

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

April 1st, 2026

Members Present: Chairman, Doug Crow
Chris Contento
Angela Griffis
Chelsea Root
Tim Stroth
Laurie Kutina

Alternate Member: Ben Garvey
William Heidt

Absent/ Excused: Norm Merriman

Also Present: Casey Caldiero, Owner of Village Play
Jacquelyn Montemage, Bammel Architecture
Rich Miga, Assistant Code Enforcement Officer

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

**Chris Contento makes a motion to approve March 4th, 2026, minutes.
Second by Chairman, Doug Crow**

Upon a vote being taken:

Ayes- 7

Noes- 0

Motion carried

Chairman, Doug Crow states Ben Garvey is a voting member tonight.

ADMINISTRATIVE BUSINESS:

South Towns Working Group: Tim Stroth states there is a quarterly meeting at the end of April. Date, time, and speaker is yet to be determined. He also states to correct name for the group is Southtowns Planning & Development Group.

Status on 1196 Big Tree Road: Chairman, Doug Crow stated last month the application for a SUP and Site Plan was presented. There were only five Planning Board members present. There were enough to vote, however the vote did not provide four in favor, or four opposed. He has spoken with the Town Board as well as the town Attorney, and Code Enforcement Officer. It will return for review, hopefully in May, and the members have been encouraged to attend that meeting. We are also waiting for a few more items from the applicant such as

an updated traffic study, also the three-hundred-foot line to be added to the drawing in its proper location which does carry some impact for some interpretations. The Planning Board has been provided with some new guidance from the Code Enforcement Officer and the Town Attorney to help clarify some of the issues that were causing some of the strong opinions. He stated the importance of having at least seven-member board present as requested by the Town Board.

Tim Stroth questions if the Town Engineer has been asked to review the application, stating he thinks it is important, due to the nature of the case.

Chairman, Doug Crow states the current process today is, things are sent to the engineer by the Code Enforcement Officer when the Planning Board feels it is necessary, and is voted on, and when there are specific things to be reviewed. At that time the CEO will take it to the Town Board for their approval.

Tim Stroth states there is already a budget in place.

Chairman, Doug Crow stated whether there is a budget or not, they won't spend the money unless they think it is necessary, or they get direction from the Town Board.

Chairman, Doug Crow asks the Board if a vote should be taken.

Tim Stroth replies he thinks we should. He makes a motion that the board asks the engineer for an opinion on this case, so we have that as back-up when we make a recommendation to the Town Board. He does not ever remember there being a specific reason for the review.

Chairman, Doug Crow asks Tim Stroth what specifically he would like reviewed by the engineer. Making sure that they are not the same issues as what has been reviewed by CEO and the Town Attorney. Stating that is a waste of money.

Laurie Kutins states there is usually something specific. Usually, if there are issues with structures, fire considerations, or flooding considerations.

Tim Stroth makes a motion to request the Building Department submit the Site Plan to the engineer for review. He states we are always concerned with slowing down the clock and extending the time frame. It seems to him that going into a meeting would be nice to have the engineer's opinion.

Seconded by: Chelsea Root

Upon a vote being taken:

Ayes- 6

Noes- 1 Chairman, Doug Crow

Motion carried.

Chairman, Doug Crow asks CEO, Rich Miga to take the information back to the department.

CEO, Rich Miga states the Building Department will provide the Town Board with a new memo, requesting

the Town Engineer perform a review of the Site Plan. They have already been contacted for the SWPP. If it goes in front of the Town Engineer for review, it will most likely not be completed by the May Planning Board meeting.

NEW BUSINESS:

The Town Board made a referral to the Planning Board for the review and recommendation of a revised SUP application for 298 Ellicott Road, SBL # 186.00-5-1, by Neil Hopkins, principal, on behalf of RNH 298 LLC, owner.

Applicant not present.

Chairman, Doug Crow moves to 2nd application on agenda.

The Town Board made a referral to the Planning Board for the review and recommendation of a Site Plan and SUP application for 610 Buffalo Road, SBL# 164.00-1-14, by Casey Caldiero of Village Play, as tenant.

Chairman, Doug Crow ask for an introduction of the applicant and brief description of the project.

Casey Caldiero, is applicant and owner of Village Play, presently located at 651 Oakwood Avenue, East Aurora

Jacquelyn Montemage, of Bammel Architect.

Casey Caldiero states the present location at 651 Oakwood Avenue has become too small and has reached capacity for the growing business. Also, a shared parking lot with a restaurant makes parking a challenge. The new location will be renovated and converted to the new Village Play location. The new location will allow for the business to expand in a more accessible facility to better serve local families. It will not be a daycare facility. It is a children's play and enrichment center for infants through elementary school and their caregivers. A coffee bar will be offered with pastries and other food options. The business will also host birthday parties, baby showers, and other community gatherings. There is more than ample parking spaces.

Chairman, Doug Crow asks about the second structure to the rear of the property.

Casey Caldiero states that are used by the property owner for storage.

Chairman, Doug Crow reconfirms that there are adult workspaces to be used while children are engaging in supervised play.

Angela Griffis asks about hours of operation.

Casey Caldiero answers it will be open seven days a week from 9:00 a.m. to 7:00 p.m.

Angela Griffis asks about the type of renovations for the outside space.

Casey Caldiero states the outdoor play area will be constructed in the present sand pit, with climbing structures, water tables, and sand digging areas. There will also be additional outdoor seating.

Angela Griffiths asks about the need for additional exterior lighting.

Casey Caldiero states at this time she does not feel there will be a need.

Chairman, Doug Crow asks if the sand area is fenced in.

Casey Caldiero reconfirms it will remain fenced in.

Kaurie Kutina asks why a new Special Use Permit is required.

CEO, Rich Miga states the previous Special Use Permit is under a previous owner and the criteria of what they are asking for is changing.

Chairman, Doug Crow states the location is in a C3 zoning district, which allows for a lot. But some of those things still require a Special Use Permit.

William Heidt asks about the safety considerations to the entry of building with small children.

Casey Caldiero states the front of building door will rarely be used.
There are multiple side entries from the parking lot.

Ben Garvey asks about kitchen rental.

Casey Cardiero states the kitchen has a separate entrance. The intention for that will be in gradual phases. Eventually, she would like to make her own food. There is the possibility to host popups by different restaurants. There is the potential to host cooking lessons in the future as well.

Multiple members state it will be a big improvement of the vacant property, benefiting adults and children, as well as the surrounding area. Some have stated enjoying the use of the business in its current location. Also, stating the relocation and expansion will have a positive move.

Chairman, Doug Crow asks for further discussion or if anyone would like to make a motion.

Laurie Kutina made a motion to the Planning Board to recommend to the Town Board to approve the SUP request as submitted for 612 Buffalo Road, SBL# 164.00-1-14, as presented by Casey Caldiero.

Seconded by: Ben Garvey

Tim Stroth states he feels it is a great reuse of the building and property. It's a good business with a great opportunity for expansion in the future. All the requests are reasonable and comply with current zoning

regulations.

Upon a vote being taken:

Ayes- 7

Noes- 0

Motion carried.

Tim Stroth made a motion to the Planning Board to recommend to the Town Board to approve the Site Plan as proposed for 612 Buffalo Road, SBL# 164.00-1-14, as presented by Casey Caldiero.

Seconded by: Ben Garvey

Upon a vote being taken:

Ayes- 7

Noes- 0

Motion carried.

The Town Board made a referral to the Planning Board for the review and recommendation of a revised SUP application for 298 Ellicott Road, SBL # 186.00-5-1, by Neil Hopkins, principal, on behalf of RNH 298 LLC, owner.

Applicant is still not present.

The Planning Board members had an informal discussion to understand the proposal. Also, regarding additional, more specific information to be provided with the application.

CEO, Rich Miga states the Building Department will contact the applicant prior to reschedule his appearance.

Tim Stroth makes a motion to table the application until the applicant is present.

William Heidt amended the motion requesting more detailed information on the Site Plan.

Seconded by: Chris Contento

Upon a vote being taken:

Ayes- 7

Noes- 0

Motion tabled.

COMMENTS:

None.

DISCUSSION:

Chelsea' proposed checklist.

Chairman, Doug Crow states this check list would be a tool for the Planning Board members. They would be guidelines for topics to be reviewed, whether for Site Plan or SUP.

Angel Griffis states she has separate lists depending on application. There is more intensity when looking at a Site Plan.

Chris Contento states the would be used as guidelines to help stay focused on questions asking, “Why are we here?” To often, we get sidetracked and lose that focus.

Chairman, Doug Crow feels the consensus is we need a separate checklist for each, SUP and Site Plan, as well as Zoning.

Angela Griffis has offered to create some samples of each to use for future discussion.

CORRESPONDENCE:

None.

ADJOURNMENT:

Tim Stroth makes a motion to adjourn.

Seconded by: Chelsea Root

Upon a vote being taken:

Ayes- 7

Noes- 0

Motion carried.

Meeting adjourned at 8:00 pm

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY May 6th, at 7:00 P.M. AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK