AGENDA
Village Board of East Aurora
November 16, 2026, Regular Meeting at 7 pm

1. CALL MEETING TO ORDER
    A. Pledge of Allegiance
    B. Roll Call

2. PRESENTATION BY VILLAGE AUDITORS

3. SPEAKERS & COMMUNICATIONS – Agenda items only

4. CONSENT CONSIDERATIONS
    A. Approval of Minutes of Village Board Meeting for November 2, 2026.
    B. Approval of Payment for November 16, 2026, Abstract 2026/2027 fiscal year for a total of $1,034,198.53.
    C. Approve the return of unpaid 2026-2026 Village Taxes to the County
    D. Permission for the mayor to sign the 2026 stop DWI contract with Erie County
    E. Approve a Budget Modification for the 2026-2027 Fiscal Year
    F. Approve the resolution for NYCOM members on Dignity
    G. Permission for Jesse Griffiths, Tree Board Chair, and Jeff Stoll, DPW Superintendent, to attend the DECs Urban tree care and management workshop November 19th at $40.00 per person.
    H. Refer to the Planning Commission on December 1, 2026, a Special Use Permit application from Patricia Bure at 333 Spring Street to construct an Accessory Dwelling Unit.
    I. Refer to the Planning Commission on December 1, 2026, a Site Plan application from Duc Vu of Varnished Nails at 134 Grey Street to provide non-alcoholic beverage service.
    J. Refer to the Planning Commission on December 1, 2026, a Site Plan application from Victoria Bowes, the new owner of Charlie's Diner at 510 Main Street, to enclose the front porch.
    K. Refer to the Planning Commission on December 1, 2026, a Special Use Permit application from Victoria Bowes, to transfer the ownership of Charlie's Diner at 510 Main Street.
    L. Permission for the mayor to sign a contract with Carroll Design Studio for the Hamlin Tree Grove Project
    M. Permission to set a public hearing for a Site Plan application for a micro cell wireless telecommunication antenna on the building at 268 Main Street, December 21, 2026.

5. OFFICIAL CONSIDERATIONS
    A. Approve a joint resolution with the Town of Aurora endorsing the Aurora- East Aurora Connected Community Initiative and Supporting Coordinated Active Transportation Planning and Implementation
    B. Permission for the Village to apply for the Ralph C. Wilson Grant and permission for the mayor or his designee to sign all the required documents for the grant.
    C. Permission for the Mayor to send a letter of intent to support Go Bike Buffalo in their Ralph C. Wilson Grant application that corresponds with the Village's walkability and bikability plans.
    D. Permission for the Village to apply for the Clean Water Housing Grant and for the Mayor or his designees to sign all the required documents for this Grant
    E. Award the CDBG Hamlin Park Sidewalk Bid to _____ in the amount of _____

6. OLD BUSINESS
7. NEW BUSINESS
8. SPEAKERS & COMMUNICATIONS (II)
9. DEPARTMENT HEAD REPORT
10. EXECUTIVE SESSION – to review an independent investigation
11. ADJOURNMENT

VILLAGE OF EAST AURORA, NEW YORK

PRESENTATION TO THE BOARD OF TRUSTEES

FOR THE YEAR ENDED MAY 31, 2026

Lumsden McCormick LLP
CERTIFIED PUBLIC ACCOUNTANTS

Cyclorama Building | 369 Franklin Street | Buffalo, NY 14202
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AUDIT SCOPE AND RESULTS



DELIVERABLES

- Unmodified Independent Auditors' Opinion on Financial Statements
  - Financial statements require presentation on both a fund basis and a government-wide basis
- Communication with those Charged with Governance
- Management Letter Communications and Observations
- Annual Financial Report and Footnotes

REQUIRED COMMUNICATIONS



AUDITOR RESPONSIBILITY

- Procedures performed as planned
- Compliance with ethics requirements regarding independence

SIGNIFICANT ACCOUNTING POLICIES, ESTIMATES, AND DISCLOSURES

- Adoption of GASB 105, *Subsequent Events*
- Accounting estimates – water billings receivable, capital assets, compensated absences, pensions, LOSAP, and OPEB
- Significant disclosures
  - Note 5 – Long-term liabilities
  - Note 6 – Pension plans
  - Note 7 – LOSAP
  - Note 8 – OPEB

SIGNIFICANT DIFFICULTIES OR ADJUSTMENTS

- All identified misstatements corrected by management
- No difficulties or disagreements with management
- No audit findings or issues

MANAGEMENT LETTER



COMMENTS AND OBSERVATIONS

- No material weaknesses
- Financial accounting and external reporting
- Segregation of duties
  - Village Administrator review of the payroll change report
  - Continue Board oversight over cash disbursements

INFORMATIONAL POINTS

- GASB 103 – *Financial Reporting Model Improvements* (2027)
- GASB 104 – *Disclosure of Certain Capital Assets* (2027)

FUND BALANCE/NET POSITION



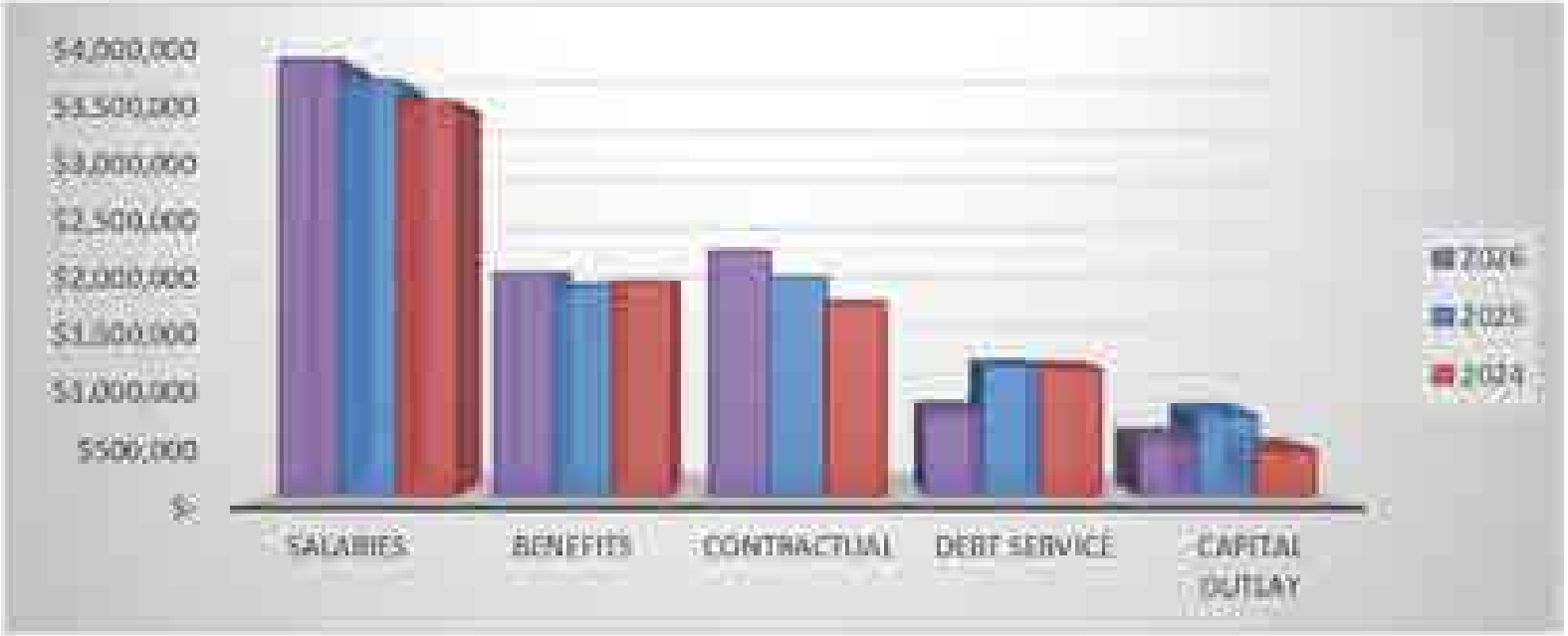
May 31,	2026	2025	Change
General fund			
Nonspendable fund balance	**$ 35,000**	$ 35,000	$ -
Restricted fund balance	**1,823,000**	1,692,000	131,000
Assigned fund balance	**673,000**	504,000	169,000
Unassigned fund balance	**4,224,000**	4,483,000	(259,000)
Total fund balance	**$ 6,755,000**	$ 6,714,000	$ 41,000
Capital projects fund - fund balance	**$ 492,000**	$ 980,000	$ (488,000)
Water fund - net position	**$ 2,245,000**	$ 2,469,000	$ (224,000)

GENERAL FUND REVENUE



For the years ended May 31,	2026	2025	2024
Real property taxes	$ 4,832,000	$ 4,706,000	$ 4,618,000
Nonproperty taxes	1,504,000	1,379,000	1,379,000
Departmental income and intergovernmental charges	2,766,000	3,027,000	2,891,000
State and federal sources	345,000	453,000	382,000
Interest and other	338,000	336,000	301,000
	$ 9,785,000	$ 9,901,000	$ 9,571,000

GENERAL FUND EXPENDITURES



For the years ended May 31,	2026	2025	2024
Salaries	$ 4,002,000	$ 3,807,000	$ 3,615,000
Employee benefits			
Retirement systems and LOSAP	871,000	810,000	867,000
Health insurance	784,000	743,000	715,000
Payroll taxes and other	383,000	376,000	373,000
Contractual	2,245,000	1,999,000	1,756,000
Debt service	771,000	1,182,000	1,158,000
Capital outlay	525,000	753,000	423,000
	$ 9,581,000	$ 9,670,000	$ 8,907,000

QUESTIONS AND DISCUSSIONS

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VILLAGE OF EAST
AURORA VILLAGE BOARD
MEETING
November 2, 2026 – 7:00 PM

Present:
Trustee Lazickas
Trustee Cameron
Trustee Bojanowski
Trustee Kamp
Trustee Viger
Trustee Root
Mayor Wochensky

Also Present:
Maureen Jerackas, Clerk-Treasurer
Jessica Tufte- Village Administrator
Kevin Rautenstrauch, Village Attorney
Liz Cassidy, Code Enforcement Officer
Jeff Stoll, DPW Superintendent
Patrick Welch, Police Chief
13 Members of the public

PUBLIC HEARINGS

- Mayor Wochensky opened the Public Hearing at 7:02 pm to consider a local law amending Section §285-22 of the Village Code zoning Manufacturing districts regarding self-storage facilities.
    - No Comment

  Mayor Wochensky closed the Public Hearing at 7:03 pm.

SPEAKERS & COMMUNICATIONS (I) – Agenda Items Only

- None

CONSENT CONSIDERATIONS

- A Motion by Trustee Cameron to approve all consent agenda items,
    - Approval of Payment for November 2, 2026, Abstract 2026/2027 fiscal year for a total of $187,434.86.
    - Approve a Temporary Use Permit for Together on Two for the EA Bike Bus 8:20 to 8:40 am on Fridays in April, May and June.
    - Approve a Temporary Use Permit for Mandel Gurary of Chabad Buffalo for the Grand Menorah Lighting on December 8, 2026, from 7 to 9 pm.
    - Set a public hearing for a local law amending section §263-15, Water Backflow of Village Law, December 7, 2026
    - Approve Budget Adjustments for the 2026-2027 fiscal year

Budget Transfers	2026-2027				
FROM			TO		
A.5.1490.0440	Public Works Admin- Training	$ 1,100.00	A.5.1460.0403	Records Management- Operating Exp	$ 1,100.00
A.5.3410.0420	Fire Dept- Dept Supplies	$ 3,000.00	A.5.3410.0460	Fire Dept- Vehicle Maint & Parts	$ 3,000.00

- DECLARE SURPLUS PROPERTY
  BE IT RESOLVED, the Department of Public Works has a 2004 Sterling 8500 Dump Truck Vin- 2FZAAWDC54AN02802 for surplus property and is due to be auctioned within the next 90 days.
- Resolution Transferring Map drawers from the Village clerk's office to the Village Historian's office
  Whereas, the Village owns 2 stackable map drawers previously used at the Village Clerk's office when located at the Police Station
  Whereas, the Village has no use for these stackable map drawers in our offices
  Whereas, the Village Historian has a use for them in the historian's office at 575 Oakwood Ave.
  Whereas, the Village Historian maintains maps for the town and Village that the Village finds beneficial
  Now, therefore, be it resolved that the Village's stackable map drawers will now be kept in the Town/Village Historian's office at 575 Oakwood Ave East Aurora

The foregoing motions and resolutions were seconded by Trustee Bojanowski and unanimously approved.

OFFICIAL CONSIDERATIONS

- A motion by Trustee Kamp to approve of the Minutes of Village Board Meeting for October 19, 2026, seconded by Trustee Root, unanimously approved with Trustee Cameron and Trustee Viger abstaining.
  - This was moved from the consent agenda because Trustee Cameron did not attend the last meeting and did not want to approve the minutes.

- A motion by Trustee Viger to Approve a Local law amending Section §285-22 of the Village Code Zoning Manufacturing districts, seconded by Trustee Lazickas and Roll call vote resulted in the following:
  Trustee Lazickas- Aye
  Trustee Cameron- Aye
  Trustee Bojanowski- Aye
  Trustee Kamp- Aye
  Trustee Viger- Aye
  Trustee Root- Aye
  Mayor Wochensky- Aye

LOCAL LAW NO 8-2026

VILLAGE OF EAST AURORA
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 285-22 OF THE ZONING CODE OF THE VILLAGE OF EAST AURORA

Be it enacted by the Board of Trustees of the Village of East Aurora as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending Chapter 285 of the Zoning Code of the Village of East Aurora to make "Self-Storage Facilities" a prohibited use pursuant to Table 22.3 (Manufacturing District Use Lists) with Chapter 285-22.3 of the Zoning Code.

Section 2. Legislative Findings and Intent.

The Board of Trustees recognizes the difficulties in balancing the promotion of new businesses within the Village of East Aurora with the geographic limitations faced by the Village with respect to locating areas suitable for industrial / manufacturing uses. Based on these geographic limitations the Board of Trustees deems it appropriate to limit the proliferation of future self-storage facilities by making "Self-Storage Facilities" an expressly prohibited use in the General Manufacturing (GM) District. This Local Law is not intended to ban, modify or condition any prior nonconforming uses.

Section 3. Amendment of Table 285.22.3.

The Board of Trustees hereby amends Chapter 285.22-3 "Manufacturing Use Lists", specifically Table 22.3 "Manufacturing District Use Lists", as follows:

Table 22.3: Manufacturing District Use Lists
[Amended 12-5-2022 by L.L. No. 10-2022]

	Zoning District	
Land Use	**GM**	**VM**
Residential		
Single-family dwellings	-[1]	-[1]
Two-family dwellings or townhomes	-[1]	-[1]
Multifamily dwellings	-[1]	-[1]
Home occupations	SP	SP
Upper-floor dwelling units	SP	SP
Residential accessory uses or structures	P	P
Institutional/Other		

Table 22.3: Manufacturing District Use Lists
[Amended 12-5-2022 by L.L. No. 10-2022]

	Zoning District	
Land Use	**GM**	**VM**
Places of worship	SP	P
Nonprofit or membership based clubs	SP	P
Schools, public or private	SP	SP
Day-care centers, child or adult	-	-
Museums or libraries	-	-
Public parks or playgrounds	SP	-
Municipal structure or use	P	P
Parking area (not on same lot as the use it serves)	SP	SP
Commercial		
Professional or medical offices	P	P
Breweries or distilleries	P	P
Restaurants or take-out restaurants	-	SP
Taverns or bars	-	SP
Vehicle sales	SP	-
Vehicle repair or service shops	SP	SP
Car washes	SP	-
Laundromats or dry-cleaners	SP	SP
Newspaper or printing shops	P	P
Dance, art, music, or photo studios	P	P
Indoor entertainment facilities	SP	SP

Outdoor entertainment facilities	SP	-
Indoor recreational facilities	SP	SP
Outdoor recreational facilities	SP	-
Retail stores or personal service establishments	-	SP
Repair or service shops	-	SP
Wholesale stores	SP	SP
Farm/agricultural goods sales or service	SP	SP
Adult uses	SP	-
Animal grooming shops	P	-
Animal hospitals or veterinary clinics	P	-
Kennels	SP	-
Broadcast facilities	P	-

Table 22.3: Manufacturing District Use Lists
[Amended 12-5-2022 by L.L. No. 10-2022]

	Zoning District	
Land Use	**GM**	**VM**
Telecommunications facilities	SP	SP
Mixing of permitted uses in a single structure	P	P
Dining facilities ancillary to permitted use	SP	SP
Outdoor storage or sales ancillary to permitted use	P	SP
Nonresidential accessory uses or structures	P	P
Cannabis adult-use retail dispensary	-	SP
Cannabis adult-use cultivator	SP	SP
Cannabis adult-use nursery	SP	SP
Cannabis adult-use processor	SP	SP
Cannabis adult-use distributor	SP	SP
Cannabis adult-use cooperative	SP	SP
Cannabis adult-use microbusinesses	SP	SP
Cannabis adult-use delivery	SP	SP
Cannabis consumption establishment[2]	SP[2]	SP[2]
Manufacturing/Industrial		
Manufacturing, processing, or production facilities	P	P
Packaging facilities	P	P
Research and development facilities	P	P
Junkyards	-	-
Self-storage facilities	-	-

Outdoor storage or sales ancillary to permitted use	P	SP

Notes:

[1] Any residential dwelling existing prior to the adoption date of this chapter shall be considered a permitted use.

[2] Currently, the Village has opted out of having cannabis consumption establishments within the Village limits. Therefore, this use is not currently permitted in any zone. The designation on this chart of cannabis consumption establishments permitted in the GM and VM Zoning Districts is reserved for the future should the Village Board adopt a local law that permits such establishments.

Section 4. Validity.

This Local Law is adopted under the authority granted to the Board of Trustees pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and Section 7-706 of the Village Law of the State of New York.

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 7-706(5) of the Village Law of the State of New York and published in accordance with Section 7-706(7) of Village Law of the State of New York.

- Trustee Cameron asked about the existing business. Code Enforcement Officer Cassidy said that unless the business went dormant for over a year, then the new code would apply.

- A motion by Trustee Root to approve,

RESOLUTION

WHEREAS, the Village Board of Trustees (the "Village Board") of the Village of East Aurora previously appointed Jessica Tufte to the position of Village Administrator, following it with a resolution on July 20, 2026, setting compensation and work schedule; and,

WHEREAS, the previous regular work schedule consisted of a 36-hour work week, generally Monday through Thursday, and

WHEREAS, the Village Board would like to change the regular schedule consisting of a 36-hour work week, generally Monday through Friday, except as otherwise mutually agreed upon by the Mayor and the Administrator, with attendance at evening meetings and other Village functions as required by the position; and,

WHEREAS, the employee benefits, including but not limited to vacation leave, sick leave, holidays, and other applicable benefits, will need to change to be administered in a manner consistent with the approved 36-hour Monday-Friday work week schedule and applicable Village of East Aurora policies;

NOW THEREFORE, BE IT RESOLVED, that Jessica Tufte shall commence the new regular work schedule for the Administrator will consist of a 36-hour work week, and as of November 2, 2026, with a schedule of generally Monday through Friday, except as otherwise mutually agreed upon by the Mayor and the Administrator, together with attendance at evening meetings and other duties as required by the position; and

BE IT FURTHER RESOLVED, as of November 2, 2026 that employee benefits shall be administered in accordance with the approved 36-hour Monday- Friday work schedule and all applicable Village policies and personnel provisions.
Seconded by Trustee Kamp and unanimously approved.

- Trustee Root asked about a more set schedule for the position instead of making changes; Mayor Wochensky said that this will be the last change.

- A motion by Trustee Lazickas to approve a letter of support for the Town of Aurora's request to the county to do a speed study to reduce the speed coming into the Village on Pine Street, seconded by Trustee Cameron and unanimously approved.
- A motion by Trustee Viger to approve a response letter to the county, declining the all-way stop at Pine and Girard for the safety of the community, seconded by Trustee Kamp and unanimously approved.
- A motion by Trustee Cameron to set a public hearing amending Chapter 249, Article IV to reduce the general Village speed limit to 25 MPH on December 7, 2026, seconded by Trustee Bojanowski and unanimously approved.
    - Mayor Wochensky said that one of the suggestions from the Blue Zone meetings was reducing the Village speed limit to 25mph. He said that the Village has no jurisdiction over state and county roads, so it would only be Village roads. Mayor Wochensky stated that the Blue Zone report said that this would lower accidents with pedestrians and bicyclists from 50% to 10%. Trustee Bojanowski asked for a map to show the roads that would be affected by this change. Trustee Kamp suggested that maybe trying to change the speed limit before winter might be a good idea; Mayor Wochensky has concerns about that. Trustee Cameron asked if the Blue Zone report is up on the website; Mayor Wochensky said that it is. Trustee Bojanowski asked if the county and state also changed their road speed limits. Then, discussing the change in Lewiston, Trustee Kamp said that he read an article that said that they did not. Trustee Bojanowski spoke about the slowing measures that Blue Zone recommended on the non-Village Roads. Mayor Wochensky and Village Administrator Tufte are having a meeting with the county next week and will discuss this and many other items.
- A motion by Trustee Lazickas to appoint the Climate Smart Community Task Force members: Jessica Dudley; Steve Bjella; Sue Russell; Dave Simeone; Lori Borowiak; Trustee Kristin Cameron and Jessica Tufte, the Climate Smart Task Force Coordinator, seconded by Trustee Kamp and unanimously approved.
    - Mayor Wochensky spoke about the benefits of the Village having this Task Force and the positives of working with the Town. Trustee Cameron asked about the meetings; Mayor Wochensky said that they are the third Wednesday of the month.
- A motion by Trustee Kamp to approve the Village Engineers B&L to do a Drainage assessment Proposal in the Olean Oakwood area for $10,350.00, seconded by Trustee Bojanowski and unanimously approved.
    - Mayor Wochensky spoke about the Green Resiliency Grant and the need for this study, also looking at flooding issues.

OLD BUSINESS

- Certified Pro-housing Community
    - Mayor Wochensky spoke about the Certified Pro-Housing Certification and the need for the grants that we are looking to apply for.

NEW BUSINESS

- Liquor license for Suburban Adult Services (aka SASI) at the Bank of EA on 11.19.26
    - No Comment from the Village Board

SPEAKERS & COMMUNICATIONS (I)

- Jerry Thompson- 162 Pine- He thanked the Village Board for the approvals but has concerns over the limited debate on the Quaker Road application. He is concerned that enough people aren't getting notified and wants the notifications to be sent to residents who are more than 500 feet away. He would also like to see the age on the property not be available to residents under 62 years old.

Department Head and Trustee Reports

Superintendent Stoll- The DPW is continuing with leaf pickup until the snow comes. They are prepping the snow equipment and winterizing Hamlin Park next week.
Police Chief- The two new police cars are in service now. He said the Oakwood closure for trick-or-treating was not perfect but safer, and he has not heard any complaints. The engineers will be doing more studies on the building. He said that he has a capital meeting this week to speak about his department's needs. The Police Department has a need for more crossing guards. He is waiting for the DCJS to announce the law enforcement technology grant winners.
Village Engineer- He thanked the Village Board for approving item G and said that he will help with the maps.
Village Tree Board Chair- He said that the tree board was helping to pick trees to be replanted by the county. He discussed the plan for the logs and they discussed potential tree nursery options.
Planning Board – Commission Member Dave Simeone said that the subcommittee is going to review the RFP for the master plan and should have something for the Village Board next week.
Code Enforcement- none
Village Administrator- She thanked Code Enforcement Officer Cassidy for her help with the Pro-Housing grant. She is also working on the DRI grant with Robin Drake and is waiting for responses from the local business owners she reached out to.
Clerk- Treasurer- She said that she completed and Jeff delivered the Community Block Development Grant for the Police Station elevators. She said that the Capital Committee meeting is this Thursday at 5 pm.
Trustee Lazickas- none
Trustee Cameron- none
Trustee Root- none
Trustee Viger - none
Trustee Kamp- He asked about compost collection; Superintendent Stoll said drop-off will still be outside the DPW but not by yard waste.
Trustee Bojanowski- none
Mayor Wochensky- He said that Village Administrator Tufte and he had a conversation with the NFTA exploring potential opportunities for the future and a couple of action points, including trying to get some more community feedback on the current express service. They have also been working on a number of the blue zones and scoring and trying to have a more specific action plan to bring to the board as to what elements of that we want to take forward and what the timeline would be for that. He said that he attended the town CSC task force and the ACES meetings this month. The paint drop event was successful, with 499 who came to drop off their paint for recycling. He stated that if we do want to expand our recycling and waste reduction program, we could find ways to have a drop-off of electronics, batteries, paint, and compost, which would really help to reduce the impact on the environment. He said that Deputy Mayor Root and he attended the reopening of Fowlers on Main Street. He said that he met with the board of the Aurora Ice Association Rink to talk about a number of community issues. PBA negotiations are starting preliminarily tomorrow, just to have a meeting to set out how we want to schedule. He had a conversation with the East Aurora Co-op and some regional co-ops about how our co-op fits in and where we can better support the co-op market.
He thanked the DPW and the GDC for being able to bring the holiday tree to Wonderland. The GDC paid for the bike bus permit, which we approved today.
Police Chief Welch- He said that residents donated money through the PBA, and over 700 full-size candy bars were handed out during Halloween by the police officers, and the money left over will be rolled into the PBA Shop with the Cop at Christmas time. He said it was great to have the officers and the community engaging.

EXECUTIVE SESSION
A motion by Trustee Lazickas to open an executive session at 7:45pm for update on open legal matters, seconded by Trustee Kamp and unanimously approved.
A motion by Trustee Lazickas to close an executive session at 8:14pm , seconded by Trustee Kamp and unanimously approved.

ADJOURNMENT
A motion was made by Trustee Bojanowski to adjourn the meeting at 8:15 pm, seconded by Trustee Lazickas and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Clerk-Treasurer

Village of East Aurora

Expense Approval Report 11.16.26

By Vendor Name

Payable Dates 11/16/2026 - 11/16/2026 Post Dates 11/16/2026 - 11/16/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 11404 - Alex Pierce							
10262026	Alex Pierce	11/16/2026	court/mileage/parking 10-26-26	A.5.3120.0440	POLICE DEPT - TRAINING, TR...		41.09
					Vendor 11404 - Alex Pierce Total:		**41.09**
Vendor: 10054 - Amazon							
161G-46PH-W3ND	Amazon	11/16/2026	Heater Switch for Recreation Building	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		93.85
					Vendor 10054 - Amazon Total:		**93.85**
Vendor: 10069 - Amherst Alarm Inc.							
inv 9070732	Amherst Alarm Inc.	11/16/2026	EAFD gym door repairs	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		760.02
					Vendor 10069 - Amherst Alarm Inc. Total:		**760.02**
Vendor: 11414 - Annemarie Watts							
Reimbursement 11/2026	Annemarie Watts	11/16/2026	Overpaid water owed after property sale	F.4.2140.0000	WATER SALES		339.57
					Vendor 11414 - Annemarie Watts Total:		**339.57**
Vendor: 11402 - Applied Audio &Theatre Supply							
2027000340	Applied Audio &Theatre Supply	11/16/2026	smoke machine maintenance	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES	2027000340	485.00
					Vendor 11402 - Applied Audio &Theatre Supply Total:		**485.00**
Vendor: 10130 - BARTON & LOGUIDICE							
166706	BARTON & LOGUIDICE	11/16/2026	WINDOW REPLACEMENT	H.5.3120.0017	POLICE DEPT WINDOWS AND...	2025000320-R2	9,933.78
					Vendor 10130 - BARTON & LOGUIDICE Total:		**9,933.78**
Vendor: 10165 - Boston Hill Nursery Inc							
inv 92150	Boston Hill Nursery Inc	11/16/2026	fall tree planting - 10 trees	A.5.8560.0430	SHADE TREES - TREE PURCHA...		1,440.00
					Vendor 10165 - Boston Hill Nursery Inc Total:		**1,440.00**
Vendor: 10217 - CARQUEST AUTO PARTS							
618775/618943/619956/620...	CARQUEST AUTO PARTS	11/16/2026	DPW- vehicle parts	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		432.19
618775/618943/619956/620...	CARQUEST AUTO PARTS	11/16/2026	DPW- vehicle parts	A.5.3410.0460	FIRE DEPT - VEHICLE MAINT ...		63.09
					Vendor 10217 - CARQUEST AUTO PARTS Total:		**495.28**
Vendor: 10229 - Charter Communications							
142218801110126	Charter Communications	11/16/2026	Spectrum 400 Pine St Acct 142 November 2026	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		160.00
					Vendor 10229 - Charter Communications Total:		**160.00**

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 11409 - Christmas Designers.com LLC							
inv 092759	Christmas Designers.com LLC	11/16/2026	christmas lights	A.5.7550.0470	CELEBRATIONS - OPERATING...		995.00
					Vendor 11409 - Christmas Designers.com LLC Total:		**995.00**
Vendor: 10282 - CORR DISTRIBUTORS INC.							
inv 182545	CORR DISTRIBUTORS INC.	11/16/2026	carpet sweeper	A.5.1620.0470	BUILDINGS - DEPARTMENTAL...		42.66
					Vendor 10282 - CORR DISTRIBUTORS INC. Total:		**42.66**
Vendor: 10286 - COUNTY LINE STONE							
inv I10179/I10395	COUNTY LINE STONE	11/16/2026	blacktop/hot patch	A.5.5110.0420	STREET MAINT - ROAD MATE...		1,902.01
					Vendor 10286 - COUNTY LINE STONE Total:		**1,902.01**
Vendor: 10348 - E J PRESCOTT INC.							
2027000348A	E J PRESCOTT INC.	11/16/2026	Sept 2026	F.5.8340.0470	TRANSFS & DIST - SUPPLIES &..	2027000348	3,666.00
					Vendor 10348 - E J PRESCOTT INC. Total:		**3,666.00**
Vendor: 10357 - EAST AURORA ADVERTISER							
October 2026 Legal Notices	EAST AURORA ADVERTISER	11/16/2026	October 2026 Legal Notices	A.5.1325.0410	VILLAGE ADMIN - LEGAL NOT...		116.27
					Vendor 10357 - EAST AURORA ADVERTISER Total:		**116.27**
Vendor: 10376 - EIGHTY FOUR LUMBER							
inv 0632-767136	EIGHTY FOUR LUMBER	11/16/2026	DPW shop supplies	A.5.1640.0420	CENTRAL GARAGE - MAINT &...		37.12
					Vendor 10376 - EIGHTY FOUR LUMBER Total:		**37.12**
Vendor: 10403 - ERIE COUNTY COMPTROLLER							
1800086082	ERIE COUNTY COMPTROLLER	11/16/2026	571 Main St	A.5.1620.0432	BUILDINGS - GAS		18.42
1800086082	ERIE COUNTY COMPTROLLER	11/16/2026	400 Pine St	A.5.1640.0432	CENTRAL GARAGE - GAS		60.41
1800086082	ERIE COUNTY COMPTROLLER	11/16/2026	33 Center St	A.5.3410.0432	FIRE DEPT - GAS		50.42
1800086082	ERIE COUNTY COMPTROLLER	11/16/2026	218 S Grove St	A.5.7140.0432	PLAYGROUNDS & REC CTRS. -...		40.54
1800086082	ERIE COUNTY COMPTROLLER	11/16/2026	600 Pine St	F.5.1620.0432	BUILDINGS - GAS		22.43
inv 1800086002	ERIE COUNTY COMPTROLLER	11/16/2026	signs	A.5.5110.0420	STREET MAINT - ROAD MATE...		135.75
					Vendor 10403 - ERIE COUNTY COMPTROLLER Total:		**327.97**
Vendor: 11415 - GoNetSpeed							
Acct 72392 EAFD Internet 10...	GoNetSpeed	11/16/2026	Acct 72392 EAFD Internet 10/09-11/24/26	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		296.84
					Vendor 11415 - GoNetSpeed Total:		**296.84**
Vendor: 10568 - HURTUBISE TIRE							
inv 252520	HURTUBISE TIRE	11/16/2026	EAFD CHIEF VEHICLE TIRES	A.5.3410.0460	FIRE DEPT - VEHICLE MAINT ...		822.00
					Vendor 10568 - HURTUBISE TIRE Total:		**822.00**
Vendor: 11417 - Karin Dojnik							
Reimbursement 11/2026	Karin Dojnik	11/16/2026	Reimbursement for Notary Renewal 12/12/26-12/12/30	A.5.3120.0440	POLICE DEPT - TRAINING, TR...		60.00
					Vendor 11417 - Karin Dojnik Total:		**60.00**
Vendor: 11398 - Kevin Rautenstrauch							
October 2026 Services	Kevin Rautenstrauch	11/16/2026	Services for October 2026	A.5.1420.0410	VILLAGE ATTORNEY - CONTR...		2,166.66
					Vendor 11398 - Kevin Rautenstrauch Total:		**2,166.66**

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10697 - LOGICS							
27-IN1795	LOGICS	11/16/2026	Monthly Hosting for December 2026	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		1,207.19
						Vendor 10697 - LOGICS Total:	**1,207.19**
Vendor: 10706 - M and T BANK							
October 2026 Credit Card R...	M and T BANK	11/16/2026	Chief IACP Conference Hotel-Rosen Hotel Centre	A.5.3120.0440	POLICE DEPT - TRAINING, TR...		1,295.36
October 2026 Credit Card R...	M and T BANK	11/16/2026	Chief IACP Conference Buffalo Airport Parking	A.5.3120.0440	POLICE DEPT - TRAINING, TR...		97.88
October 2026 Credit Card R...	M and T BANK	11/16/2026	Chief IACP Conference - Raising Canes	A.5.3120.0440	POLICE DEPT - TRAINING, TR...		11.60
October 2026 Credit Card R...	M and T BANK	11/16/2026	Chief IACP Conference UBER	A.5.3120.0440	POLICE DEPT - TRAINING, TR...		34.94
						Vendor 10706 - M and T BANK Total:	**1,439.78**
Vendor: 10720 - Manny's Ace Hardware							
2027000383	Manny's Ace Hardware	11/16/2026	June 2026	A.5.1620.0420	BUILDINGS - MAINT & REPAI...	2027000382	384.87
2027000383	Manny's Ace Hardware	11/16/2026	June 2026	A.5.1640.0420	CENTRAL GARAGE - MAINT &...	2027000382	52.86
2027000383	Manny's Ace Hardware	11/16/2026	June 2026	A.5.5110.0420	STREET MAINT - ROAD MATE...	2027000382	21.45
						Vendor 10720 - Manny's Ace Hardware Total:	**459.18**
Vendor: 10767 - MES SERVICE COMPANY LLC							
2027000322C	MES SERVICE COMPANY LLC	11/16/2026	EAFD turnout gear	A.5.3410.0200	FIRE DEPT - EQUIP	2027000322	748.89
						Vendor 10767 - MES SERVICE COMPANY LLC Total:	**748.89**
Vendor: 10803 - NOCO ENERGY CORP.							
inv 010716	NOCO ENERGY CORP.	11/16/2026	used oil pick up	A.5.1640.0450	CENTRAL GARAGE - GASOLIN...		251.00
						Vendor 10803 - NOCO ENERGY CORP. Total:	**251.00**
Vendor: 10816 - NOVA HEALTHCARE ADMINISTRATORS INC.							
NOVA-081383	NOVA HEALTHCARE ADMINISTRATORS INC.	11/16/2026	Monthly Admin Fee of $4.50 a month per employee	A.5.9060.0805	HOSPITAL & MEDICAL INS - H...		94.50
NOVA-081383	NOVA HEALTHCARE ADMINISTRATORS INC.	11/16/2026	Monthly Admin Fee of $4.50 a month per employee	A.5.9060.0806	HOSPITAL & MEDICAL INS - H...		36.00
NOVA-081383	NOVA HEALTHCARE ADMINISTRATORS INC.	11/16/2026	Monthly Admin Fee of $4.50 a month per employee	F.5.9060.0805	HOSPITAL & MEDICAL INS - H...		9.00
NOVA-081383	NOVA HEALTHCARE ADMINISTRATORS INC.	11/16/2026	Monthly Admin Fee of $4.50 a month per employee	F.5.9060.0806	HOSPITAL & MEDICAL INS - H...		4.50
						Vendor 10816 - NOVA HEALTHCARE ADMINISTRATORS INC. Total:	**144.00**
Vendor: 10845 - NYS Department of Health							
inv clepltd 2026	NYS Department of Health	11/16/2026	annual laboratory fees	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		200.00
						Vendor 10845 - NYS Department of Health Total:	**200.00**
Vendor: 10855 - NYS LOCAL EMPLOYEE RETIREMENT SYSTEM							
40068 ERS - 2027 Annual Invo..	NYS LOCAL EMPLOYEE RETIREMENT SYSTEM	11/16/2026	ANNUAL PENSION PAYMENT	A.5.9010.0800	ST RETIREMENT - RETIREME...		252,010.07
40068 ERS - 2027 Annual Invo..	NYS LOCAL EMPLOYEE RETIREMENT SYSTEM	11/16/2026	WATER ANNUAL PENSION PAYMENT	F.5.9010.0800	ST RETIREMENT - RETIREME...		33,990.93

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
40068 PFRS - 2027 Annual In...	NYS LOCAL EMPLOYEE RETIREMENT SYSTEM	11/16/2026	2027 POLICE REGULAR PENSION CONTRIBUTIONS	A.5.9010.0801	ST RETIREMENT - POLICE RET...		682,057.00
					Vendor 10855 - NYS LOCAL EMPLOYEE RETIREMENT SYSTEM Total:		**968,058.00**
Vendor: 10860 - NYS URBAN & COMMUNITY FORESTRY COUNCIL							
inv 2026 workshop	NYS URBAN & COMMUNITY FORESTRY COUNCIL	11/16/2026	Jeff- DPW training	A.5.1490.0440	PUBLIC WORKS ADMIN - TRA...		30.00
					Vendor 10860 - NYS URBAN & COMMUNITY FORESTRY COUNCIL Total:		**30.00**
Vendor: 10864 - NYSEG							
1001-3627-483 10/1-10/31/...	NYSEG	11/16/2026	ST LTG R3 10/1-10/31/26	A.5.5182.0431	STREET LIGHTING - ELECTRIC		6,087.75
1001-3627-491 10/1-10/31/...	NYSEG	11/16/2026	ST LTG R2 10/1-10/31/26	A.5.5182.0431	STREET LIGHTING - ELECTRIC		1,032.50
1001-7910-034 9/25-10/23/...	NYSEG	11/16/2026	Glenridge Rd 9/25-10/23/26	F.5.1620.0431	BUILDINGS - ELECTRIC		25.97
					Vendor 10864 - NYSEG Total:		**7,146.22**
Vendor: 10895 - Paul P. Porter III							
ADA COORDINATOR DECEM...	Paul P. Porter III	11/16/2026	Quarterly Payment 12/1/26-2/28	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		325.00
					Vendor 10895 - Paul P. Porter III Total:		**325.00**
Vendor: 10974 - REBOY SUPPLY INC.							
2027000374A	REBOY SUPPLY INC.	11/16/2026	June 2026	A.5.1640.0420	CENTRAL GARAGE - MAINT &...	2027000374	258.00
					Vendor 10974 - REBOY SUPPLY INC. Total:		**258.00**
Vendor: 10976 - RED WING BRANDS OF AMERICA INC.							
inv 4926825005	RED WING BRANDS OF AMERICA INC.	11/16/2026	Jakubczak workboots	A.5.5110.0480	STREET MAINT - UNIFORMS		159.99
					Vendor 10976 - RED WING BRANDS OF AMERICA INC. Total:		**159.99**
Vendor: 10978 - REGIONAL INT. CORP.							
2027000361	REGIONAL INT. CORP.	11/16/2026	DPW #506 diagnostics and repairs	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		19,700.31
2027000361	REGIONAL INT. CORP.	11/16/2026	June 2026	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...	2027000361	103.64
					Vendor 10978 - REGIONAL INT. CORP. Total:		**19,803.95**
Vendor: 11008 - RUSERT EQUIPMENT LLC							
inv 11324	RUSERT EQUIPMENT LLC	11/16/2026	plow runner shoes	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		972.00
					Vendor 11008 - RUSERT EQUIPMENT LLC Total:		**972.00**
Vendor: 11022 - SAMMY'S CAR WASH INC							
2027000321-1026	SAMMY'S CAR WASH INC	11/16/2026	October 2026 car washes	A.5.3120.0460	POLICE DEPT - VEHICLE MAI...	2027000321	175.00
					Vendor 11022 - SAMMY'S CAR WASH INC Total:		**175.00**
Vendor: 11037 - Sealworks Inc							
inv INBUF/00564	Sealworks Inc	11/16/2026	DPW- road tack	A.5.5110.0420	STREET MAINT - ROAD MATE...		139.98
					Vendor 11037 - Sealworks Inc Total:		**139.98**
Vendor: 11052 - SEWING TECHNOLOGY UNIFORM							
52649	SEWING TECHNOLOGY UNIFORM	11/16/2026	RSR-HSP-D3-BK-BLACK-M *ODGREEN* Hsp D3 Battle Belt	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000219-R1	180.00

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
52649	SEWING TECHNOLOGY UNIFORM	11/16/2026	AE-HELAS200-HCOD3-* * HELMET	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...	2026000219-R1	941.67
INV 52649	SEWING TECHNOLOGY UNIFORM	11/16/2026	STL14307, helmet flashlight	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...		170.00
					Vendor 11052 - SEWING TECHNOLOGY UNIFORM Total:		**1,291.67**
Vendor: 11394 - The Law Office of Heather Giambra							
1087	The Law Office of Heather Giambra	11/16/2026	Legal Services 10/1-10/31/26	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		1,200.00
					Vendor 11394 - The Law Office of Heather Giambra Total:		**1,200.00**
Vendor: 11168 - TRI-COUNTY SUPPLY INC.							
inv 6838	TRI-COUNTY SUPPLY INC.	11/16/2026	DPW chain saws parts	A.5.8560.0200	SHADE TREES - EQUIP		266.98
					Vendor 11168 - TRI-COUNTY SUPPLY INC. Total:		**266.98**
Vendor: 11169 - TRI-COUNTY TOOL RENTAL & SALES							
2027000378A	TRI-COUNTY TOOL RENTAL & SALES	11/16/2026	Oct 2026	A.5.5110.0420	STREET MAINT - ROAD MATE...	2027000378	40.00
					Vendor 11169 - TRI-COUNTY TOOL RENTAL & SALES Total:		**40.00**
Vendor: 11175 - TROST FIRE EQUIPMENT							
112808/112807/112806/112...	TROST FIRE EQUIPMENT	11/16/2026	VEA building fire extinguisher inspections	A.5.1620.0420	BUILDINGS - MAINT & REPAI...		97.00
112808/112807/112806/112...	TROST FIRE EQUIPMENT	11/16/2026	VEA building fire extinguisher inspections	A.5.1640.0420	CENTRAL GARAGE - MAINT &...		374.00
112808/112807/112806/112...	TROST FIRE EQUIPMENT	11/16/2026	VEA building fire extinguisher inspections	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		247.00
					Vendor 11175 - TROST FIRE EQUIPMENT Total:		**718.00**
Vendor: 11221 - Vaspian							
INV-055678	Vaspian	11/16/2026	Services for November 2026 - Call Blocking	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		10.00
INV-055678	Vaspian	11/16/2026	Services for November 2026 - VEA	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		90.17
INV-055678	Vaspian	11/16/2026	Services for November 2026- DPW	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		103.08
INV-055678	Vaspian	11/16/2026	Services for November 2026 - EAPD	A.5.3120.0434	POLICE DEPT - TELEPHONE		193.04
INV-055678	Vaspian	11/16/2026	Services for November 2026 - EAFD	A.5.3410.0434	FIRE DEPT - TELEPHONE		155.11
					Vendor 11221 - Vaspian Total:		**551.40**
Vendor: 11246 - VSP MARKETING GRAPHIC GROUP							
inv 51268	VSP MARKETING GRAPHIC GROUP	11/16/2026	EAFD locker nameplates	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		157.00
					Vendor 11246 - VSP MARKETING GRAPHIC GROUP Total:		**157.00**
Vendor: 11248 - W.B. MASON CO. INC.							
265348516/265410825/CM5...	W.B. MASON CO. INC.	11/16/2026	Nov rent/water jugs/jug return	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		30.68

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
265348516/265410825/CM5...	W.B. MASON CO. INC.	11/16/2026	Nov rent/water jugs/jug return	A.5.3420.0420	POLICE & FIRE DISPATCH - M...		30.67
265481189	W.B. MASON CO. INC.	11/16/2026	Disp Chairs concept seating 3412 24/7 big & tall	A.5.3420.0200	POLICE & FIRE DISPATCH - E...	2027000346	3,376.32
					Vendor 11248 - W.B. MASON CO. INC. Total:		**3,437.67**
Vendor: 11357 - WM CORPORATE SERVICES INC.							
5304594-1342-9	WM CORPORATE SERVICES INC.	11/16/2026	Fireman's Field Pine St Dumpster October 2026	A.5.8160.0410	REFUSE & GARBAGE		127.18
5304595-1342-6	WM CORPORATE SERVICES INC.	11/16/2026	DPW Garage 400 Pine St Dumpster October 2026	A.5.8160.0410	REFUSE & GARBAGE		391.38
5304596-1342-4	WM CORPORATE SERVICES INC.	11/16/2026	Fire Hall 33 Center St Dumpster October 2026	A.5.8160.0410	REFUSE & GARBAGE		127.18
5304602-1342-0	WM CORPORATE SERVICES INC.	11/16/2026	Hamlin Park 166 S Grove St Dumpster October 2026	A.5.8160.0410	REFUSE & GARBAGE		190.77
					Vendor 11357 - WM CORPORATE SERVICES INC. Total:		**836.51**
					Grand Total:		**1,034,198.53**

Report Summary

Fund Summary

Fund	Expense Amount
A - GENERAL FUND	986,206.35
F - ENTERPRISE WATER	38,058.40
H - CAPITAL PROJECT	9,933.78
Grand Total:	**1,034,198.53**

Account Summary

Account Number	Account Name	Expense Amount
A.5.1325.0410	VILLAGE ADMIN - LEGAL...	116.27
A.5.1325.0434	VILLAGE ADMIN - TELEP...	100.17
A.5.1420.0410	VILLAGE ATTORNEY - C...	2,166.66
A.5.1420.0411	VILLAGE ATTORNEY - OT...	1,200.00
A.5.1480.0410	PUBINFO SVCS-PUB INFO..	1,989.03
A.5.1490.0434	PUBLIC WORKS ADMIN -...	103.08
A.5.1490.0440	PUBLIC WORKS ADMIN -...	30.00
A.5.1620.0420	BUILDINGS - MAINT & R...	481.87
A.5.1620.0432	BUILDINGS - GAS	18.42
A.5.1620.0470	BUILDINGS - DEPARTME...	42.66
A.5.1640.0420	CENTRAL GARAGE - MAI...	721.98
A.5.1640.0432	CENTRAL GARAGE - GAS	60.41
A.5.1640.0450	CENTRAL GARAGE - GAS...	251.00
A.5.1640.0460	CENTRAL GARAGE - VEH...	21,208.14
A.5.3120.0420	POLICE DEPT - MAINT. S...	30.68
A.5.3120.0434	POLICE DEPT - TELEPHO...	193.04
A.5.3120.0440	POLICE DEPT - TRAINING,..	1,540.87
A.5.3120.0460	POLICE DEPT - VEHICLE ...	175.00
A.5.3120.0470	POLICE DEPT - DEPTAL S...	1,291.67
A.5.3410.0200	FIRE DEPT - EQUIP	748.89
A.5.3410.0420	FIRE DEPT - DEPT SUPPLI...	1,849.02
A.5.3410.0432	FIRE DEPT - GAS	50.42
A.5.3410.0434	FIRE DEPT - TELEPHONE	155.11
A.5.3410.0460	FIRE DEPT - VEHICLE MA...	885.09
A.5.3420.0200	POLICE & FIRE DISPATCH...	3,376.32
A.5.3420.0420	POLICE & FIRE DISPATCH...	30.67
A.5.5110.0420	STREET MAINT - ROAD ...	2,239.19
A.5.5110.0480	STREET MAINT - UNIFO...	159.99
A.5.5182.0431	STREET LIGHTING - ELEC...	7,120.25
A.5.7140.0420	PLAYGROUNDS & REC C...	93.85
A.5.7140.0432	PLAYGROUNDS & REC C...	40.54
A.5.7550.0470	CELEBRATIONS - OPERAT...	995.00
A.5.8160.0410	REFUSE & GARBAGE	836.51

Account Summary

Account Number	Account Name	Expense Amount
A.5.8560.0200	SHADE TREES - EQUIP	266.98
A.5.8560.0430	SHADE TREES - TREE PU...	1,440.00
A.5.9010.0800	ST RETIREMENT - RETIR...	252,010.07
A.5.9010.0801	ST RETIREMENT - POLICE...	682,057.00
A.5.9060.0805	HOSPITAL & MEDICAL IN...	94.50
A.5.9060.0806	HOSPITAL & MEDICAL IN...	36.00
F.4.2140.0000	WATER SALES	339.57
F.5.1620.0431	BUILDINGS - ELECTRIC	25.97
F.5.1620.0432	BUILDINGS - GAS	22.43
F.5.8340.0470	TRANSFS & DIST - SUPPL...	3,666.00
F.5.9010.0800	ST RETIREMENT - RETIR...	33,990.93
F.5.9060.0805	HOSPITAL & MEDICAL IN...	9.00
F.5.9060.0806	HOSPITAL & MEDICAL IN...	4.50
H.5.3120.0017	POLICE DEPT WINDOWS...	9,933.78
	Grand Total:	**1,034,198.53**

Project Account Summary

Project Account Key	Expense Amount
None	1,034,198.53
Grand Total:	**1,034,198.53**

Authorization Signatures

******* Certificate of Financial Officer *******

I hereby certify that the attached Voucher Listing is complete and accurate to the best of my knowledge, and payment is hereby approved.

Signed: Date:

Return of Unpaid 2026-2027 Village Taxes

Trustee _____ offered the following resolution and moved for its adoption:

WHEREAS the Board of Trustees of the Village of East Aurora levied real property taxes against all assessable real property in the Village to meet local government requirements for the 2026-2027 fiscal year, and

WHEREAS the Village Clerk Treasurer of the Village of East Aurora has submitted a list of unpaid Village taxes for said year after servicing actions, and

WHEREAS the Village of East Aurora desires the Erie County Department of Real Property Tax Services to enforce the collection of delinquent Village taxes,

NOW THEREFORE BE IT RESOLVED that the attached list of delinquent real property taxes, representing Forty-six (46) parcels and totaling $77,664.50 without penalties ($86,984.06 with penalties), be submitted to the Erie County Department of Real Property Tax Services for relevy and subsequent reimbursement to the Village of East Aurora.

The foregoing resolution was seconded by Trustee _____ and unanimously carried.



County of Erie

MARK C. POLONCARZ
COUNTY EXECUTIVE

DEPARTMENT OF CENTRAL POLICE SERVICES
STOP-DWI

November 12, 2026

Honorable Luke E. Wochensky
Mayor, Village of East Aurora
585 Oakwood Avenue
East Aurora, New York 14052

Dear Mayor Wochensky:

Please receive the enclosed contract that will allow the Village of East Aurora to participate and receive funding through the Erie County STOP-DWI Program. The contract is for the term January 1, 2026 to December 31, 2026.

There are three Addenda to include with the contract, A, B, and C.

A - Police Enforcement Plan, - For signature by your Chief of Police.
B – Accord Insurance certificate including Liability and Workers Comp Insurance
Erie County included as an additional insured.
C - A Resolution or Motion from your Village Board agreeing to the contract.

If the Village is self-insured, a statement of self-insurance is also acceptable.

Kindly compile the addenda, sign the contract, and return to:

Jonathan Camacho, Director
Erie County STOP-DWI Office
45 Elm Street
Buffalo, New York 14203

Please feel free to contact me with any questions or assistance in completing the process.

Sincerely,

Jonathan Camacho
Cell: 716-936-2123
email: Jonathan.Camacho@erie.gov

Police & Court Contract
2026 STOP-DWI

THIS AGREEMENT, made and entered into as of the lst day of January, 2026, by and between the COUNTY OF ERIE, a municipal Corporation of the State of New York, with offices at 95 Franklin Street, Buffalo, New York, 14202, hereinafter referred to as the COUNTY, party of the first part, and the **VILLAGE OF EAST AURORA** a municipal corporation of the State of New York partly in Erie County, with offices at **585 Oakwood Avenue, East Aurora, New York 14052** hereinafter referred to as the MUNICIPALITY, party of the second part.

W I T N E S S E T H:

WHEREAS, the COUNTY, pursuant to the authority granted to it by Article 31 of the Vehicle and Traffic Law, has established a special traffic options program for driving while intoxicated (STOP-DWI) and has formulated a plan thereunder for the coordination of county, town, city and village efforts to reduce alcohol-related traffic injuries and fatalities, and

WHEREAS, the MUNICIPALITY, through its police agency, has made formal application to the Erie County STOP-DWI Coordinator for the funding of certain alcohol traffic safety law enforcement activities in Erie County during the period from January 1, 2026 to December 31, 2026, which application is attached hereto and made a part hereof as Appendix "A", and

WHEREAS, article 31 of the Vehicle and Traffic Law conveys to the County of Erie all fines associated with convictions on V&T Section 1192, Section 511(2)(a)(ii) and (iii) and Section 511(3)(i) provided that such cases are disposed within Erie County.

NOW, THEREFORE, IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES:

FIRST: During the term of this Agreement, the MUNICIPALITY, as an independent contractor, agrees to engage in the alcohol traffic safety law enforcement activities set forth in the annexed Appendix "A".

SECOND:

The MUNICIPALITY, through its police agency, agrees to compile information and render monthly reports, in a form acceptable to the County, to the Erie County STOP-DWI Coordinator with respect to:

(i) the MUNICIPALITY's law enforcement activities set forth in Appendix "A".

(ii) all alcohol-related traffic crashes investigated by the MUNICIPALITY's police agency.

(iii) the final court disposition of all cases involving alleged violation(s) of Section 1192, Section511(2)(a)(ii) or (iii) or Section 511(3)(i) of the Vehicle and Traffic Law commenced by the MUNICIPALITY's police agency in any court in Erie County.

THIRD The County agrees to reimburse the MUNICIPALITY overtime wages, excluding benefits, for officers authorized to perform extra effort Impaired Driving Patrols and Sobriety Checkpoints, Impaired Driving Enforcement Training, Victim Impact Panel Presentations, and related equipment subject to the provisions and guidelines of attached Appendix A, in a sum not to exceed the amount annually approved.

FOURTH: In the event the Erie County STOP-DWI Program, as approved by the Commissioner of the New York State Department of Motor Vehicles, is terminated before the

COUNTY has paid to the MUNICIPALITY all of the sums otherwise payable under the terms of this Agreement, the provisions of Section 1197(9) of the Vehicle and Traffic Law with respect to program cessation shall govern for purposes of determining the availability of such sums for payment to the MUNICIPALITY.

FIFTH: The MUNICIPALITY shall not assign, transfer, convey, sublet or otherwise dispose of this Agreement or of any rights, title or interest herein, nor of the power to execute the same or any extension hereof to any other person or corporation without the previous consent in writing of the COUNTY.

SIXTH: The MUNICIPALITY agrees to comply with all applicable laws of the State of New York, the United States and the County of Erie, including laws against discrimination, and with all rules and regulations of pertinent authorities having jurisdiction.

SEVENTH: The MUNICIPALITY shall be fully accountable for its performance under this Agreement and agrees for itself and its officers to answer under oath all questions relevant to the performance thereof and to any transactions, act or omission in connection therewith if called before any Judicial, County, State or Federal agency empowered to investigate the Agreement or its performance.

EIGHTH: The MUNICIPALITY agrees to furnish verified accounts of its disbursements hereunder, with certified or verified invoices thereto attached at such times and in such form and detail as may be required by the Erie County Comptroller, who may at her option audit the pertinent books and records of the MUNICIPALITY, and a final account within thirty (30) days after the termination of this Agreement.

NINTH: The MUNICIPALITY agrees to defend, hold harmless and indemnify the COUNTY against any and all liability, claims, demands, suits and judgments arising out of the performance of the MUNICIPALITY's obligations under this Agreement. The MUNICIPALITY further agrees to maintain insurance coverage(s) during the term of this Agreement and to submit certificates of insurance in accordance with Vendor Classification C - "Professional Services"

appearing on Appendix "B" annexed hereto. For purposes of this Agreement, the County must be included as an additional named insured on the Municipality's insurance policies. For purposes of this Agreement, the MUNICIPALITY need not provide proof of professional liability insurance coverage. At the request of the MUNICIPALITY and with the consent of the Erie County Attorney, the Erie County STOP-DWI Coordinator may waive the excess and/or umbrella liability insurance coverage(s), or reduce the amount(s) thereof, otherwise required under this paragraph. In lieu of proof of insurance coverage, the MUNICIPALITY may furnish evidence of a self-insurance plan acceptable to the Erie County Attorney.

TENTH: Consistent with the MUNICIPALITY's status as an independent contractor, the COUNTY shall not be responsible for Worker's Compensation benefits, Social Security coverage or unemployment insurance benefits with respect to the MUNICIPALITY.

ELEVENTH: This Agreement, or any renewal thereof, may be terminated by either party upon at least thirty (30) days prior notice. Such notice shall be provided in writing to the chief executive officer of the other party at the address appearing on the first page of this Agreement.

TWELFTH: Provided that the MUNICIPALITY shall have made formal application for the continued funding of its alcohol traffic safety law enforcement activities, this Agreement may be renewed for such additional twelve (12) month terms as may be mutually agreed upon by the parties through their respective legislative bodies.

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
COUNTY OF ERIE) SS:

On the _____ day of _____, in the year 2026, before me, the undersigned, personally appeared_____, Erie County Executive/_____, Deputy County Executive, personally known to me or proved 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 she/he executed the same in her/his capacity, and that by her/his signature on the instrument, the entity or individual upon behalf of which the individual acted, executed the instrument.

_____

NOTARY PUBLIC

STATE OF NEW YORK:
COUNTY OF ERIE:

On this _____ day of _____, 2026 , before me personally came **Luke E. Wochensky** to me personally known, who, being by me duly sworn, did depose and say that he resides in **VILLAGE OF EAST AURORA,** County of Erie and State of New York; that he is the Mayor of the **VILLAGE OF EAST AURORA,** the corporation described in, and which executed the within instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal and was so affixed by order of the governing body thereof and that signed name thereto by like order.

_____

Notary Public

This agreement is executed by the COUNTY pursuant to a resolution adopted by the Legislature of the County of Erie at its meeting held on December 4, 2025 and by the MUNICIPALITY pursuant to a resolution of its governing body adopted at a meeting of said governing body held on _____, a certified copy of the MUNICIPALITY'S resolution being annexed hereto as Appendix "C".

Village of East Aurora

By: _____

Luke E. Wochensky, Mayor

County of Erie

By: _____

Mark C. Poloncarz/Lisa Chimera
County Executive/Deputy

APPROVED AS TO CONTENT:

By: _____Signed Electronically_____
Brian Ross, Commissioner
Erie County Central Police Services

_____
Jonathan Camacho
STOP-DWI Coordinator

APPROVED AS TO FORM:

By: _____Signed Electronically_____
Greg Kammer
Assistant County Attorney

Document No. _____

Date: _____

MODIFY 2026/2027 BUDGET November 16, 2026

Trustee _____, offered the following resolution and moved for its adoption:

BE IT RESOLVED, the Clerk–Treasurer is hereby authorized to modify the 2026/2027 Budget in the following manner:

Revenue – Appropriated Fund balance - $ 224,438.00
Expenditures – Playground & Rec - Maint & Repairs- A.5.7140.0420- $15,000
Hamlin Park Aeration
Expenditures – Police & Fire Dispatch- Equip- A.5.3420.0200- $8,050.00
Police Department Copy Machines
Expenditures – Police & Fire Dispatch- Equip- A.5.3420.0200- $4,000.00
Police Prisoner Door
Expenditures – Central Garage- Maint & Repairs- A.5.1640.0420- $20,000.00
DPW Vehicle Maintenance
Expenditures – Police Dept- Salaries & Wages- A.5.3120.0110- $3,820.00
Police Clerk Wages
Expenditures – Police Dept- Overtime- A.5.3120.0140- $30,000.00
Police Overtime
Expenditures – Public Works Admin- Salaries & Wages- A.5.1490.0110- $10,000.00
Superintendent Raise
Expenditures – Engineering Svcs- Engineering Svcs- A.5.1440.0410- $21,568.00
Engineer Projects and Studies
Expenditures – Refuse & Garbage- A.5.8160.0410- $40,000.00
Garbage Contract
Expenditures – Buildings- Maint & Repairs- A.5.1620.0420- $25,000.00
Police Station Front Steps
Expenditures – Transfers to Reserves- Highway Dept- A.5.9501.0900- $40,000.00
DPW Reserves
Expenditures – Playground & Rec Ctrs- Maint & Repairs - A.5.7140.0420- $7,000.00
Tree Planting Study

The following resolution was seconded by Trustee _____ and unanimously approved

Resolution for NYCOM Members on Dignity

WHEREAS, the Village of East Aurora recognizes that disagreement is an essential part of local government and that healthy debate allows communities to consider different perspectives and work toward effective solutions; and

WHEREAS, the growing divisiveness of public discourse is increasingly being felt at the local level, affecting relationships among elected and appointed officials, municipal employees and residents, eroding trust, and making the collaborative work of governing more difficult; and

WHEREAS, personal attacks, ridicule and contempt in public communication — whether during a governing body meeting, public hearing, community interaction or online — can deepen division and make it harder to conduct the public's business; and

WHEREAS, dignity is the foundation of constructive engagement, allowing people who disagree to recognize the value of the person on the other side and continue working toward shared solutions; and

WHEREAS, local officials have a unique opportunity and responsibility to model civility, professionalism, and respect while serving every resident of their community;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of East Aurora affirms dignity as a fundamental principle for fostering constructive engagement in civic, professional, and community spaces;

BE IT FURTHER RESOLVED, that the Village Board of Trustees recognizes the Dignity Index as a valuable framework and resource for understanding and improving the quality of public discourse and encourages its use in promoting constructive engagement; and

BE IT FURTHER RESOLVED, that the Village Board of Trustees affirms its commitment to fostering dignity, civility and productive dialogue in its meetings, communications and interactions with residents, municipal employees, fellow officials and others who engage with the municipality; and

BE IT FURTHER RESOLVED, that all those who participate in meetings, hearings and other interactions with the Village of East Aurora are encouraged to conduct themselves in a manner that reflects these same principles.

ADOPTED THIS _____ DAY OF _____, 2026, BY THE BOARD OF TRUSTEES OF THE VILLAGE OF EAST AURORA.

SIGNED: _____

TOWN OF AURORA

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

MEMO

TO: Mayor Wochensky and Village Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: November 10, 2026

The Building Department has accepted a Special Use Permit application to construct an Accessory Dwelling Unit at 333 Spring St from Patricia Bore. The proposed construction meets the ADU code requirements for the Single-Family Residential District.

Village Code section 285-52.3B allows for the Village Board to refer the SUP to the Planning Commission for a review and recommendation. After the recommendation, the Village Board shall hold a public hearing per Village Code section 285-50.2A(1). The Village Board will then have to make a SEQR determination, as this application is an Unlisted Action, prior to rendering a decision.

General Municipal Law 239-m requires the application be referred to the Erie County Department of Environment and Planning due to proximity to a County road (South St).

liz

VILLAGE OF EAST AURORA

585 Oakwood Ave, East Aurora, New York 14052
716-652-8000
In conjunction with
Town of Aurora Building Department
575 Oakwood Ave, East Aurora, NY 14052
716-652-7591

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT Accessory Dwelling Unit SBL#. 175.12-2-32
LOCATION 333 Spring Street ZONING DISTRICT SFR

The applicant agrees to reimburse the Village for any additional fees required for review by consultants hired by the Village.

APPLICANT NAME Patricia Burr
ADDRESS 333 Spring Street, East Aurora NY 14052
TELEPHONE 716-491-4625 E-MAIL patti.burr@gmail.com
SIGNATURE Patricia Burr

OWNER NAME Same as applicant
ADDRESS
TELEPHONE E-MAIL
SIGNATURE

DEVELOPER NAME Michael Pickering
ADDRESS
TELEPHONE 716-713-2490 E-MAIL Acraft7@gmail.com
SIGNATURE

Request is for: ( ) Restaurant, Indoor Dining and/or ( ) Restaurant, Outdoor Dining
( ) Gas Station ( ) Car Wash (X) Other Accessory Dwelling Unit
( ) Outdoor music or other noise impact; if yes please include a quick summation of request:

Days and hours of operation (indoor) N/A

Are premises handicap accessible? ( )Yes ( ) No If not, premises must be made ADA compliant,
If yes, contact building department at 716-652-7591
Will there be any renovations ( )Yes (X)No

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Cover Letter to Village Board, Supporting Documents and SEQR as required in §285-52.2
- Complete file of submittal package (cover letter, application, SEQR and supporting documentation) in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD-ROM
- Application fee $25.00, Permit fee $25.00 and Public Hearing fee $100.00 – Total $150 at time of application.
- 8 copies of complete submittal package (cover letter, application, SEQR and supporting documentation) sent to or dropped off at the Village Clerk's Office at 585 Oakwood Avenue East Aurora, NY 14052.

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:
Construction of Accessory Dwelling Unit

Project Location (describe, and attach a location map):
333 Spring Street, East Aurora NY 14052

Brief Description of Proposed Action:
Construction of 664sq6. 24x6 wood frame addition

Name of Applicant or Sponsor:
Patricia Duve

Telephone: 716-491-4625

E-Mail: pati.duve@gmail.com

Address:
333 Spring St

City/PO:
East Aurora

State:
NY

Zip Code:
14052

	NO	YES
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.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3. a. Total acreage of the site of the proposed action? .37 acres
   b. Total acreage to be physically disturbed? .028 acres = square feet
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .37 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:			
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

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plain?	☒	☐
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?	☒	☐
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: Patricia Bruce Date: 11/16/2016

Signature: Patricia Bruce Title: homeowner

PRINT FORM

Patricia Bure
333 Spring Street
East Aurora, NY 14052
716-491-4625
Patti.bure@gmail.com
11/06/2026

To the Village Board of Trustees
Village of East Aurora
585 Main Street
East Aurora, NY 14052

Subject: Application for Special Use Permit – Accessory Dwelling Unit (ADU) at 333 Spring Street.

Dear Mayor and Members of the Village Board,

I am writing to respectfully submit the enclosed application for a Special Use Permit to construct/maintain an Accessory Dwelling Unit (ADU) at my property located at 333 Spring Street in the village of East Aurora New York.

As a resident and homeowner in East Aurora, I value the unique architectural character, walkability, and tight-knit nature of our village. This proposal is designed to be modest, compliant, and respectful of our neighborhood fabric while addressing practical housing needs:

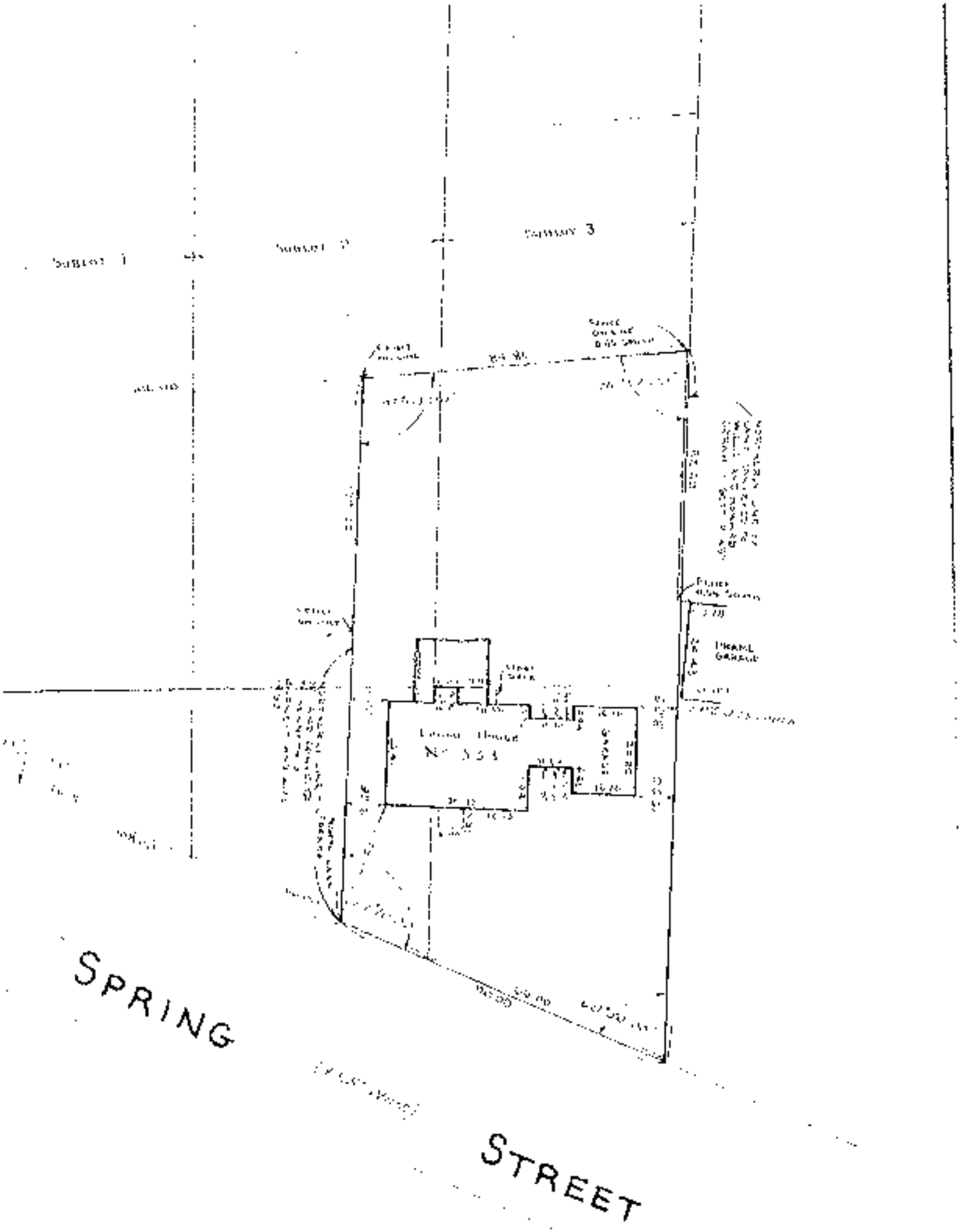
- **Scope and Size:** The proposed ADU is limited to a single bedroom and features its own kitchen and bath facilities, strictly adhering to the village's one-bedroom and single-parcel limits.
- **Design & Bulk Compliance:** The structure/unit is designed to harmonize with the aesthetic of the primary single-family residence and strictly complies with the village's residential bulk and height guidelines (maximum 20-foot height for accessory dwellings, with required side and rear setbacks met).

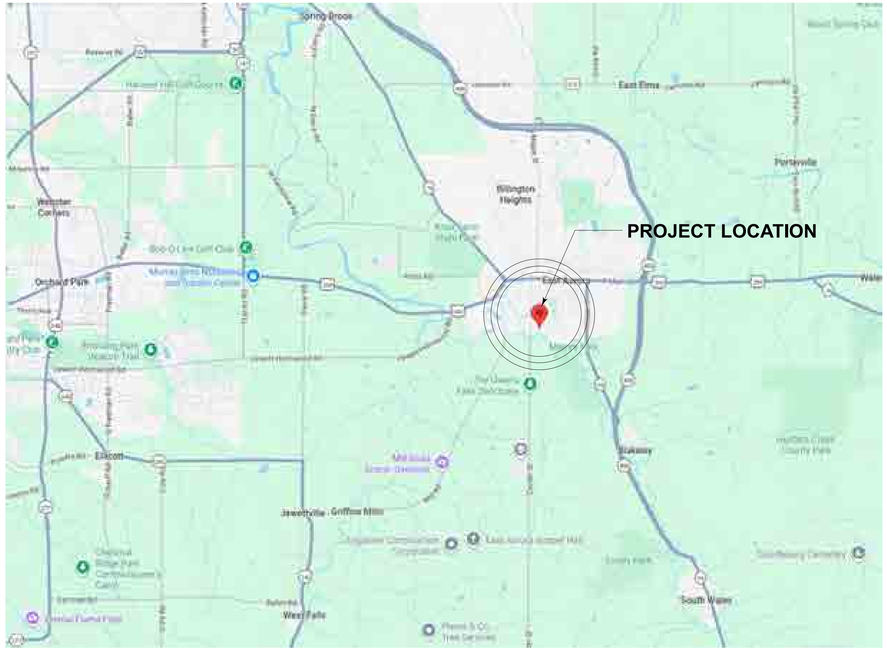
- **Owner Occupancy:** I currently reside on the property as my primary residence and will maintain permanent owner-occupancy in accordance with Village Code requirements and notarized affidavit guidelines.
- **Neighborhood Integration:** The layout preserves generous open space in the rear yard (maintaining well under the maximum coverage limits) and ensures no negative impacts on neighboring privacy, drainage, or off-street parking.

I welcome the opportunity to discuss the project with the Board, answer any questions during the public hearing, and review the plans with the Building and Planning Department (716) 652-7591. Thank you for your time, volunteer service, and consideration of this request.

Sincerely,

Patricia Bure
Property Owner


SPRING
STREET



3 LOCATION PLAN

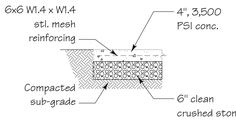




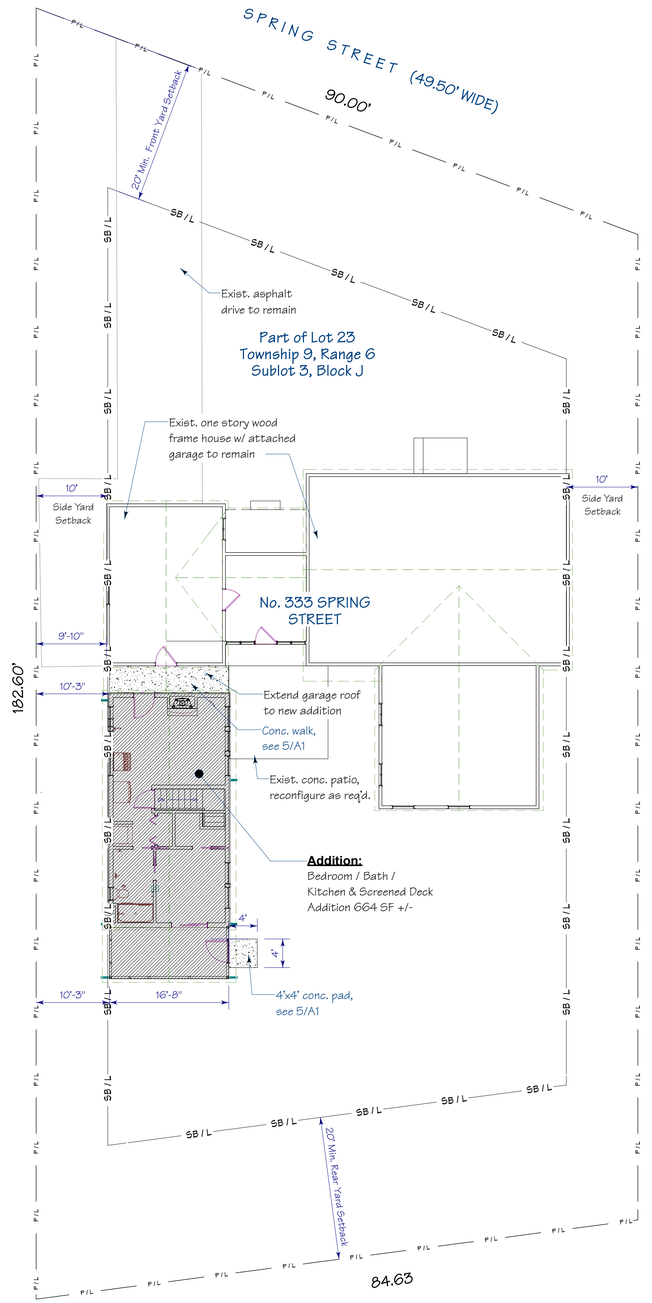
4 INTERIOR PERSPECTIVES
N.T.S.



2 OVERALL PERSPECTIVE



5 CONCRETE WALK DETAIL
1/2" = 1'-0"



1 SITE PLAN
1" = 10'-0"

LIST OF DRAWINGS

A-1	GENERAL NOTES, SITE PLAN, PERSPECTIVES & LOCATION PLAN
A-2	FLOOR PLANS, FRAMING & ELECTRICAL PLANS, PERSEPCTIVES, SCHEDULES & NOTES
A-3	BUILDING ELEVATIONS & SECTIONS, TYP. WALL SECTION, DETAILS & PERSPECTIVES

GENERAL NOTES

I. PRE-CONSTRUCTION:

A. Applicable code requirements may vary along with construction standards and techniques. This house to be built in accordance with the 2020 NYS Residential Code (2018 International Residential Code). These drawings have been prepared to guide in the construction of a one story wood frame residence with a crawl space by personnel sufficiently qualified to read and interpret this design. All building trades shall be knowledgeable of codes, standards and regionally accepted construction practices. Construction of the structure depicted by this design should not be attempted by untrained personnel.
B. This site plan was generated with a site plan provided by the client.
C. Verify all setbacks and grade elevations with building inspector and licensed land surveyor before beginning any work.
D. Contractor to verify all dimensions and conditions prior to construction. Written dimensions have precedence over scaled dimensions. Contractor is responsible to check the plans and is to notify the Architect of any discrepancies or omissions prior to the start of construction. No modifications can be made without approval of the Architect. Do not scale the drawings.
E. These notes are intended to set minimum standards. Contractor's written specifications and/or Agreement between Owner/Contractor may exceed these standards.
F. The Contractor shall provide all necessary temporary support for walls, floors, ceilings and roofs during construction.
G. Unless provided for by previous agreement, the Architect will NOT provide construction progress review and/or job supervision.
H. All work shall be in strict compliance with the following:
1. 2018 International Residential Code
2. ACI Code, AISC Code
3. Generally accepted trades and industry standards
I. The Contractor is to obtain necessary permits for construction and is to abide by regulations for inspection of foundations, framing, plumbing, sewer, electrical and other parts of construction as mandated by local ordinances.

II. CLIMATIC, GEOGRAPHIC & DESIGN LOAD CRITERIA:

A. Floors- 40 P.S.F. live load + 10 P.S.F. dead load. Roof - 50 P.S.F. live load & 10 P.S.F. dead load.
B. Maximum allowable soil pressure = 2,500 P.S.F. (assumed).
C. Ground Snow Load - 50 P.S.F., per 2025 RCNYS Figure R301.2(4)
D. Nominal design wind speed = 90 MPH +/- (110 V ult), per 2025 RCNYS R301.21.3. and Table R301.2.1.3.
E. Seismic Design Category - B.
F. Weathering - Severe, per 2025 RCNYS Figure R301.2(1).
G. Frost Line - 42" below grade
H. Termite - slight to moderate
I. Winter Design Temperature - 2 (14A)

III. CONCRETE:

A. All concrete shall conform with ACI 318 or ASTM C 1157.
B. Exterior concrete shall be 3,500 P.S.I. concrete.
C. Contractor to be responsible for size, location & installation of required steel reinforcing in footings
D. Footing sizes shown are only typical. Footings to be sized for stated soil pressures & consistent compaction whichever is more restrictive.
E. Contractor to verify footings with local frost requirements or existing soil conditions whichever is more restrictive.
F. Place and cure as per ACI Code.
G. All foundations & footings shall rest on native soils with a minimum soil bearing capacity of 2,500 psf.
H. Provide termite protection as required by local codes.

IV. STRUCTURAL STEEL:

A. All structural steel shall conform with ASTM specification A-36.
B. Unless otherwise noted, provide a 2x plate bolted to the top flange of all steel beams with 3/8" diameter bolts staggered at 2'-0" O.C. Rigidly fasten all connecting rafters & joists as approved by governing codes.

V. CARPENTRY:

A. Unless otherwise noted, minimum framing lumber shall be Douglas Fir Larch #2 or better grade. Beams, headers & floor joists shall have a minimum allowable bending stress of 1,200 P.S.I. All headers shall be free from splits, checks and shakes.
B. Unless otherwise noted provide:
1. Double header joist & trimmers at all floor openings,
2. Double all joists under parallel partitions,
3. (2) 2 x 6 headers w/ 1/2" plywood spacers between for all exterior openings & those in load bearing walls,
4. Install one row of 1 x 3 cross bridging or metal bridging per joist span exceeding 8' in length,
5. Floor construction shall be 3/4" CDX plywood, tongue & groove.
C. Provide solid blocking between joists and rafters at bearing walls. Install cross bridging at midpoint of all floor joists. Install solid blocking bearing below at all concentrated load points such as posts, columns, header support bearing studs.
D. All joists shall have a minimum of 2 inch bearing on supports.
E. Built up beams and headers shall be glued and nailed with minimum 3 rows 16d nails at 12" O.C.
F. Steel flitch plates shall be bolted through their wood members with 3/4 inch diameter high strength bolts, nuts, washers at 2 foot spacing top and bottom in two staggered rows.
G. GLULAM and MICRO-LAM members shall be Para-Lam (P.S.L) beams and shall be installed according to the manufacturer's requirements including nailing, bracing and end bearing, etc.
H. Cutting or notching of joists, rafters, studs and other structural members shall conform to the 2015 International Residential Code and shall NOT compromise structural integrity.
I. Provide framing members of sizes and on spacing shown, and frame opening as shown, or if not shown, comply with recommendations of "Manual for House Framing" (N.F.P.A.). Do not splice structural members between supports.
J. Anchor and nail as necessary and to comply with "Recommended Nailing Schedule" of "Manual for House Framing" and "National Design Specifications for Wood Construction" published by N.F.P.A.
K. Fasteners and Anchorage's: Provide size, type, material and finish as indicated and as recommended House Framing" and "National Design Specifications for Wood Construction" published by N.F.P.A.
L. Fasteners and Anchorage's: Provide size, type, material and finish as indicated and as recommended by applicable Federal Specifications for nails, staples, screws, bolts, nuts, washers and anchoring devices. Provide metal hangers and framing anchors of the size and type recommended by the manufacturer for each use including recommended nails.
M. Arrange studs so that wide face of the stud is perpendicular to direction of wall or partition and narrow face is parallel. Provide single bottom plate and double top plate using 2" thick members with widths equaling that of the studs; except single top plate may be used for non-load bearing partitions. Nail or anchor plates to supporting construction.
N. Roof & floor truss layout where shown is schematic only. Truss design, including spacing, shall be determined by truss manufacturer / Engineer.
O. Special connectors as indicated at cantilevered joists and at roof trusses/joists are to be "Simpson Strong Tie" anchors or approved equal.
P. Contractor to provide fire blocking in concealed spaces every 10' horiz. and vert., at horiz. and vert. intersections such as soffits, drop and cove ceilings and at concealed space under stairs at top and bottom of stringers.
Q. Contractor to provide draft stopping in concealed spaces between useable spaces so that the area of the concealed space does not exceed 1,000 S.F. Draft stopping shall also be installed in suspended ceilings under floor framing.

VI. ENERGY:

A. All exposed insulation is to have a flame speed rating of less than 25 and smoke density rating of less than 450.
B. Exterior joints, penetrations and openings in the structure shall be caulked, gasketed, weather stripped or otherwise positively sealed to as per manufacturer's instructions to prevent wind and moisture from entry. (Exterior doors, windows, utilities, framing joists between walls and floors and foundations). Install window sill pans as per window or air barrier manufacturer recommendations.
C. The maximum infiltration rate of doors and windows shall not be greater than .50 CFM and .37 CFM respectively.
D. An air infiltration barrier is required behind ventilated or loose fitting siding. Installation details shall produce a shedding effect for moisture.
E. Insulate all floor space above unconditioned areas (R-30). Insulate building envelope as required by details.
F. All insulation materials that could absorb moisture must have a vapor barrier on the warm winter side.
G. Heat ducts shall be insulated and sealed if installed in unconditioned space.
H. Provide insulation at foundation walls as indicated on the drawings.
I. Provide a natural gas-fired, sealed-combustion, direct-vent furnace, minimum 95% AFUE. Provide a balanced whole-house mechanical ventilation system utilizing a heat recovery ventilator (HRV), complete with outdoor-air intake, exhaust termination, ductwork, dampers and controls with manual override. Size ventilation airflow in accordance with 2025 RCNYS Section M1505.4.3. Coordinate any connection to the furnace ductwork and blower controls with the equipment manufacturer's instructions to maintain required ventilation independently of a heating demand. Comply with 2025 ECCCNYS Sections R403.6.2 and R403.6.3, including airflow testing and reporting

VII. MISCELLANEOUS:

A. Provide lighting at all stairways and hallways and in each habitable space as per local governing codes and regulations.
B. Provide & install interconnected smoke detectors in all bedrooms and on each floor (including basement) as per local governing codes and regulations. Smoke detectors to be hard-wired.
C. Contractor to install CO2 detectors as per local governing codes and regulations.
D. The mechanical system is an existing boiler with baseboard heating system and shall be relocated / installed by the contractor as per local governing codes and regulations.
E. Contractor to install all electrical outlets, switches and equipment as per local governing codes and regulations.
F. Contractor to install all plumbing lines and equipment as per local governing codes and regulations.
G. Install roof and soffit ventilation equal to 1% of attic floor area minimum.
H. Exterior flashing to be correctly installed at all connections between roofs, walls, fireplace & projections or penetrations as required by good common construction practices.
I. Install rain gutters and downspouts as per local codes.
J. Grade site to drain away from the foundation and / or building.
K. Install door sill guards during construction on all exterior doors.

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Registered through 1/31/26
Drawings conveyed for acquisition of building permit shall be signed, sealed & dated

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8689 Nottingham Terrace Williamsville, New York 14221
hkguenther@premierpresentations.com -
www.premierpresentations.com / PH. 716-572-2754
Member of The American Institute of Architects

REVISIONS:

NO.	DESCRIPTION	DATE
-	-	-

ISSUE DATE: 10-27-26

JOB NO. 2026-08

Bure Addition
333 Spring Street
East Aurora, NY 14052

GENERAL NOTES, SITE PLAN, PERSPECTIVES & LOCATION PLAN

Drawn By: HKG
Checked By: HKG

SHEET NO.
A1

DOOR SCHEDULE

NUMBER	QTY	LABEL	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	MANUFACTURER	COMMENTS
D01	1	2668	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P08	2"X6"X35" (2)	1 3/8"		
D02	1	FWH3168R	3068 R EX	36"	79 1/2"	37"X81 1/2"	EXT. HINGED- 944 TRADITIONAL	2"X6"X40" (3)	1 3/4"	ANDERSEN	
D03	1	4068	4068 L/R	48"	80"	50"X82 1/2"	4 DR. BIFOLD-DOOR P08	2"X9"X53" (2)	1 3/8"		
D05	1	FWG5068L	4116B R EX	59 1/4"	79 1/2"	60 3/4"X82 1/2"	EXT. SLIDER-GLASS PANEL	2"X9"X63 3/4" (2)	1 3/4"		
D06	1	2068	2068 R	24"	80"	49 1/4"X82 1/2"	POCKET-DOOR P08	2"X9"X52 1/4" (2)	1 3/8"		
D07	2	2668	2668 L	30"	80"	61 1/4"X82 1/2"	POCKET-DOOR P08	2"X6"X64 1/4" (2)	1 3/8"		

WINDOW SCHEDULE - ANDERSEN WHITE EXTERIOR & INTERIOR / LOW-E4 GLASS / W/ SCREENS

NUMBER	QTY	FLOOR	LABEL	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	MANUFACTURER	COMMENTS
W01	1	1	TW18210	21 5/8"	3'1"	22 1/8"X3'1 1/2"	DOUBLE HUNG	2"X8"X25 1/8" (3)	ANDERSEN	
W02	1	1	TW2832	33 5/8"	4'0"	34 1/8"X4'0 1/2"	DOUBLE HUNG	2"X8"X3'1 1/8" (3)	ANDERSEN	
W03	3	1	TW28310/TWT2815	33 5/8"	10 3/8"	34 1/8"X10 7/8"	MULLED UNIT-LH/RHL	2"X8"X3'1 1/8" (3)	ANDERSEN	
W05	2	1	TW21021 0	35 5/8"	3'1"	36 1/8"X3'1 1/2"	DOUBLE HUNG	2"X8"X3'4 1/8" (3)	ANDERSEN	
W06	3	1	TWT2810	33 5/8"	12"	34 1/8"X12 1/2"	FIXED GLASS	2"X8"X3'1 1/8" (3)	ANDERSEN	

1. Contractor may substitute windows and doors of equal size, color & type only.
2. All glass in doors to be insulated low "E4" unless otherwise specified.
3. Door color to be white w/ standard hardware unless directed otherwise by owner.
4. Provide standard screens for all doors and windows.
5. Head height to be 6'-8" for single openings, unless otherwise specified.
6. Field verify all opening sizes before ordering windows & notify architect of any changes.
7. Windows and doors shall be weather-stripped.
8. Egress windows shall provide a minimum 5 SF (grade level) and 5.7 SF (above grade level) clear opening with a minimum width of 20" inches and minimum height of 24". The maximum floor to sill height shall be no higher than 42 inches.
9. Provide extension jambs as required.
10. Any substituted windows must meet with the requirements of Section R310.1 of the Residential Code of NY State.

ALLOWABLE NOTCHING & BORING FOR JOISTS

Joist Size (Spruce-Pine-Fir #2)	Notching		Boring	
	Top	Bottom (1)	Max. Ø to near face	Min. Ø to near face
2 x 6	1 3/8"	3/8"	2 3/8"	3 1/8"
2 x 8	1 7/8"	1 1/4"	2 3/8"	3 5/8"
2 x 10	2 3/8"	1 1/2"	3"	3 7/8"
2 x 12	2 7/8"	1 7/8"	3 3/8"	4 3/8"

Notches shall not exceed 1/6 the depth of the member.
Notches shall not be located in middle 1/3 of member.
Hole diameter shall not exceed 1/3 the depth of the member.
Holes shall not be closer than 2" to the top or bottom of the member.
Holes shall not be closer than 2" to notches or other holes.

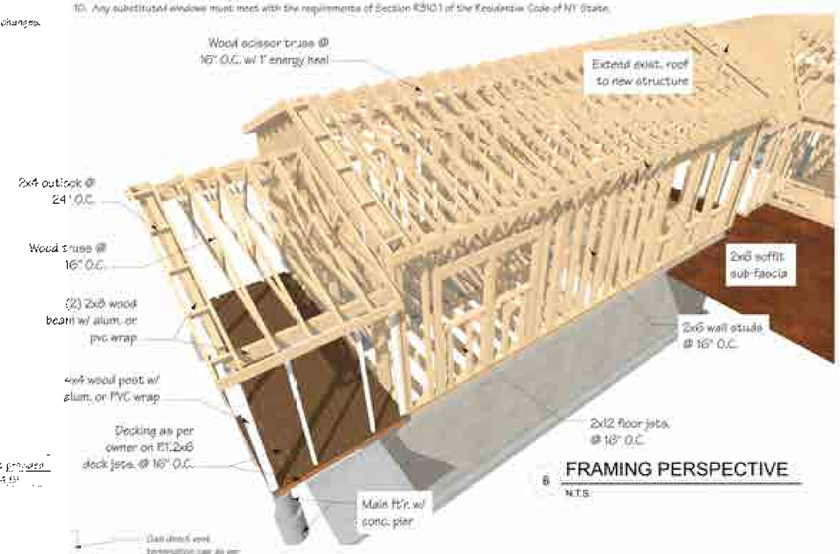
ALLOWABLE NOTCHING & BORING FOR STUDS

Stud Size	2 x 4	3 x 4	2 x 6
Bearing Walls (1) "Load Bearing"			
Notching	1"	1 3/8"	1 3/8"
Boring	1 3/8"	2 3/8"	2 3/16"
Boring (2 doubled combustible studs)	2	2	3 1/4"
Non-bearing Walls			
Notching	1 3/8"	2 3/8"	2 3/16"
Boring	2	2	3 1/4"

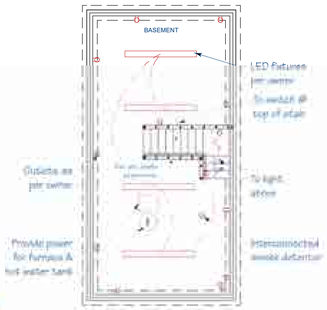
Holes shall not be closer than 5/8" to the edge of the member.

GLASS & VENT REQUIREMENTS FOR HABITABLE SPACE

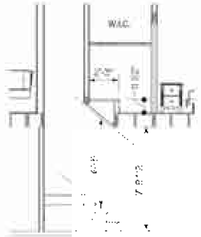
Room	Sq. ft. of room	10 sqft. req'd.	Glass provided	Vent req'd.	Vent provided
Bedroom	98 sqft	7.85 sqft	9.75 sqft	3.90 sqft	12.94 sqft



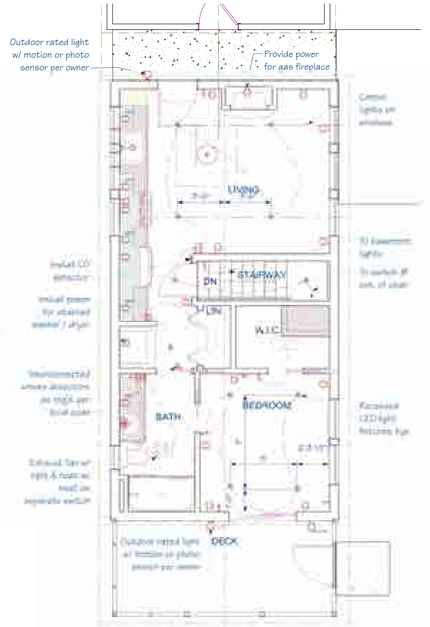
6 FRAMING PERSPECTIVE
N.T.S.



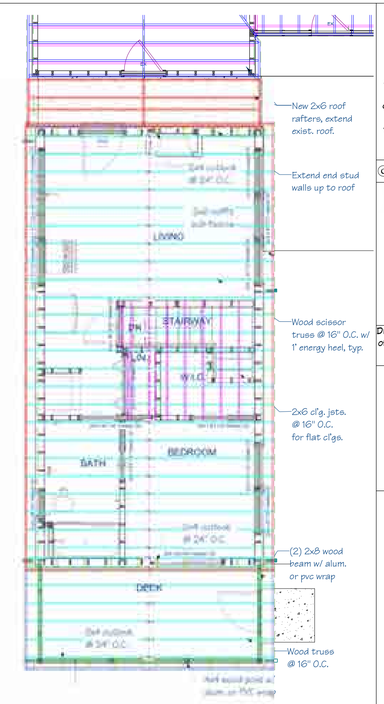
4 ELECTRICAL FLR. PLAN
1/8" = 1'-0"
Note: Provide smoke & CO detectors as per local Authority Having Jurisdiction (AHJ)



9 PARTIAL STAIR SECTION
3/16" = 1'-0"



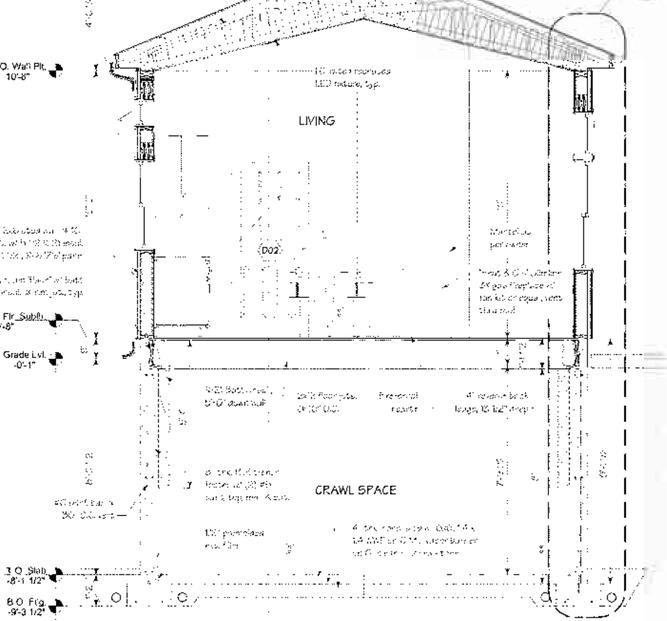
4 ELECTRICAL FLOOR PLAN
3/16" = 1'-0"
Note: Provide smoke & CO detectors as per local Authority Having Jurisdiction (AHJ)



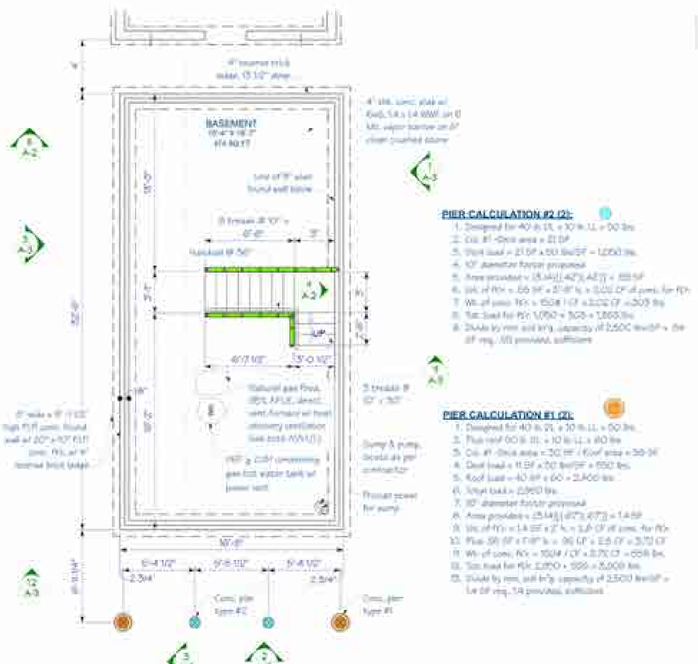
5 CEILING / ROOF FRAMING PLAN
3/16" = 1'-0"

New 2x4 exterior stud wall w/ vinyl siding to match existing
New 2x6 exterior stud wall w/ vinyl siding to match existing
Exist. 2x4 exterior stud wall w/ vinyl siding
New 2x4 interior stud wall
New 2x6 interior stud wall
New 2x6 half height interior stub wall
New 2x4 interior stub wall, GWB one side

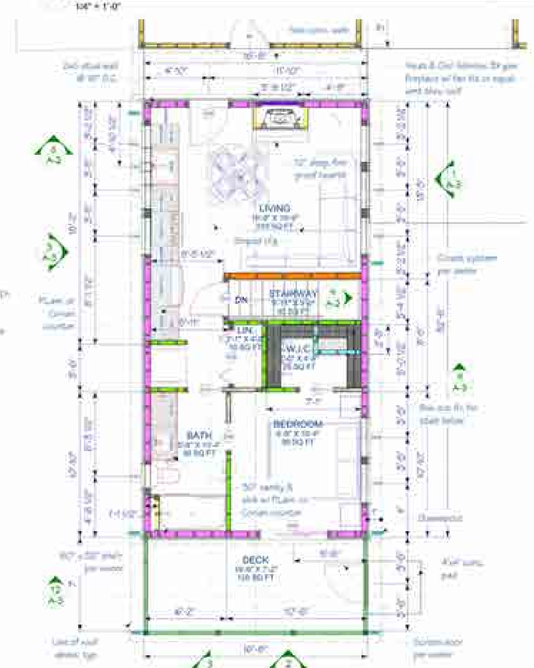
7 WALL LEGEND
1/4" = 1'-0"



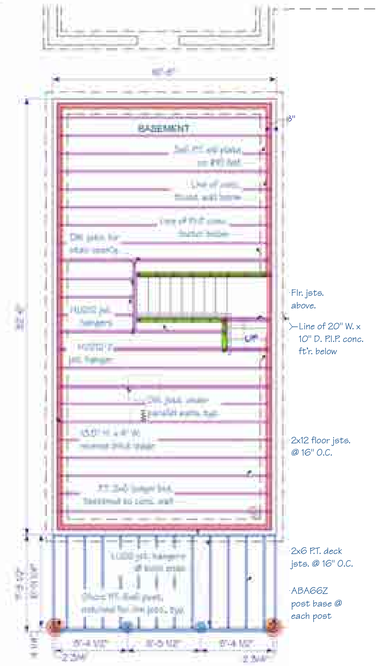
8 BUILDING SECTION 1
3/8" = 1'-0"



1 PARTIAL FOUNDATION FLOOR PLAN
3/16" = 1'-0"



2 PARTIAL FIRST FLOOR PLAN
3/16" = 1'-0"



3 PARTIAL FLOOR FRAMING PLAN
3/16" = 1'-0"

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Registered through 1/31/26
Drawings conveyed for acquisition of building permit shall be signed, sealed & dated

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hkguenther@premierpresentations.com - www.premierpresentations.com / PH. 716-572-2754

REVISIONS:

NO.	DESCRIPTION	DATE
-	-	-

ISSUE DATE: 10-21-26

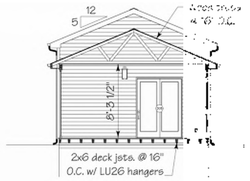
JOB NO. 2026-08

Bure Addition
333 Spring Street
East Aurora, NY 14052

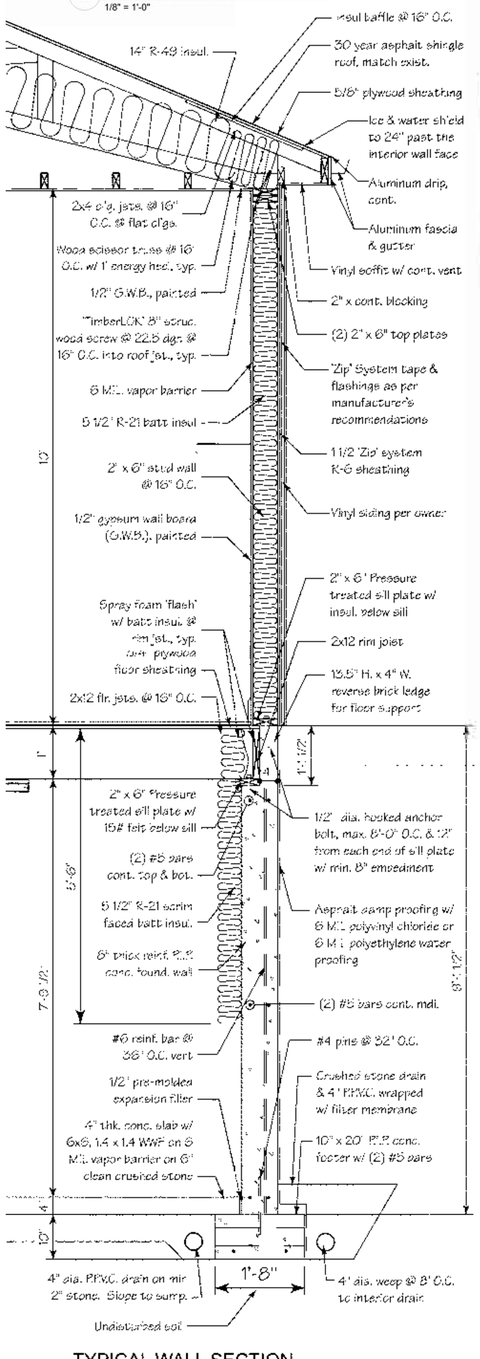
FLOOR PLANS, FRAMING & ELECTRICAL PLANS, PERSPECTIVES, SCHEDULES & NOTES

Drawn By: HKG
Checked By: HKG

SHEET NO.
A2



12 DECK SECTION
1/8" = 1'-0"

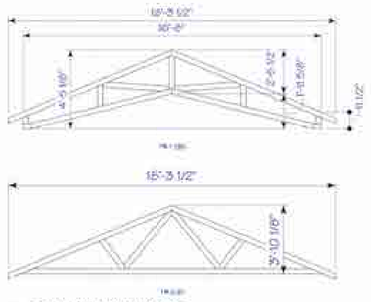


9 TYPICAL WALL SECTION
3/4" = 1'-0"

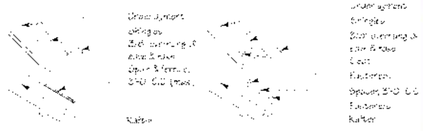




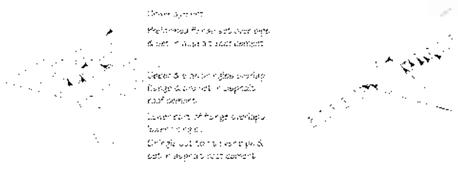
11 INTERIOR PERSPECTIVES
N.T.S.



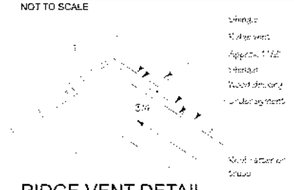
8 TRUSS DETAILS
1/8" = 1'-0"



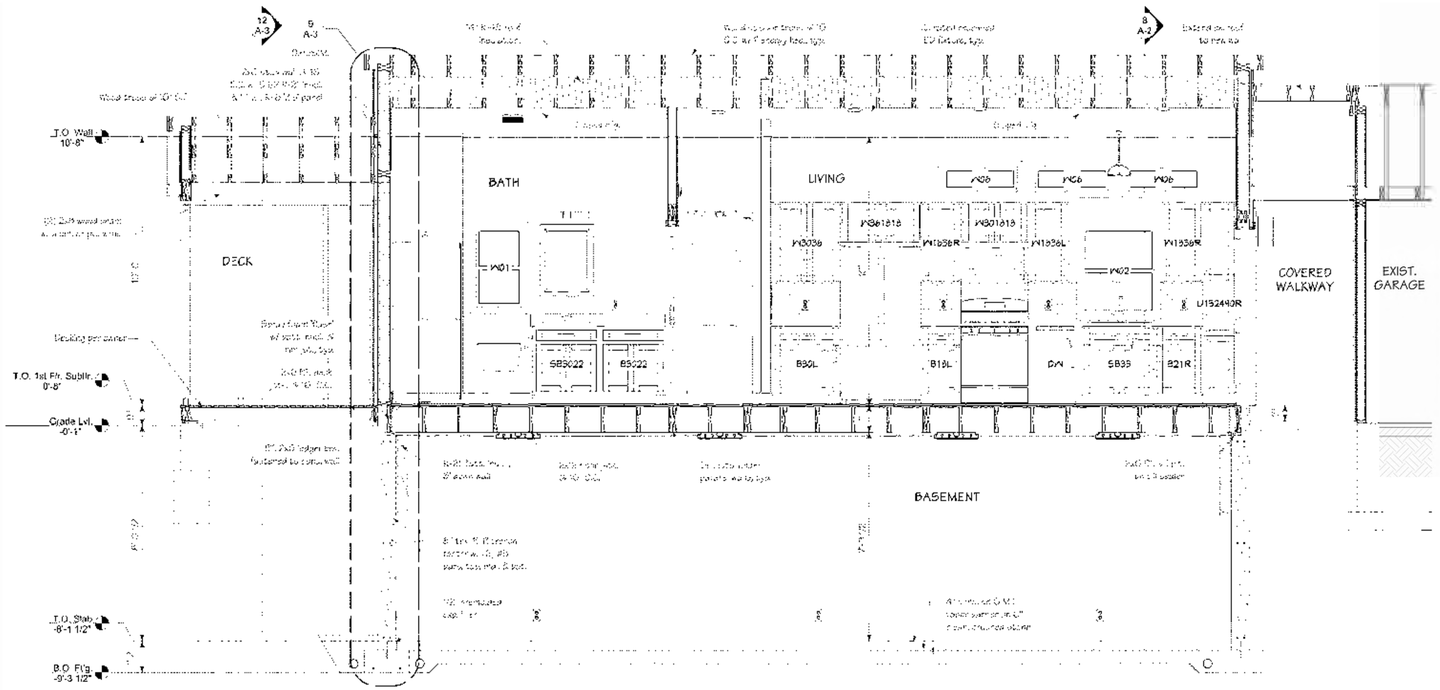
5 GUTTER INSTALLATIONS
NOT TO SCALE



6 SHINGLES AROUND VENT
NOT TO SCALE



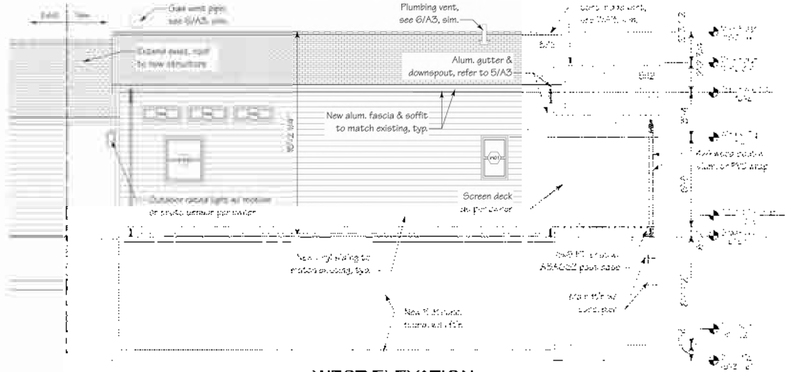
7 RIDGE VENT DETAIL
NOT TO SCALE



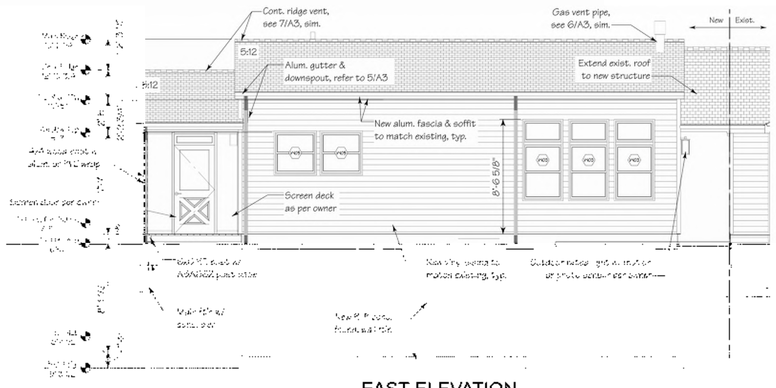
3 BUILDING SECTION 2
3/8" = 1'-0"



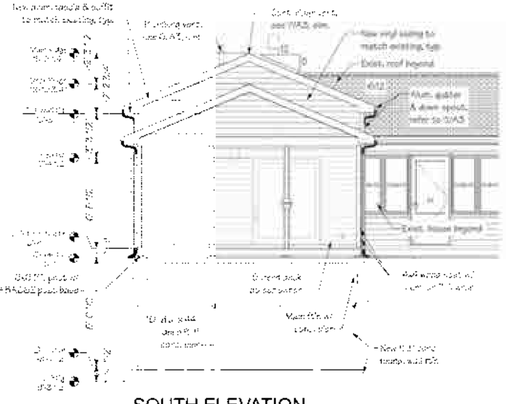
10 OVERALL PERSPECTIVE
N.T.S.



4 WEST ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

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Registered through 1/31/28

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REVISIONS:

NO	DESCRIPTION	DATE

ISSUE DATE: 10-21-26
JOB NO. 2026-08

Bure Addition
333 Spring Street
East Aurora, NY 14052

BUILDING ELEVATIONS & SECTIONS, TYP. WALL SECTION, DETAILS & PERSPECTIVES

Drawn By: HKG
Checked By: HKG

SHEET NO.
A3

TOWN OF AURORA

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

MEMO

TO: Mayor Wochensky and Village Trustees

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: November 11, 2026

The Building Department has received and reviewed the Special Use permit applications from Duc Vu, owner of Varnished Nails, a tenant at 134 Grey Street. The request is to provide a non-acholic beverage service area to the current permitted nail salon (business) tenant space. The intent beverage services will be a bar and seating area of 20 seats and at this time will not seek New York State liquor license.

Village Code section 285-50.4C requires the Village to submit the applications to Erie County Department of Environment and Planning for their review and comment due to proximity to a State highway.

Village Code section 285-51.5 requires the application to be referred to the Planning Commission for their recommendation. After which a public hearing is required prior to a decision by the Village Board.

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga

Building Department

Site Plan/SUP/ODA/Rezone Coversheet

Application type: SUP

Property Address: 134 Grey Street

Submission Date: 11/10/2026

Complete App Date: 11/11/2026

Required Meetings or Referrals:

	Date	Comments:
ZBA mtg:	NA	
Sketch mtg:	NA	
Board Initial mtg:	11/16/2026	Board to refer to Planning Commision
Planning mtg:	12/1/2026	
Work Session:	NA	
Board Public Hearing:		
SEQR Determination:		Neg Dec Neg Dec w/Cdtns Positve Dec*
Board Decision:		Approve Approve w/Cdtns Deny
		Attach Resolutions for decision and SEQR
TOA Hwy/ VEA DPW:		Not required
Other:	NYS DOT	
Admin Actions:		
ECDEP Referral:	Req'd	
Notices Mailed:		
Posted Notice AMC:		
Advertiser Notice:		
SEQR Notification:		See SEQR Action note.
SEQR Parts 2 & 3:		Attach upon completion.

*Additional SEQR review required

SEQR Action:

Type I _____ Type II _____ Unlisted X

Note(s): This amendment application is considered type II for the purposes of SEQR.

VILLAGE OF EAST AURORA

585 Oakwood Ave, East Aurora, New York 14052
716-652-8900
In conjunction with
Town of Aurora Building Department
575 Oakwood Ave, East Aurora, NY 14052
716-652-7591

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT Vacuum Bars SBL#: 175.07-1-15

LOCATION 128-132 Grey Street ZONING DISTRICT NC

The applicant agrees to reimburse the Village for any additional fees required for review by consultants hired by the Village

APPLICANT NAME Dan Vu

ADDRESS 136 Grey St East Aurora, NY 14052

TELEPHONE 716 868 8531 E-MAIL vuandsled@gmail.com

SIGNATURE

OWNER NAME Brenda Benderson

ADDRESS 128 Grey St East Aurora, NY 14052

TELEPHONE 716-868-8531 E-MAIL vuandsled@gmail.com

SIGNATURE

DEVELOPER NAME

ADDRESS

TELEPHONE E-MAIL

SIGNATURE

Request is for: ☒ Restaurant, Indoor Dining and/or ☐ Restaurant, Outdoor Dining
☐ Gas Station ☐ Car Wash ☒ Other Bar / drinks inside a nail salon
☐ Outdoor music or other noise impact; if yes please include a quick summation of request:

Days and hours of operation (indoor) 10 - 7

Are premises handicap accessible? ☒ Yes ☐ No If not, premises must be made ADA compliant,
If yes, contact building department at 716-652-7591

Will there be any renovations ☒ Yes / ☐ No

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Cover Letter to Village Board, Supporting Documents and SEQR as required in §285-62.2
- Complete file of submittal package (cover letter, application, SEQR and supporting documentation) in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD-ROM
- Application fee $25.00, Permit fee $25.00 and Public Hearing fee $100.00 – Total $150 at time of application.
- 8 copies of complete submittal package (cover letter, application, SEQR and supporting documentation) sent to or dropped off at the Village Clerk's Office at 585 Oakwood Avenue East Aurora, NY 14052.

Varnished Nails LLC

132 grey st

East Aurora, NY 14052

[716-868-8531]

[10-19-2026]

Village Board

Village of East Aurora

585 Oakwood Avenue

East Aurora, NY 14052

Re: Special Use Permit Application – Nail Salon with Ancillary Non-Alcoholic Beverage Service Area

Property Address: [136 Grey St East Aurora, NY 14052]

Dear Members of the Village Board:

Please accept this letter as the required narrative in support of our application for a Special Use Permit to operate a nail salon with an ancillary beverage service area at the above-referenced property. The proposed use consists of a full-service nail salon as the primary use, together with a limited seating area where customers may enjoy non-alcoholic beverages while waiting for or after their appointments.

Proposed Use and Operations

The primary business is a nail salon offering manicures, pedicures, and related personal services. As an accessory amenity, we propose a modest bar/waiting area where customers can relax and purchase non-alcoholic beverages, including boba tea, coffee, mocktails, and other non-alcoholic drinks. No food service beyond light packaged items is proposed at this time. We may seek a New York State liquor license in the future for limited alcoholic beverage service, but the current application is limited to non-alcoholic beverages only.

Hours of operation will be 10:00 a.m. to 7:00 p.m., seven days a week (or as otherwise limited by the Board).

Staffing will consist of a minimum of twelve (12) nail technicians, with additional technicians added as needed. Beverage service will be staffed by two to three (2–3) baristas or counter staff, with staffing levels adjusted based on customer volume.

Maximum seating capacity in the beverage/waiting area is approximately twenty (20) persons. Nail service stations will not function as additional public seating.

Parking will be provided in accordance with Village Code Article 40. There are parking provided by the plaza for the tentant's customers.

Compliance with Special Use Permit Review Criteria (§285-52.4)

The proposed use will be generally consistent with the goals of the Village Comprehensive Plan. It supports economic development and investment within the commercial district by introducing a service-oriented business that serves local residents and visitors while maintaining a scale appropriate to the Village's character. The ancillary beverage component enhances the customer experience without converting the establishment into a restaurant or bar.

The use will meet all relevant criteria set forth in Chapter §285-52.3 and §285-52.4, as well as applicable standards for personal service establishments and dining facilities ancillary to a permitted use. All operations will comply with New York State health codes for nail salons and food/beverage handling.

The use will be compatible with existing uses adjacent to and near the property. The nail salon and limited beverage service are typical commercial uses that fit within the established commercial character of the area and will not introduce incompatible activities.

The use will not create a hazard to health, safety, or the general welfare of the public. All nail services will be performed in compliance with state sanitation regulations.

Beverage preparation and service will follow standard food-service hygiene practices. The site will meet all fire, building, and accessibility codes.

The use will not alter the essential character of the neighborhood nor be detrimental to neighborhood residents. Operations are confined to indoor space during daytime and early evening hours (ending at 7:00 p.m.), with no outdoor entertainment, amplified music, or late-night activity proposed.

The use will not be a nuisance to neighboring land uses. Nail salon operations generate minimal noise, odor, or vibration. Beverage service is limited to non-alcoholic drinks prepared indoors. Refuse will be stored in proper containers and collected regularly. Exterior lighting and signage will comply with Village standards and will not create glare.

The use will not cause undue harm to, or destroy, existing sensitive natural features on the site or in the surrounding area, nor cause adverse environmental impacts such as significant erosion, sedimentation, flooding, or degradation of water quality. [If applicable: The project involves interior improvements only / limited exterior work within existing developed areas.] Appropriate erosion and sediment controls will be implemented during any construction.

The use will not destroy or adversely impact significant historic and/or cultural resource sites. [If applicable: No

exterior alterations to historic features are proposed / any exterior work will be reviewed for compatibility.]

The use will provide adequate landscaping, screening, or buffering between adjacent uses which are incompatible with the proposed project. Existing site landscaping will be maintained or enhanced as required by the Village. Any required screening or buffering will be provided in accordance with Article 41.

The use will not otherwise be detrimental to the public convenience and welfare. It provides a convenient personal service for Village residents and visitors, generates local employment, and operates within standard commercial hours with limited customer capacity.

We have prepared the required SEQR documentation and will submit it with the full application package. We are happy to provide any additional information the Board may require and look forward to discussing the proposal at a public hearing.

Thank you for your consideration.

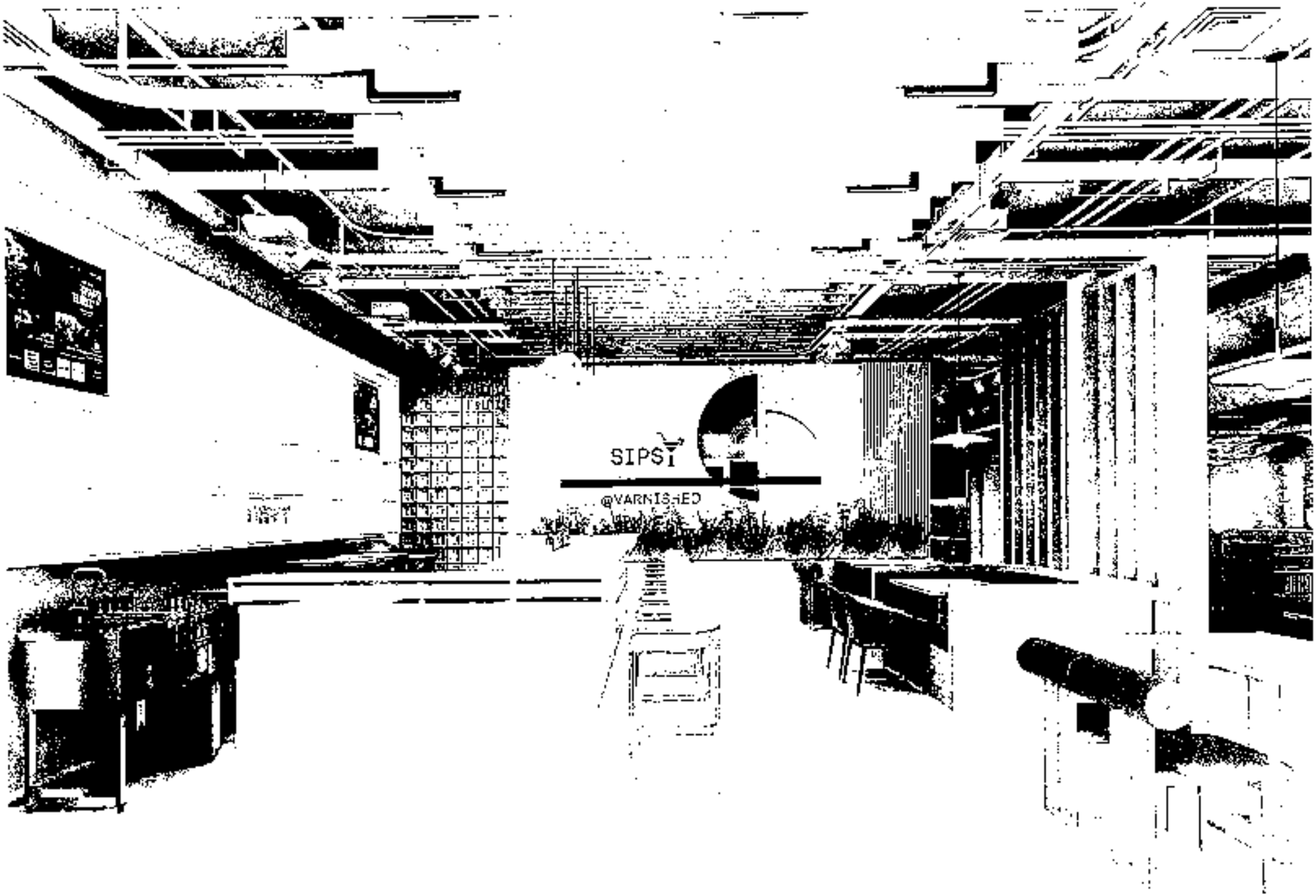
Respectfully submitted,

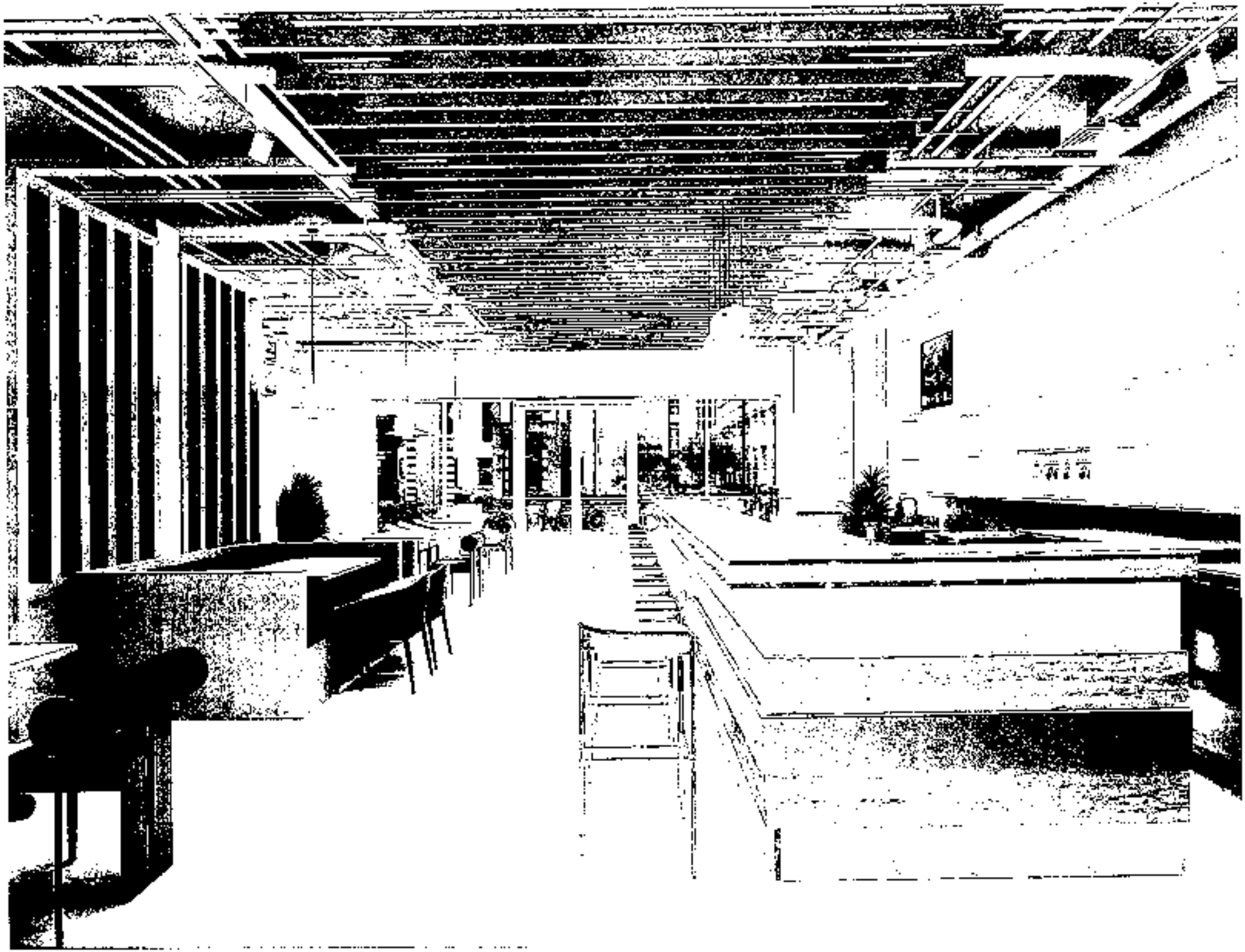
[Duc Vu]

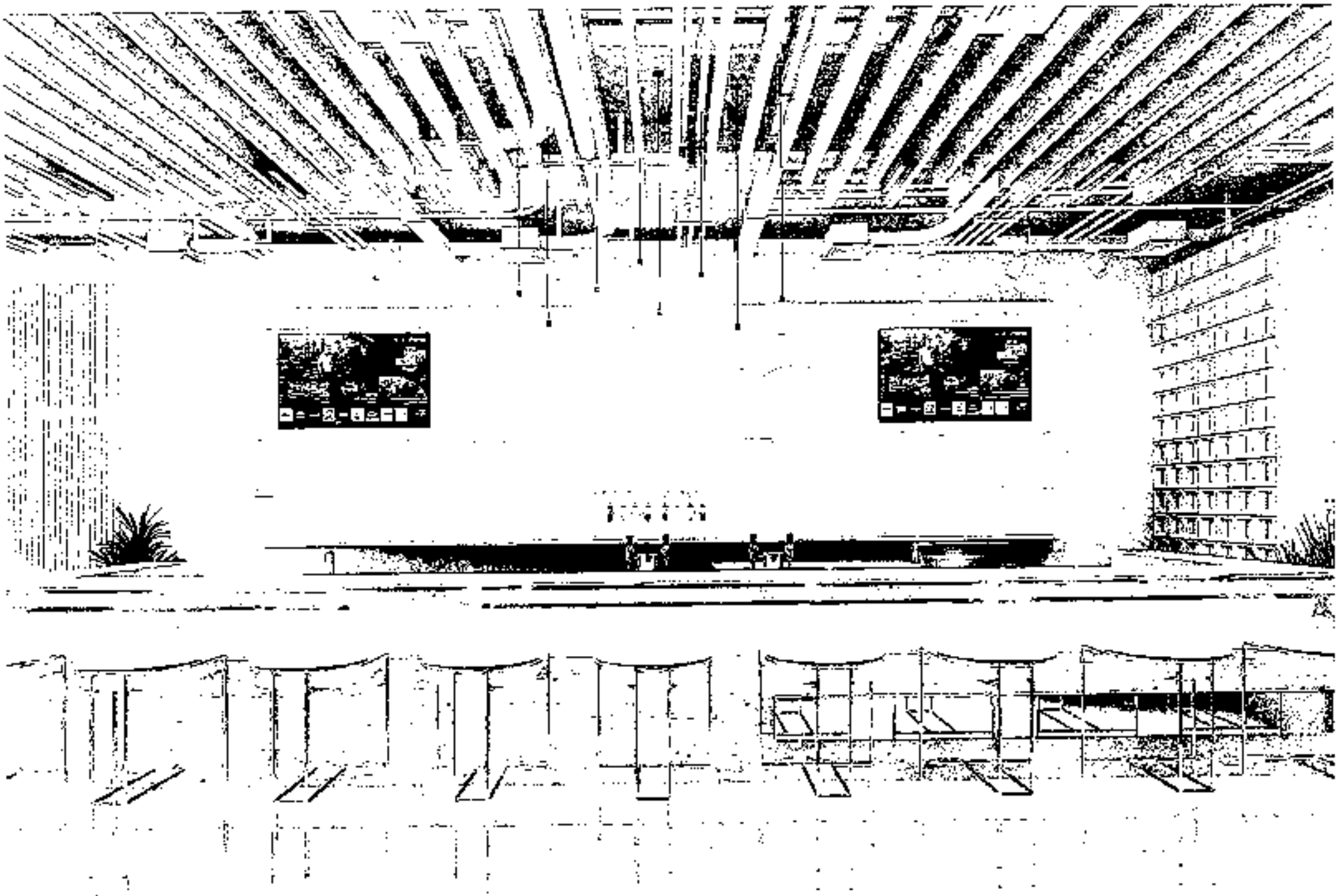
[Title / Owner]

[Varnished Nails] [716-806-7535]


SIPSY
@VARNISHED


SIPSY
@VARNISHED





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:
Vacuated Lands

Project Location: (describe, and attach a location map):
120-150 Grey Street East Aurora NY 14052

Brief Description of Proposed Action:
See narrative.

Name of Applicant or Sponsor:	Telephone:
Dan Via	E-Mail:
Address: 136 Grey St.	
City/PO: East Aurora	State: NY Zip Code: 14052

	NO	YES
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.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☐	☒

3. a. Total acreage of the site of the proposed action? 2.15 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? 3.1 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?	☐	☒	☐

	NO	YES
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?	☒	☐
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?	☒	☐

	NO	YES
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:	☐	☒

	NO	YES
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?	☒	☐
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?	☒	☐

	NO	YES
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?	☒	☐
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

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plain?	☒	☐
17. Will the proposed action create storm water discharges, either from point or non-point sources?	☒	☐
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: Duc Vu Date: 10-19-21

Signature: Title: Owner

PRINT FORM

TOWN OF AURORA

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

MEMO

TO: Mayor Wochensky and Village Trustees

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: November 11, 2026

The Building Department has received and reviewed the Site Plan and Special Use permit (SUP) applications from Victoria Bowes, new owner of Charlie's Diner (pending sale) at 510 Main Street. The site plan request is for a vinyl enclosure for the existing front porch/deck to allow seating in this existing area during winter months. The special use application is for the transfer of ownership from Mr. Steven Krastev to new owner Ms. Victoria Bowes. The new owner has stated the seating will not increase the current capacity under the previous SUP/Development plan of the property.

Village Code section 285-50.4C requires the Village to submit the applications to Erie County Department of Environment and Planning for their review and comment due to proximity to a State highway.

Village Code section 285-51.5 requires the application to be referred to the Planning Commission for their recommendation. After which a public hearing is required prior to a decision by the Village Board.

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga

VILLAGE OF EAST AURORA
571 Main Street, East Aurora, New York 14052
716-652-6000
In conjunction with
Town of Aurora Building Department
300 Gleed Ave, East Aurora, NY 14052
716-652-7591

Building Dept
Date Received ____
Complete App
Village Clerk:
Date Received
Amount $
Receipt #

SITE PLAN APPLICATION

PROPOSED PROJECT [illegible] SBL#:
LOCATION [illegible] ZONING DISTRICT

The applicant agrees to reimburse the Village for any additional fees required for consultant's review of submitted technical data, including but not limited to, traffic studies, drainage, lighting, water and sewer plans.

APPLICANT NAME [illegible]
ADDRESS [illegible]
TELEPHONE [illegible] FAX [illegible] E-MAIL [illegible]
SIGNATURE [illegible]

OWNER NAME [illegible]
ADDRESS [illegible]
TELEPHONE [illegible] FAX [illegible] E-MAIL [illegible]
SIGNATURE [illegible]

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
NAME [illegible] FIRM [illegible]
ADDRESS [illegible]
TELEPHONE [illegible] FAX [illegible] E-MAIL [illegible]
SIGNATURE [illegible] AFFIX STAMP

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Twenty (20) Sets Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-51.3
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.jerackis@east-aurora-ny.us. Larger files may be submitted on a USB drive or CD Rom.
- Application fee $25.00 and Public Hearing fee $100.00 Total $125 at time of application

X _____

OFFICE USE ONLY: Sketch Plan Meeting Date Major Project waiver request to waive PC mtg: Y/N/NA VB Decision: Y/N

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission		
Historic Preservation		
ZBA		
EC Div of Planning		
NYS DOT		
Town Notification		
Safety Committee		
VEA DPW		
OTHER (specify)		

SEQR ACTION:
Type I ___ Type 2 _X_ Unlisted

VILLAGE BOARD ACTION:

	Mtg/Mail Date
Public Hearing	
Notices Mailed	
Posted Notice-VEA Hall	
Posted Notice-Prop	
Approval/Denial Date	

Attach Village Board resolution with noted conditions.

Building Department

Site Plan/SUP/ODA/Rezone Coversheet

Application type: Site Plan and SUP

Property Address: 510 Main Street

Submission Date: 11/10/2026

Complete App Date: 11/11/2026

Required Meetings or Referrals:

	Date	Comments:
ZBA mtg:	NA	
Sketch mtg:	NA	
Board Initial mtg:	12/16/2026	Board to refer to the Planning Commission
Planning mtg:	12/1/2026	
Work Session:	NA	
Board Public Hearing:		
SEQR Determination:		Neg Dec Neg Dec w/Cdtns Positive Dec*
Board Decision:		Approve Approve w/Cdtns Deny
		Attach Resolutions for decision and SEQR
TOA Hwy/ VEA DPW:		Not required
Other:	NYS DOT	
Admin Actions:		
ECDEP Referral:	Req'd	
Notices Mailed:		
Posted Notice AMC:		
Advertiser Notice:		
SEQR Notification:		See SEQR Action note.
SEQR Parts 2 & 3:		Attach upon completion.

*Additional SEQR review required

SEQR Action:

Type I _____ Type II _____ Unlisted X

Note(s): This amendment application is considered type II for the purposes of SEQR.

Short Environmental Assessment Form
Part 1 - Project Information

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Complete all items in Part 1. You may also provide any additional information 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:
N/A Permanent enclosure of patio for winter use

Project Location (describe, and attach a location map):
510 Main St East Aurora NY 14052

Brief Description of Proposed Action:
Reinforced fabric that will enclose the patio for winter use. Color awning will be taking place of umbrella if removal come Spring. Awning sitting attached to posts.

Name of Applicant or Sponsor:	Telephone: 523 6072
VICTORIA BOWN	E-Mail: VICTORIABOWN@gmail.com

Address:
510 Main St East Aurora NY 14---

City/PO:	State:	Zip Code:
East Aurora	NY	14052

	NO	YES
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.	X	
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		X

3. a. Total acreage of the site of the proposed action? 0.011 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? 0.011 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?	☐	☒	☐

	NO	YES
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?	☒	☐
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?	☒	☐

	NO	YES
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:

	NO	YES
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?	☒	☐
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?	☐	☐

	NO	YES
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?	☒	☐
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

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☒	☐
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?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☒	☐
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:	☒	☐
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:	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☒	☐
If No, could impacts from the project affect a disadvantaged community?	☐	☐

If Yes to either question in 21, answer the following question.

a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):

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

Applicant/sponsor name: VICTORIA BRUNO Date: 11/10/2020

Signature: Title: BUSINESS OWNER

Dear Members of the Village Board,

I am writing on behalf of Charlie's Diner to request approval of a Special Use Permit for the installation of a temporary, non-permanent awning enclosure over our existing outdoor patio.

The purpose of this proposed structure is to allow for continued use of our existing patio seating throughout the colder months. The enclosure would provide protection from seasonal weather conditions while maintaining a comfortable dining environment for our guests.

The proposed awning will be supplied and assembled by **Kohler Awning** and constructed using a durable, coated vinyl fabric. Exact structural specifications, dimensions, and visual representations of the proposed enclosure are included with this application. Please refer to **Image (A)** for the proposed design and material specifications.

Importantly, this project will not increase our current seating capacity or expand the existing patio footprint. Our intention is simply to preserve our current seating availability during the winter months, rather than losing a portion of our dining space due to colder weather.

Under new ownership, Charlie's Diner will operate during the following hours:

- **Monday–Saturday:** 7:00 AM – 2:00 PM
- **Sunday:** 7:00 AM – 1:00 PM

Charlie's Diner currently employs 13 individuals. The proposed enclosure will not change the nature of our restaurant operations or require an increase in staffing.

We respectfully request the Village Board's consideration and approval of this proposed seasonal patio enclosure. Thank you for your time and consideration. We would be happy to provide any additional information or documentation necessary throughout the review process.

Sincerely,

Victoria Bowes
Charlie's Diner
East Aurora, NY

Short Environmental Assessment Form
Part 1 - Project Information

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Complete all items in Part 1. You may also provide any additional information 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:

Project Location (describe, and attach a location map):

Brief Description of Proposed Action:

Name of Applicant or Sponsor: Telephone:

E-Mail:

Address:

City/PO: State: Zip Code:

	NO	YES
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.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☐	☒

3. a. Total acreage of the site of the proposed action? 0.01 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? 0.01 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?	☐	☒	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒
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:	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
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:	☒	☐

	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:		

	NO	YES
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?	☒	☐
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?	☐	☐

	NO	YES
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?	☒	☐
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

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☒	☐
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:

	NO	YES
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☒	☐

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

	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☒	☐

If Yes, describe:

	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☒	☐

If Yes, describe:

	NO	YES
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☒	☐
If No, could impacts from the project affect a disadvantaged community?	☐	☐

If Yes to either question in 21, answer the following question.

a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):

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

Applicant/sponsor/name: Victoria Pinard Date: 11/10/2026

Signature: Title: Planning Director

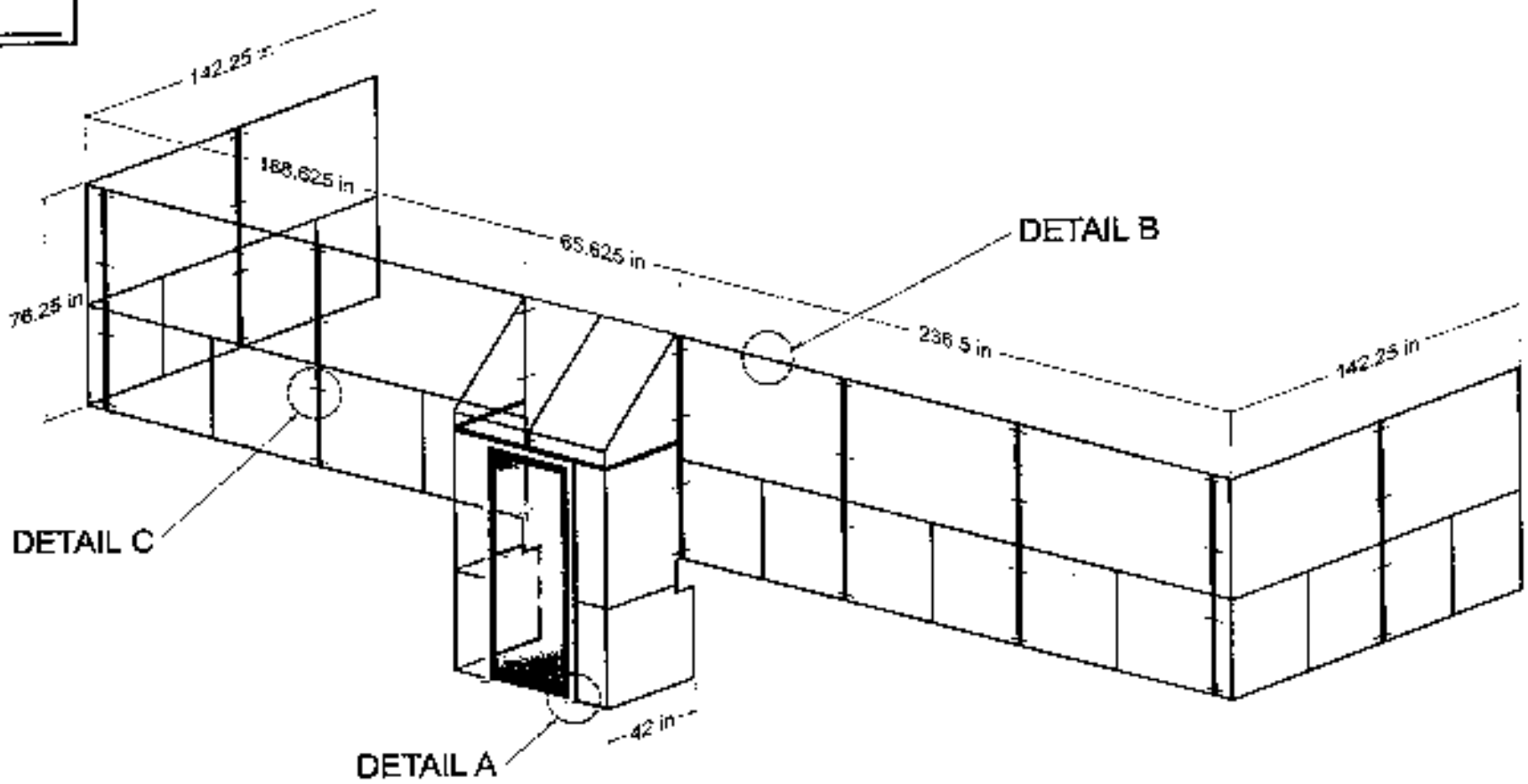
CUSTOM AWNING PLANS
By
KOHLER AWNING

Design Especially For You
By

Charlie's Diner

510 Main Street
East Arrora , NY 14052

(A)



PLAN SPECIFIC

DESIGN LOADS

ROOF LIVE LOAD:

GROUND SNOW LOAD

ROOF SNOW LOAD

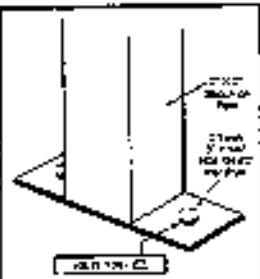
WIND LOAD

GROUND SNOW LOAD

50 PSF

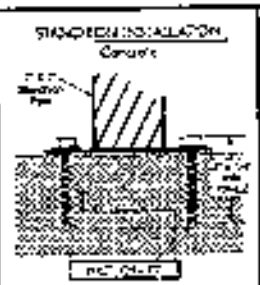
ROOF SNOW LOAD

WIND LOAD



FRAME ANCHOR DETAIL
FOR
KOHLER AWNING

FRAME ATTACHMENT DETAIL A



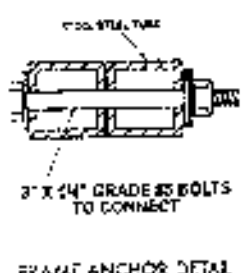
FRAME ANCHOR DETAIL
FOR
KOHLER AWNING

FRAME ATTACHMENT DETAIL A



FRAME ANCHOR DETAIL
FOR
KOHLER AWNING

FRAME ATTACHMENT DETAIL B



3" X 14" GRADE 85 BOLTS TO CONNECT

FRAME ANCHOR DETAIL
FOR
KOHLER AWNING

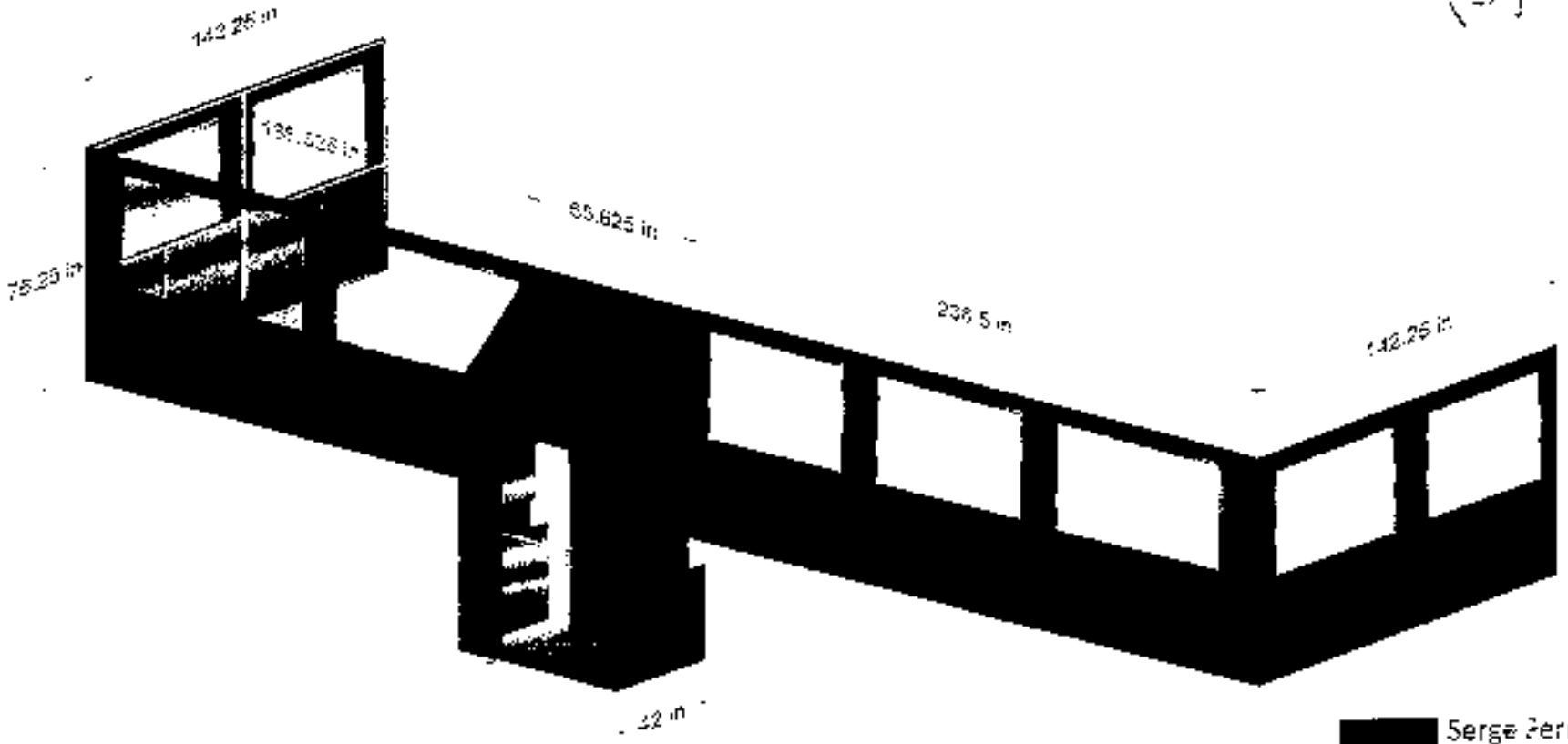
FRAME ATTACHMENT DETAIL C

Serge Ferrari
502/3-8450c
Black

BASE MATERIAL COLOR

2600 Walden Ave., Cheektowaga, NY 14225 · www.KOHLERAWNING.com
(716)685-3333

(B)



Serge Ferrari
302v3-8450c
Black

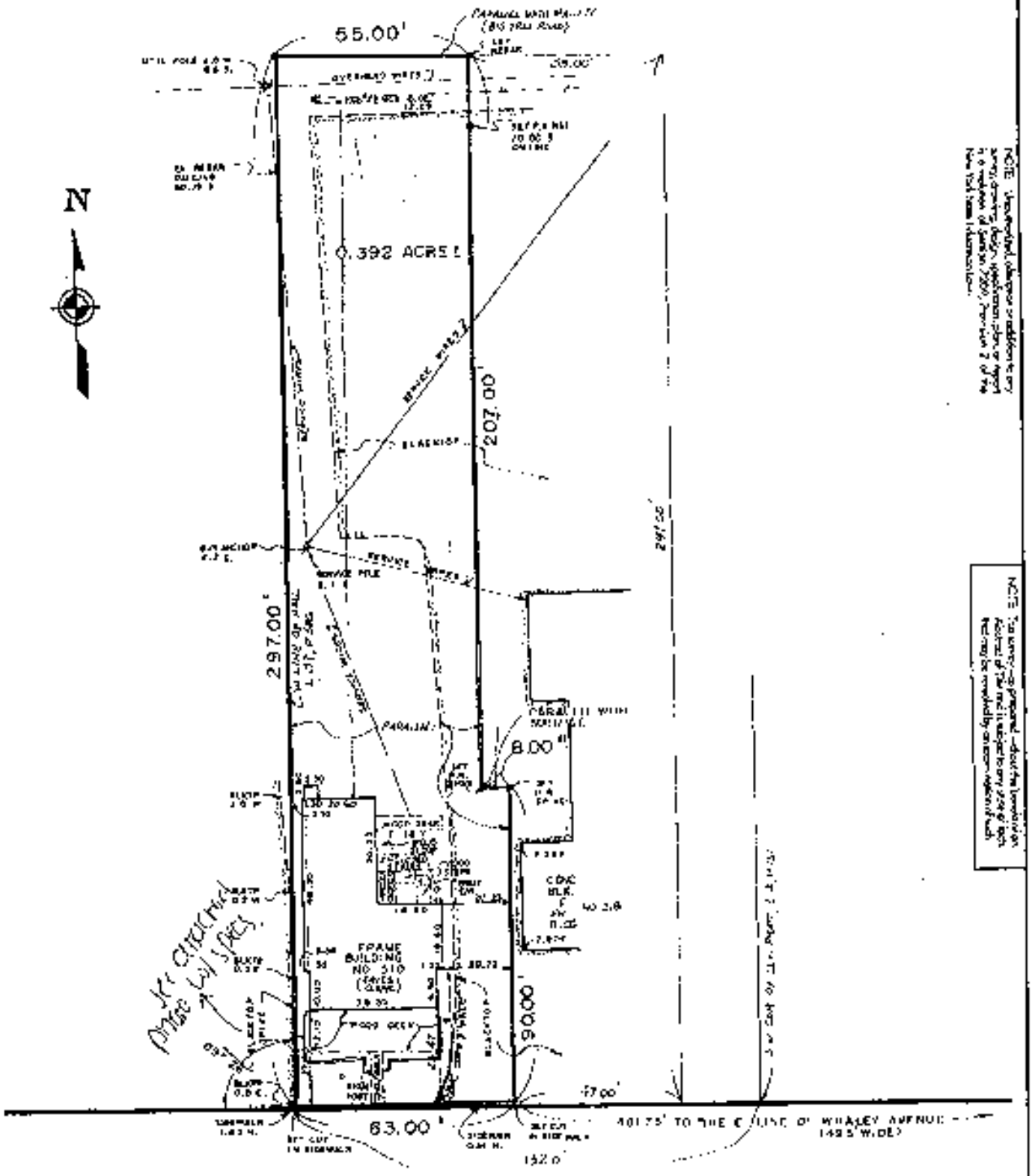
File Name: Charlie's Diner	Salesmen: Matthew K	Rendering: 01	Date: 11/05/2020
Fabric/Substrate(s): Serge Ferrari #302v3-8450c - Black	Graphic Material(s): None		
Graphic Color(s): None	Font(s): None		

WITH MY SIGNATURE I HEREBY ALLOW KOHLER AWNING TO BEGIN WORK ON THE RENDERING SHOWN HERE.

SIGNATURE _____

RENDERING COLORS MAY NOT BE EXACT REPRESENTATION OF ACTUAL FABRIC, COLOR SWATCHES AVAILABLE UPON REQUEST


KOHLER
100 YEARS
Charlie's Diner (540 Main St 14052)



VILLAGE OF EAST AURORA

PART OF L 24 S T 9 R 8 TOWN OF AURORA COUNTY OF ERIE NEW YORK

RESURVEY

DATE	JOB	DESCRIPTION

JAMES L. SHISLER, L.S., P.C.

PROFESSIONAL LAND SURVEYOR

PO BOX 510
EAST AURORA, NEW YORK 14052-0510 716 655 1017

DRAWN BY DMS SCALE 1" = 30'

CHECKED BY JLS DATE MAY 29, 1996

James L. Shisler

TOWN OF AURORA

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

MEMO

TO: Mayor Wochensky and Village Trustees

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: November 11, 2026

The Building Department has received and reviewed the Site Plan and Special Use permit (SUP) applications from Victoria Bowes, new owner of Charlie's Diner (pending sale) at 510 Main Street. The site plan request is for a vinyl enclosure for the existing front porch/deck to allow seating in this existing area during winter months. The special use application is for the transfer of ownership from Mr. Steven Krastev to new owner Ms. Victoria Bowes. The new owner has stated the seating will not increase the current capacity under the previous SUP/Development plan of the property.

Village Code section 285-50.4C requires the Village to submit the applications to Erie County Department of Environment and Planning for their review and comment due to proximity to a State highway.

Village Code section 285-51.5 requires the application to be referred to the Planning Commission for their recommendation. After which a public hearing is required prior to a decision by the Village Board.

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga

VILLAGE OF EAST AURORA

585 Oakwood Ave, East Aurora, New York 14052
716-652-8900
In conjunction with
Town of Aurora Building Department
575 Oakwood Ave, East Aurora, NY 14052
716-652-7591

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT (Charlie's Diner SBL#: 164.20-7-34.2
LOCATION 316 Main St East Aurora NY 1405 ZONING DISTRICT _____

The applicant agrees to reimburse the Village for any additional fees required for review by consultants hired by the Village

APPLICANT NAME: Victoria Dolan
ADDRESS 304 Main St East Aurora NY 14052
TELEPHONE 716-983-1000 E-MAIL victoriadolan@charliesdiner.com
SIGNATURE _____

OWNER NAME Bryan Vaughn
ADDRESS 1026 Seneca Boulevard Rd Orchard Park, NY 14127
TELEPHONE 716-222-4000 E-MAIL charlesdiner@gmail.com
SIGNATURE _____

DEVELOPER NAME Matt Vaughn
ADDRESS 4000 Wilkeson Ave Cheektowaga NY 14225
TELEPHONE 716-681-3333 E-MAIL mattvaughn@vaughnliving.com
SIGNATURE _____

Request is for: ☐ Restaurant, Indoor Dining and/or ☒ Restaurant, Outdoor Dining
☐ Gas Station ☐ Car Wash ☐ Other: _____
☐ Outdoor music or other noise impact; if yes please include a quick summation of request:

Days and hours of operation (indoor) Sunday - Saturday 8am - 9pm

Are premises handicap accessible? ☒ Yes ☐ No if not, premises must be made ADA compliant.
If yes, contact building department at 716-652-7591
Will there be any renovations ☒ Yes ☐ No Add 1 handicap ramp, new doors, new sign, paint, new outdoor dining

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Cover Letter to Village Board, Supporting Documents and SEQR as required in §285-52.2
- Complete file of submittal package (cover letter, application, SEQR and supporting documentation) in PDF format via email (under 10MB) to maureen.brackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD-ROM
- Application fee $25.00, Permit fee $25.00 and Public Hearing fee $100.00 - Total $150 at time of application.
- 8 copies of complete submittal package (cover letter, application, SEQR and supporting documentation) sent to or dropped off at the Village Clerk's Office at 585 Oakwood Avenue East Aurora, NY 14052.

Building Department

Site Plan/SUP/ODA/Rezone Coversheet

Application type: Site Plan and SUP

Property Address: 510 Main Street

Submission Date: 11/10/2026

Complete App Date: 11/11/2026

Required Meetings or Referrals:

	Date	Comments:
ZBA mtg:	NA	
Sketch mtg:	NA	
Board Initial mtg:	11/16/2026	Board to refer to the Planning Commission
Planning mtg:	12/1/2026	
Work Session:	NA	
Board Public Hearing:		
SEQR Determination:		Neg Dec Neg Dec w/Cdtns Positve Dec*
Board Decision:		Approve Approve w/Cdtns Deny
		Attach Resolutions for decision and SEQR
TOA Hwy/ VEA DPW:		Not required
Other:	NYS DOT	

Admin Actions:

ECDEP Referral:	Req'd	
Notices Mailed:		
Posted Notice AMC:		
Advertiser Notice:		
SEQR Notification:		See SEQR Action note.
SEQR Parts 2 & 3:		Attach upon completion.

*Additional SEQR review required

SEQR Action:

Type I _____ Type II _____ Unlisted X

Note(s): This amendment application is considered type II for the purposes of SEQR.

Dear Members of the Village Board,

I am writing on behalf of Charlie's Diner to request approval of a Special Use Permit for the installation of a temporary, non-permanent awning enclosure over our existing outdoor patio.

The purpose of this proposed structure is to allow for continued use of our existing patio seating throughout the colder months. The enclosure would provide protection from seasonal weather conditions while maintaining a comfortable dining environment for our guests.

The proposed awning will be supplied and assembled by **Kohler Awning** and constructed using a durable, coated vinyl fabric. Exact structural specifications, dimensions, and visual representations of the proposed enclosure are included with this application. Please refer to **Image (A)** for the proposed design and material specifications.

Importantly, this project will not increase our current seating capacity or expand the existing patio footprint. Our intention is simply to preserve our current seating availability during the winter months, rather than losing a portion of our dining space due to colder weather.

Under new ownership, Charlie's Diner will operate during the following hours:

- **Monday–Saturday:** 7:00 AM – 2:00 PM
- **Sunday:** 7:00 AM – 1:00 PM

Charlie's Diner currently employs 13 individuals. The proposed enclosure will not change the nature of our restaurant operations or require an increase in staffing.

We respectfully request the Village Board's consideration and approval of this proposed seasonal patio enclosure. Thank you for your time and consideration. We would be happy to provide any additional information or documentation necessary throughout the review process.

Sincerely,

Victoria Bowes
Charlie's Diner
East Aurora, NY

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completion

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 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:
NA Permanent enclosure of patio for winter use

Project Location (describe, and attach a location map):
516 Main St East Aurora NY 14052

Brief Description of Proposed Action:
covered vinyl fabric that will enclose the patio for winter use. Owner owning will be taking care of assembly & removal come spring. Will be sitting attached w/ posts.

Name of Applicant or Sponsor:
Victoria Bowen

Telephone: 523 6272

E-Mail: victoriabowen@verizon.net

Address:
516 Main St East Aurora NY 14

City/PO:
East Aurora

State:
NY

Zip Code:
14052

	NO	YES
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.	X	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☐	X

3. a. Total acreage of the site of the proposed action? 0.011 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? 0.011 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:	☒	☐	
	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
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:	☒	☐	
	NO	YES	
10. Will the proposed action connect to an existing public/private water supply?	☐	☒	
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment:	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☒ Urban ☐ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☒	☐
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?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☒	☐
If Yes, explain the purpose and size of the impoundment:		
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:		
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:		
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☒	☐
If No, could impacts from the project affect a disadvantaged community?	☐	☐

If Yes to either question in 21, answer the following question.

a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):

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

Applicant/sponsor name: VICTORIA BANG Date: 11/10/2025

Signature: _____ Title: BUSINESS OWNER

Town of Aurora
Building and Zoning Department

Invoice

Workspace detail

Address	530 MAIN ST
Municipality	East Aurora, New York
Permit number	P-2026-91
Cloudpermit ID	US-NY21589-P-2026-101

Invoice details

Invoice #	
Project phase	Approval bill

Payer

Victoria Bowes

203 Main Street

14052 East Aurora, NY

Item	Notes	Refundable	Quantity	Unit price	Item total
Application Fee	SUP	No	1.0	$150.00	$150.00
			AMOUNT DUE		**$150.00**

Receipt is hereby acknowledged of the sum of $ ..... equal to the fees schedule established by the Town Board of the Town of Aurora NY ..... **TC/DTC, Date** ..... **Receipt** .....

Cash

Carroll Design Studio
Elizabeth Fischette
Landscape Architect, RLA
11394 Warner Hill Rd.
S Wales NY 14139

November 2, 2026

Village of East Aurora
585 Oakwood Ave.
East Aurora, NY 14052

Dear Jessica Tufte,

It was great to talk with you about the Hamlin Park Tree Grove project to understand the site scope of work and design intent. This proposal is based upon our initial conversations for site improvements at Hamlin Park in East Aurora, NY. Our proposal includes the following:

SCOPE OF SERVICES
$ 1,030.00 – History & Background review – Historic research- retrieve historic and currently available plans; & attend public meeting with historic background presentation & discussion.
$ 412.00 – Coordination with task force assembled for this planning process (estimate 4 meetings)
$ 1,236.00 – Design Strategy to develop Site Analysis Diagram(s)
$ 1,648.00 – Development of draft Schematic Master Tree Plan & Report
$ 450.00 – Present & discuss at town board meeting
$ 1,030.00 – Revisions & Updates to plans
$ 1236.00 – Final Master Tree Plan Graphics & Report

PROPOSED FEE: $ 7,042.00

These services are proposed on a lump sum basis. Additional work can be provided at a rate of:
Landscape Architect: $103 / hr.
Landscape Assistant: $ 65/ hr.
Drafter: $45/ hr.

Please let me know if you have any comments or questions on the proposed scope of work. I look forward to working with you on this project!

Sincerely,
Elizabeth Fischette
Elizabeth Carroll Fischette, RLA, ASLA

Proposal acceptance by:

_____ _____
Signature Date

_____
Printed name, title

TOWN OF AURORA

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

MEMO

TO: Chairman West and Planning Commission Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: November 3, 2026

Verizon has evaluated the placement of the microcell tower at 268 Main St as a result of the Planning Commission's comments at the October 6, 2026 meeting. The proposed tower has been relocated approximately 15' back from its original location. Enclosed are revised drawings for the project and photo simulations of the new location for your consideration at the November 10, 2026 meeting.

liz

NIXON PEABODY

Nixon Peabody LLP
[illegible]

Jared C. Lusk
Partner

Attorneys at Law
[illegible]

T / [illegible]
F / 866.402.1445
[illegible]

November 3, 2026

VIA EMAIL

Village Board and Planning Commission
Village of East Aurora
505 Oakwood Avenue
East Aurora, NY 14052
Attn: Elizabeth Cassidy (ecassidy@eastaurorany.gov)

RE: Application for a small wireless facility permit from the Village Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon, to co-locate and operate a "micro cell" wireless telecommunications facility on the roof of the building located at 268 Main Street (US Route 20A, NYS Routes 16 and 78), Village of East Aurora, Erie County, New York (Verizon's "Roycroft Micro" site).

Dear Ms. Cassidy and Members of the Village Planning Commission:

By application dated June 22, 2026 and supplemental application dated August 13, 2026, Bell Atlantic Mobile Systems LLC d/b/a Verizon ("**Verizon**") submitted the above-referenced Application (the "**Application**") to the Village of East Aurora for the above-referenced project (the "**Project**"). Thereafter, the Village of East Aurora Planning Commission (the "**Planning Commission**") considered the Application at its October 6, 2026 meeting.

At that meeting, the Planning Commission requested that Verizon investigate the feasibility of relocating the Project to a less visible location on the roof to reduce its visibility from the street. Fortunately, after reviewing the rooftop with Landlord and Verizon's RF team, an alternative less visible location has been identified approximately 20' north on the roof (the "**New Location**").

In support of the New Location, enclosed are the following materials (lettered to follow Exhibits A-P previously submitted):

Exhibit Q: Revised Project site plan; and

Exhibit R: Revised Photosimulation of the Project.

Together, the enclosed materials depict the New Location and the resulting reduction in visibility. Verizon respectfully submits these materials and asks the Planning Commission to continue its review of the Project as revised and to place the Application on the agenda for its next available meeting.

Please let us know if you have any questions or need any additional information.

Very truly yours,

James C. Lusk

JCL/mkv
Enclosures
cc: Richard Zajac, Verizon
Will Grover, Pyramid Network Services, LLC

EXHIBIT Q

PROJECT SUMMARY

SITE NAME:	ROYCROFT MICRO
PROJECT ID:	17642564
MDG #:	5000987842
LATITUDE: LONGITUDE:	42.768279° (N) 78.624797° (W)
GROUND ELEVATION:	900'±
STRUCTURE TYPE:	BUILDING
SITE LOCATION:	268 MAIN STREET EAST AURORA, NY
JURISDICTION:	VILLAGE OF EAST AURORA
ZONING DISTRICT:	NC/MMO (NEIGHBORHOOD COMMERCIAL/MID-MAIN OVERLAY)
COUNTY:	ERIE
PROPERTY OWNER:	ROSALI REALTY LLC
APPLICANT:	BELL ATLANTIC MOBILE SYSTEMS LLC d/b/a/ VERIZON WIRELESS 1275 JOHN ST., STE. 100 WEST HENRIETTA, NY 14586
ELECTRIC SERVICE WORK ORDER NO:	801000774820

SITE NAME: ROYCROFT MICRO
PROJECT ID: 17642564
MDG #: 5000987842

SHEET INDEX

C-1	TITLE SHEET
C-2	NOTES
C-3	PROPERTY PLAN
C-4	OVERALL SITE PLAN
C-4A	EXISTING CONDITION-FLOODPLAIN EXHIBIT
C-5	SITE LAYOUT PLAN
C-6	ELEVATION
C-7	DETAILS
C-8	DETAILS
C-9	DETAILS

SCOPE OF WORK:

1. INSTALL ANTENNA, COMMSCOPE V4S4SSP-360-F2 ON A NON-PENETRATING 5' x 5' BALLAST MOUNT ON ROOF.
2. INSTALL ONE DELTA 3kW POWER SUPPLY ON BUILDING WALL AT GRADE.
3. INSTALL ONE RRH, MODEL RF4439d-25A & CABLING ON BUILDING WALL AT GRADE.
4. INSTALL ONE RRH, MODEL RT8808-77A & CABLING ON A NON-PENETRATING BALLAST MOUNT MAST.
5. INSTALL HOFFMAN ENCLOSURE, PANEL LINK, METER, CONVENIENCE OUTLET, LIGHT & TIMER ON BUILDING WALL AT GRADE.
6. WALL/ROOF MOUNT ½" COAX, 8 LINES FROM RRH'S TO ANTENNA.
7. PROVIDE CONCRETE PAD & STONE YARD WITHIN NEW 7' HIGH STOCKADE FENCE.
8. INSTALL U/G ELECTRIC AND TELCO CONDUITS FROM UTILITY POLE NYSEG 1587 8 VZ E TO WALL MOUNTED EQUIPMENT.
9. INSTALL GROUNDING SYSTEM.
10. REPLACE IN KIND GROUND DISTURBANCES ASSOCIATED WITH GROUNDING SYSTEM INSTALLATION AND GENERAL CONSTRUCTION ACTIVITIES.



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

PRINTING NOTE:
THE ORIGINAL SIZE OF THIS PLAN SET IS 11" X 17"

PLANS PREPARED FOR

verizon

PLANS PREPARED BY

ERDMAN ANTHONY
145 Culver Road Suite 200
Rochester, NY 14620-1678
Telephone 585 427 8888
www.erdmananthony.com

STATE OF NEW YORK
MARTIN D. WILLIAMS
080399
LICENSED PROFESSIONAL ENGINEER

5/27/26

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209.

SUBMITTALS

#	ISSUED FOR	DATE
1	APPROVAL	5/27/26
2	ADDED SHEET C-4A, FIRM DATA, AND TOPOGRAPHIC SURVEY	8/7/26
3	REVISED ELEVATIONS, ADDED SCOPE OF WORK, AND REVISED PER RFDS	8/12/26
4	REVISED ANTENNA LOCATION	10/23/26

ALL RIGHTS RESERVED: NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED, IN ANY FORM OR BY ANY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF ERDMAN ANTHONY.

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PROJECT NAME
ROYCROFT MICRO

CONSTRUCTION DRAWINGS
268 MAIN ST.
EAST AURORA, NY

SHEET TITLE
TITLE SHEET

DATE:	10/23/26
PROJECT #:	1949C.27
DRAWN BY:	DAK
CHECKED BY:	MDW
SCALE:	NONE

SHEET NUMBER
C-1

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE, OTHER APPLICABLE CODES AND ORDINANCES, INCLUDING THOSE OF THE MUNICIPALITY OF JURISDICTION.
2. CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE NEW WORK AND MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. DIMENSIONS SHOWN ARE TO FINISH SURFACES, UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE CARRIER'S AUTHORIZED REPRESENTATIVE OR THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
6. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND TO BE IN THE FIELD.
8. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
9. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS, AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
11. CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER AND THE MUNICIPALITY OF JURISDICTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
13. CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT THE OWNER AND CARRIER.
14. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
15. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING, ANTENNA AND ANTENNA CABLES. REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
16. REPAIR ALL EXISTING SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND WITH ADJACENT SURFACES.
17. KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
18. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
19. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND INSPECTIONS AND PAY ALL REQUIRED FEES.
20. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/10-BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDOUT AREA DURING CONSTRUCTION.
21. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS AND OTHER DOCUMENTATION SHALL BE TURNED OVER TO CARRIER AT COMPLETION OF CONSTRUCTION.
22. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF ACCEPTANCE BY CARRIER. ANY WORK, MATERIALS, OR EQUIPMENT FOUND TO BE DEFECTIVE DURING THAT PERIOD SHALL BE CORRECTED IMMEDIATELY UPON WRITTEN NOTIFICATION AT NO ADDITIONAL COST TO CARRIER.
23. RIGGING OPERATIONS SHALL BE DONE IN ACCORDANCE WITH STATE AND FEDERAL SAFETY REGULATIONS (OSHA). ENGINEER, CARRIER AND THE OWNER SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR DOES NOT FOLLOW SUCH SAFETY REGULATIONS.
24. CONTRACTOR SHALL PROVIDE ACCESS TO THE SITE AND ASSIST THE RADIO EQUIPMENT VENDOR AND THE ANTENNA INSTALLATION CONTRACTOR AS THEY MAY REQUIRE.
25. THE CONTRACTOR SHALL EMPLOY STANDARD EROSION AND SEDIMENT PRACTICES AS REQUIRED TO PREVENT SEDIMENT/SPOILS FROM BEING TRACKED ONTO PAVEMENTS. ANY OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY.
26. THE METER SOCKET, LOAD CENTER AND CONDUITS/U-GUARDS SHALL BE OEM GRAY.

ANTENNA MOUNTING NOTES

1. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO ANSI/TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS". THE BUILDING CODE OF NEW YORK STATE, AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
2. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
3. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
4. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
5. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH DOUBLE NUTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. DESIGN OF THE ANTENNA MOUNTING BRACKETS, SUPPORTS, AND ALL COMPONENTS THEREOF AND ATTACHMENT THERETO SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. MANUFACTURER SHALL PROVIDE THE OWNER DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER PERTINENT DATA. MANUFACTURER SHALL ALSO PROVIDE THE OWNER WITH A STATEMENT OF COMPLIANCE, INDICATING THAT THE ANTENNA SUPPORTS HAVE BEEN DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G STANDARDS. ALL SUBMISSIONS SHALL BEAR THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK.

STRUCTURAL NOTES

1. DESIGN REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT ADOPTED VERSION OF THE BUILDING CODE OF NEW YORK STATE, THE NATIONAL ELECTRIC SAFETY CODE AND OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.

GROUNDING NOTES

GROUND TESTING AFTER CONSTRUCTION

1. AT THE COMPLETION OF THE SMALL CELL'S CONSTRUCTION, THE CONTRACTOR SHALL TEST THE GROUND SYSTEM TO ASCERTAIN THE RESISTANCE TO EARTH AS SPECIFIED IN VERIZON WIRELESS NETWORK STANDARDS AND NATIONAL ELECTRIC CODE. THE DESIRED RESULT IS FIVE (5) OHMS OR LESS.
2. NOTE: GROUNDING TEST SHALL BE TAKEN BEFORE A/C POWER NEUTRAL/ GROUND BOND IS CONNECTED.



ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED OR LISTED.
3. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
4. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
5. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
6. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
7. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
8. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
9. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE USE-2 CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT RHW-2 OR XHHW-2, STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
12. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 90°C.
13. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
14. PVC SCHEDULE 40 CONDUIT SHALL BE USED UNDERGROUND EXCEPT IN AREAS OF VEHICULAR TRAFFIC. IN SUCH AREAS, PVC SCHEDULE 80 SHOULD BE USED.
15. ALL CONDUIT SHALL BE SUPPORTED ADEQUATELY.
16. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED. LFMC SHALL CONFORM TO NEC ARTICLE 350.
17. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
18. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
19. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 3R (OR BETTER) FOR OUTDOOR LOCATIONS.
20. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 3R (OR BETTER) FOR OUTDOOR LOCATIONS
21. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND WEATHER PROTECTED (WP OR BETTER) FOR OUTDOOR LOCATIONS.
22. NON-METALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND WEATHER PROTECTED (WP OR BETTER) FOR OUTDOOR LOCATIONS.
23. IF REQUIRED, CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS, SERVICE ROUTING, AND METER SOCKET TYPE WITH LOCAL POWER COMPANY.
24. CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT FEES, AND SCHEDULE INSPECTIONS.
25. CONTRACTOR SHALL LABEL ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NEC 110.16 AND 110.24.
26. CONTRACTOR SHALL VERIFY THAT THE MAIN BONDING JUMPER AND GROUNDING ELECTRODE CONDUCTOR IS INSTALLED PROPERLY AT SERVICE ENTRANCE.
27. WHERE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM, THE FOLLOWING SHALL APPLY:
    A. CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DEMAND PER N.E.C. ARTICLE 220.
    B. CONTRACTOR SHALL VERIFY WHETHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED PER N.E.C. ARTICLE 220.
    C. EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.
    D. PREFERRED MEANS OF SUPPLY SHALL BE A BRANCH CIRCUIT PROTECTIVE DEVICE LOCATED IN EXISTING PANEL.
28. DURING TRENCH BACK-FILLING FOR EACH UNDERGROUND ELECTRICAL, TELEPHONE, SIGNAL AND COMMUNICATIONS LINE, PROVIDE A CONTINUOUS UNDERGROUND WARNING TAPE TWELVE INCHES BELOW FINISHED GRADE.

PLANS PREPARED FOR

verizon

PLANS PREPARED BY

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STATE OF NEW YORK
MARTIN D. WILSON
080399
LICENSED PROFESSIONAL ENGINEER

5/27/26

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SUBMITTALS

#	ISSUED FOR	DATE
1	APPROVAL	5/27/26
2	ADDED SHEET C-4A, FIRM DATA, AND TOPOGRAPHIC SURVEY	8/7/26
3	REVISED ELEVATIONS, ADDED SCOPE OF WORK, AND REVISED PER RFDS	8/12/26
4	REVISED ANTENNA LOCATION	10/23/26

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PROJECT NAME
ROYCROFT MICRO

CONSTRUCTION DRAWINGS
268 MAIN ST.
EAST AURORA, NY

SHEET TITLE
NOTES

DATE:	10/23/26
PROJECT #:	1949C.27
DRAWN BY:	DAK
CHECKED BY:	MDW
SCALE:	NONE

SHEET NUMBER
C-2



SCALE
0' 20' 40'

PROPERTY PLAN
SCALE: 1"=40' (11" x 17")
SCALE: 1"=20' (22" X 34")

PLANS PREPARED FOR

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PROJECT NAME
ROYCROFT MICRO

CONSTRUCTION DRAWINGS
268 MAIN ST.
EAST AURORA, NY

SHEET TITLE
PROPERTY PLAN

DATE:	10/23/26
PROJECT #:	1949C.27
DRAWN BY:	DAK
CHECKED BY:	MDW
SCALE:	AS SHOWN

SHEET NUMBER
C-3



SCALE
0' 10' 20'

OVERALL SITE PLAN

SCALE: 1"=20' (11" x 17")
SCALE: 1"=10' (22" X 34")

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PROJECT NAME

ROYCROFT MICRO

CONSTRUCTION DRAWINGS
268 MAIN ST.
EAST AURORA, NY

SHEET TITLE

OVERALL SITE PLAN

DATE:	10/23/26
PROJECT #:	1949C.27
DRAWN BY:	DAK
CHECKED BY:	MDW
SCALE:	AS SHOWN

SHEET NUMBER

C-4



EXISTING CONDITION–FLOODPLAIN EXHIBIT

SCALE: 1"=20' (11" x 17")
SCALE: 1"=10' (22" X 34")

REFERENCE NOTES:

1. *MAPPING PREPARED FROM FIELDWORK PERFORMED BY ERDMAN ANTHONY DATED JULY, 2026, REFERENCING FIELD BOOK #2026–04, P.47.*
2. *NORTH ORIENTATION AND COORDINATES SHOWN HEREON BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY. HORIZONTAL DATUM REFERENCES NAD83(2011), NYSP WESTERN ZONE, EXPRESSED IN US SURVEY FEET.*
3. *ELEVATIONS SHOWN REFERENCE NAVD88, BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY. EXPRESSED IN US SURVEY FEET.*
4. *LIMITED UTILITIES SHOWN BASED ON VISIBLE SURFACE EVIDENCE GATHERED AT THE TIME OF THE SURVEY ONLY, AND OTHERS MAY EXIST.*
5. *NO BOUNDARY WORK WAS PERFORMED AS PART OF THIS PROJECT.*
6. *PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY MAP NUMBER 36029C0388H EFFECTIVE JUNE 7, 2019, THE PROPOSED SITE TO BE DEVELOPED IS LOCATED WITHIN "OTHER FLOOD AREAS", "ZONE X".*
7. *TOPOGRAPHIC EXISTING CONDITIONS PLAN, PROJECT ID: 17642564, MDG: 5000987842, ROYCROFT MICRO, PREPARED BY ERDMAN ANTHONY DATED AUGUST 7, 2026.*

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5/27/26

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PROJECT NAME

ROYCROFT MICRO

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EAST AURORA, NY

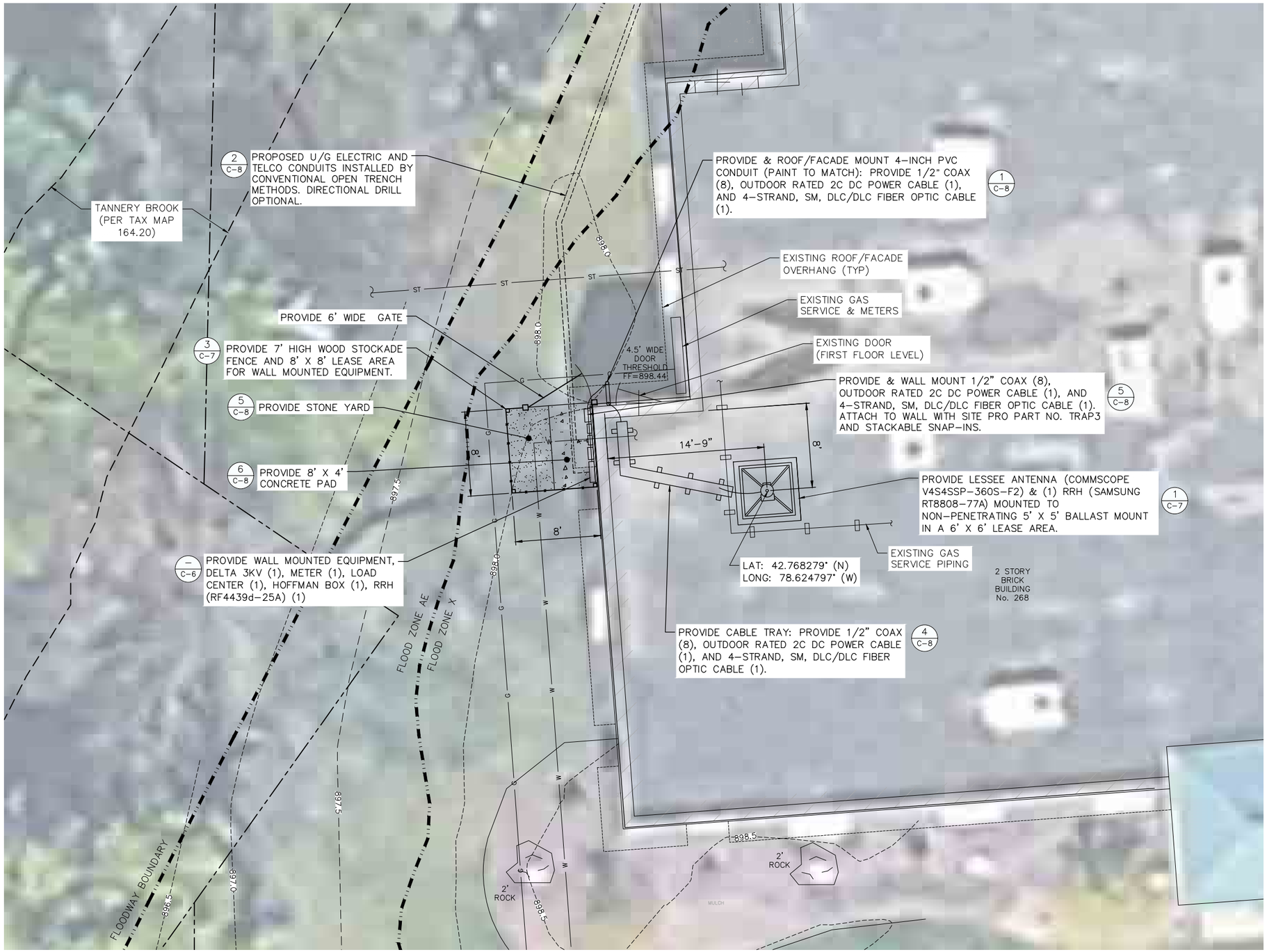
SHEET TITLE

EXISTING CONDITION FLOODPLAIN EXHIBIT

DATE:	10/23/26
PROJECT #:	1949C.27
DRAWN BY:	DAK
CHECKED BY:	MDW
SCALE:	AS SHOWN

SHEET NUMBER

C-4A



SCALE
0' 5' 10'

SITE LAYOUT PLAN
SCALE: 1"=10' (11" x 17")
SCALE: 1"=5' (22" X 34")

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PROJECT NAME
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CONSTRUCTION DRAWINGS
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EAST AURORA, NY

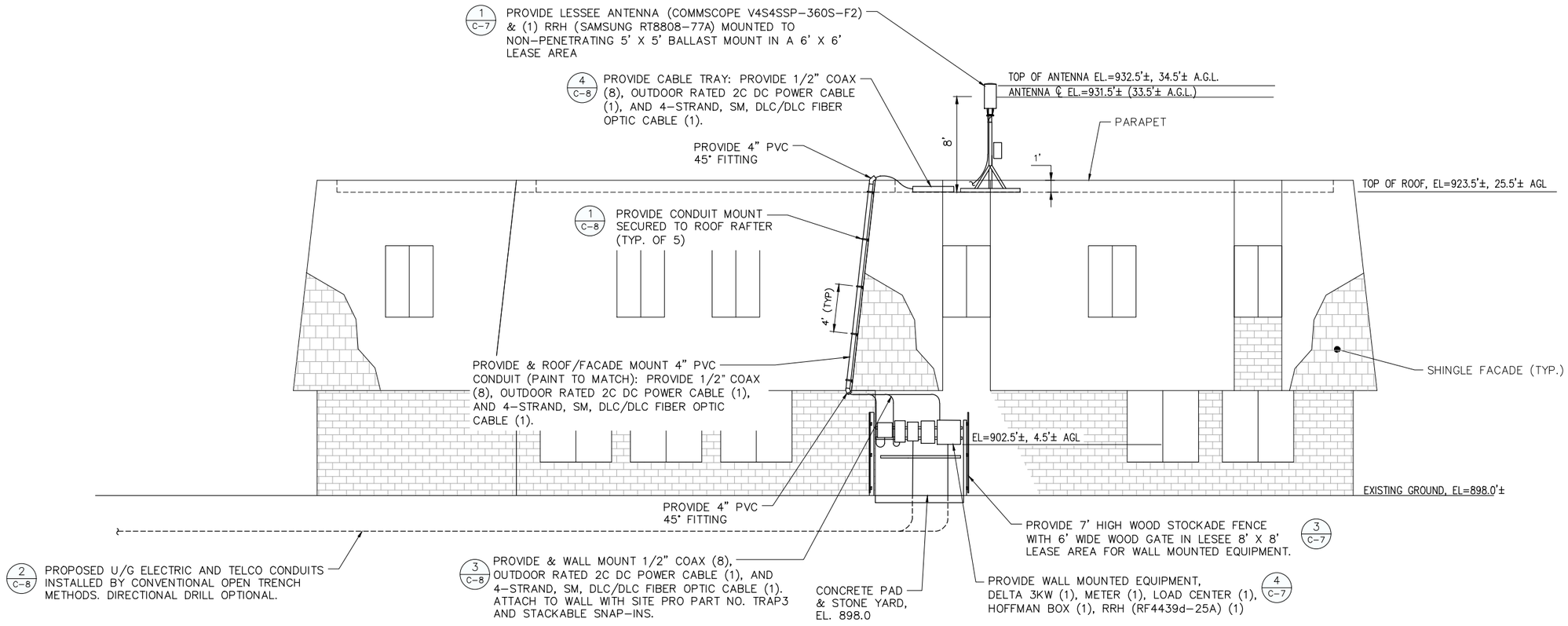
SHEET TITLE
SITE LAYOUT PLAN

DATE:	10/23/26
PROJECT #:	1949C.27
DRAWN BY:	DAK
CHECKED BY:	MDW
SCALE:	AS SHOWN

SHEET NUMBER
C-5



PHOTO SIM LOOKING NORTHWEST



WESTERN WALL ELEVATION – LOOKING EAST

SCALE: 1"=10' (11" x 17")
SCALE: 1"=5' (22" X 34")

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ROYCROFT MICRO

CONSTRUCTION DRAWINGS
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EAST AURORA, NY

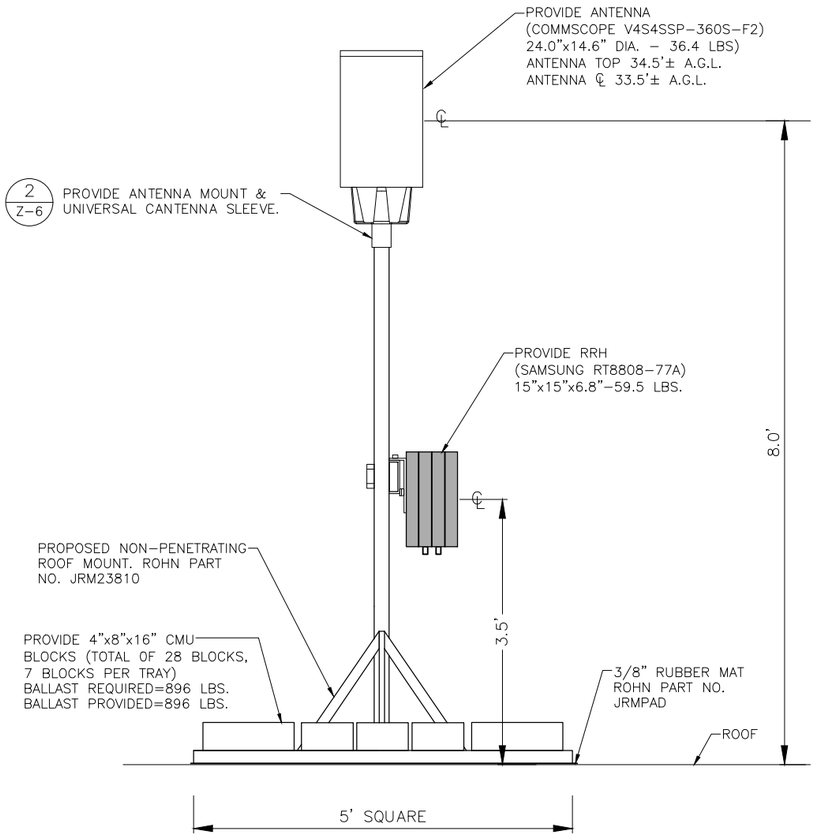
SHEET TITLE

ELEVATION

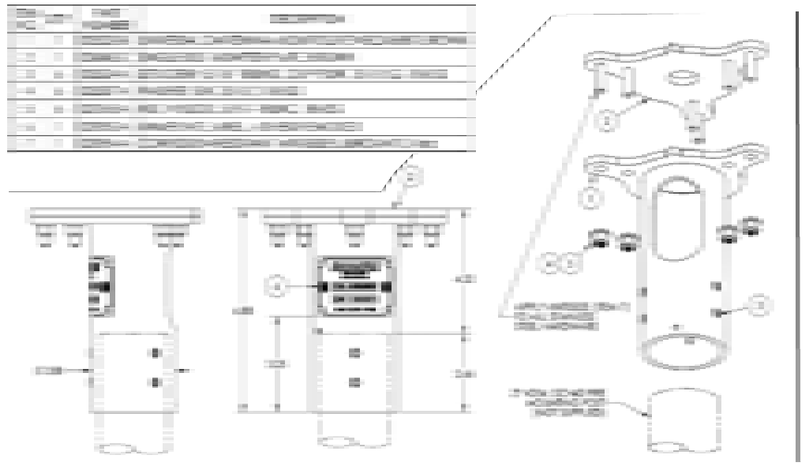
DATE:	10/23/26
PROJECT #:	1949C.27
DRAWN BY:	DAK
CHECKED BY:	MDW
SCALE:	AS SHOWN

SHEET NUMBER

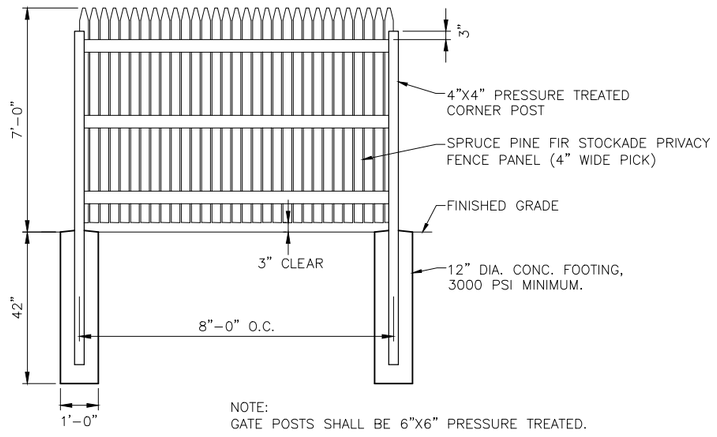
C-6



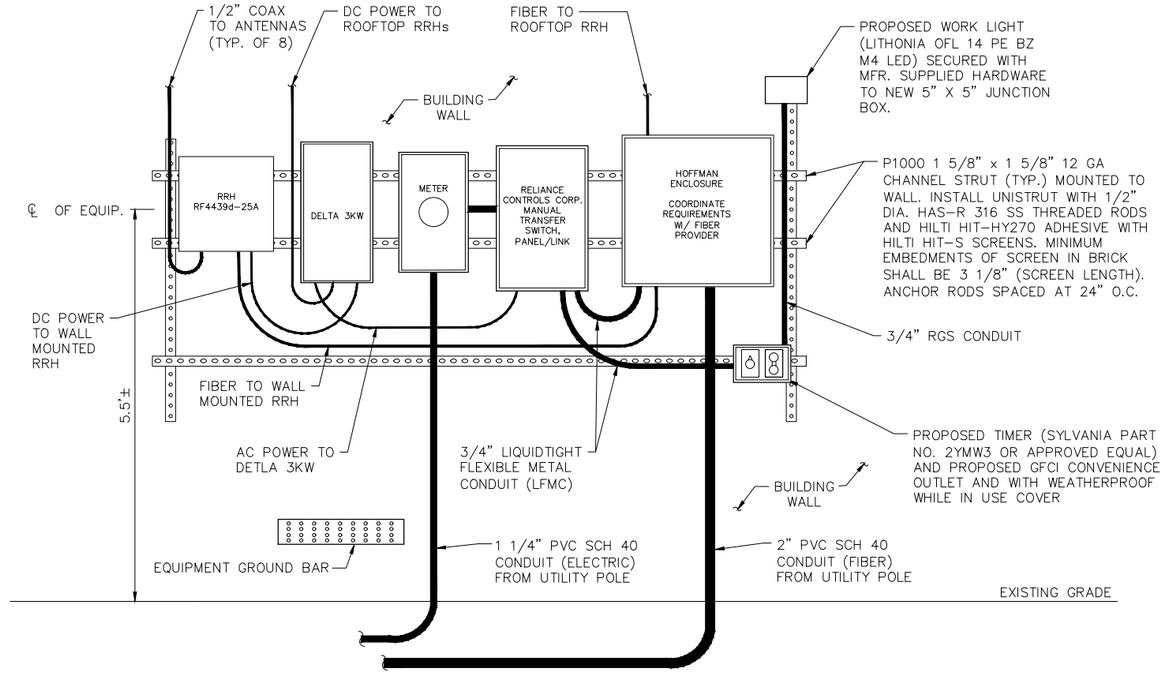
1 C-7 ANTENNA MOUNTING DETAIL
SCALE: N.T.S.



2 C-7 UNIVERSAL CANTENNA SLEEVE
SCALE: N.T.S. (CONCEALFAB PART NO. 002769)



3 C-7 WOOD STOCKADE PRIVACY FENCE
SCALE: N.T.S.



4 C-7 EQUIPMENT COMPOUND
SCALE: N.T.S.

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5/27/26

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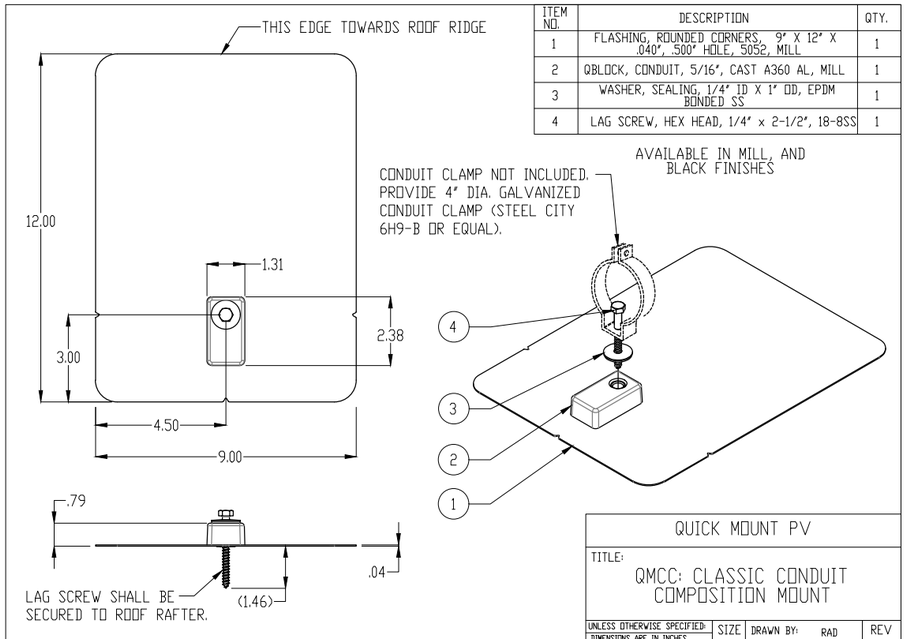
PROJECT NAME
ROYCROFT MICRO

CONSTRUCTION DRAWINGS
268 MAIN ST.
EAST AURORA, NY

SHEET TITLE
DETAILS

DATE:	10/23/26
PROJECT #:	1949C.27
DRAWN BY:	DAK
CHECKED BY:	MDW
SCALE:	AS SHOWN

SHEET NUMBER
C-7

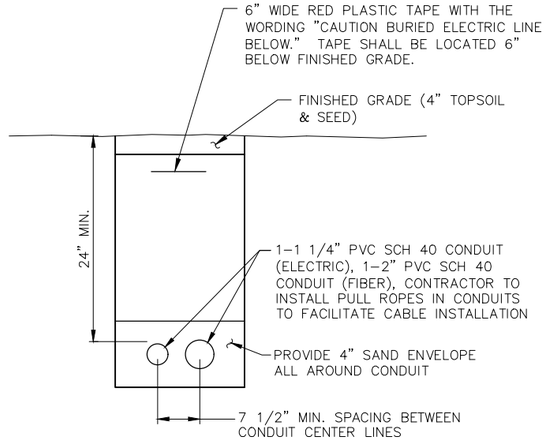


ITEM NO.	DESCRIPTION	QTY.
1	FLASHING, ROUNDED CORNERS, 9" X 12" X .040", .500" HOLE, 5052, MILL	1
2	QBLOCK, CONDUIT, 5/16", CAST A360 AL, MILL	1
3	WASHER, SEALING, 1/4" ID X 1" OD, EPDM BONDED SS	1
4	LAG SCREW, HEX HEAD, 1/4" x 2-1/2", 18-8SS	1

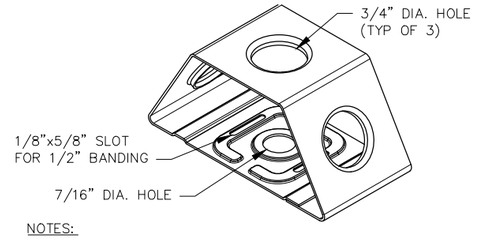
NOTE:
MOUNT SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS.

QUICK MOUNT PV		
TITLE: QMCC: CLASSIC CONDUIT COMPOSITION MOUNT		
UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/8 TWO PLACE DECIMAL ± .19 THREE PLACE DECIMAL ± .094	SIZE A	DRAWN BY: RAD DATE: 7/17/2018 REV 8
SCALE: 1/3	WEIGHT: 0.62	SHEET 1 OF 1

1 C-8 **CONDUIT MOUNT**
SCALE: N.T.S.



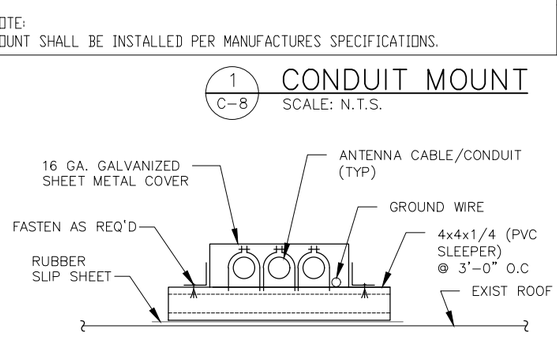
2 C-8 **CONDUIT TRENCH DETAIL**
SCALE: N.T.S.



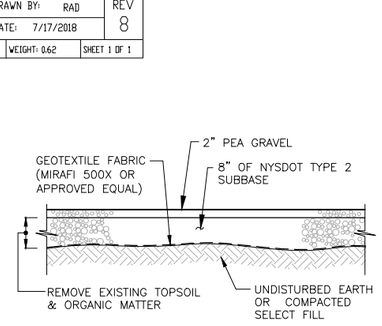
NOTES:

1. PROVIDE TRAP BOX SUPPORTS AT 3' O.C. (STAINLESS STEEL TRAPEZOID SNAP SITE PRO P/N: TRAP3)
2. ATTACH TRAP BOX TO EXTERIOR BRICK WALL WITH 1/4" TAPCON SCREWS.

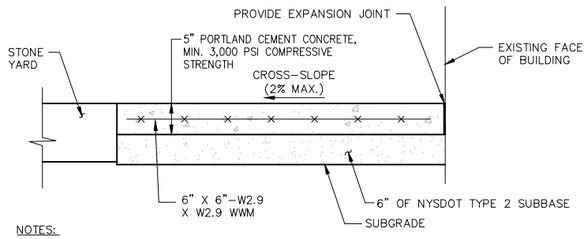
3 C-8 **TRAP BOX COAX WALL MOUNT**
SCALE: N.T.S.



4 C-8 **CABLE TRAY DETAIL**
SCALE: N.T.S.



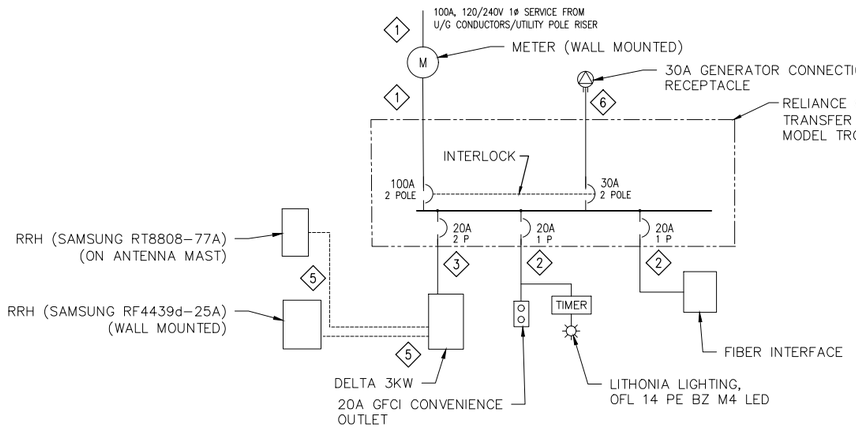
5 C-8 **STONE YARD SECTION**
SCALE: N.T.S.



NOTES:

1. PROVIDE LIGHT BROOM FINISH ON EXPOSED SURFACES.
2. EXPANSION JOINT SHALL BE PROVIDED AT SLAB INTERFACE WITH EXISTING BUILDING WALL.
3. EXPANSION JOINT FILLER SHALL BE POLYETHYLENE, CLOSED-CELL WITH PRE-SCORED REMOVABLE STRIP FOR SEALANT RESERVOIR (BY DECK-O-FOAM, OR EQUAL).
4. SEALANT SHALL BE SIKAFLEX 1A POLYURETHANE PREMIUM CONSTRUCTION SEALANT (COLOR = ALUMINUM GRAY), OR EQUIVALENT.

6 C-8 **CONCRETE PAD SECTION**
SCALE: N.T.S.



CABLE SCHEDULE:

1. 2-#2 AWG & 1-#2 AWG NEUTRAL (COPPER) IN 1 1/4" CONDUIT.
2. 2-#12 AWG & 1-#12 AWG GND IN 3/4" CONDUIT.
3. OUTDOOR RATED 3C AC POWER CABLE (12AWG COPPER)
4. OUTDOOR RATED 2C DC POWER CABLE (12AWG COPPER) (NOT USED)
5. OUTDOOR RATED 2C DC POWER CABLE (8AWG COPPER)
6. 3-#10 AWG & 1-#10 GND IN 3/4" CONDUIT

7 C-7 **ONE-LINE DIAGRAM**
SCALE: N.T.S.

PLANS PREPARED FOR

verizon

PLANS PREPARED BY

ERDMAN ANTHONY
145 Culver Road Suite 200
Rochester, NY 14620-1678
Telephone 585 427 8888
www.erdmananthony.com

STATE OF NEW YORK MARTIN D. WILLIAMS 080399 LICENSED PROFESSIONAL ENGINEER

5/27/26

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SUBMITTALS

#	ISSUED FOR	DATE
1	APPROVAL	5/27/26
2	ADDED SHEET C-4A, FIRM DATA, AND TOPOGRAPHIC SURVEY	8/7/26
3	REVISED ELEVATIONS, ADDED SCOPE OF WORK, AND REVISED PER RFDS	8/12/26
4	REVISED ANTENNA LOCATION	10/23/26

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PROJECT NAME
ROYCROFT MICRO

CONSTRUCTION DRAWINGS
268 MAIN ST.
EAST AURORA, NY

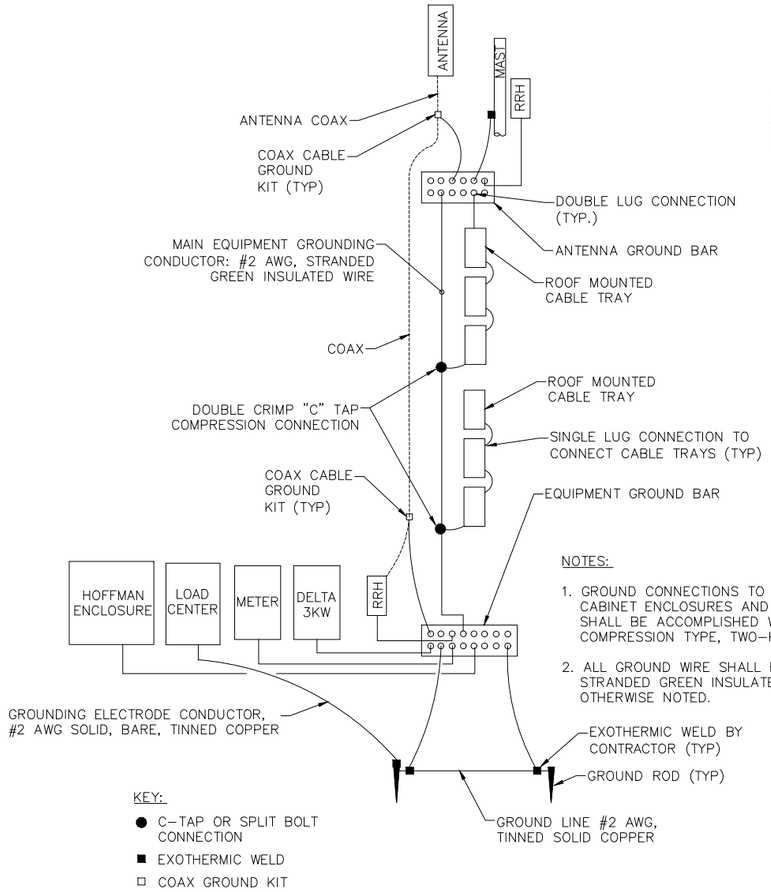
SHEET TITLE

DETAILS

DATE:	10/23/26
PROJECT #:	1949C.27
DRAWN BY:	DAK
CHECKED BY:	MDW
SCALE:	AS SHOWN

SHEET NUMBER

C-8

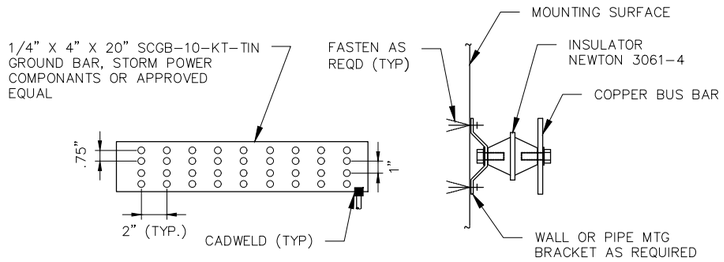


NOTES:

1. GROUND CONNECTIONS TO EQUIPMENT CABINET ENCLOSURES AND ANTENNAS SHALL BE ACCOMPLISHED WITH COMPRESSION TYPE, TWO-HOLE LUGS.
2. ALL GROUND WIRE SHALL BE #2 AWG, STRANDED GREEN INSULATED UNLESS OTHERWISE NOTED.

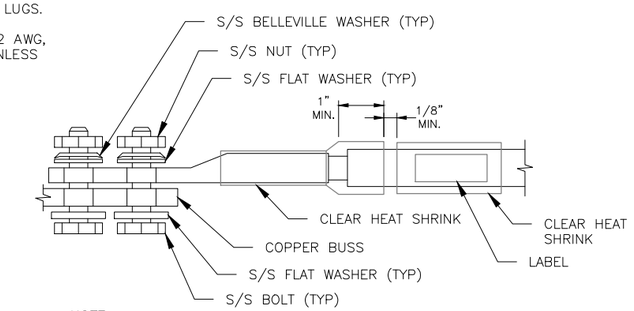
1 C-9 GROUNDING RISER DIAGRAM

SCALE: N.T.S.



2 C-9 GROUND BAR DETAIL

SCALE: N.T.S.

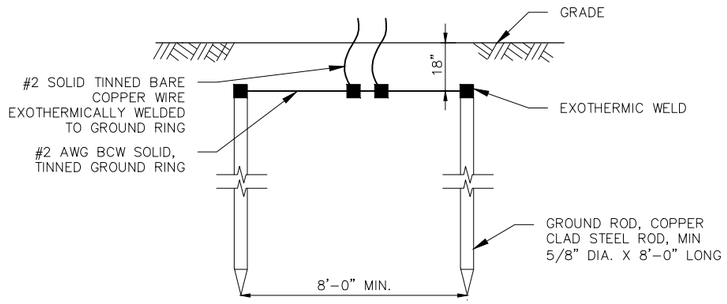


NOTE:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES; COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL; COAT ALL SURFACES WITH KOPR-SHIELD.

4 C-9 LUG GROUND CONNECTION

SCALE: N.T.S.

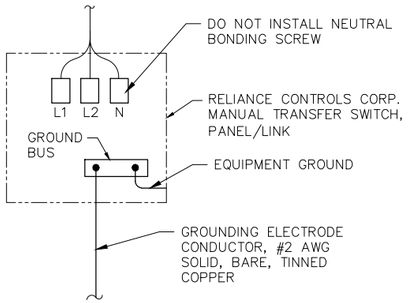


NOTES:

1. GROUND RODS SHALL BE DRIVEN VERTICALLY. NOT TO EXCEED 45 DEGREES FROM VERTICAL.
2. SPACING BETWEEN GROUND RODS 8'-0" MIN.

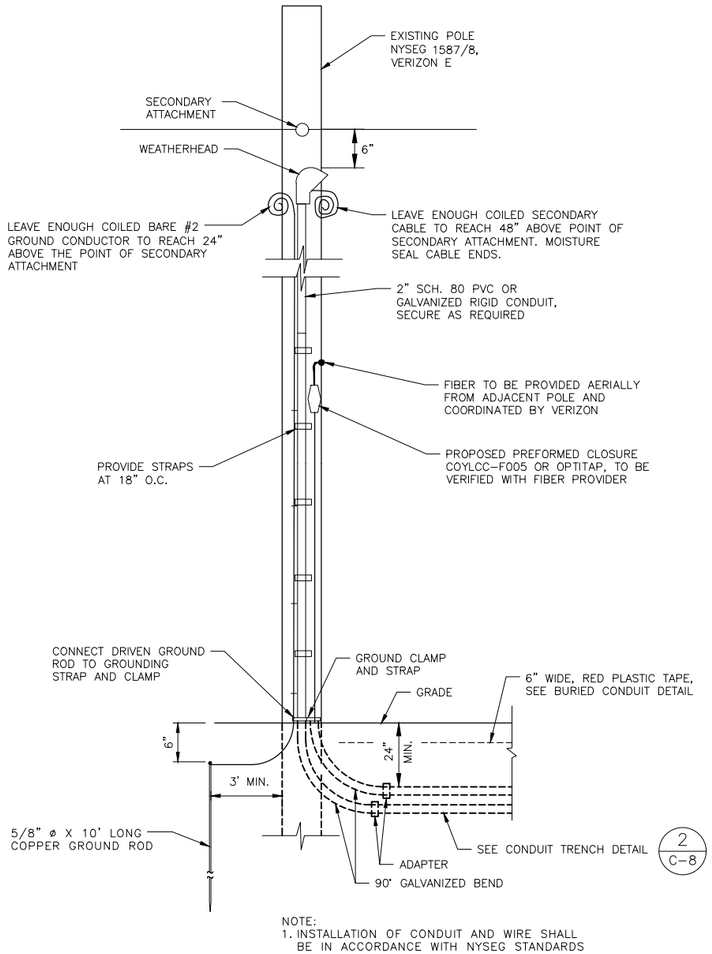
5 C-9 GROUND ROD DETAIL

SCALE: N.T.S.



3 C-9 MANUAL TRANSFER SWITCH GROUNDING

SCALE: N.T.S.



NOTE:
1. INSTALLATION OF CONDUIT AND WIRE SHALL BE IN ACCORDANCE WITH NYSEG STANDARDS

6 C-9 SERVICE POLE DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR

verizon

PLANS PREPARED BY

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5/27/26

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PROJECT NAME

ROYCROFT MICRO

CONSTRUCTION DRAWINGS
268 MAIN ST.
EAST AURORA, NY

SHEET TITLE

DETAILS

DATE:	10/23/26
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CHECKED BY:	MDW
SCALE:	AS SHOWN

SHEET NUMBER

C-9

EXHIBIT R



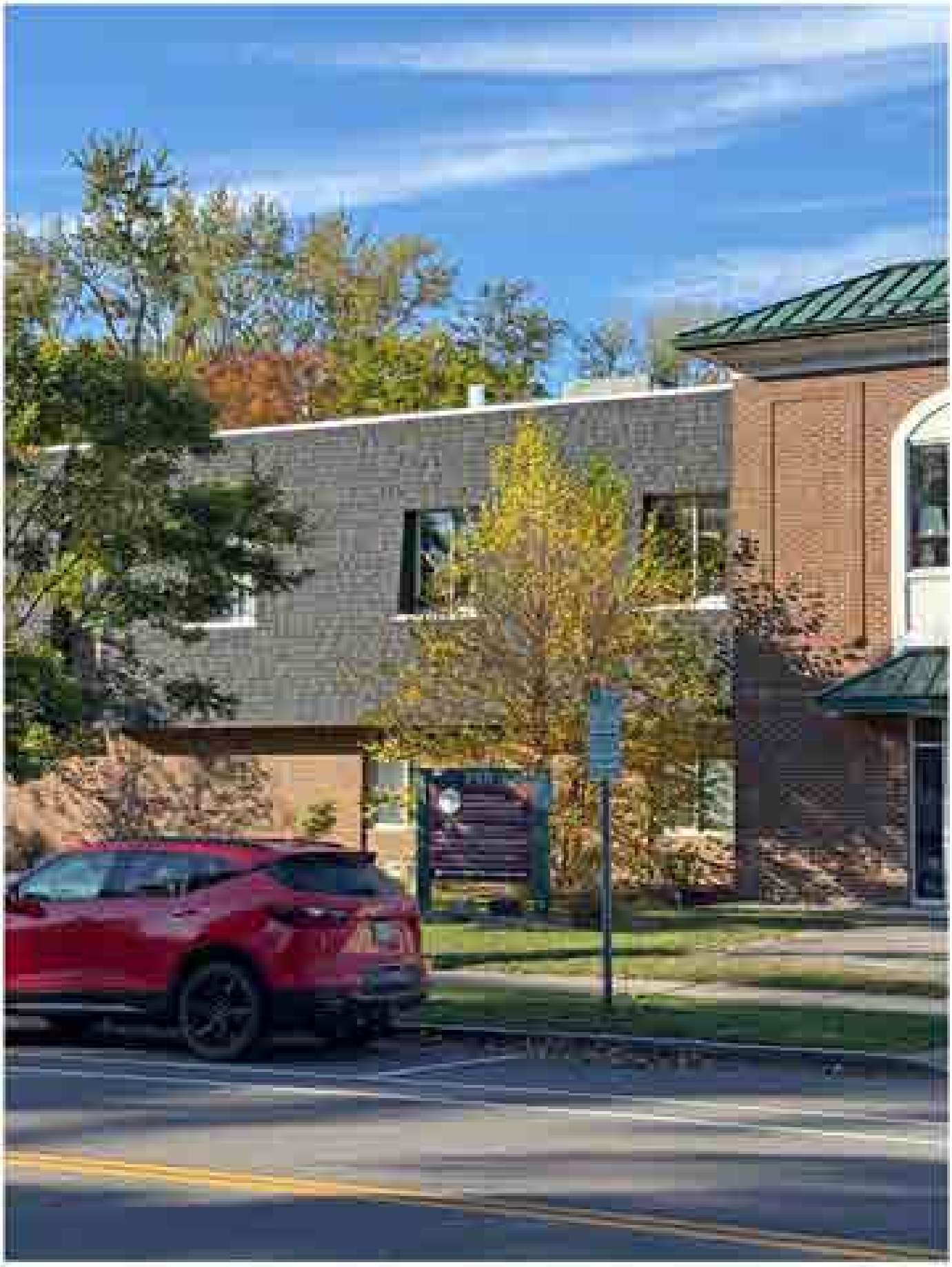
PHOTO LOCATION MAP



ROYCROFT MICRO
PHOTO SIM #1 - LOOKING NORTHEAST



ROYCROFT MICRO
PHOTO SIM #2 - LOOKING NORTH



ROYCROFT MICRO
PHOTO SIM #3 - LOOKING NORTHWEST



ROYCROFT MICRO
PHOTO #4 - LOOKING NORTHWEST - ANTENNA NOT VISIBLE



ROYCROFT MICRO
PHOTO #5 - LOOKING NORTHWEST - ANTENNA NOT VISIBLE



ROYCROFT MICRO
PHOTO #6 - LOOKING SOUTHWEST - ANTENNA NOT VISIBLE

JOINT RESOLUTION OF THE TOWN BOARD OF THE TOWN OF AURORA AND THE BOARD OF TRUSTEES OF THE VILLAGE OF EAST AURORA

Endorsing the Aurora-East Aurora Connected Community Initiative and Supporting Coordinated Active Transportation Planning and Implementation

WHEREAS, the Town of Aurora and the Village of East Aurora recognize the importance of creating and maintaining safe, accessible, and connected transportation for residents and visitors of all ages and abilities; and

WHEREAS, investments in pedestrian safety, bicycle infrastructure, walkability, and connectivity between neighborhoods, schools, parks, businesses, recreational facilities, and other community destinations contribute to public health, economic vitality, environmental sustainability, and overall quality of life; and

WHEREAS, the Village of East Aurora has undertaken significant active transportation planning through its Blue Zones initiative, identifying opportunities to improve pedestrian and bicycle infrastructure, enhance safety, encourage active lifestyles, and strengthen connections throughout the Village; and

WHEREAS, the Village seeks to build upon this planning work by pursuing funding for the implementation of priority projects and infrastructure improvements identified through the Blue Zones process, translating completed planning efforts into tangible, near-term improvements for residents and visitors; and

WHEREAS, the Town of Aurora recognizes the need to develop a complementary Town-wide Active Transportation Plan to identify infrastructure gaps, assess pedestrian and bicycle safety, and evaluate opportunities to improve connections between the Village, surrounding Town neighborhoods, recreational facilities, and other community destinations; and

WHEREAS, GoBike Buffalo, a regional organization dedicated to advancing safe and accessible transportation, is pursuing complementary initiatives to expand bicycle parking, equipment, and related infrastructure and amenities throughout the greater Aurora community; and

WHEREAS, the Town, Village, and GoBike Buffalo anticipate pursuing separate but complementary funding applications to the Ralph C. Wilson, Jr. Foundation, with each project addressing a distinct component of a shared vision for a more connected and accessible community; and

WHEREAS, the Town of Aurora and Village of East Aurora recognize that transportation networks, community destinations, and the daily travel patterns of residents do not stop at

municipal boundaries, and that effective transportation planning requires cooperation and coordination across jurisdictional lines; and

WHEREAS, the Town of Aurora and Village of East Aurora further recognize that climate change and its environmental impacts do not recognize municipal boundaries, and that local governments share a responsibility to work collaboratively toward reducing greenhouse gas emissions, promoting sustainable transportation choices, and building more resilient communities; and

WHEREAS, investments in walking, bicycling, and interconnected transportation infrastructure provide opportunities to reduce dependence on single-occupant vehicles, improve public health, strengthen community connections, and advance shared environmental and sustainability goals; and

WHEREAS, coordination among the Town of Aurora, Village of East Aurora, GoBike Buffalo, residents, businesses, and community stakeholders will help ensure that these separate initiatives complement one another, avoid unnecessary duplication, and contribute to a cohesive, accessible, and sustainable transportation network throughout the greater Aurora community; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Aurora and the Board of Trustees of the Village of East Aurora hereby formally endorse the Aurora–East Aurora Connected Community Initiative, a collaborative effort to advance pedestrian safety, bicycle accessibility, active transportation, and connectivity throughout greater Aurora; and

BE IT FURTHER RESOLVED, that the Town of Aurora and Village of East Aurora recognize and support the following separate, but complementary, initiatives:

1. Village of East Aurora: Pursuit of funding to implement priority pedestrian, bicycle, and active transportation improvements identified through the Village's Blue Zones planning process, with an emphasis on translating existing plans into tangible infrastructure improvements;

2. Town of Aurora: Pursuit of funding to develop a comprehensive Town-wide Active Transportation Plan, with particular emphasis on identifying infrastructure gaps, improving pedestrian and bicycle safety, and strengthening connections between the Village, surrounding neighborhoods, parks, recreational facilities, and other community destinations; and

3. GoBike Buffalo: Pursuit of funding for complementary bicycle infrastructure, including bicycle racks, bicycle parking facilities, repair stations, and other equipment and amenities

that support active transportation in greater Aurora and the surrounding parts of the Town of Aurora; and

BE IT FURTHER RESOLVED, that the municipalities commit to coordinating their respective planning and implementation efforts, sharing relevant information and planning resources, identifying opportunities for complementary investments, engaging residents and community stakeholders, and working toward an integrated and accessible transportation network; and

BE IT FURTHER RESOLVED, that the municipalities recognize the Village's existing Blue Zones planning as an important foundation for near-term implementation and as a resource to inform the Town's broader transportation planning efforts, while recognizing that each municipality will retain responsibility for its respective projects and priorities; and

BE IT FURTHER RESOLVED, that the Town and Village support coordination with GoBike Buffalo in identifying appropriate locations and opportunities for bicycle parking, equipment, and related infrastructure, subject to applicable municipal review and approval requirements; and

BE IT FURTHER RESOLVED, that the Town Supervisor and Village Mayor, or their respective designees, are authorized to coordinate with one another, GoBike Buffalo, the Ralph C. Wilson, Jr. Foundation, and other relevant stakeholders; exchange planning information; execute letters of support consistent with this resolution; establish collaborative working relationships; and undertake appropriate administrative actions necessary to advance the goals of this initiative, subject to applicable municipal approval requirements; and

BE IT FURTHER RESOLVED, that this resolution expresses the municipalities' shared policy objectives and support for their respective, complementary grant applications, but does not itself authorize expenditures, commit matching funds, approval of specific infrastructure projects, or create any binding financial obligation, all of which shall remain subject to any required future approvals by the respective governing bodies; and

BE IT FINALLY RESOLVED, that the Town of Aurora and Village of East Aurora affirm their ongoing commitment to cooperate with each other, and with regional partners, toward a safer, healthier, more accessible, connected, and sustainable community, recognizing that the challenges and opportunities facing residents, transportation networks, and the natural environment extend beyond municipal boundaries and are best addressed collaboratively.