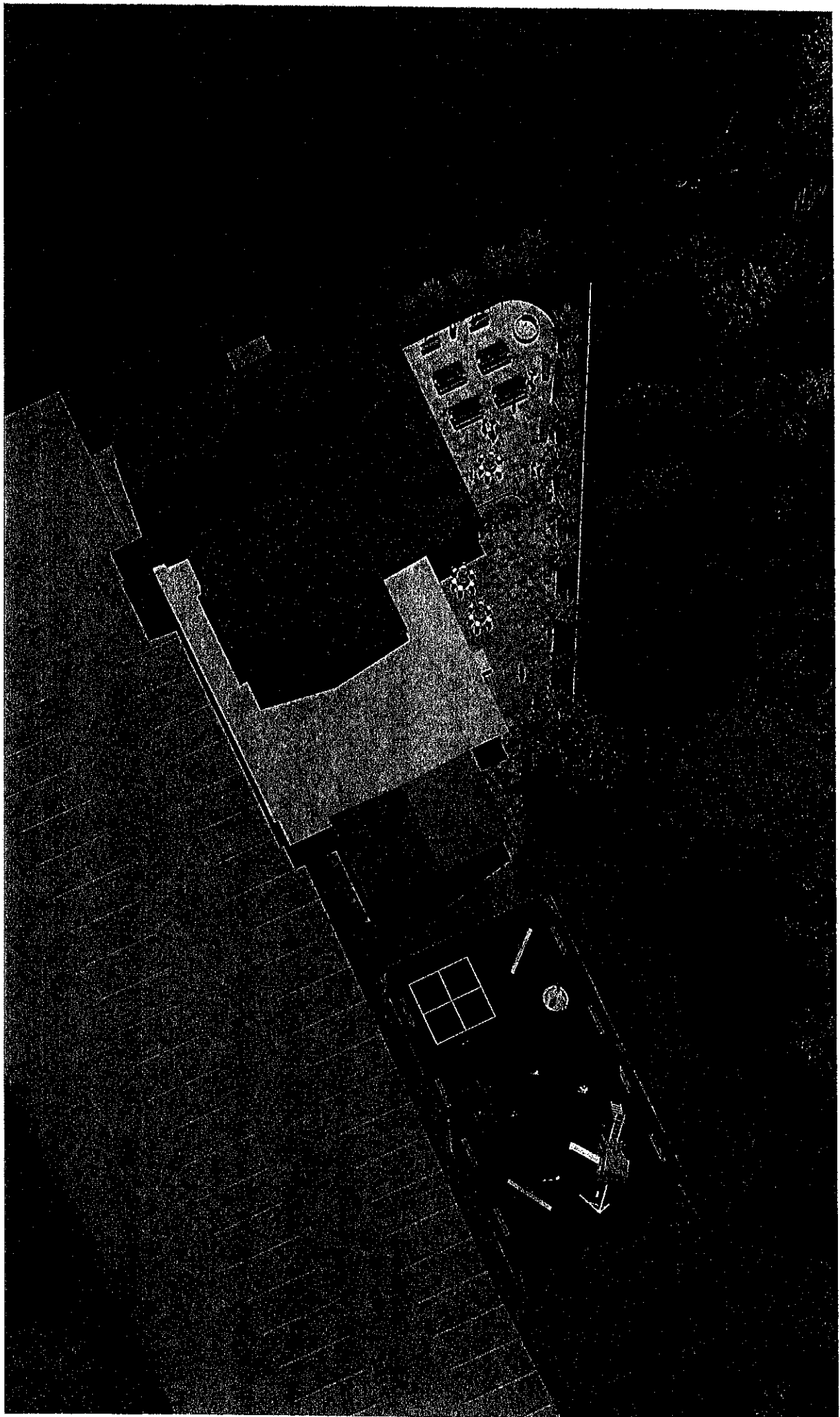
Casey Caldiero

Owner | **Village Play & Village Play Voyager**

716.544.2188 | www.Village-Play.com







DOCUMENT STATUS
☒ NOT FOR CONSTRUCTION
☐ PRELIMINARY
☐ PRELIMINARY (APPROVAL)
☐ FINAL (APPROVAL)
☐ FINAL (CONSTRUCTION)

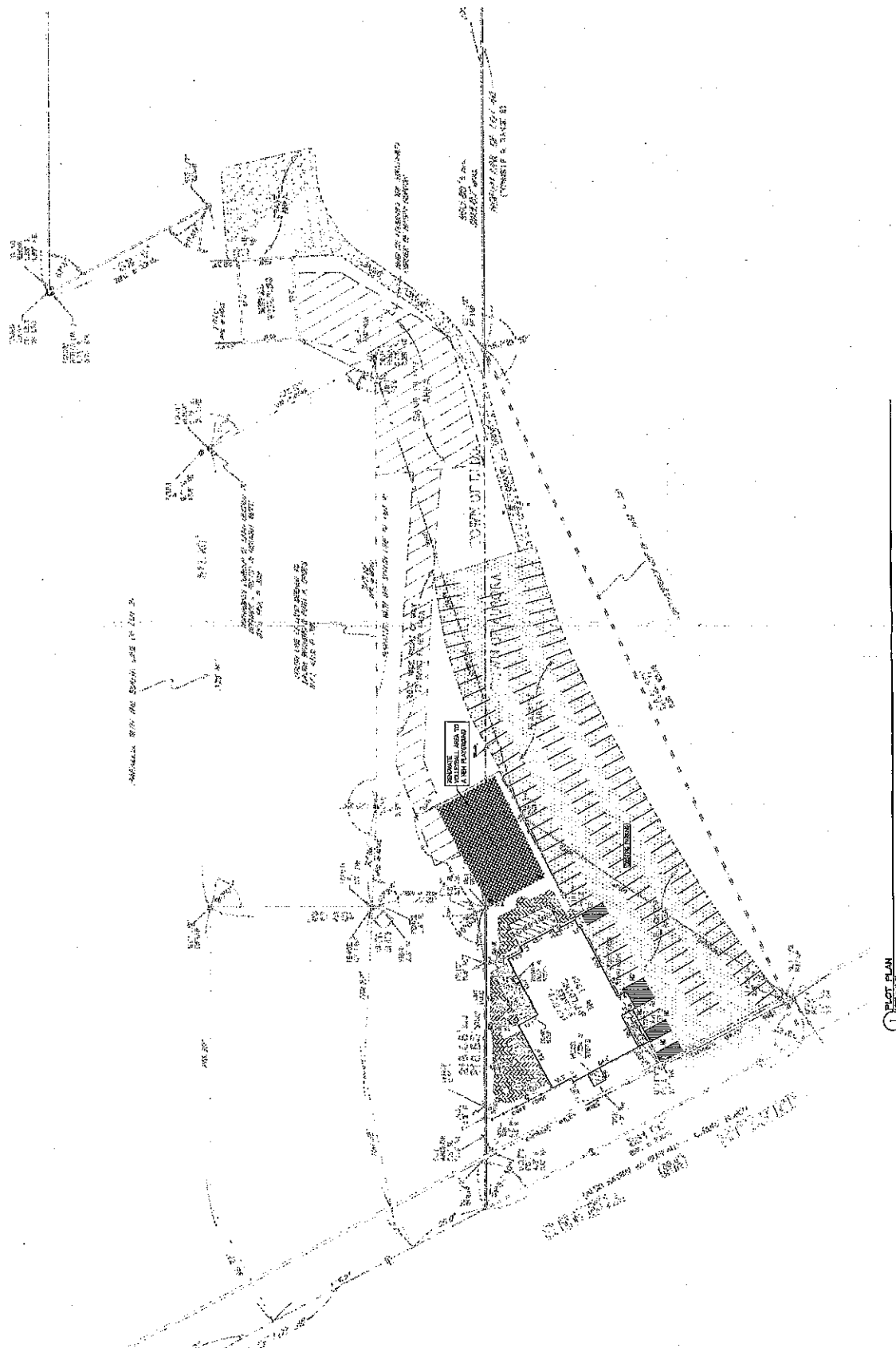
THIS PLAN IS THE PROPERTY OF BMMEL ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BMMEL ARCHITECTS, INC. ANY VIOLATION OF THIS NOTICE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

RENOVATION FOR:
VILLAGE PLAY
 780 SENeca STREET
 BROOKLYN, NY 11212

DATE	03/09/2026
PROJECT NAME	VILLAGE PLAY
SCALE	AS SHOWN
DRAWN BY	JAV
CHECKED BY	JAV
DATE	03/09/2026

PLOT PLAN

SP-100



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TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Supervisor Snyder and Town Board Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: March 10, 2026

The Building Department has accepted a revised Special Use Permit application for 298 Ellicott Rd by Neil Hopkins, principal, on behalf of RNH 298 LLC, owner. The property was previously approved for a campground SUP on 5/13/24 to allow no more than 4 RV sites, 16 tent sites with no swimming posted, water hose bibs labeled as "non-potable", and year-round access for emergency vehicle maintained. The current request is to expand the campground operations for up to 8 events which consist of 4 days of camping for up to 400 people. This use is allowed in the C3 district as regulated in the C2 district which requires the Special Use Permit.

A campground must comply with all Public Health laws, and the applicant has been referred to the Erie County Health Department to begin that process. I would recommend the Town Board make no decision without written response from ECHD.

Per Town Code §116-42A the Town Board may take one of the following actions:

- (1) Take no action
- (2) Request the applicant modify the application and resubmit
- (3) Request the applicant submit an application for site plan review to be made in tandem with this application
- (4) Refer the application for review to and recommendation by the Planning Board.

If the Town Board refers the application to the Planning Board, then once their recommendation is received, a public hearing must be scheduled. A SEQRA determination must be made prior to the Town Board's decision.

Due to proximity of the property to the municipal boundary and County highway, a referral to Erie County Department of Environment and Planning is required as per GML §239-m.

This is an Unlisted Action for purposes of SEQRA.

Please contact my office with any questions.
Liz Cassidy



SPECIAL USE PERMIT APPLICATION FORM AND INSTRUCTIONS

Please Read Carefully
(Submit checklist with application)

The Town of Aurora Town Board has the authority to issue special use permits in accordance with Town Code Chapter 116 Zoning.

Application requirements:

For review and approval of a Special Use Permit Application, the following items must be submitted to the Town Board:

- ☒ Completed Application
- ☒ Application Fee with check made payable to: "Town of Aurora"
- ☒ Owner Authorization form, if necessary. (If the applicant/petitioner is not the property owner and the owner did not sign the application, an owner authorization form must be submitted.)
- ☒ Narrative describing all activities proposed for the site.
- ☒ Survey of the property *partial*
- ☒ Copy of property deed
- ☒ Site plan: A Site Plan and/or ~~Site Plan application~~ may be required as part of the Special Use Permit Application. Please consult with the Building Department to determine if a Site Plan Review Application will be required.
- ☒ Environmental Assessment Form (EAF), with Part 1 completed and signed. (Short or Full EAF - Please visit <http://www.dec.ny.gov/permits/6191.html> for EAF information and forms. If you have questions regarding which EAF to submit, please contact the Building Department.)

✓ previous SUP approval
Agency Review: The Town Board may circulate the Special Use Permit application packet to the following agencies for review and comment, as necessary:

Town: Planning Board, Building Department, Highway Department, Town Attorney

County: Department of Environment and Planning

Fire: East Aurora FD or South Wales FD or West Falls FD

Town Engineer Review: Special Use Permit applications may require review by the Town Engineer. If it is determined that such review is necessary, an escrow account will be required to defray the costs of this review. An estimate of the costs will be provided to the applicant and a check must be received prior to further consideration by the Town Board.

Incomplete applications will not be accepted for review. Applications submitted by the deadline (14 days prior to the Town Board work session) will be placed on the agenda at the discretion of the Town Board.



Town of Aurora Town Board
300 Gleed Avenue, East Aurora, New York 14052

Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: THE QUARRY 298 LLC
Business/Project Address: 298 Ellicott Rd West Falls NY 14170
Applicant Name: Neil Hopkins
Mailing Address: PO BOX 8
City West Falls State NY ZIP 14170
Phone 716-863-3632 Fax _____ Email: NHopkins@Twincoinc.com
Interest in the property (ex: owner/purchaser/developer) _____

II. PROPERTY OWNER INFORMATION (If different than Applicant AND the Owner does not sign below, please submit and original, notarized "Owner Authorization" form - attached):

Property Owner(s) Name(s) Neil Hopkins
If a corporate, please name a responsible party/designated officer: _____
Address PO Box 8
City West Falls State NY ZIP 14170
Phone 716-863-3632 Fax _____ Email NHopkins@Twincoinc.com

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 8001 Ellicott Rd West Falls NY 14170
SBL# _____
Describe Special Use requested (use additional pages if needed): Borderland weekend
Campins 9/17-9/21

Property size in acres 200 Property Frontage in feet 1896
Zoning District X 3 Surrounding Zoning 3
Current Use of Property Recreational/Personal
Size of existing building(s): 4382 sf Size of proposed building(s) 0 sf
Present/Prior tenant/use: weekends
Parking spaces: Existing: 250 Proposed additional spaces: _____ Total #: _____

Proposed water service: city public _____ private (well) _____ n/a Is this existing Y/N
 Proposed sanitary sewer: _____ public _____ private (septic) ✓ n/a Is this existing Y/N

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	✓			✓	✓	✓	✓	

Peak hours: _____

Number of employees (if applicable): Full-time 4 Part-time _____ Seasonal _____

Upon approval of this application, the applicant intends to apply for: (Check all that apply)

- a. Building Permit _____
- b. Sign Permit _____

IV. SIGNATURE (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 4)

Robert Neil Hopkins
 Signature of Applicant/Petitioner

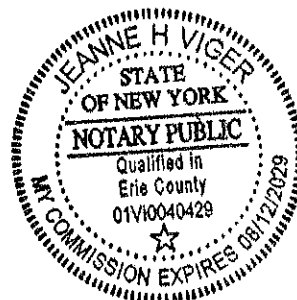
Robert Neil Hopkins
 Print name of Applicant/Petitioner

State of New York; County of Erie

On the 15th day of January in the year 2020 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

[Signature]
 Notary Public

(Notary stamp)



Office Use Only: Date received: _____ Receipt #: _____

Application reviewed by: _____

RNH 298 LLC – Special Permit Narrative

Special Permit Summary:

RNH 298 LLC is requesting Special Use Permit approval to host multi-day events at 298 Ellicott Road, West Falls, NY 14170. The repaired infrastructure from Alpine Recreation Center is sufficient to support camping and events.

Parcel Details:

Size: ±200 acres

Zoning: C3

Access: (2x) 298 Ellicott Road West Falls, NY 14170; (1x) 145 Ellicott Road West Falls, NY 14170; (1x) 8001 Ellicott Road West Falls, NY 14170

Ownership: Neil Hopkins

Background:

The parcel at 298 Ellicott Rd West Falls, NY 14170 was the location of the Jewettville Brickyard sometime in the early 1900's. Well after the Jewettville Brickyard closed the property became Alpine Recreation Center. The Alpine Recreation Center existed from the 1960's to the 1980's. The recreation center contained camp sites, cross-country skiing trails, general hiking trails, several playgrounds and a large quarry. The parcel has been privately owned since the closure of the recreation center. We currently own the adjacent business and property (TwincO) at 145 Ellicott Road West Falls, NY 14170. TwincO has been in business since 1969. We took interest in the 298 Ellicott Rd property when it was posted for sale in 2017. After roughly 1 year of negotiations, we purchased the property in 2019. Since that time, significant investment has been made to repair and restore existing buildings, internal roadways, parking areas, and grounds, allowing the property to once again support recreational use in a controlled and responsible manner.

Current Condition:

The parcel is currently used for both personal and recreation activities. Corrective maintenance was performed on the 25-acre section where the proposed activity will occur by a team of 3 seasonal workers and other contractors. The property has an existing public water supply. The current blacktop parking area has capacity for roughly 30 vehicles. There is a large open field that can be used for additional parking if required.

Access:

There are 4 access points to the 298 Ellicott Rd West Falls, NY 14170 parcel.

- Primary blacktop access at 298 Ellicott Rd West Falls, NY 14170

- Secondary stone access road on the east end of the 298 Ellicott Road West Falls, NY 14170 parcel
- Stone access road on the west side of the 298 Ellicott Road West Falls, NY 14170 parcel via 8001 Ellicott Road West Falls, NY 14170
- Blacktop/stone access road on the east side of the 298 Ellicott Road West Falls, NY 14170 parcel via 145 Ellicott Road West Falls, NY 14170

Proposed Activity:

This permit will be used to host multi-day events with overnight camping. The multi-day events and overnight camping will be limited to approximately 25 acres of the 200-acre parcel. The remaining acreage will remain undeveloped and available for passive recreation, such as hiking. Public water is available on-site via several hose bibs and will be clearly labeled as potable. Campers will have access to existing restrooms and shower facilities, which have been renovated and are actively maintained. To accommodate larger groups and organized events, temporary or modular restroom and shower units may be provided as needed and serviced by licensed vendors. The organized multi-day events will be subject to the following limitations: no more than eight organized multi-day events per year, each not to exceed four days in duration, with a maximum attendance of 400 people per event. An example of a multi-day event would be a remote tent site for events such as Borderland and other local events that attract larger crowds. Fires will be permitted only in designated fire rings or approved self-contained fire pits and will be subject to all applicable fire codes and regulations. Fire lanes and emergency access routes will be maintained at all times. On-site dumpsters will be provided for solid waste and recycling, with dumpster capacity increased as necessary during organized events. The owner or manager will be on-site during organized events and peak usage periods, with a 24-hour security presence provided during organized multi-day events. This operational oversight will ensure compliance with permit conditions, noise limitations, safety requirements, and emergency response needs. Swimming or water-based recreation in the quarry is strictly prohibited. Appropriate signage will be maintained to enforce this restriction. No new permanent buildings are proposed as part of this application. The proposed increase in camping capacity and the limited number of organized events is not expected to result in significant traffic impacts. The property is served by multiple existing access points and internal circulation routes. Parking will be accommodated on-site and managed during events to maintain safe access and emergency response capability. Based on the limited scope of development, reuse of existing infrastructure, historical precedent for recreational use, and the operational controls proposed, the project will not result in significant adverse environmental impacts.

298 Ellicott Campground

5/13/2024
Town Board meeting
Page 4

ACKNOWLEDGEMENT: the undersigned as applicant for this Special Use Permit for an event center at 298 Ellicott Road, PO West Falls, NY, does hereby acknowledge receipt of a copy of this Special Use Permit, 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.

SPECIAL USE PERMIT - SPECIAL CONDITIONS 298 Ellicott Road, PO West Falls, NY

1. USE: Event Center
2. SIGN(S): Shall be in accordance with Section 116.34 of the Town Code of the Town of Aurora.
3. PARKING: Sufficient parking will be provided for event attendees and employees of the establishment.
4. EVENTS:
 - a. Events will be held on the 25-acre maintained portion of the property.
 - b. No more than 200 people per event.
 - c. Events will end no later than 11:00 p.m.
5. OTHER CONDITIONS:
 - a. The existing four (4) entrances to the property will remain open during events.
 - b. Year-round access for emergency vehicles is required when events are being held.
 - c. Complaints brought to the Town regarding the use of this property for the activities associated with the business will be brought to the Code Enforcement Officer and, if necessary, be brought to the Town Board for further action. The Town of Aurora may terminate this Special Use permit at any time for failure of the Applicant to abide by the conditions of the Special Use Permit, terms of the Aurora Town Code and/or NYS Building and Fire Code.
 - d. The property must remain under the Applicant's ownership. Transfer of the property to another owner or use of this permit by another individual or entity will terminate this special use permit.

Action #173
SUP for
event center
at 298
Ellicott aprvd

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

Councilman Wrazen moved that the Special Use Permit for a campground at 298 Ellicott Road will not result in an adverse environmental impacts as it does not involve construction or physical alteration of land and therefore for purposes of SEQRA a negative declaration is issued. Councilman McCann seconded the motion. Upon a vote being taken: ayes – four
noes – none Motion carried.

Action #174
Neg Dec
issued for
298 Ellicott
SUP for
campground

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

RESOLUTION APPROVING SPECIAL USE PERMIT 298 Ellicott Road (SBL# 186.00-5-1)

WHEREAS, Robert N. Hopkins/RNH 298 LLC has applied for a Special Use Permit for a campground at 298 Ellicott Road, PO West Falls, NY; and

WHEREAS, Chapter 116 Section 116-8.9 D(1) states that this type of development in a C-3 (commercial) zoned district 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 the attached Special Use Permit, including conditions, to Robert N. Hopkins/RNH 298 LLC for a campground at 298 Ellicott Road, PO West Falls, 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 N. Hopkins/RNH 298 LLC

PROPERTY

ADDRESS: 298 Ellicott Road (aka Rte. 240), PO West Falls, NY 14170
SBL# 186.00-5-1

PROPERTY

OWNER: RNH 298 LLC - mailing address: PO Box 8, W. Falls, NY 14170

CODE: Chapter 116 – Zoning §116-8.9D(1)

SPECIAL PERMIT

USE: Campground

The Town of Aurora Town Board received an application for a Special Use Permit for an event center from the applicant at their March 11, 2024 meeting. At that time the application was referred to the Planning Board. On April 3, 2024, the Planning Board recommended that the Town Board approve the Special Use Permit for a campground. A public hearing was held by the Town Board, at which hearing there were no comments from the public.

Background. The 196±-acre parcel at 298 Ellicott Road was once an eight-eight± site campground and recreation location known as Alpine Recreation Area (or Alpine Resort and Campground) was used as a campground and recreation area until the mid-1980's. The applicant wishes to use a portion of the property as a campground. The property at 298 Ellicott Road is zoned Commercial (C3).

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. APPLICATION AND PLANNING BOARD: 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. 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 campground at 298 Ellicott Road, PO West Falls, NY, does hereby acknowledge receipt of a copy of this Special Use Permit, 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.

SPECIAL USE PERMIT - SPECIAL CONDITIONS

298 Ellicott Road, PO West Falls, NY

1. USE: Campground
2. SIGN(S): Shall be in accordance with Section 116.34 of the Town Code of the Town of Aurora.
3. CAMPGROUND:
 - a. No more than four (4) RV sites (RV defined as self-contained unit with sanitary facilities)
 - b. No more than sixteen (16) tent sites.
 - c. Quite time will be from 10:30 p.m. to 7:30 a.m.

4. **OTHER CONDITIONS:**

- a. Signage stating "No Swimming" in the quarry will be posted around the quarry.
- b. All water hose-bibs in the campground will be labeled "non-potable".
- c. Year-round access for emergency vehicles is required when the campground is occupied.
- d. Complaints brought to the Town regarding the use of this property for the activities associated with the business will be brought to the Code Enforcement Officer and, if necessary, be brought to the Town Board for further action. The Town of Aurora may terminate this Special Use permit at any time for failure of the Applicant to abide by the conditions of the Special Use Permit, terms of the Aurora Town Code and/or NYS Building and Fire Code.
- e. The property must remain under the Applicant's ownership. Transfer of the property to another owner or use of this permit by another individual or entity will terminate this special use permit.

Action #175
SUP for
campground
at 298
Ellicott
aprvd

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

Councilman Wochensky moved that the Special Use Permit for an auto repair, auto sales and auto undercoating business at 420 Olean Road, East Aurora, will not result in an adverse environmental impacts as it does not involve construction or physical alteration of land and therefore for purposes of SEQRA a negative declaration is issued. Councilman Wochensky seconded the motion. Upon a vote being taken: ayes – four noes – none
Motion carried.

Action #176
Neg Dec
issued for
420 Olean
SUP – auto
repair etc

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

~~RESOLUTION APPROVING SPECIAL USE PERMIT
420 Olean Road (SBL# 176.13-2-2)~~

~~WHEREAS, Ronald Bartsch (dba Bartsch's Auto Service) has applied for a Special Use Permit for an auto repair, auto sales and auto undercoating business at 420 Olean Road, East Aurora, NY; and
WHEREAS, Chapter 116 Section 116-8.8 states that this type of development in a C-2 (commercial) zoned district 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 the attached Special Use Permit, including conditions, to Ronald Bartsch (dba Bartsch's Auto Service) for an auto repair, auto sales and auto undercoating business in the existing building at 420 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:** Ronald Bartsch
dba: Bartsch's Auto Service~~

~~**PROPERTY**
ADDRESS: 420 Olean (aka: Route 16, East Aurora, NY 14052 SBL# 176.13-2-2)~~

~~**PROPERTY**
OWNER: Brian Shanley and David Dillon
mailing address: 420 Olean Road, East Aurora, NY 14052~~

~~**CODE:** Chapter 116 – Zoning §116-8.8 D(5) & Chapter 116 – Zoning §116-8.8 D(11)~~

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

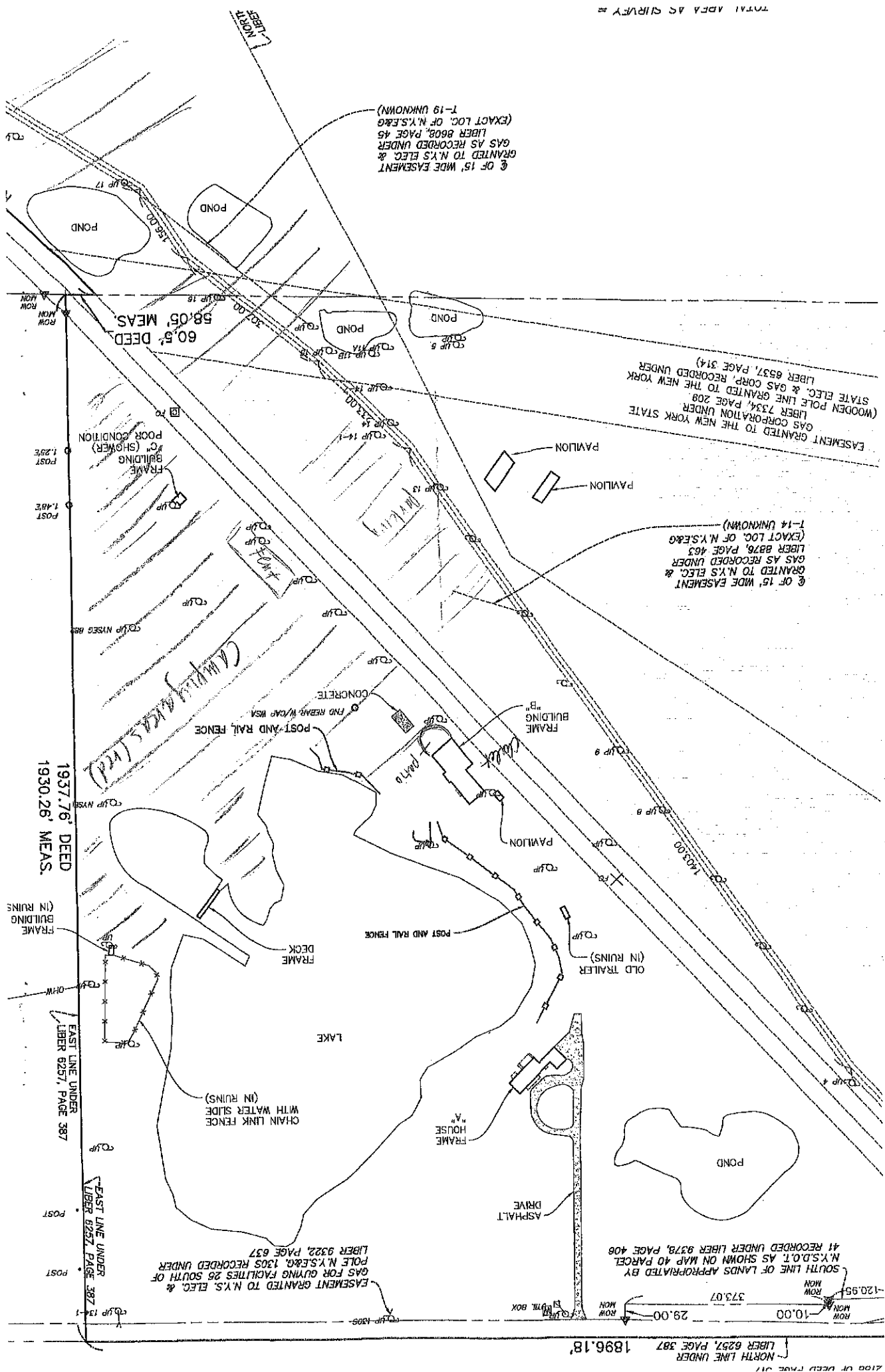
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: RNH 298 LLC							
Project Location (describe, and attach a location map): 298 Ellicot Rd West Falls, NY 14170							
Brief Description of Proposed Action: <i>weekend Campins For Borderland music Festival</i>							
Name of Applicant or Sponsor: Robert N Hopkins		Telephone: 716-863-3632					
		E-Mail:					
Address: 216 Old Glenwood							
City/PO: West Falls		State: NY	Zip Code: 14170				
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; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other governmental 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; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3.a. Total acreage of the site of the proposed action?		25 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?		215 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
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? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Holding Tanks	NO ☒	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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 plain?	NO ☒	YES ☐	
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? ☐ NO ☐ YES	NO ☒	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☐ NO ☐ YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Robert N Hopkins</u> Date: <u>1/15/2026</u> Signature: <u>Robert N Hopkins</u>		



[illegible]

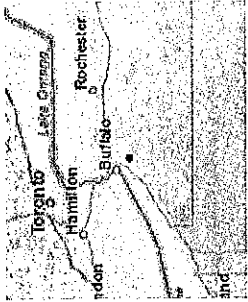


Erie County On-Line Mapping Application



Legend

□ Parcels



0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 9,028





**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

JAN 20 2026

61

Honorable Charles Snyder
Town Supervisor
Town of Aurora
575 Oakwood Ave
East Aurora, NY 14052

Re: Water Quality Improvement Project Grant Number 149046
Stream Friendly, Storm Ready- Town of Aurora Salt Storage Replacement
Building & Brine System

Dear Supervisor Snyder:

The New York State Department of Environmental Conservation (DEC) Water Quality Improvement Project (WQIP) program provides important support to communities to protect and restore water resources. DEC is proud to have made more than \$200 million available in this year's Consolidated Funding Application (CFA) and we appreciate your application for this vital program.

We are pleased to inform you that the Stream Friendly, Storm Ready- Town of Aurora Salt Storage Replacement Building & Brine System has been selected to receive up to \$486,044 through the WQIP program. If you applied for funding from other DEC programs or other state agencies through the CFA, you will receive information from those programs/agencies separately.

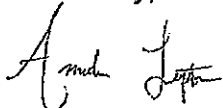
The Office of State Comptroller (OSC) must approve DEC's documentation of the project solicitation and review process before we can begin the steps to execute a contract with you. When we receive OSC's approval, we will provide additional information to assist you in getting a contract in place. Upon receipt of this additional information, DEC and OSC expect that contracts will be executed within 90-120 days. Contracts for WQIP projects will be completed through the New York State Financial System. You will receive separate instructions on how to access this system and begin the contracting process. **If the contacts listed on the application have changed, please notify us at dowgrants@dec.ny.gov to ensure that these instructions are sent to the correct contact(s).**

Projects that may require permitting should begin the application process prior to contract execution. More information on obtaining an environmental permit can be found here: <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits/getting-an-environmental-permit>. Please contact your regional permit administrator with any permitting related questions: <https://dec.ny.gov/about/contact-us/permit-administrators>.

The earliest contract start date for this round of WQIP projects is May 19, 2025. Please note that the work plan and budget for the contract must be consistent with your application. However, any costs/activities in your application that are ineligible (as listed by project type in the 2025 WQIP Program Overview) should not be included. Ineligible costs will not be reimbursed, which may impact your actual funding amount. The 2025 WQIP Program Overview can be viewed at: <https://dec.ny.gov/sites/default/files/2025-05/wqipRFA25.pdf>.

We look forward to working with you on this important water quality project. If you have any questions about your award, please contact WQIP program staff at dowgrants@dec.ny.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Amanda Lefton".

Amanda Lefton
Commissioner



850 Main Road, Corfu, New York 14036

Office: 716-741-7416 Fax: 716-706-1403 www.hybridbuildingsolutions.com

Certified WBE

Hybrid Building Solutions, LLC ("Builder"), and **Town of Aurora** ("Client"), are entering into this agreement (this "Agreement") this 13 day of February, for the purpose of establishing the provisions of procuring and installing a 72' x 100' Calhoun HT Series salt storage building (the "Building") to be located at _____ (the "Site").

- Client agrees to the price based on their checkmark, initial, and date noted on Addendum 1 attached hereto.
- Client agrees to the color of the Building based on its selection, initials, and date noted on Addendum 1. Client acknowledges and agrees that the actual color of the Building may vary due to a variety of factors such as the color reproductions not being precise, and in particular if an image or sample was viewed on a computer or mobile device. Accordingly, the actual Building color may vary or appear different than the image or sample, as Builder cannot guarantee that the image or sample is an exact representation of the Building color that will be delivered by the manufacturer. Accordingly, Builder shall have no liability relating to any color variations.
- Pursuant to Client's choice as indicated on Addendum 1, Builder agrees that it will procure and install the Building at the Site. The original specifications by Client and the proposal documents submitted by Builder are incorporated herein by reference and made a part of this Agreement, except as specifically modified herein.
- Client agrees to pay Builder according to the following payment schedule:
 - 50% due upon commencement of foundation.
 - 25% due upon building delivery.
 - 25% upon completion.
- If Client fails to make any payment within 30 calendar days of the due date, Client will be liable for interest on the unpaid amount at a rate of 1.5% per month, subject to the maximum permissible by applicable law. Client will also be liable to Builder for all collection costs, including, but not limited to, reasonable attorneys' and other costs in the event that it takes action to collect payment from Client. Without limiting these or any other remedies available to Builder, Builder is entitled to suspend performance of all services during any period of time during which Client is past due with respect to amounts owed to Builder under this Agreement.
- If circumstances beyond the reasonable control of Client require that the project be canceled (which shall be the only circumstances under which cancelation by Client is permitted), Client

will be liable to and shall pay Builder for all work and non-cancelable costs incurred by Builder up through the date of cancelation. If Client paid a deposit (which is applicable only if expressly so indicated above in the payment schedule section of this Agreement), the deposit or portion thereof will be applied against the amount due to Builder for its work and costs. If the amount of the deposit, if any, is greater than the amount due to Builder for its work and costs, the remaining balance of the deposit shall be refunded to Client. If the amount of the deposit, if any, is less than the amount due to Builder for its work and costs, Client shall promptly make payment to Builder of such amount in excess of the deposit.

- Client understands that if changes are determined to be necessary during the course of construction, Client will discuss this with the Builder, and upon agreement as to additional compensation to be paid to Builder and additional time to complete the project, a written Change Order will be issued and executed by both parties. The Client will then become responsible for all additional costs of the agreed upon changes in the Change Order.
- If Customer requests and Builder agrees to extend the original Agreed Construction Completion Date or Builder's work on the project is prevented or delayed by Customer for any reason such that Builder cannot complete the project by the original Agreed Construction Completion Date, Builder shall be entitled to impose, and Customer agrees to promptly pay, an equitable increase in the price of the project. Any such increase is intended to compensate Builder for, among other things, carrying costs of inventory, increases in the costs of goods or materials, and increases in the cost of labor (which includes, but is not limited to, any requirement to pay prevailing wages or higher prevailing wages or other amounts). Without limiting its other rights and remedies, Builder shall be entitled to terminate this Agreement if the delay extends beyond 365 days from the original Agreed Construction Completion Date.
- Builder will be responsible for all materials and equipment necessary for the completion of the Building, as outlined in Addendum 1.
- Title to and ownership of the Building and all parts and components which comprise the Building remain with Builder until such time as all amounts due under this Agreement are paid in full by Client.
- Client acknowledges that the Building is manufactured by a third party and not by Builder. Accordingly, Builder shall, to the fullest extent permitted by law, have no liability for any defects in design, manufacture, or workmanship with respect to the Building. However, in the event that any defects are identified by Client to Builder in writing, Builder will, at Client's request, provide reasonable assistance by interfacing with the manufacturer.
- Builder agrees to coordinate the construction with Client. Builder agrees that (a) any delays which are not caused by Client or which are not due to a force majeure event or other circumstances outside of Builder's control, and/or (b) changes not specified in this Agreement must be agreed upon by the Client.
- If conditions at the Site are or at any time become unsuitable or are otherwise improper such that the commencement or continuation of Builder's is unreasonable, Builder will not commence and/or may immediately cease and shall not resume the work. In such event,

Builder shall not be liable for any delays or failures to meet otherwise agreed dates for performance.

- Builder may use subcontractors should it see fit with the understanding that payment to the subcontractors is the sole responsibility of the Builder. Any subcontractors used by the Builder shall be required to provide evidence of insurance coverage prior to beginning work.
- Builder agrees to hold an insurance policy for Liability, New York State Workers' Compensation, Disability, and Commercial Auto naming Client as additional insured and will provide Client with proof thereof prior to the commencement of work.
- Client agrees to obtain, at its expense, all necessary governmental permits, licenses and approvals for construction. Client must provide copies of the same to Builder. Client agrees that it is solely responsible for causing the Site to be prepared and ready for Builder to commence construction and for ensuring adequate ingress and egress to the Site.
- Client represents and warrants that it owns the Site and/or has a valid leasehold interest in the Site and if not the owner that it has obtained all required consents and approvals from Site owner to permit the construction of the Building on the Site. Client must provide copies of any consents or approvals to Builder.
- Due to the potential for changes in tariffs and trade regulations, the prices quoted in this contract are subject to adjustment. If there are any increases or decreases in tariffs that affect the cost of materials or services, the contractor reserves the right to modify the contract price accordingly. Any adjustments will be communicated in writing and agreed upon by both parties prior to implementation.
- ~~Client agrees, at its expense, to obtain and provide to Builder geotechnical studies specific to the Site.~~ To the fullest extent permitted by law, Builder shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Site.
- Client acknowledges that stamped engineered plans with reactions only are included. If Client requires a calculations package, Builder will invoice Client for additional cost.
- Builder agrees to remove all debris, equipment, materials, etc. directly generated from its work from the Site upon completion of construction.
- Client acknowledges that all travel expenses incurred by the Builder are incorporated into the price provided.
- Builder is familiar with all federal, state, and municipal laws, rules and regulations which may in any way affect the work, and Builder will comply with all applicable laws, rules and regulations when performing the work required herein.
- Client agrees to provide a level, hard building pad that is 10 to 15 ft. larger on all sides than the Building so that the Builder's crew can safely and effectively operate equipment.
- Invalidity or unenforceability of one or more provisions in this agreement shall not affect any other provisions of this Agreement. No waiver of any breach of any condition of this Agreement shall be binding unless in writing and signed by the party waiving said breach. No such waiver

shall in any way affect any other term or condition of this Agreement or constitute a cause or excuse for repeating any such breach unless the waiver expressly includes future occurrences of a similar nature. This Agreement may only be modified in writing signed by each party.

- Builder shall have no liability and shall be excused from its obligations under this Agreement if performance is delayed or prevented by Acts of Nature, fire, explosion, war, terrorist attack (or threat thereof), earthquake, natural disaster, weather conditions, inability to access the Site, riot, strike or labor dispute, governmental laws, orders, or regulations, public health emergency, failure of transportation, communication or other systems or networks, failures or delays by the manufacturer of the Building, or other force majeure events or causes beyond Builder's control.
- This Agreement shall be construed and enforced in accordance with the laws of the State of New York without regard to principles of conflicts of laws.
- Any claims, disputes, and other matters in controversy between Builder and Client arising out of or relating to this Agreement, or the breach thereof, shall be resolved solely within a court of competent jurisdiction located within the geographic boundaries of the U.S. District Court for the Western District of New York.
- This Agreement may be executed in counterparts, each of which shall be an original, and when taken together such counterparts shall constitute one original agreement. Any signature of a party to this Agreement may be delivered by facsimile transmission or transmission in portable document format, and if so delivered such signature shall create a valid and binding obligation of such party with the same force and effect as if such signature were an original thereof.

HYBRID BUILDING SOLUTIONS, LLC

Builder Name

Builder Signature

Title _____

Date _____

Client Name

Client Signature

Title _____

Date _____

ADDENDUM 1



850 Main Road, Corfu, New York 14036

Office: 716-741-7416 Fax: 716-706-1403 www.hybridbuildingsolutions.com

Certified WBE

February 13, 2026

David Gunner
Town of Aurora
251 Quaker Road
East Aurora, NY

Sourcewell Price Accepted: _____
Color Selection: white _____
Client Initial: _____
Date: _____

Dear David,

Please accept the following proposal for your new salt storage building with our current pricing. Pricing valid until March 31, 2026.

72 feet wide by 100 feet long Calhoun Super Structures HT Series building, 10 foot on center truss spacing providing a snow load capability of 58 lbs. and a minimum wind load of 102 mph. This building would be engineered based on Low Hazard with a "C" Exposure based on 2020 NYS Codes
Building to be erected on 9'8" frost-depth precast wall foundation
13.5 ounce Non-Fire-Retardant Elite fabric keder cover with individual panels between each truss
One Elite Fabric Standard End with 4 passive vents
Hot Dipped Galvanized Steel Anchor Bolts and Epoxy included
Erected on site with OSHA certified, factory trained crew utilizing prevailing wages for Erie County
Site Specific Engineered Drawings and Reactions included for building, foundation, and bolt connections
Specific Geotechnical Requirements included
All equipment and travel expenses included
25 Year Warranty on fabric
Sourcewell Awarded
Delivered to Site **\$449,943.00** Initial for Acceptance: _____

Add 20' Front Wall Return

Pricing contingent on being completed at same time as building & foundation installation

\$25,766.00

Initial for Acceptance: _____

Proposal Subject to:

- Ability of equipment to maneuver in and around perimeter of building safely
- Site and a 20 foot perimeter of the site being level, compacted and drained so equipment can operate safely and effectively
- No electrical, gas or water lines to be worked around. They must be clearly labeled.

Not Included in the Above Estimate

- Taxes (we would require a tax-exempt certificate)
- Associated fees or permits
- Site work/excavation
- Bonding
- Electrical and Heating requirements
- Building pad and stone, drainage
- Paving of salt storage building
- Engineering Calculations Package
- Excavation of footers (we look to the town to assist with this task)

Due to the potential for changes in tariffs and trade regulations, the prices quoted in this contract are subject to adjustment. If there are any increases or decreases in tariffs that affect the cost of materials or services, the contractor reserves the right to modify the contract price accordingly. Any adjustments will be communicated in writing and agreed upon by both parties prior to implementation.

All of our buildings are Hot Dipped Galvanized, Post Fabrication. This means you have the full protection of HDG, inside and out, welds and all; nothing is exposed. Every building sold by Calhoun Super Structures is individually run through a 3D Finite Element Analysis using all the site and building specific information by 3rd Party Engineers. This process allows us to see the amount of stress your building is under, anywhere on the structure, down to the size of a pin head. This type of engineering is the only true way to see how your building will perform in a 100 or 500-year storm. The building comes with a 25-year Warranty.

Our building meets all OGS salt storage requirements.

Thank you for this opportunity to provide you with a proposal. Please call us once you have had an opportunity to review it.

Sincerely,

Mari Louise Merkwa

Mari Louise Merkwa
Managing Member
Cell Phone: 716-544-5872



January, 10 2025

Hybrid Building Solutions
850 Main St
Corfu, NY
14036

RE: Sourcewell Contract# 071223-CLH

Calhoun Super Structure's Sourcewell contract was renewed in 2023 and was assigned a new contract number #071223-CLH. You can find our contact listing on the Sourcewell website (<https://www.sourcewell-mn.gov/cooperative-purchasing/071223-clh>).

If you have any questions or concerns please feel free to contact me.

Regards

Dan Dalzell
Director of Sales and Operations
Calhoun Super Structures
(519) 777-0803
ddalzell@Calhoun.ca

**OUR
STRENGTH
IS IN OUR
STRUCTURE.**

1-800-265-3994
1-519-934-3037
www.calhounsuperstructure.com
3702 Bruce Road 10 Tara, Ontario NOH 2N0

Month Year Reported: ----> February 2026
Town Name: -----> Town of Aurora
Prepared By: -----> Jeanne H. Viger
Date Submitted: -----> Mar, 18 2026

CLERK'S MONTHLY REPORT

Page

-corrected-
7A

TO THE Supervisor:

Pursuant to Section 27, Subd. 1, of the Town Law, I hereby make the following statement of all the fees and monies received by me in connection with my office, during the month above stated, excepting only such fees and monies the application and payment of which are otherwise provided for by law.

RSC Code	Revenue Description rpt_RT_CM_03_2011	Item Count	Total Revenue	Town Portion	Other Disburses
100	SPORTING LICENSE REVENUE	3	440.00	8.22	431.78
200	DOG LICENSE REVENUE	164	2,032.00	1,848.00	184.00
301	MARRIAGE LICENSE	3	120.00	52.50	67.50
302	MARRIAGE CERTIFICATE	1	10.00	10.00	0.00
303	CERTIFIED MARRIAGE CERTIFICATE	9	90.00	90.00	0.00
602	DEATH CERTIFICATE	3	200.00	200.00	0.00
607	MARRIAGE - GENEALOGY	1	11.00	11.00	0.00
Report Totals:		184	2,903.00	2,219.72	683.28

REVENUES TO SUPERVISOR - CLERK FEES	371.72
REVENUES TO SUPERVISOR - DOG FEES	1,848.00
TOTAL TOWN REVENUES TO SUPERVISOR:	2,219.72

Amount paid to NYS DEC REVENUE ACCOUNTING	431.78
Amount paid to DEPT. OF AG. AND MARKETS	184.00
Amount paid to STATE HEALTH DEPARTMENT FOR MARRIAGE LICENSES	67.50
TOTAL DISBURSED TO OTHER AGENCIES:	683.28

TOTAL DISBURSED: 2,903.00

March 18 2026 Charles D. Snyder Supervisor,
State of New York, County of Erie, Town of Aurora

Jeanne H. Viger being duly sworn, says that she/he is the Town Clerk of the Town of Aurora that the foregoing is a full and true statement of all Fees and Monies received by her/him during the month stated, excepting only such Fees the application and payment of which are otherwise provided for by law.

Subscribed and Sworn to before me
this 30th day of March 2026
Martha L. Librock Notary Public

[Signature]
Town Clerk

MARTHA L. LIBROCK
Notary Public, State of New York
No. 01LI5028312
Qualified in Erie County
My Commission Expires May 31, 2026

TOWN OF AURORA DEPARTMENT OF PARKS & RECREATION
DIRECTOR'S REPORT
MONTH OF: FEBRUARY 2026

713

ADMINISTRATIVE:

Reports:

- We have 17,194 members registered in our recreation system.
- We had 148 activity registrations.
 - 122 total registrants (78% residents, 22% non-residents)
- We generated \$14,222 in sales.
- Credit card purchases totaled 72% (96% on-line, 4% office)
 - 2024 to 2025 comparison:

▪ Total sales from 1/1/2025 – 2/28/2025	\$23,743
▪ Total sales from 1/1/2026 – 2/28/2026	\$27,565

Winterfest was a success! The town was bustling with many local activities. A few programs we hosted were a Babysitting course, a Chess Camp with a tournament, and our annual Chili Challenge! Congratulations to The Deli for being the people's choice award winner and Babcia's Pierogi for being the Firefighter's choice award winner!

Summer and Spring programming are nearly finished! Information on our programs is on our website. We have also begun sending out weekly newsletters for parents do to a check up on their account. I.e. make sure their children's birthdays and school grades are correct. These will cause problems on our registration days (April 13th and April 27th).

We have been receiving many applications for our summer positions. Park staffing needs are nearly complete with only a small handful of positions open. Once again, we have an abundance of lifeguards with 24 of the 28 coming through our East Aurora Swim Team.

Submitted by: Chris Musshafen, Director of Recreation and Aquatics

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Town of Aurora Building Department
Monthly Report - February 2026

	Town	Village	Totals
Permits Issued			
Number of Permits	12	12	24
Current Month Fee Total	\$ 2,761.55	\$ 4,849.55	\$ 7,611.10
2026 Year Fee Total	\$ 6,799.94	\$ 6,632.20	\$ 13,432.14
2025 Year Fee Total	\$10,706.79	\$9,040.00	\$ 19,746.79

Inspections Completed			
Building Permit	89	92	181
Fire Safety	0	4	4
Complaint/Violation	1	1	2

Notices Sent			
Permits Expired	4	4	8
2nd Notice Permit Expired	8	4	12
Violations - expired permits	3	2	5
2nd Notice Viols - exp permits	4	0	4
Zoning Compliance Letter	0	0	0
False Alarm	8	0	8

Reviews			
Zoning Board Cases - New	2	3	5
Site Plan Applications	1	0	1
Special Use Permit Applications	1	1	2
ODA Applications	0	0	0
Rezone Applications	0	0	0

Town of Aurora/Village of East Aurora

Certificate of Compliance/Occupancy Issued 02/01/2026-02/28/2026

Permit number	Address	Property ID	Inspection name	Workspace status	Inspection status	Visit date	Visit result	Municipality
2025-145	1277 EMERY RD	200.00-1-6.32	Temporary Certifi	Construction started	Active	2/2/2026	Granted but outstanding matters	Aurora
2025-145	1277 EMERY RD	200.00-1-6.32	Temporary Certifi	Construction started	Active	2/4/2026	Granted but outstanding matters	Aurora
2024-472	1863 EMERY RD	201.00-1-48.21	Final Building De	Finished	Completed	2/4/2026	Granted but outstanding matters	Aurora
2026-023	2405 BLAKELEY RD	188.00-2-8.12	Final Building De	Construction started	Active	2/4/2026	Failed	Aurora
2025-018	2240 LEWIS RD	201.00-3-16	Final Building De	Finished	Completed	2/5/2026	Failed	Aurora
2026-023	2405 BLAKELEY RD	188.00-2-8.12	Final Building De	Construction started	Active	2/6/2026	Granted but outstanding matters	Aurora
2025-578	95 STEWART CT	163.03-1-22	Final Building De	Finished	Completed	2/9/2026	Granted but outstanding matters	Aurora
2025-009	864 MILL RD	187.01-1-9	Final Building De	Finished	Completed	2/11/2026	Granted and fully completed	Aurora
2025-578	95 STEWART CT	163.03-1-22	Final Building De	Finished	Completed	2/11/2026	Granted and fully completed	Aurora
2025-561	1355 BOIES RD	201.00-3-4-25	Final Building De	Finished	Completed	2/11/2026	Granted and fully completed	Aurora
2025-182	451 SOUTH ST	175.16-1-2	Final Building De	Construction started	Active	2/13/2026	Granted but outstanding matters	Aurora
2025-224	0 EMERY RD	201.15-1-40	Temporary Certifi	Construction started	Active	2/17/2026	Granted but outstanding matters	Aurora
2025-130	1055 OLEAN RD	188.01-1-18.1	Final Building De	Finished	Completed	2/17/2026	Granted and fully completed	Aurora
2025-189	1620 BLAKELEY RD	187.00-3-40.2	Final Building De	Finished	Completed	2/17/2026	Granted and fully completed	Aurora
2025-225	0 EMERY RD	201.15-1-40	Final Building De	Finished	Completed	2/17/2026	Granted and fully completed	Aurora
2025-539	1350 CENTER ST	187.00-3-49	Final Building De	Finished	Completed	2/17/2026	Granted and fully completed	Aurora
2025-468	29 AURORA MILLS DR	175.15-1-21	Final Building De	Finished	Completed	2/18/2026	Granted and fully completed	Aurora
2025-104	115 GENEVA RD	175.16-1-29	Final Building De	Construction started	Completed	2/19/2026	Granted and fully completed	Aurora
2025-086	1362 FALLS RD	200.00-4-46.112	Final Building De	Construction started	Completed	2/19/2026	Granted and fully completed	Aurora
2025-259	217 TREEHAVEN DR	164.11-1-62	Final Building De	Construction started	Completed	2/20/2026	Granted and fully completed	Aurora
2025-309	60 BYEBERRY CT	165.18-2-50	Final Building De	Finished	Active	2/23/2026	Failed	Aurora
2025-347	800 CHESTNUT HILL RD	176.05-5-25	Final Building De	Construction started	Completed	2/24/2026	Granted and fully completed	Aurora
2025-093	20 PARK PL	164.20-9-30	Final Building De	Finished	Active	2/2/2026	Granted and fully completed	East Aurora
2025-107	776 EAST HILLMORE AVE	165.17-4-41	Final Building De	Finished	Completed	2/4/2026	Failed	East Aurora
2024-566	129 CENTER ST	175.08-1-18	Final Building De	Finished	Completed	2/6/2026	Granted and fully completed	East Aurora
2026-046	670 MAIN ST	164.19-2-9	Final Building De	Construction started	Completed	2/13/2026	Granted and fully completed	East Aurora
2025-016	670 MAIN ST	165.17-6-25	Temporary Certifi	Construction started	Completed	2/13/2026	Granted and fully completed	East Aurora
2026-046	670 MAIN ST	165.17-6-25	Final Building De	Construction started	Active	2/17/2026	Granted but outstanding matters	East Aurora
2025-016	670 MAIN ST	165.17-6-25	Temporary Certifi	Construction started	Active	2/17/2026	Granted but outstanding matters	East Aurora
2025-109	484 SOUTH ST	175.12-5-28	Final Building De	Finished	Active	2/17/2026	Granted but outstanding matters	East Aurora
2024-010	484 SOUTH ST	175.12-5-28	Final Building De	Finished	Active	2/17/2026	Granted but outstanding matters	East Aurora
2025-069	123 GREY ST	175.07-1-1.11	Final Building De	Construction started	Completed	2/19/2026	Granted and fully completed	East Aurora
2025-163	791 LAWRENCE AVE	165.17-3-12	Temporary Certifi	Construction started	Active	2/19/2026	Granted and fully completed	East Aurora
2025-595	333 CENTER ST	175.12-1-16.1	Final Building De	Finished	Completed	2/23/2026	Granted but outstanding matters	East Aurora
2025-634	670 MAIN ST	165.17-6-25	Final Building De	Construction started	Completed	2/25/2026	Granted and fully completed	East Aurora
2025-016	670 MAIN ST	165.17-6-25	Final Building De	Construction started	Active	2/26/2026	Failed	East Aurora
2025-634	670 MAIN ST	165.17-6-25	Final Building De	Construction started	Active	2/26/2026	Failed	East Aurora
2025-408	170 ELMWOOD AVE	176.05-3-18	Final Building De	Finished	Completed	2/27/2026	Granted and fully completed	East Aurora

Town of Aurora/Village of East Aurora

Building Permits Issued 02/01/2026-02/28/2026

Permit number	Permit address	Property ID	Work Category	Owner	Issued Date	Municipality	Permit fees total	Construction Cost	Number of permits
2025-583	1433 BOIES RD	187.00-4-41.12	Residential Builds	Ryan Sullivan	2/2/26	Aurora	\$639.00	\$150,000.00	1
2025-586	132 OLD GLENWOOD	199.01-1-29	Residential Builds	Amy Dowdall	2/26/26	Aurora	\$220.00	\$500.00	1
2026-019	1850 DAVIS RD	199.03-2-6	Other / Demo	Rod Klec	2/5/26	Aurora	\$50.00	\$0.00	1
2026-023	2405 BLAKELEY RD	188.00-2-8.12	Residential Builds	Shannon O'Brien	2/3/26	Aurora	\$365.00	\$0.00	1
2026-025	2098 CENTER ST	200.00-3-14.12	Residential Builds	DOUGLAS FRANCIS	2/5/26	Aurora	\$217.67	\$0.00	1
2026-030	637 QUAKER RD	175.09-2-6	Accessory structures and b	Richard Krajewski	2/18/26	Aurora	\$64.00	\$1,200.00	1
2026-033	1211 JEWETT HOLM	174.03-1-37	Accessory structures and b	David Myers	2/11/26	Aurora	\$366.00	\$75,000.00	1
2026-035	20 SHORT RD	186.00-4-47.11	Residential Builds	Jonathan Lopez	2/12/26	Aurora	\$55.00	\$3,000.00	1
2026-038	1395 SWEET RD	187.00-2-2.12	Residential Builds	Matthew Wagner, S	2/25/26	Aurora	\$197.25	\$129,770.00	1
2026-044	145 REITER RD	176.00-2-13	Accessory structures and b	KATHLEEN MILLER	2/17/26	Aurora	\$170.00	\$0.00	1
2026-048	1135 OLEAN RD	188.00-3-35	Residential Builds	THOMAS RUCHSER	2/20/26	Aurora	\$356.38	\$0.00	1
2026-049	26 HILLCREST RD	164.11-2-29	Residential Builds	CORY ZALE	2/20/26	Aurora	\$61.25	\$0.00	1
Total Town Fees							\$2,761.55	\$208,970.00	12
2025-542	16 BUFFALO RD	164.19-2-9	Commercial building	Feng Lin	2/20/26	East Aurora	\$1,092.00	\$10,000.00	1
2025-622	192 ELMWOOD AVE	176.05-3-20	Other	Sarah Socha	2/2/26	East Aurora	\$96.30	\$33,800.00	1
2025-634	670 MAIN ST	165.17-6-25	Commercial building	KATHLEEN MILLER	2/20/26	East Aurora	\$1,916.00	\$110,000.00	1
2026-021	75 BROOKLEA DR	165.18-2-10	Residential Builds	Jason Daily	2/5/26	East Aurora	\$214.00	\$16,950.00	1
2026-024	348 GIRARD AVE	164.16-1-52	Residential Builds	Caitlin Nicotra	2/4/26	East Aurora	\$200.00	\$39,335.00	1
2026-027	126 BUFFALO RD	164.19-2-15	Residential Builds	NIKKI WOLFE	2/9/26	East Aurora	\$110.00	\$39,000.00	1
2026-037	486 OAKWOOD AVE	164.20-10-15	Residential Builds	FRED GLOSSER JR.	2/19/26	East Aurora	\$40.00	\$0.00	1
2026-043	421 LINDEN AVE	175.12-2-11	Other	RICHARD FISCHER	2/17/26	East Aurora	\$50.00	\$4,467.00	1
2026-046	670 MAIN ST	165.17-6-25	Commercial building	Kathleen/ Rachel Mi	2/17/26	East Aurora	\$110.00	\$100,000.00	1
2026-047	177 ELMWOOD AVE	176.05-5-18	Accessory structures and b	JOHN HAWK	2/20/26	East Aurora	\$146.00	\$0.00	1
2026-052	320 GIRARD AVE	164.16-1-48	Residential Builds	TIMOTHY O' KEEFE	2/27/26	East Aurora	\$154.00	\$0.00	1
2026-054	49 KNOX RD	164.19-7-23.1	Commercial building	BRIAN FISCHER	2/27/26	East Aurora	\$721.25	\$0.00	1
Total Village Fees							\$4,849.55	\$353,552.00	12
Total Fees							\$7,611.10	\$562,522.00	24

7D

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

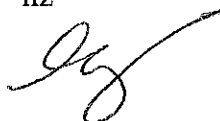
TO: Supervisor Snyder and Town Board Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: March 17, 2026

As required by Town Code §65-16A, attached is the year-end report showing the activities of my office (permits, inspections, notices, applications reviewed) for both the Town and Village. Additionally, the Building Department is required to submit a report to the Secretary of State, the Uniform Code Administration and Enforcement report for 2025 (per Town Code §65-16B) which is also enclosed for your review. This report focuses on just the activities conducted in the Town.

liz



Building and Zoning Department

Town of Aurora & Village of East Aurora

2025 Yearly Report

February 6, 2026

TOWN

Total Building Permits Issued by Month

Month	Permits Issued	Fee	Value
January	17	\$ 5,281.53	\$ 1,825,300.00
February	17	\$ 5,425.26	\$ 283,208.00
March	16	\$ 6,859.85	\$ 1,758,039.00
April	30	\$ 5,194.50	\$ 778,384.00
May	45	\$ 20,431.50	\$ 5,674,050.00
June	29	\$ 9,296.50	\$ 2,484,683.00
July	38	\$ 7,705.89	\$ 1,034,359.00
August	32	\$ 7,817.06	\$ 780,482.00
September	39	\$ 14,291.92	\$ 4,228,995.00
October	35	\$ 5,769.98	\$ 721,041.00
November	26	\$ 7,063.05	\$ 1,793,615.00
December	25	\$ 3,985.50	\$ 402,313.00
Park/Rec Fee*	12	\$ 2,400.00	
Totals	349	\$ 99,122.54	\$ 21,764,469.00

VILLAGE

Permits Issued	Fee	Value
11	\$ 4,561.00	\$ 1,448,974.00
15	\$ 4,479.00	\$ 593,813.00
23	\$ 21,200.74	\$ 3,423,290.00
14	\$ 1,996.75	\$ 223,750.00
38	\$ 7,029.65	\$ 2,394,498.00
29	\$ 6,336.88	\$ 760,831.00
24	\$ 5,451.87	\$ 1,426,479.00
15	\$ 4,622.25	\$ 880,633.00
26	\$ 9,429.63	\$ 1,595,284.00
13	\$ 2,479.00	\$ 322,676.00
13	\$ 4,279.00	\$ 620,525.00
9	\$ 1,640.49	\$ 183,900.00
1	\$ 200.00	
230	\$ 73,506.26	\$ 13,874,653.00

Grand Total Building Permits Combined Municipalities

579 \$ 172,628.80 \$ 35,639,122.00

* not included in permit fee total

Total Building Permits By Census Code/Type

Census Code/Type	Permits Issued	Fee	Value
Add/Alter Comm	7	\$ 4,292.00	\$ 1,288,497.00
Add/Alter Residential	61	\$ 19,998.38	\$ 3,599,524.00
Add/Alter Multi	1	\$ 1,820.50	\$ 250,000.00
All Other	266	\$ 50,392.16	\$ 8,223,131.00
New 1 or 2 Family	12	\$ 22,519.50	\$ 8,402,827.00
New Commercial	0		
New Res Multi	0		
Operating	2	\$ 100.00	\$ 500.00
Totals	349	\$ 99,122.54	\$ 21,764,479.00

Permits Issued	Fee	Value
21	\$ 28,253.00	\$ 4,190,069.00
51	\$ 23,415.75	\$ 6,212,390.00
5	\$ 1,124.50	\$ 59,500.00
151	\$ 18,539.51	\$ 3,066,694.00
1	\$ 2,123.50	\$ 340,000.00
0		
0		
1	\$ 50.00	\$ 6,000.00
230	\$ 73,506.26	\$ 13,874,653.00

"All other" includes:

Porches/decks
 Signs (all)
 Fences
 Demolition
 Accessory buildings
 (sheds, pole barn, detached garage)
 Pools
 Re-issue (renewal/extension)

Generators
 Solar Installations
 Pavillion/Gazebo

Additional Activities of Building and Zoning Department

TOWN

VILLAGE

<u>Inspections Completed</u>		
for Building Permit	1,498	1261
for Fire Safety	21	67
for Complaint/Violation	38	32
<u>Notices/Letters Sent</u>		
Expirations	170	70
Violations	59	28
Zoning Compliance Letters	7	10
False Alarms	130	0 (covered by EAPD)
<u>Reviews</u>		
Zoning Board Cases - New	45	34
Site Plan Applications	8	11
Special Use Permit Applications	5	15
ODA Applications	6	0
Rezone Applications	2	2



Department of State Building Standards and Codes

One Commerce Plaza
99 Washington Avenue, Suite 1160
Albany, NY, 12231-0001

(518) 474- 4073

Fax. (518) 474- 5788

<https://dos.ny.gov/building-standards-and-codes>

UNIFORM CODE ADMINISTRATION AND ENFORCEMENT REPORT (REPORTING YEAR: 2025)

GENERAL INFORMATION

Instructions

Are you using a supported web browser?

Make sure the web browser application you are using is updated to the most current release before proceeding. This form should work with current versions of *Chrome*, *Edge*, *Firefox*, and *Safari*. We recommend that you not use *Internet Explorer*, which is no longer supported by the underlying software for this form.

You may complete this form over multiple sessions.

This form will save your work on your computer as you go. If you close your browser before submitting your work, your answers should load again the next time you open the form. The data are stored by your web browser in a storage space it manages, so you must open the form again on the same computer and with the same browser to retrieve your work. You must also be logged in as the same user each time if your computer requires you to log in with a username and password.

Who must complete this form?

The official who oversees code enforcement activities for your local government must complete this form. If your local government has transferred such responsibilities to another local government by opting out of enforcement or entering a shared services agreement as provided by law, then this official will be part of the other local government. Do not complete this form if you are not responsible for code enforcement activities in this local government's jurisdiction.

Instructions

The *Reporting Year* is the calendar year (January through December) for which the reported data have been collected. The *Uniform Code* is the New York State Uniform Fire Prevention and Building Code. The *Energy Code* is the New York State Energy Conservation Construction Code. The *Code Official* is the official enforcing the Uniform Code or Energy Code in the local government.

If you are submitting on behalf of a local government that administers the Uniform Code or the Energy Code for other local governments, you must submit a separate report on each city, town, village, and county for which you administer those services.

If you still have questions after reviewing this form and instructions, please contact the Division of Building Standards and Codes by emailing dos.sm.codes.1203ReportForm@dos.ny.gov or calling (518) 474-4073.

Jurisdiction

Name of Local Government

Provide the full name of the local government (e.g., for counties, "Albany County" and for others, "City of Albany", "Village of Cayuga Heights", etc.) for which you are reporting activities relative to administration and enforcement of the Uniform Code and or Energy Code. You can type part of the local government's name and choose from the list that appears.

Town of Aurora (Erie County)

MUNICIPALITY INFORMATION

Responsibility for Administration of Uniform Code and Energy Code in Local Government

Has the local government opted out of enforcing the Uniform Code and Energy Code?

Answer "yes" only if the municipality adopted a local law which was in effect during the reporting period and provided it will not enforce the Uniform Code and Energy Code pursuant to Executive Law § 381(2).

No

Has the local government entered into an agreement pursuant to General Municipal Law, Article 5-G, with one or more other local governments to jointly administer the Uniform Code or Energy Code as authorized by Executive Law Section 381(2)?

Yes

Does another local government administer the Uniform Code for the local government pursuant to such a shared services agreement?

If yes, you will be prompted later in the submission to report details about Uniform Code administration.

No

Specify the other local government that is responsible for administration of Uniform Code in the local government.

Does another local government administer the Energy Code for the local government pursuant to such a shared services agreement?

If yes, you will be prompted later in the submission to report details about Energy Code administration.

No

Specify the local government that is responsible for administration of the Energy Code in the local government.

Does the local government employ any code enforcement officials or building safety inspectors to support its administration of the Uniform Code or Energy Code?

If yes, you will be prompted later in the submission to identify these personnel. Answer no if personnel who administer code for the local government are not employees of the local government.

Yes

SCOPE OF REPORT

Submitting Official

Your earlier responses indicate the local government is responsible for its own administration of the Uniform Code and Energy Code. You must be an employee of the local government to submit this report.

OK

Are you an employee of the local government?

Not Applicable

Please specify the local government you work for.

If you work for multiple local governments, specify the one that is responsible for administration of activities you are reporting for the local government in this report.

Aurora

Name

Elizabeth Cassidy

Business Phone

Provide business phone number with area code.

716-652-7591

Business Email

The e-mail receipt for this submission will be sent to this address.

ecassidy@townofaurora.com

Business Address

Town of Aurora Building Dept 575 Oakwood Ave

City

For business address

East Aurora

Zip Code

14052

This report pertains to the local government, and it will be submitted by **Aurora**.

You **must** report on administration of the Uniform Code for the local government in this report.

OK

Reporting Period

Does reported activity cover the full calendar year 2025?

Answer yes if reported code enforcement activities cover the full calendar year 2025 from January 1 to December 31.

Answer no if they cover only part of the year. You should only answer no if responsibility for enforcement was transferred to or from another jurisdiction during the calendar year.

UNIFORM CODE ADMINISTRATION AND ENFORCEMENT REPORT (REPORTING YEAR: 2025)

Yes

Reporting Period Start

What is the first date of the period for which you are reporting on the **town's** administration activity in 2025?

Reporting Period End

What is the last date of the period for which you are reporting on the **town's** administration activity in 2025?

Except where otherwise indicated, information provided in this report should reflect the status of the local government as of Dec 31, 2025. Information provided regarding activities that happened during the reporting period should include any activities that happened from Jan 1, 2025 to Dec 31, 2025.

OK

ADMINISTRATIVE AND LEGISLATIVE CONTEXT

How Responsibility Is Assigned

Do you hire an outside individual or entity to perform building safety or code enforcement duties as per 19 NYCRR 1203.2(e)(1)-(2)?

No

Does the outside individual or entity meet the education requirements of 19 NYCRR Section 1203.2(e)?

Not Applicable

Does the fire department perform fire safety inspections?

No

Who is responsible for fire safety inspections?

Code Enforcement Officers

Legislative Authorization

Please list the local law(s), ordinance(s) or appropriate regulation that provides for the administration and enforcement of the Uniform Code and/or the Energy Code in the local government:

Enter the name and number of the local law, ordinance, and/or regulation that provides for the administration and enforcement of the Uniform Code in the local government (example: Local Law #12 of 2006)

LL #3-2025

Local Legislative Modifications of Uniform Code Standards

Does the local government have in effect any local law or ordinance that imposes construction standards that are more stringent than the requirements imposed by the *Uniform Code*?

[Answer "Yes" if the local government has a code in place that may be subject to Executive Law Article 18, Section 379.]

No

Is each such local law or ordinance approved or pending approval by the State Fire Prevention and Building Code Council pursuant to Executive Law Article 18, Section 379?

Not Applicable

Specify the year and number of the local law(s) or ordinance(s):

Do not include laws or ordinances that have been completely repealed or replaced by more recent legislation.

Local Legislative Modifications of Energy Code Standards

Does the local government have in effect any local law or ordinance that imposes a local energy conservation construction code that is more stringent than the *Energy Code*?

[Answer "Yes" if the local government has a local energy conservation construction code in place that may be subject to Energy Law § 11-109.]

No

UNIFORM CODE ADMINISTRATION AND ENFORCEMENT REPORT (REPORTING YEAR: 2025)

Is each such local law or ordinance filed with State Fire Prevention and Building Code Council pursuant to Energy Law § 11-109?

Not Applicable

Specify the year and number of the local law(s) or ordinance(s):

Do not include laws or ordinances that have been completely repealed or replaced by more recent legislation.

PERMITTING

Building Permits

Instructions for this section

Enter the number of building permits issued for each occupancy type listed.

(A) One-family dwellings, two-family dwellings, and townhouses

(A)(1) New construction

12

(A)(2) Additions, alterations, or repairs of existing

61

(A)(3)(1) How many of the building permits were issued for the installation of a manufactured home?

0

(A)(3)(2) How many of the manufactured home installations were completed by persons/entities certified by the Department of State pursuant to 19 NYCRR Part 1210?

0

(A)(3)(3) How many of these manufactured home installations were completed by an owner/occupant certified by the Department of State pursuant to 19 NYCRR Part 1210?

0

(B) Other residential occupancies

Exclude one-family dwellings, two-family dwellings, and townhouses reported above.

(B)(1) New construction

0

(B)(2) Additions, alterations, or repairs of existing

1

(C) Nonresidential buildings

Include commercial, industrial, and hazardous occupancies

(C)(1) New construction

0

(C)(2) Additions, alterations, or repairs of existing

7

(D) Other permits

(D)(1) All other permits (pools, sheds, decks, plumbing, HVAC, etc.)

This number should include all building permits not included in figures reported above.

UNIFORM CODE ADMINISTRATION AND ENFORCEMENT REPORT (REPORTING YEAR: 2025)

266

(D)(2) Certificates of occupancy or compliance issued for all occupancies

Enter the number of certificates of occupancy and/or compliance issued here.

262

(D)(2)(1) How many of the certificates of occupancy were issued for a manufactured home installation?

0

(D)(2)(1)(1) How many of the manufactured home installations had the installer's warranty seal present prior to issuance of the certificate of occupancy in accordance with 19 NYCRR Section 1210.16?

0

Operating Permits

Are operating permits required in the local government?

[Throughout the reporting period, operating permits were defined in the Uniform Code under Section 105 of the 2020 New York State Fire Code as follows:

105.6 Operating permits.

Where the stricter of the authority having jurisdiction's Code Enforcement Program or a Part 1203—Compliant Code Enforcement Program requires an operating permit to conduct an activity or to use a category of building, no person or entity shall conduct such activity or use such category of building without obtaining an operating permit from the authority having jurisdiction. The procedures for applying for, issuing, revoking, and suspending operating permits shall be as set forth in the stricter of the authority having jurisdiction's Code Enforcement Program or a Part 1203—Compliant Code Enforcement Program.]

Yes

Stop Work Orders

Number of Stop Work Orders issued in reporting year

Enter the number of stop work orders issued. If none have been issued, enter 0.

1

PRACTICES

Notification of Fire or Explosion

Have procedures been established for notification by the chief of your fire department(s) regarding fire or explosion involving any structural damage, fuel burning appliance, chimney, or gas vent?

Yes

Unsafe Structures and Equipment

Have procedures been established for identifying and addressing unsafe structures and equipment?

Yes

Procedures for Assuring Compliance with Uniform Code

Please identify all procedures used by the local government to assure compliance with the Uniform Code:

field_inspections,plan_reviews,software_report,compliance_checklist

Record Keeping

Has a system of records of the features and activities specified in 19 NYCRR section 1203.3(a-k) been established and maintained?

Yes

Does the local government utilize computer software to support your Uniform Code or Energy Code administration?

Yes

Which vendors' software products does the local government use to administer the Uniform Code or Energy Code?

Cloudpermit

INSPECTIONS**Fire Safety and Property Maintenance Inspections**

Use this section to report information regarding fire safety and property maintenance inspections performed in the local government *during* the reporting period. In reporting numbers of buildings and occupancies, include *only* those which Aurora is required to inspect pursuant to 19 NYCRR 1203.3(h). Do not include those for which a state agency, such as the New York State Office of Fire Prevention and Control, or another local government is responsible.

(A) Buildings Containing One Or More Areas of Public Assembly in the local government
[An area of public assembly is any area with an occupant load of 50 or more]

(A)(1) Number of buildings

29

(A)(2) Number of buildings inspected.
During the reporting period.

5

(A)(3) Number of buildings not inspected in the last 12 months
As of **Dec 31, 2025**, the last day of the reporting period.

24

(B) Buildings Containing 3 or More Dwelling Units in the local government

Do not include:

buildings containing areas of public assembly reported in (A)(1) above or dormitories reported in (C)(1) below.

(B)(1) Number of buildings

10

(B)(2) Number of dwelling units in buildings reported in question (B)(1) above

115

(B)(3) Number of buildings inspected
During the reporting period.

4

(B)(4) Number of buildings not inspected in the last 36 months
As of **Dec 31, 2025**, the last day of the reporting period.

6

(C) Dormitories in the local government

(C)(1) Number of buildings in the local government

13

(C)(2) Number of buildings inspected
During the reporting period.

UNIFORM CODE ADMINISTRATION AND ENFORCEMENT REPORT (REPORTING YEAR: 2025)

13

(C)(3) Number of buildings not inspected in the last 12 months
As of **Dec 31, 2025**, the last day of the reporting period.

0

(D) Nonresidential Buildings in the local government

Do not include:

buildings containing areas of public assembly reported in (A)(1) above;
buildings containing 3 or more dwelling units reported in (B)(1) above; or,
dormitories reported in (C)(1) above.

(D)(1) Number of buildings

76

(D)(2) Number of buildings inspected
During the reporting period

9

(D)(3) Number of buildings not inspected in the last 36 months
As of **Dec 31, 2025**, the last day of the reporting period.

67

Special Inspections

Instructions for this section

Answer questions in this section in reference to special inspections as defined in Section 1702 of the Uniform Code.

Are special inspections required in the local government?

Yes

Construction Activity and Compliance

For each of the following project categories, provide the total number of projects in each category that were **completed** during the year covered by this report. For both the Uniform Code and State Energy Code:

New commercial building construction projects completed

Uniform Code	Energy Code
--------------	-------------

2	2
----------	----------

Completed new commercial building construction projects that are compliant.

Uniform Code	Energy Code
--------------	-------------

2	2
----------	----------

New residential building construction projects completed.

Uniform Code	Energy Code
--------------	-------------

13	13
-----------	-----------

UNIFORM CODE ADMINISTRATION AND ENFORCEMENT REPORT (REPORTING YEAR: 2025)

Completed new residential building construction projects that are compliant.

Uniform Code

Energy Code

13

13

Existing commercial building renovation projects completed.

Uniform Code

Energy Code

6

6

Completed existing commercial building renovation projects that are compliant.

Uniform Code

Energy Code

6

6

Existing residential building renovation projects completed.

Uniform Code

Energy Code

44

44

Completed existing residential building renovation projects that are compliant.

Uniform Code

Energy Code

44

44

Average Number of Uniform Code Inspections Per Construction Project

On average, how many construction inspections are conducted for Uniform Code compliance for each new residential building?

14

On average, how many construction inspections are conducted for Uniform Code compliance for each new commercial building?

14

Average Number of Energy Code Inspections Per Project

On average, how many construction inspections are conducted for Energy Code compliance for each new residential building?

9

On average, how many construction inspections are conducted for Energy Code compliance for each new commercial building?

9

UNIFORM CODE ADMINISTRATION AND ENFORCEMENT REPORT (REPORTING YEAR: 2025)

Complaints

Has a procedure been established for addressing bona fide complaints asserting violations of either or both of the Codes?

Yes

UNIFORM CODE ADMINISTRATION AND ENFORCEMENT REPORT (REPORTING YEAR: 2025)**PERSONNEL****Instructions**

Identify all Code Enforcement Officials and Building Safety Inspectors enforcing the Uniform Code within the local government on any date between **Jan 1, 2025** and **Dec 31, 2025**

Do not include individuals who are limited to zoning and/or planning functions.

Include both employees and those performing these functions under contract.

Include personnel performing any work that requires them to obtain or possess certification as a Building Safety Inspector or Code Enforcement Officer. For example, fire department staff who perform fire safety or property maintenance inspections should be included. If services are provided by another local government that is required to file this report, you do not need to list any personnel in this report who will be listed in that local government's report. Do not include any person who ceased performing such work before **Jan 1, 2025**, the start of the period covered by this report. Do not include any person who started performing such work after **Dec 31, 2025**, the end of the period covered by this report.

Use *plus (+)* button to add as many as needed.

Personnel

Training ID ¹	Name	Role	Cntr ²	Business Email ³	DOS Cert # ⁴	DOS Cert Expected ⁵	Hrs / Wk.
CE1000773	Elizabeth Cassidy	ceo	No		0317-0004		40
CE1003885	Richard Miga	ceo	No		0823-0357		40

¹ If the person was selected from the drop-down list in the form. For manually entered individuals, this field remains blank.

² Yes if the person was identified as a third-party contractor. No if an employee of the submitting municipality.

³ For manually entered individuals. If the person was selected from the drop-down list in the form, this field remains blank.

⁴ Certification number or, for a trainee not yet possessing certification, training identification number.

⁵ For a trainee not yet possessing certification, date certification is expected to be received.

FINAL STEPS

Please provide any additional information or comments

Provide any additional information or comments that may prove helpful in processing the form and interpreting your response. Provide feedback on any data that were difficult to obtain and any concerns that might influence the accuracy, completeness, or precision of information you provided.

Fire inspections are a priority this year and we will get back on schedule.

You Will Receive a Receipt

The Division of Building Standards and Codes will send an email receipt with a copy of your submission shortly after you submit. The receipt will be sent from dos.sm.codes.1203ReportForm@dos.ny.gov.

OK



7E

**East Aurora / Town of Aurora
Police Department
Interdepartmental Correspondence**

To: Mayor Peter Mercurio & Village Board; Supervisor Charles Snyder & Town Board

From: Patrick Welch, Chief of Police

Date: March 10th, 2026

Re: Monthly Report – February 2026

General Information

Meetings:

In addition to Village Board, Town Board and Staff meetings I also attended the following:

- Erie County Police Chief's Association Monthly Meeting
- Met with Chris Welch of Heart of Music festival on plans for the 2026 festival
- Met with Village Board on budget year 26-27 preparation
- Conducted four final pistol permit interviews
- Met with representative from Glock at Lancaster PD shooting range for demonstration on Glock 9MM with red dot sights

Special Events:

There were no special events in the month of February.



East Aurora / Town of Aurora Police Department Interdepartmental Correspondence

Training:

All officers were assigned 28 daily training bulletins through Lexipol.

All officers attended a CPR refresher course at the East Aurora Fire Department

Public safety Dispatchers completed two sections of the Dispatcher Pro training program.

Detective Kilburn and PO Foster attended training on drug overdose investigations at Hilbert College.

PO Schiffman attended training on assisting individuals in crisis and group crisis intervention training.

Arrests / Investigations

- There were five DWI arrests made in the jurisdiction in the month of February.
- There was a missing person reported on Cook Road on February 25th. The missing person, an elderly male suffering from dementia was located on the property 12 hours later. He was transported to the hospital for possible hypothermia.
- There was a stolen vehicle reported on Jewett-Holmwood Road on February 20th. That vehicle was later found unattended in the City of Buffalo.
- There was a sexual assault reported on February 20th. That is under investigation.
- There was a fraudulent scam reported by an elderly female on February 23rd. The scam involved purchasing thousands of dollars' worth of gift cards and providing the requester with the card and pin numbers. This is under investigation.



**East Aurora / Town of Aurora
Police Department
Interdepartmental Correspondence**

Miscellaneous

PO Nicolette Shea struck a deer with a marked police patrol vehicle on February 14th. There was damage to car #27. She was not injured.