

Town of Aurora | Town Board Meeting | March 23, 2026

A meeting of the Town Board of the Town of Aurora took place on Monday, March 23, 2026, beginning at 6:30 PM. The Board met in-person at the Aurora Municipal Center, 575 Oakwood Avenue, East Aurora, New York. The meeting was streamed via YouTube.

Present:	Joseph McCann	Councilmember
	Raymond M. Wrazen	Councilmember
	Jessica Armbrust	Councilmember
	Charles D. Snyder	Supervisor
Absent/Excused:	Luke Wochensky	Councilmember
Others Present:	Rich Miga	Assistant Code Enforcement Officer
	Paul Ernst	Zoning Board Chairman
	Douglas Crow	Planning Board Chairman
	Patrick Welch	Chief of Police

Supervisor Snyder opened the meeting at 6:30 PM with the recitation of the Pledge of Allegiance to the Flag.

The first item on the agenda was a public hearing that Supervisor Snyder opened at 6:31 PM about Local Law Intro 2-2026 for Town Code, Chapter 35 – Alarm Systems. After asking for questions or feedback and hearing no one, the hearing was closed at 6:31 PM.

The next Public Hearing for Local Law Intro 3-2026: Chapter 87 – Ponds was opened at 6:31 by Supervisor Snyder. He asked if anyone in the room had questions, hearing no one, he closed the public hearing at 6:31 PM.

The next Public Hearing for Local Law Intro 4-2026: Chapter 93 – Sewers was opened at 6:32 by Supervisor Snyder. He asked if anyone in the room had questions, hearing no one, he closed the public hearing at 6:32 PM.

The next Public Hearing for Local Law Intro 5-2026: Chapter 95 – Site Plan Review was opened at 6:32 by Supervisor Snyder. He asked if anyone in the room had questions, hearing no one, he closed the public hearing at 6:32 PM.

The next Public Hearing for Local Law Intro 6-2026: Chapter 95A – Solar Energy Systems was opened at 6:33 by Supervisor Snyder.

Evan Roden, Town resident, stepped up to speak out against Local Law Intro 6-2026 stating it effectively bans utility scale solar because it places a maximum of 15 acres which is about a megawatt. He also commented on the restrictive nature of requirements that panels can only be built on industrial land (small amount of this type of zoning) without a variance as well as a 750 foot setback from parks, public property and schools. Mr. Roden indicated that in his research of other local towns, none required a 10% site cap and feels this is a ban on utility scale solar. He further cited the 2024 NYS Office of Renewable Energy sighting which he states explicitly bans towns from placing onerous regulations like this on utility scale solar and can override the town's code in order to help the state meet 2033 Climate Leadership & Community Protection Act goals.

Supervisor Snyder asked if anyone else in the room had questions, hearing no one, he closed the public hearing at 6:36 PM.

The next Public Hearing for Local Law Intro 7-2026: Chapter 99 – Subdivision of Land & Open Development Area Code was opened at 6:37 by Supervisor Snyder.

Susan Resetarits, Town resident expressed concern that she and her neighbors share about the notification time frame about final plat approvals to affected neighbors. She pointed out a large plot of land in the immediate area that may be developed and feels the surrounding land owners be notified much earlier in the process than what this new town code indicates. Supervisor Snyder invited Assistant Code Enforcement Officer Rich Miga to respond to the feedback to which he replied that the code changes were unrelated to her query. Code updates were made to front yard accessory structures and clarification was added to the submittal application process. He did advise Mrs. Resetarits that there are multiple opportunities for public hearings and public comment in the process and advised her to keep an eye out for those opportunities.

Supervisor Snyder asked if anyone else in the room had questions, hearing no one, he closed the public hearing at 6:37 PM.

The next Public Hearing for Local Law Intro 8-2026: Chapter 116 – Zoning Code was opened at 6:38 by Supervisor Snyder. He asked if anyone in the room had questions, hearing no one, he closed the public hearing at 6:38 PM.

Supervisor Snyder opened the final public hearing at 6:38 PM about the EA Baseball shed installation site plan at 690 South Street. Supervisor Snyder asked if anyone in the room had questions, hearing no one, he closed the public hearing at 6:38 PM.

Councilmember McCann moved to approve the Consent Agenda consisting of the March 9, 2026 Town Board meeting minutes and the March 23, 2026 Abstract of Claims, consisting of vouchers 257 through 315, to be paid from the following funds:

Action #91
3/9/26 TB min,
3/23/26 abstract
aprvd

General Fund	\$ 495,895.35
Part Town Fund	\$ 14,482.78
Highway Town Wide Fund	\$ 37,125.00
Highway Part Town Fund	\$ 13,903.16
Town Court Renovations	\$ 13,720.00
Special Districts	\$ 8,736.82
Water	\$ 116,827.17
Grand Total Abstract	\$ 700,690.28

Councilmember Wrazen seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

AUDIENCE I: none

UNFINISHED BUSINESS:

Adoption of the 2025 Town of Aurora Comprehensive Plan

As part of the process to approve the Comprehensive Plan, Supervisor Snyder reviewed the Town of Auora as lead agency inventory of the State Environmental Quality Review Act (SEQRA) assessment. All questions were answered no.

1. *Impact on Land:* Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site.
2. *Impact on Geological Features:* The proposed action may result in the modification of destruction of, or inhibit access to, any unique or unusual landforms on the site.
3. *Impacts on Surface Water:* The proposed action may affect one or more wetlands or other surface water bodies.
4. *Impact on Groundwater:* The proposed action may result in new or additional use of groundwater, or may have the potential to introduce contaminants to groundwater or an aquifer.
5. *Impact on Flooding:* The proposed action may result in development on lands subject to flooding.
6. *Impacts on Air:* The proposed action may include a state regulated air emission source
7. *Impact on Plants & Animals:* The proposed action may result in a loss of flora or fauna.
8. *Impact on Agricultural Resources:* The proposed action may impact agricultural resources.
9. *Impact on Aesthetic Resources:* The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource.
10. *Impact on Historical and Archaeologic Resources:* The proposed action may occur in or adjacent to a historic or archaeological resource.
11. *Impact on Open Space and Recreation:* The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal space plan.
12. *Impact on Critical Environmental Areas:* The proposed action may be located within or adjacent to a critical environmental area.
13. *Impact on Transportation:* The proposed action may result in a change to existing transportation systems.
14. *Impact on Energy:* The proposed action may cause an increase in the use of any form of energy.
15. *Impact on Noise, Odor, and Light:* The proposed action may result in an increase in noise, odors, or outdoor lighting.
16. *Impact on Human Health:* The proposed action may have an impact on human health from an exposure to new or existing sources of contaminants.
17. *Consistency with Community Plans:* The proposed action is not consistent with adopted land use plans.
18. *Consistency with Community Character:* The proposed project is inconsistent with the existing community character.

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

Action #92
SEQR neg
declaration for
Comp Plan
adopted

RESOLUTION
Declaring the Town of Aurora as Lead Agency and
Issuing a Negative Declaration under SEQRA for the
Adoption of the Town of Aurora Comprehensive Plan

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WHEREAS, the Town Board of the Town of Aurora (hereinafter the "Town Board") is considering the adoption of the Town of Aurora 2025 Comprehensive Plan (hereinafter the "Plan") pursuant to New York State Town Law §272-a; and

WHEREAS, the adoption of a comprehensive plan by a town board is classified as a Type I Action pursuant to Section 617.4(b)(1) of 6 NYCRR §617.4, as it involves the adoption of a municipality's land use plan; and

WHEREAS, as a Type I Action, the proposed adoption of the Plan is presumed to be more likely to require the preparation of an Environmental Impact Statement than an Unlisted Action, and requires coordinated review among involved agencies; and

WHEREAS, the Town Board is the only agency with the authority to adopt a comprehensive plan for the Town of Aurora pursuant to Town Law §272-a, and is therefore the only involved agency for this action; and

WHEREAS, the Town Board, as the only involved agency, hereby declares itself Lead Agency for purposes of conducting the environmental review of the proposed action in accordance with 6 NYCRR Part 617; and

WHEREAS, in compliance with the requirements of SEQRA and 6 NYCRR Part 617, the Town Board caused to be prepared a Full Environmental Assessment Form ("Full EAF"), Parts 1, 2, and 3, which is attached hereto and incorporated herein by reference; and

WHEREAS, the Town Board has reviewed the Full EAF, the Plan and all supporting documents, and has considered the relevant areas of environmental concern in making its determination of significance; and

WHEREAS, the Town Board has considered the criteria for determining significance set forth in 6 NYCRR §617.7(c); and

WHEREAS, the Town Board has taken a "hard look" at the potential environmental impacts of the proposed action and has provided a reasoned elaboration of the basis for its determination, as set forth herein and in Part 3 of the Full EAF; and

WHEREAS, the Town Board finds that the proposed action is a policy-level planning document that does not, by itself, authorize or approve any specific development, construction, or physical activity; that each subsequent implementing action will be subject to its own site-specific SEQRA review; and that the Plan, on balance, is designed to promote environmental protection, resource conservation, climate resilience, and sustainable growth patterns.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Aurora, Erie County, New York, as follows:

Section 1. Lead Agency Designation. The Town Board of the Town of Aurora hereby declares itself the Lead Agency for purposes of the environmental review of the adoption of the Town of Aurora 2025 Comprehensive Plan pursuant to SEQRA and 6 NYCRR Part 617.

Section 2. Type I Classification. The Town Board hereby confirms that the proposed action - adoption of the Town of Aurora 2025 Comprehensive Plan pursuant to Town Law §272-a, is classified as a Type I Action under 6 NYCRR §617.4(b)(1).

Section 3. Negative Declaration. Based upon its thorough review of the Full Environmental Assessment Form (Parts 1, 2, and 3), the Plan and all supporting documents, the criteria for determining significance set forth in 6 NYCRR §617.7(c), and all other information and analyses relevant to the proposed action, the Town Board hereby determines that the proposed action will not result in any significant adverse environmental impacts and hereby issues a Negative Declaration.

Section 4. Basis for Determination. The Town Board's determination is based upon the following reasons supporting this determination of non-significance:

- (a) The Plan is a policy and planning document that does not authorize, approve, fund, or directly undertake any specific development project, construction activity, physical alteration, or land disturbance. No environmental impacts will directly result from the adoption of the Plan itself.
- (b) All future actions undertaken to implement the Plan's recommendations, including but not limited to zoning amendments, subdivision approvals, site plan approvals, special use permits, and capital projects, will be subject to independent, site-specific SEQRA review at the time each action is proposed.
- (c) The Plan is designed to promote the protection and conservation of the Town's natural resources, agricultural lands, open spaces, and wildlife habitats, and includes a Climate Vulnerability Assessment recommending adaptation and resilience strategies.
- (d) No significant adverse impacts to air quality, water quality, noise, traffic, solid waste, vegetation, wildlife, historical or archaeological resources, community character, energy use, or human health will result from the adoption of the Plan.

Section 5. Filing and Distribution. The Town Clerk is hereby directed to:

- (a) File the Negative Declaration and the completed Full Environmental Assessment Form in accordance with 6 NYCRR §617.12;
- (b) Publish notice of the Negative Declaration in the Environmental Notice Bulletin (ENB) maintained by the New York State Department of Environmental Conservation, or transmit such notice to NYSDEC for publication;
- (c) Maintain copies of the Full EAF, this Resolution, and all supporting environmental documentation in the files of the Town Clerk; and

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- (d) Make such documents available for public inspection during regular business hours at the Aurora Municipal Building, 575 Oakwood Avenue, East Aurora, New York 14052.
- (a) Section 6. Effective Date. This Resolution shall take effect immediately upon adoption.

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

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

Action #93
2025 Comp Plan
adopted

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF AURORA
ADOPTING THE TOWN OF AURORA 2025 COMPREHENSIVE PLAN

WHEREAS, the Town Board of the Town of Aurora (hereinafter the "Town Board") is authorized pursuant to New York State Town Law §272-a to prepare, adopt, and amend a comprehensive plan for the Town of Aurora, Erie County, New York; and

WHEREAS, the Town of Aurora has never formally adopted a comprehensive plan under Town Law §272-a, although the Town participated in the Regional Comprehensive Plan for the Towns of Aurora, Elma, Holland, and Wales and the Village of East Aurora completed in 2004, which was never officially adopted; and

WHEREAS, recognizing the limitations of a piecemeal approach to land use planning and regulation, the Town Board committed to creating a formal comprehensive plan that provides a cohesive framework to guide growth and preservation within the Town; and

WHEREAS, this comprehensive plan effort was prepared with funding provided by the Erie County Municipal Planning Grant Program and with professional planning assistance from LaBella Associates; and

WHEREAS, the Town Board established a Comprehensive Plan Steering Committee composed of Raymond Wrazen (Town Board Member and Steering Committee Chair), Charles Snyder (Town Supervisor), Dan Castle (Erie County Department of Environment and Planning Commissioner), Susan Russell (Town Climate Smart Committee Member), Dale Morris (Town Open Space Committee Member), Bob Morgan (JRS Morgan Realty), Angela Griffis (Town Planning Board Member), and Nancy Burkhardt (Town Zoning Board of Appeals Member); and

WHEREAS, the Steering Committee, with the assistance of LaBella Associates, undertook a thorough and comprehensive planning process commencing in October 2024, which included a detailed inventory and analysis of existing conditions in the Town, including demographics, land use and zoning, housing and neighborhoods, public and municipal services, transportation systems, recreational, historical and cultural resources, and agricultural and natural resources; and

WHEREAS, the planning process included robust community engagement in compliance with Town Law §272-a(5), consisting of the following public participation activities:

- (a) A community-wide public survey administered from November 2024 through March 2025, which yielded 865 responses from Town residents, Village residents, and other stakeholders;
- (b) A town-wide mailer sent to every household in the Town of Aurora outside the Village of East Aurora introducing the planning effort and inviting participation;
- (c) A dedicated project website (<https://townofauroracompplan.com>) that served as the central hub for the comprehensive plan, drawing over 1,900 visits from approximately 1,500 unique visitors;
- (d) A first public open house held at East Aurora High School in February 2025, attended by more than 102 community members, featuring five interactive stations covering plan overview, vision statement development, SWOT analysis, community profile findings, and a mapping exercise;
- (e) A second public open house held in October 2025, attended by over 80 community members, presenting draft materials including the Future Land Use Map and draft recommendations and soliciting feedback on prioritization;
- (f) Stakeholder and focus group interviews reaching 23 of 29 identified stakeholders, including nine individual interviews and four focus groups (Agriculture & Natural Resources, Housing & Neighborhoods, Village of East Aurora, and Town of Aurora Department Heads); and

WHEREAS, the proposed Town of Aurora 2025 Comprehensive Plan (hereinafter the "Plan") addresses the elements set forth in Town Law §272-a(3), including but not limited to:

- (a) The general location and character of existing and proposed land uses, including residential, commercial, industrial, agricultural, recreational, and open space uses;
- (b) Consideration of regional needs and the official plans of other governmental units and agencies within the region, including the Erie County Agriculture and Farmland Protection Plan, the Erie County Multi Hazard Mitigation Plan, the Erie County Parks Master Plan, the Southern Tier Trail Feasibility Study, the State of the Region: Western New York Strategic Plan, and the 2025 New York Forward – West Falls Strategic Investment Plan;
- (c) Goals and recommended actions for the preservation and enhancement of the Town's natural and agricultural resources, transportation systems, housing and neighborhoods, parks and recreational facilities, infrastructure, and community character;
- (d) A Future Land Use Map depicting the proposed distribution and general location of future land uses within the Town outside the Village of East Aurora;
- (e) An Action Plan including an implementation matrix specifying timeframes, responsible entities, potential funding sources, and in-kind support for each

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- recommended action; and
- (f) A Climate Vulnerability Assessment prepared in accordance with the New York State Climate Smart Communities Program requirements; and
- (a) WHEREAS, the Plan establishes five overarching goals for the Town of Aurora:
 - (1) Goal 1: Support Housing for All Life Stages and Incomes;
 - (2) Goal 2: Strengthen Environmental Stewardship and Resilience;
 - (3) Goal 3: Preserve Rural Character and Open Spaces;
 - (4) Goal 4: Invest in Smart, Sustainable Infrastructure; and
 - (5) Goal 5: Enhance Mobility and Connectivity; and

WHEREAS, the Plan takes into consideration the applicable Erie County Central Agricultural District No. 5, in which 24 parcels totaling approximately 2,143 acres within the Town are enrolled, and the Erie County Agriculture and Farmland Protection Plan, as required by Town Law §272-a(10); and

WHEREAS, the Plan was referred to the Erie County Department of Environment and Planning pursuant to General Municipal Law §239-m at least ten (10) days prior to the public hearing, and the County recommended approval with modifications, and the Town Board has considered those recommendations; and

WHEREAS, the Town Board completed a State Environmental Quality Review (SEQRA) of the proposed Plan, as more fully set forth in a resolution adopted on March 23, 2026, and issued a Negative Declaration finding that adoption of the Plan will not result in any significant adverse environmental impacts; and

WHEREAS, the Town Board held a duly noticed public hearing on March 9, 2026 at the Aurora Municipal Building, 575 Oakwood Avenue, East Aurora, New York 14052, at which all interested persons were given an opportunity to be heard, and the Town Board has considered all comments received at and in connection with such hearing; and

WHEREAS, the Town Board has carefully reviewed the proposed Plan, considered the community input received throughout the planning process, reviewed the environmental record, and considered the recommendation of the Erie County Department of Environment and Planning; and

WHEREAS, the Town Board finds that:

- (a) The Plan was prepared in accordance with the requirements of Town Law §272-a;
- (b) The Plan reflects the shared vision, goals, and priorities of the Town's residents as expressed through the extensive community engagement process;
- (c) The Plan provides a sound basis for future land use regulation and decision-making within the Town;
- (d) The Plan adequately considers regional needs, the plans of other governmental entities, agricultural districts, and natural resource protection;
- (e) Adoption of the Plan is in the best interests of the health, safety, and general welfare of the Town and its residents; and
- (f) All procedural requirements under Town Law §272-a, SEQRA, and General Municipal Law §239-m have been satisfied.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Aurora, Erie County, New York, as follows:

Section 1. Adoption. The Town of Aurora 2025 Comprehensive Plan, including all text, maps, figures, tables, appendices (including Appendix A: Climate Vulnerability Assessment, Appendix B: Public Survey Summary Report, and Appendix C: Stakeholder Interview Summary Report), and the Future Land Use Map, a copy of which is on file with the Town Clerk, is hereby adopted as the Comprehensive Plan of the Town of Aurora pursuant to Town Law §272-a.

Section 2. Effect. Upon adoption, all land use regulations of the Town of Aurora, including but not limited to zoning, subdivision regulations, and site plan review, shall be in accordance with the Plan as required by Town Law §272-a(11). The Plan shall serve as the guide for evaluating the merit of capital projects, development proposals, and regulatory changes, including updates to the Town's zoning code.

Section 3. Future Land Use Map. The Future Land Use Map adopted as part of the Plan is a planning tool to guide long-term land use decisions and does not have immediate regulatory authority. Separate legislative action by the Town Board shall be required to amend the Town's zoning code, zoning map, subdivision regulations, and other local laws to implement the land use designations and recommendations set forth in the Plan.

Section 4. Periodic Review. Pursuant to Town Law §272-a(12), the Plan shall be reviewed by the Town Board at intervals not to exceed ten (10) years from the date of adoption, and at intervals not to exceed ten (10) years from each subsequent review. The Town Board may, in its discretion, review and amend the Plan more frequently as conditions warrant. The Comprehensive Plan Implementation Committee (CPIC), once established, shall assist the Town Board in monitoring implementation and preparing for periodic review.

Section 5. Implementation. The recommendations contained in the Plan, including the Action Plan and implementation matrix, are intended to guide future decision-making and prioritization by the Town Board, its committees, and Town staff. Adoption of the Plan does not constitute an appropriation of funds, a commitment to appropriate funds, or an authorization to undertake any specific project or expenditure. Each recommendation requiring an expenditure of Town funds shall require separate budgetary approval in accordance with applicable law.

Section 6. Comprehensive Plan Implementation Committee. The Town Board shall establish a Comprehensive Plan Implementation Committee (CPIC) to assist with plan implementation,

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monitoring, and reporting. The composition, appointment procedures, meeting schedule, and responsibilities of the CPIC shall be determined by separate resolution of the Town Board.

Section 7. Filing. Pursuant to Town Law §272-a(7), the Town Clerk is hereby directed to file a copy of the adopted Plan with the Town Clerk's office and to transmit a copy of the adopted Plan to the Erie County Department of Environment and Planning.

Section 8. Severability. If any section, subsection, sentence, clause, phrase, or portion of the Plan or this Resolution is, for any reason, held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 9. Effective Date. This Resolution shall take effect immediately upon adoption.

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

Councilmember McCann thanked everyone involved stating it takes a lot of work to make something like this come to life.

Councilmember Wrazen and Comprehensive Plan Steering Committee Chair took a few moments to recognize key players in making the plan a reality. Firstly he thanked Councilmembers McCann and Wochensky for their vision, leadership and commitment to the town's future as well as their efforts in securing Erie County grant funding. Councilmember Wrazen also thanked the consulting company LaBella and Associates, namely Derik Kaine and Josh Green whose expertise, guidance, professionalism and patience allowed us to develop a plan that is practical, actionable and aligned with our residents' priorities. The members of the Comprehensive Plan Steering Committee were named and their time, insight and dedication were noted and appreciated. While not a formal member of the steering committee, Councilmember Wrazen thanked Code Enforcement officer Elizabeth Cassidy for her contributions that ensured the plan remained consistent with land use regulations and other best practices. Next up, he shared appreciation for the expertise of the Planning Board for their review, general recommendations and suggestions about priorities during implementation.

Councilmember Wrazen closed out his message with a special thanks to the residents of the Town of Aurora who showed strong participation during focus groups, stakeholder interviews, public workshops and the March 9 public hearing. He noted that the engagement reflects a community that is informed, invested, and committed to an Aurora that proactively plans for the future.

Councilmember Armbrust moved to adopt the following resolution; seconded by Councilmember McCann:

Action #94
SEQR neg
declaration for 600
Olean SUP & Site
Plan adopted

RESOLVED that the Town Board of the Town of Aurora declares itself lead agency with regard to SEQR for the Special Use Permit and Site Plan applications to build an indoor golf facility and parking lot at 600 Olean Road; and further

RESOLVED that after considering the action stated herein, reviewing the criteria contained in Section 617.11 of the Rules and Regulations of the State Environmental Quality Review Act, the Code Enforcement Officer determines that the action is an Unlisted action; and further

RESOLVED that the Town Board of the Town of Aurora has determined that these Unlisted actions will result in no significant adverse impacts on the environment, and therefore, an environmental impact statement need not be prepared; and further

RESOLVED that a negative declaration is issued with regard to the Special Use Permit and Site Plan applications to build an indoor golf facility and parking lot at 600 Olean Road, East Aurora, NY.

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

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

Action #95
600 Olean Road
Site Plan aprvd

Whereas, Harrison Kelly/Olean LLC has submitted a Site Plan Review Application to build an indoor golf facility and parking lot at SBL# 176.00-4-25.1 at 600 Olean Road, East Aurora NY; and

Whereas, at their December 3, 2025 meeting the Aurora Town Planning Board recommended approval of the site plan subject to the feedback of the engineer that the Stormwater Pollution Prevention Plan (SWPPP) is acceptable; and

Whereas, GHD, the town engineering firm, recommended the Town sign the SWPPP acceptance form; and
Whereas, the Code Enforcement Officer determined this to be an unlisted action under

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SEQRA and the Town Board found that the project will not result in any significant adverse environmental impacts; and

Whereas, the Site Plan application and documents were sent to Erie County Department of Environment and Planning for review and issued a no recommendation, determining it to be of local concern; and

Whereas, the Site Plan application and documents were sent to New York State Department of Environmental Conservation for review and responded with requirements that need to be met; and

Whereas, the Site Plan application and documents were sent to New York State Department of Transportation (NYSDOT) and they are working with the applicant regarding NYSDOT Right-of-Way.

Now, therefore, be it

RESOLVED that the Site Plan for SBL#175.06-3-8 Quaker Road, East Aurora, NY, consisting of a parking lot configuration and expansion is approved by the Town Board.

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

Councilmember Armbrust moved to adopt the following resolution; seconded by Councilmember Wrazen:

Action #96
600 Olean Road
SUP adopted

WHEREAS, Harrison Kelly/Olean LLC has applied for a Special Use Permit (SUP) to build an indoor golf facility and parking lot at 600 Olean Road, East Aurora, NY; and

WHEREAS, the Town Board of the Town of Aurora referred the Special Use Permit application to the Town of Aurora Planning Board for their review and recommendation; and

WHEREAS, the Planning Board voted unanimously to recommend that the Town Board approve the Special Use Permit; and

WHEREAS, as an unlisted action under SEQRA the Town Board found that the project will not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Town Code §95-2B(2) of the Town of Aurora, the Town Board of the Town of Aurora does hereby grant the Special Use Permit to Harrison Kelly/Olean LLC to build an indoor golf facility and parking lot at 600 Olean Road, East Aurora, NY.

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

Councilmember McCann moved to adopt the following resolution; seconded by Councilmember Armbrust:

Action #97
SEQR neg
declaration for 359
Quaker SUP & Site
Plan adopted

RESOLVED that the Town Board of the Town of Aurora declares itself lead agency with regard to SEQR for the Special Use Permit and Site Plan applications to demolish an existing building and rebuild a new dental office with a parking area at 359 Quaker Road; and further

RESOLVED that after considering the action stated herein, reviewing the criteria contained in Section 617.11 of the Rules and Regulations of the State Environmental Quality Review Act, the Code Enforcement Officer determines that the action is an Unlisted action; and further

RESOLVED that the Town Board of the Town of Aurora has determined that this Unlisted actions will result in no significant adverse impacts on the environment, and therefore, an environmental impact statement need not be prepared; and further

RESOLVED that a negative declaration is issued with regard to the Special Use Permit and Site Plan applications to demolish an existing building and rebuild a new dental office with a parking area at 359 Quaker Road, East Aurora, NY.

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

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

Action #98
359 Quaker Rd Site
Plan aprvd

Whereas, Callie Williams/PWC Enterprises LLC has submitted a Site Plan Review Application to demolish an existing building and rebuild a new dental office with a parking area for SBL#175.06-3-9 at 359 Quaker Road, East Aurora NY; and

Whereas, at their February 6, 2026 meeting the Aurora Town Planning Board recommended approval of the site plan; and

Whereas, the Site Plan application and documents were sent to Erie County Department of Environment and Planning for review and issued a no recommendation, determining it to be of local concern; and

Whereas, the Site Plan application and documents were sent to New York State Department of Transportation (NYSDOT) and the responded that a NYSDOT Work Permit will be required for work located in the State Highway; and

Whereas, the Code Enforcement Officer determined this to be an unlisted action under

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SEQR and the Town Board found that the project will not result in any significant adverse environmental impacts.

Now, therefore, be it resolved that the Site Plan for SBL#175.06-3-9 at 359 Quaker Road, East Aurora, NY, to demolish an existing building and rebuild a new dental office with a parking area is approved by the Town Board.

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

Councilmember McCann moved to adopt the following resolution; seconded by Councilmember Armbrust:

Action #99
359 Quaker Rd
SUP aprvd

WHEREAS, Callie Willams/PCW Enterprises, LLC has applied for a Special Use Permit (SUP) to demolish an existing building and rebuild a new dental office with a parking area at 359 Quaker Road, East Aurora, NY; and

WHEREAS, the applicant went before the Zoning Board of Appeals and received the appropriate variances needed for this project; and

WHEREAS, the Town Board of the Town of Aurora referred the Special Use Permit application to the Town of Aurora Planning Board for their review and recommendation; and

WHEREAS, the Planning Board voted unanimously to recommend that the Town Board approve the Special Use Permit; and

WHEREAS, as an unlisted action under SEQR the Town Board found that the project will not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Town Code §95-2B(2) of the Town of Aurora, the Town Board of the Town of Aurora does hereby grant the attached Special Use Permit, including conditions, to Callie Willams/ PCW Enterprises, LLC to demolish an existing building and rebuild a new dental office with a parking area at 359 Quaker Road, East Aurora, NY.

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

Councilmember Armbrust moved to authorize the Supervisor to sign the contract extension for contractor Martha Librock with funds paid from budget line A1410.413 – Clerk PT Contractual. Councilmember Wrazen seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Action #100
Supv auth'd to sign
M. Librock contract
extension

Councilmember McCann moved to approve a budget amendment to process an invoice payable to LaBella Associates for charges associated with the 2025 Comprehensive Plan:

- Decrease B599 Fund Balance by \$14,343.76
- Increase appropriation line B8097.400 Comprehensive Plan by \$14,343.76

Action #101
Budget
amendment for
Comp Plan aprvd

Councilmember Wrazen seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Councilmember Armbrust moved to establish a budget line and transfer funds to the following lines for the Town Court Renovation capital project:

- Establish capital project H3: Town Court Renovations
- Transfer \$16,955 from Committed Fund Balance from the General (A) Fund
- Transfer \$31,045 from Assigned Fund Balance from the General (A) Fund

Action #102
Create budget line
& transfers for
Court Reno aprvd

Councilmember Wrazen seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Councilmember McCann moved to set 6:30 PM on Monday, April 13, 2026 at the Aurora Municipal Center, 575 Oakwood Avenue, East Aurora, as the time, date and place for a public hearing at which the Draft SWMP Plan and 2026 MS4 Progress reports will be presented. Councilmember Wrazen seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Action #103
Public Hearing
date 4/13 re: Draft
SWMP & '26 MS4
reports apvd

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NEW BUSINESS:

The Friends of Griffins Mills group requested that the Town help fund the cost of a second Griffins Mills Hamlet designation sign that will be installed on north side of Mill Road, west of Grover where the speed limit reduces to 35 MPH. The Friends group has presented a \$810.00 donation to be used toward the cost of the sign.

Councilmember McCann moved to accept a donation of \$810.00 from the Friends of Griffins Mills to be used toward the purchase of the “Hamlet of Griffins Mills Welcomes You” road sign, approve the related budget amendment listed below and the installation of the sign.

- Increase revenue line A2705 Gifts & Donations by \$810.00
- Increase appropriation line A7315.412 by \$810.00

Councilmember Armbrust seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Action #104
Donation of \$810 for Griffins Mills sign accepted, budget transfer & install aprvd

Councilmember Wrazen moved to approve a 2026 budget amendment of \$1,100 for the Town clerk to cover the costs of New York State Town Clerk's Association (NYSTCA) training:

- From: A1410.413 Clerk PT Contractual
- To: A1410.405 Clerk Travel & Expense

Councilmember McCann seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Action #105
Town Clerk '26 budget transfer aprvd

Councilmember Wrazen moved to approve the budget use request from Town Clerk Jeanne Viger to attend the 2026 NYSTCA Conference & Training from Sunday, April 19 through Wednesday, April 22, 2026 in Albany, NY.

Expenses will be disbursed from budget line A1410.406 Clerk Travel & Expense:

- Hotel (four nights at \$155 per night) - \$620
- Registration, meals & events - \$742
- Round trip mileage (572 @ \$0.73 a mile) - \$417.56

Councilmember Armbrust seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Action #106
J. Viger to attend NYSTCA Conf in Albany

Councilmember Armbrust moved to approve hiring Recreation Department employees J. Breier and non-resident T. Rap both at an hourly rate of \$20.50. Orientation will be considered first day worked. Councilmember Wrazen seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Action #107
Hire Rec emps J. Breier & non-resident T. Rap aprvd

Councilmember Wrazen moved to approve a P-Card (credit card) for Town Supervisor, Charles D. Snyder. Councilmember McCann seconded the motion. Upon a vote being taken: ayes – four; noes – none. Motion carried.

Action #108
P-card for C. Snyder aprvd

Councilmember McCann moved to approve a Lowe's commercial credit card account on behalf of the Town of Aurora for Town Highway Superintendent David Gunner. Councilmember Armbrust seconded the motion. Upon a vote being taken: ayes – four; noes – none. Motion carried.

Action #109
Lowe's card for D. Gunner aprvd

Councilmember Armbrust moved to refer the Special Use Permit (SUP) and Site Plan Review applications from Casey Caldiero of Village Play as tenant of 612 Buffalo Road to the Planning Board for review and recommendation(s). Ms. Caldiero would like to convert the former restaurant and bar into an indoor play area and separate party areas with the outdoor areas used seasonally. Councilmember Wrazen seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Action #110
SUP & Site Plan apps for Village Play at 612 Buffalo Rd referred to Planning Brd

Councilmember McCann moved to forward the Special Use Permit application from Robert Neil Hopkins/RNH 298 LLC for a campground at 298 Ellicott Road to the Planning Board for review and recommendation(s). Councilmember Wrazen seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Action #111
SUP app for 298 Ellicott Rd campground referred to Planning Brd

Supervisor Snyder gave an overview of the new Salt Barn Grant for Highway stating there was an proposal from Hybrid Building Solutions in the amount of \$475,709.00 to procure and install a salt barn, however the town is not in possession of a signed contract from the Department of Environmental Conservation (DEC) that secures our grant award. He asked for a motion to authorize the proposal with Hybrid contingent upon receipt of executed DEC contract and that no work be performed or monies spent until such time.

Action #112
Salt Barn Hybrid contract proposal aprvd w/ contingencies

Councilmember Wrazen moved to authorize the proposal with aforementioned contingencies and Councilmember McCann seconded the

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

Councilmember Armbrust moved to refer the Special Use Permit and Site Plan Review from Rachel Krajewski of Carner Development Group at 1196 Big Tree Road, East Aurora, NY to operate a campground, and construct seasonal cottages, treehouses, a lodge and convert existing residences into sleeping rooms and an administration building back to the Planning Board for review and recommendation(s). This return to the Planning Board will allow all voting members to participate since the required number of votes to approve was not met. Councilmember Wrazen seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Action #113
1196 Big Tree site
plan & SUP referred
back to Planning
Brd

Councilmember McCann moved to accept the resignation, due to being elected as Mayor of East Aurora, of Deputy Supervisor and Councilmember Luke Wochensky effective April 5, 2026. Councilmember Wrazen seconded the motion. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Action #114
Luke Wochensky
resignation
accepted

Supervisor Snyder read Councilmember Wochensky's resignation letter thanking the members of the board and shared his pride in what they accomplished together for the residents of the Town of Aurora. He looks forward to continuing to work collaboratively with the board as village mayor to the benefit of the shared community. Supervisor Snyder commended Luke for the work he did, that they kept politics out of it and felt they got a lot done.

Councilmember McCann credited Councilmember Wochensky as his inspiration to get involved in public service and will miss serving alongside him but knows the work will continue in town and village partnership.

Councilmember Wrazen also attributed conversations with Councilmember Wochensky as impactful in his decision to serve the public and further expressed his gratitude.

COMMUNICATIONS & REPORTS:

- | | |
|--|---|
| A. Town Clerk – Feb '26 Report (updated) | D. Building & Zoning Department – 2025 Report |
| B. Recreation – Feb '26 Report | E. Police Department – Feb '26 Report |
| C. Building – Feb '26 Report | F. Supervisor – Feb '26 Report |

BUSINESS FROM BOARD MEMBERS/LIAISONS:

Councilmember McCann reintroduced the topic of the Deer Nuisance program (adopted March 24, 2025) since the new mayor has been elected, he felt it was appropriate to reengage the DEC and is awaiting response about the quantity of permits issued from the doe program and further recommendations to ensure the project continues to move forward.

Councilmember Armbrust is looking to attend the New York State Association of Towns Finance & Personnel School in May. If this pans out, she'll share what she learns with the board. The East Aurora Chamber of Commerce is sponsoring their annual Business Excellence Awards Galactic Gala on Wednesday, March 25. Councilmember Armbrust said a sponsor offered to pay for elected officials to attend and believes it is under the donation cap if anyone would like to go, let her know.

Councilmember Wrazen attended the Northeast Southtowns (NEST) Solid Waste Management organization meeting on Thursday, May 19 and learned there will be a paint collection on April 19 at Buffalo State College. More collections that will additionally include electronics will be scheduled and communicated. Interested parties need to register to do drop-offs. Councilmember McCann was asked to post the scheduled event on Facebook. On a different topic, Councilmember Wrazen said the Open Space Committee meets on Thursday, March 26 to review the open space and natural resource inventory drafts with the hope to present the finalized lists at the following Open Space meeting.

Supervisor Snyder talked about the formation of the NYForward selection committee and the plan to start working to get projects in motion. This will take some time but he feels we're on the right path to make it happen.

AUDIENCE II:

Jerry Thompson, Jr., Village resident addressed the board to discuss the assessment reduction and lawsuit settlement involving four Roycroft campus properties owned by Douglas Jemal: the Roycroft Inn, 26 S. Grove, the 461 Main Street lot, and the chapel. Their combined assessed value was reduced from \$1,478,300 to \$210,000, lowering the owner's tax burden to about 14% of what it was.

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That tax burden does not disappear, it is shifted to other taxpayers, while schools and local governments still need the same funding for roads, schools, police, and other services.

As a real estate broker in this area for 30 years, he feels it's important to note that the sale between the Wendt Foundation and Douglas Jemal was a private transaction between familiar parties. It was not publicly listed or exposed to the open market, and no other buyers had the chance to compete. In his opinion, it did not reflect true market value and likely would have brought a significantly higher price if publicly marketed.

It is also important to note that while some parts of the campus, including the chapel, were previously tax exempt, other properties, Mr. Thompson said, including the Roycroft Inn, were fully taxable and had long carried similar publicly known assessments before Mr. Jemal purchased them. Those assessments were challenged only after the sale.

The changes are dramatic. The 461 Main Street lot, once assessed like the neighboring law office lot, is now valued more like a small unbuildable parcel. The 7,200 square foot building at 26 S. Grove is now assessed more like a 950 square foot home. The 40,000 square foot Roycroft Inn, once assessed alongside major commercial properties like the Olean Street Medical Center and the large Garmin estate on Mill Road, is now valued more like a small business, with Rosie's Ice Cream paying 92% of the taxes the Inn pays. The 6,000 square foot chapel is now assessed below more than 5,000 properties in the Town of Aurora.

Mr Thompson respects the historic importance of the Roycroft campus and the challenges of maintaining it. But this settlement raises broader concerns. It gives a substantial tax reduction to a single private, for-profit owner without a transparent public process or legislative review. If preservation relief was the goal, that discussion should have happened openly with input from the town, village, school district, county, and the public.

It also sets a concerning precedent by raising the possibility that other below-market private sales could lead to similar challenges and further shift the tax burden onto other property owners.

He urged residents and board members to ask questions and seek clarity about how and why this decision occurred. Transparency and public engagement are essential when decisions of this size affect the entire community.

Afterward, Supervisor Snyder said a return phone call was owed and offered a meeting with Assessor Steve Pigeon, Town Attorney Brigid Maloney, and himself. Mr. Thompson accepted, while noting he would have preferred the chance to raise these concerns beforehand.

Evan Roden, Town resident, on the note of the Roycroft assessment case, indicated surprise that the Roycroft is worth that little and felt that it has been poorly run and the owners aren't focusing on ensuring the Roycroft is an accessible community resource. Some of the practices around funding mechanisms as an event venue benefit the back office, not the wait staff, Mr. Roden said. He believes the new non-optional 20% gratuity fee on all purchases is illegal under New York State law and has brought this to the attention of the state. He proposed the Town purchase the property for \$200,000 and use it as a recurring revenue source for the public good, mentioning other towns have some similar things with historic sites.

STAFF REPORTS:

Police Chief Welch reported:

1. New police officer Alex Pierce, originally from East Aurora, started March 16
2. Three recently hired part-time dispatchers undergoing training and doing well
3. Officers attended trainings for mental health and drug related overdoses in February
4. Public Reminder: burn brush ban until May 14
5. Visited two local cannabis shops to check operations and security; appear up to snuff
6. Public Reminder: Annual Bunny Hop 10 AM-12 PM on April 4; Beech and portions of Mill Rd to Sweet Rd closed
7. FYI to Board: Town resident petitioned the village board for a 4-way stop sign at Center and South Streets; village board passed resolution to do a traffic study

Planning Board Chairman Crow addressed voting quorum related to the referral of 1196 Big Tree Road back to the Planning Board. In discussions with Code Enforcement Officer Cassidy, he's working to have full attendance of the seven board members to make formal recommendations about the Special Use Permit and Site Plan applications for the Town Board and will only add it to the agenda once all seven confirm; May Planning Board meeting anticipated.

Councilmember Armbrust moved to adjourn at 7:38 PM and it was seconded by Councilmember McCann. Upon a vote being taken: ayes – four, noes – none. Motion carried.

Action #115
Meeting
adjourned

Jeanne H. Viger
Town Clerk