

Town of Aurora | Town Board Meeting | June 22, 2026

A meeting of the Town Board of the Town of Aurora took place on Monday, June 22, 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 live streamed via YouTube.

Present:	Jessica Armbrust	Councilmember
	Benjamin Garvey	Councilmember
	Joseph McCann	Deputy Supervisor
	Charles D. Snyder	Supervisor
	Raymond Wrazen	Councilmember
Others Present:	Brigid Maloney	Town Attorney
	Douglas Crow	Planning Board Chair
	Patrick Welch	Chief of Police
	Paul Ernst	Zoning Board Chair
	Richard Miga	Assistant Code Enforcement Officer
	Rod Simeone	Zoning Board Member

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

Before moving into the Consent Agenda, Supervisor Snyder took a moment to review the process for referring to Town officials and staff with their title versus their first name so that anyone attending or accessing the YouTube stream understands who is being addressed.

The first item on the agenda was a public hearing on a Special Use Permit (SUP) for 1196 Big Tree Road to operate a wellness campground. Supervisor Snyder opened the hearing at 6:31 PM. First to speak were Peter Sorgi, Project Attorney and Rachel Kajewski of Carner Development who recapped the proposal and provided a history of Carner Development's experience creating campgrounds and outlined an understanding of the regulations with which they must comply. Also in attendance team members Dan Garvey, Head of Hospitality at Carner, Danielle Johnson, Danielle Johnson from Crafted Concepts Architecture, project architect, and Dan La Prieta from Carmina Wood Design, project engineer.

Town resident Joe Quinn, residing on adjacent property, disputed the traffic study provided by Carner Development, adding that the East Aurora Police said their had been four accidents on East Main Street since fall of last year. Additional concerns included no one living on the property, which had been a requirement for the prior owners. He is also concerned about the possibility that plans will expand once the proposed plan is completed, and that noise, lighting, and expansion could affect property values and change the nature of the neighborhood. Mr. Quinn presented a letter and from another immediate neighbor not in support of the project, and a petition from additional neighbors to the Board.

Mark Warren, a village resident, spoke in favor of the project, saying it would enhance the historic nature of the entire community, much as Knox Farm did. He said that the adaptive reuse of the Georgian house would preserve the structure, and having Dan Garvey, who worked for years at the Roycroft Inn added a human element of sensitivity to the property and awareness of its historic value.

Peter Herman, residing on East Main Street spoke in support of the neighbors and confirmed traffic on 20A can be dangerous and that one traffic accident occurred in front of his home. His main concern is that there will be a slippery slope to this project and that there will be additional requests for more added to this project and for other potential businesses.

Town resident and neighbor Jay Chipman said that traffic on East Main Street is already horrendous, as there is a blind curve coming into the village where East Main and Cook roads meet. He also wondered about the rate of return for a seasonal wellness campground and that the business would later want to expand.

Taylor Quinn, also a town resident and the Wellness Center's next-door neighbor asked at what point does all that is being asked for the project exceed what is appropriate? A proposed new driveway, trees being cut down, no natural buffer, additional lighting, water use, and all of the new buildings going on the 14-acres outside of the conservation easement were also among her concerns.

Dr. Jennifer Jennings, owner of Cardea Health Integrative spoke in favor of the Wellness campground project but also expressed sympathy for the Quinns. She noted that before she bought the Twin Elms property, it had been vacant for four years and the building is currently in disrepair. Addressing concerns of noise and lighting, she said the that the proposed plans will afford neighbors privacy and quiet due to the significant acreage of the property. She agrees traffic concerns should be addressed, but believes solutions exist, and that the project can be in harmony with the neighborhood. Dr. Jennings presented letters of support and a petition to the Board.

The next speaker was town resident Christopher Welch, a local real estate agent who voiced support for the proposed project, adding that it would add to property values in the area. He said the plan would be of benefit to local businesses because visitors using the Wellness campground will have significant disposable income to spend, enjoy the historic nature of the community, and make return trips. Property values could potentially decline if the Georgian mansion were allowed to deteriorate.

Rachel Kajewski returned to address safety concerns stating that Carner Development hired a full-time caretaker, who lives on the property, and who is in immediate contact if issues arise. She

reiterated that professionals provided studies that determined they have done everything they need to do to be compliant. Further, Carner Development will erect a fence at maximum height to protect neighbors from excessive light. She also reminded those present that the State Historic Preservation Office (SHPO) determined this project is historic preservation, is historically accurate and received rent and tax-credit approval.

Peter Sorgi also returned to answer neighbors' concerns stating they are present at this Town Board Meeting only for the SUP and site plan approval adding that he can understand the slippery-slope worries, but that they are prohibited from adding on according to zoning regulations. Also, he stated that Carner already has a wedding venue at The Bank in East Aurora, and only part of the Wellness campground is seasonal and therefore not in need of additional amenities. Carner Development did their best to reach out to neighbors and adjust plans to accommodate issues.

Property neighbor Joe Quinn returned to speak stating that he believes that Carner did not meet all of the standards necessary for the SUP and he remained skeptical that there would be no future request for a bar or restaurant. He said he was never contacted by Carner to get his views on the plan and that his immediate neighbors, the Socha's, signed a letter opposing the plan. Peter Sorgi responded saying no bars, no restaurants.

Town resident Dennis Garvey (Dan Garvey's brother) said the traffic was bad but didn't see how the Wellness campground would make much difference. Dennis grew up nearby and was saddened to walk through the main house and to see how badly it had deteriorated, in particular, the gutters, fascia, and missing slate roof shingles, and added that if this building is lost, it cannot be replaced.

Town resident Andrew Harris, who is currently working on the house and is experienced in historic preservation, said that maintenance on the roof alone is costing \$200,000. A new roof is a critical need this fall.

Seeing no additional speakers, Supervisor Snyder read two letters, the first from town resident Julie Tyrone, who emphasized the proposed plan would create a unique and thoughtful destination for the community and would provide a special experience that does not currently exist in East Aurora. She is in full support of the project. The second letter is from Victoria Sturman on behalf of the Greater East Aurora Chamber of Commerce, supporting the Wellness project. She said this project aligns with their goals to encourage business development, strengthen the vitality of the business community and promote tourism.

Supervisor Snyder closed the public hearing at 7:24 PM.

Deputy Supervisor McCann moved to approve the Consent Agenda consisting of June 8, 2026 Town Board meeting and June 16, 2026 Work Session minutes and the Abstract of Claims, consisting of vouchers 630 through 720 and Purchasing Card voucher 721 to be paid from the following funds:

Action #219
6/8/26 Town Board minutes & 6/16/26 Work Session & 6/22/26 abstract of claims approved

General Fund	\$	101,781.59
Part Town Fund	\$	768.00
Highway Town Wide Fund	\$	143.48
Highway Part Town Fund	\$	161,543.06
Village Bridge Repairs	\$	56,815.27
Special Districts	\$	78,565.90
Trust & Agency	\$	2,332.55
Water	\$	3,022.89
Grand Total Abstract	\$	404,972.74

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

AUDIENCE I: none

UNFINISHED BUSINESS:

Councilmember Armbrust moved to approve payments to Azar Design Co. in the amount \$17,957.37, payment number 13, for work on Shearer Avenue, \$15,708.46, payment number 15, for work on Cornwall Road, and \$23,149.44, payment number 12, for work on Brooklea Drive, all for work done between 4/25/26-5/29/26. Funds will be disbursed from H7 5120.210. Councilmember Ray Wrazen seconded the motion. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #220
Azar pymnt #13
Shearer, #15
Cornwall, #12
Brooklea approved

Councilmember Garvey requested approval to amend the budget to record the payment to Azar Design Co. for the water system analysis provided at the 6/8/2026 Town Board meeting. Since approved, it was found the cost should be charged to ZM Master Water Improvement Area instead of ZP Private Water System. The budget is amended as follows: add appropriation line ZM 8310.400 Water System Analysis 2026, decrease ZM 599 Fund Balance

Action #221
Azar budget amendment approved

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by \$3000, and increase line ZM 8310.400 by \$3000. Deputy Supervisor Joe McCann seconded the motion. Upon a vote being taken: ayes – five, noes – none. Motion carried.

NEW BUSINESS:

Councilmember Wrazen moved to add an executive session regarding a personnel matter with no action being taken. Second by Councilmember Armbrust. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #222
Exec session
added to agenda

Deputy Supervisor McCann moved to approve the hiring of Adam Myers to work for the highway and parks departments starting June 29, 2026, at a rate of \$18/hour. Motion seconded by Councilmember Garvey. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #223
New hire A. Myers –
HWY & Parks Depts.
approved

Councilmember Armbrust moved to approve a request from Director of Recreation and Aquatics Director, Chris Musshafen, to hire part-time seasonal lifeguards Sophia Franklin, Clementine McDonald, Emery Mruzik, Andrew Patterson, Vivian Sultana, and Oscar Doerflein at a rate of \$17.25/hour. Their start date is as soon as they complete their new-hire orientation. Motion seconded by Councilmember Wrazen. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #224
Hire six resident
seasonal
lifeguards
approved

Councilmember Garvey moved to approve a request from Director Musshafen to hire part-time Matthew Conyers as a Van Driver RPT to fill in as a substitute driver at a rate of \$18.51. His start date will be when he completes his new-hire orientation. Deputy Supervisor McCann seconded the motion. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #225
Hire resident van
driver Matthew
Conyers
approved

A motion was made by Councilmember Wrazen and seconded by Councilmember Armbrust to approve the following budget amendments due to increased revenue as listed:

- Increase revenue line A00-2050-0000-0000 Golf Lessons by \$490.00
- Increase revenue line A00-7185-0400-0000 Youth Educational Vendor by \$490.00

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

Action #226
Budget
amendments
approved

Deputy Supervisor McCann moved to approve a request from Director Musshafen to add the first-year Head Guard rate of \$18.50 to Gregory Wilbur and backpay for a total of \$4.00 for his time as a head guard this season. Councilman Armbrust seconded the motion. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #227
Wage correction
and backdate
approved

A motion was made by Councilmember Wrazen and seconded by Councilmember Armbrust authorizing the Supervisor to sign the letter to committing the to Plate to Field project. Councilmember Wrazen commented that the Plate to Field Project Partnership is good move, as it allows community involvement with composting. He added that he received an email from NorthEast-Southtowns Solid Waste Management Board (NEST) that suggested the town might add to their Climate Smart initiative by getting grant money for reducing waste in landfills, which is one of the primary positives of community composting and that he is really looking forward to seeing this go forward. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #228
Supervisor auth to
sign Plate to Field
agreement
approved

Councilmember Garvey moved to authorize the Supervisor sign the document requesting the NYS Public Service to formally investigate noise coming from two National Fuel infrastructures, one on 1228 Grover Road and the other on the corner of Grover and Jewett Holmwood Roads; seconded by Deputy Supervisor McCann who also asked if all board members needed to sign the document. Supervisor Snyder said he spoke with Sayer Murphy, who submitted the document, and they established that the Supervisor would sign in behalf of the town. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #229
Supervisor auth to
sign letter
requesting
investigation of
Natl. Fuel
Infrastructures
approved

Councilmember Armbrust made a motion to approve a request from the Building Department to refer a violation to the Town Attorney for judicial action. In a memo to the Town Board, Assistant Code Enforcement Officer, Richard Miga, said the property at 2315 Lapham (SBL: 176.00-3-10) has an expired permit in violation of Town Code Chapter 65-41. Notices of violation were sent to the owner via regular and certified mail on 3/24/26, 4/9/26, and 4/27/26, and all certified mail was returned. Councilmember Wrazen seconded the motion. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #230
Req from Bldg
Dept to refer a
violation to Town
Atty for judicial
action
approved

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A memo from Kathleen Moffat, Assistant to the Supervisor, requested approval to amend the budget to record an increase in Consolidated Local Street and Highway Improvement Program (CHIPS) funding from the state, as follows:

- Increase revenue line DB3501 State Aid CHIPS by \$9,558 for a total of \$171, 558, and
- Increase appropriation line DB 5112.433 Permanent Improvements/Town Roads Materials & Supplies by \$9558 for a total of \$144,558

A motion to approve the budget amendment was made by Deputy Supervisor McCann and seconded by Councilmember Garvey. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #231
Req to amend budget to record an increase in CHIPS funding from State approved

Councilmember Wrazen moved to approve a budget amendment to record the second and final Comprehensive Plan grant payment from Erie County as follows:

- Increase revenue line B 2706 Grants from Local Governments by \$10,143.43
- Increase appropriation line B 8097.400 Comprehensive Plan by \$10, 143.43

The motion was seconded by Councilmember Armbrust. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #232
Req to amend budget to record Second & final Comprehensive Plan grant payment approved

In a memo from Donna Bodekor, Senior Citizen Recreation Director, asked the Town Board to accept a donation of \$200.00 from the Lions Club of East Aurora and that the funds be deposited in TA1000.0090 for the purchase of a new desk. Councilmember Garvey moved to approve the donation and Deputy Supervisor McCann seconded the motion. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #233
Req to accept \$220 donation from Lions Club to Sr. Ctr approved

COMMUNICATIONS & REPORTS:

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|--|------------------------------------|
| A. Town Clerk's Report – May '26 | E. Building Dept Reports – May '26 |
| B. Town Clerk's Tax Report – May '26 | F. Sr. Center Report – May '26 |
| C. Town Clerk's Water Report – May '26 | G. EA Police Dept Report – May '26 |
| D. Supervisor's Report – May '26 | |

BUSINESS FROM BOARD MEMBERS:

Deputy Supervisor McCann reported on a conference he attended in Utica, NY sponsored by the Department of Environmental Conservation for environmental initiatives and was geared toward Climate Smart communities. The group toured the Oneida-Herkimer Solid Waste Authority processing plant where they collect food scraps, feed them into their anaerobic digester at the neighboring wastewater treatment plant, and generate enough methane to run generators that provide 50% of the plant's power. They would like to power the plant entirely with food waste if they can get enough people to drop off more food scraps. Councilmember Wrazen added that this process has been around for nearly twenty years, and it's good to hear it has continued and improved. Deputy Supervisor McCann said that another benefit is that it creates jobs. Also, they're selling compost through a different process, and they do curbside drop-off for paints and air conditioners. They had to create an authority to make this work; it's all a comprehensive plan by Oneida and Herkimer Counties.

Councilmember Garvey reported that Scoot Around June had surpassed a thousand miles this month, and there are still a few days left in the month, so hoping the numbers will increase. He will have data to support the savings it has generated. Also, The University at Buffalo Regional Institute (UBRI) is assisting the Climate Smart Task Force to identify options to pursue silver certification in the NYS Climate Smart Communities (CSC) program by May 2027. Also, the task force is working on developing the Natural Resource Inventory (NRI). On Thursday, June 25, they will be holding a public workshop for community members who are interested in learning more and who are looking to offer their service.

Councilmember Armbrust reported on a sewer district meeting during which they reviewed a very detailed and well-organized budget presentation. She said we are Sewer District 8 and are partnered with Sewer District 3, the largest, which together provides a cost-sharing benefit. So, in a massive budget, we are basically responsible for 9%. In addition, they are going to manage the expenses, including all of increasing costs, and manage the increase charges for sewer services for our community to about \$17 a year per household impacted. Councilmember Wrazen added that he also appreciated the thorough presentation and their willingness to explain each detail, especially Joe Fiegl, the deputy director in charge of the sewer districts. The only controversy was that no one received the meeting packets in time for the meeting due to mail delivery issues.

Councilmember Wrazen then introduced Rennie Selkirk, who is taking the lead with the NRI, which is important in working toward Climate Smart status and gaining more points. Rennie reiterated that the Climate Smart Task Force meeting on Thursday will be an open-forum, and added that

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Councilmembers Garvey and Wrazen are the board members on the Climate Smart committee. He added that the Climate Smart and Open Space Committees have mixed some members to form a core group. Collaboration between these groups, UBRI, NRI and community members is helping to create ideas and clear goals. Councilmember Wrazen said that the committee had previously stalled, but with Rennie taking the lead, the work is now moving forward. Rennie expressed thanks to Councilmember Garvey and the folks from the Climate Smart committee for stepping forward.

Supervisor Snyder invited everyone to come to the July 3rd Parade that includes six marching bands, and Meaghan Tent and Chris Musshafen from the Recreation department have a great event planned for everybody. On the fourth, there will be a short ceremony at 10 AM in the parking lot at Town Hall to celebrate the actual day that the signing took place. And finally, he mentioned that last Saturday, the Town and Village had a cornhole competition and that he wanted to say the town was way ahead and really doing great with the score at 19-18. Victory was within their grasp, but then a certain person stepped in, and swoosh, the beanbag went through, and the Village won 21-19, despite the Town's excellent training, strategy, and 100% participation.

AUDIENCE II: none

STAFF REPORTS:

Assistant Code Enforcement Officer Rich Miga had no report.
Zoning Board Chair Paul Ernst had no report.
Planning Board Chairman Doug Crow had no report.
Zoning Board Member Rod Simione had no report

At 7:50 PM, Councilmember Wrazen made a motion to move into Executive Session and it was seconded by Councilmember Armbrust. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #234
Enter Exec
Session

At 8:15 PM, Councilmember Wrazen moved to exit Executive Session and return to the general session; seconded by Councilmember Armbrust. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #235
Exit Exec
Session

Deputy Supervisor McCann moved to adjourn the meeting at 8:16 PM and was seconded by Councilmember Garvey. Upon a vote being taken: ayes – five, noes – none. Motion carried.

Action #236
Meeting
adjourned

Kit Pitkin
Deputy Town Clerk