

AGENDA
Village Board of East Aurora
October 19, 2026, Regular Meeting at 7 pm

1. CALL MEETING TO ORDER
 - A. Pledge of Allegiance
 - B. Roll Call
2. PUBLIC HEARINGS
 - A. Consider amending Local Law Chapter 180 of the Village of East Aurora Code by adding a new article IV entitled "Aggressive Solicitation".
3. SPEAKERS & COMMUNICATIONS – Agenda items only
4. CONSENT CONSIDERATIONS
 - A. Approval of Minutes of Village Board Meeting for October 5, 2026.
 - B. Approval of Payment for October 19, 2026, Abstract 2026/2027 fiscal year for a total of \$84,899.25.
 - C. Approve a Local Law amending Chapter 180 of the Village of East Aurora Code by adding a new article IV entitled "Aggressive Solicitation".
 - D. Approve a Temporary Use Permit for Joanna Dobbs of Absolut Care Fall Fest on Saturday, October 24, 2026, 10 am to 3 pm.
 - E. Approve the resolution designating the polling place and hours for the 2027 Village Election on Tuesday, March 16, 2027.
 - F. Refer to the Planning Commission on November 10, to consider Site Plan and Special Use permit applications from Hopkins, Sorgi, & McCarthy, owner's agent of property 260 Quaker Road (formerly known as 270 Quaker Rd) to construct a two-story multi-family senior housing building with four detached garage accessory structures on an 11.05-acre lot. The building will have 21 one-unit and 97 two-unit types for a total of 118 units, and the site will have 166 surface parking spaces with 24 garage spaces.
 - G. Approve the Demo/Substantial Modification to the residence at 417 Prospect Ave, demolition for an addition.
 - H. Permission to advertise the BID for the Hamlin Park sidewalk project
5. OFFICIAL CONSIDERATIONS
 - A. Approve a Special Use Permit for 206 Main Street, Dylan Smith and Paige Lingenfelter, tenants of West End Social, for a restaurant with indoor and outdoor dining with no change to the current parking allotment.
 - B. Award the auction amounts from Auctions International for a 2020 Ford Explorer Police VIN 96106 to EliasTorres2788 in the amount of \$7,700.00.
 - C. Approve the Village of East Aurora's resolution to participate in the NY Helps program as written
6. OLD BUSINESS
 - A. Public Comment for Pine and Girard All-Way Stop
 - B. Possible change in law for Section 180 regarding peddlers
7. NEW BUSINESS
 - A. Red Ribbon Week - ITAC
8. SPEAKERS & COMMUNICATIONS (II)
9. DEPARTMENT HEAD REPORT
10. ADJOURNMENT

**VILLAGE OF EAST AURORA
VILLAGE BOARD MEETING
October 05, 2026 – 7:02 PM**

Present:

Trustee Cameron
Trustee Bojanowski
Trustee Kamp
Deputy Mayor Root

Absent:

Trustee Viger
Trustee Lazickas
Mayor Wochensky

Also Present:

Maureen Jerackas, Clerk-Treasurer
Jessica Tufte- Village Administrator
Kevin Rautenstrauch, Village Attorney
Liz Cassidy, Code Enforcement Officer
Jeff Stoll, General Foreman
Patrick Welch, Police Chief
32 Members of the public

PUBLIC HEARINGS

- Deputy Mayor Root opened the Public Hearing at 7:04 pm to consider the Community Development Block Grant
 - o Clerk-Treasurer Jerackas reviewed what this grant is for and said that the Town of Aurora asked to be added with an ADA ramp for the library as second on our resolution for support.
 - o No public comments were made.
- Deputy Mayor Root closed the Public Hearing at 7:05 pm.

SPEAKERS & COMMUNICATIONS (I) – Agenda Items Only

- Victoria Sturman- Executive Director for EA Chamber of Commerce- She explained why the chamber wants to amend the permit for Carolcade and change the date from December 19th to December 18th.
- Mike Yohe- Pub Crawl Applicant- He said that he has owned this business for 4 years now and would like a longer permit than 60 days, maybe a year.
- Jinx Griffin- 24 Hamlin Ave- She was asking if there was going to be a change in feet from her property in regard to the 206 Main Street application. Code Enforcement Officer Cassidy said that the property has an existing 7-foot fence along the boundary of the parking lot to the north and east, and the buffer zone of 36-40 inches that's currently in the code was added in 2019. They are not necessarily required to meet the 5- foot buffer, but they absolutely need to maintain what is there currently.

CONSENT CONSIDERATIONS

- Deputy Mayor Root reviewed each item and moved the Erie County CDBG-funded projects to the Official Considerations section. Trustee Bojanowski asked about Santa being at two events on the same day, Victoria Sturman said that there will be cookie decorating at the previous Santa's workshop area for the Holiday Magic, because Santa will be at the Wonderland event.
- o A Motion by Trustee Bojanowski to approve all consent agenda items,

- o Approval of Minutes of Village Board Meeting for September 21, 2026.
- o Approval of Payment for October 5, 2026, Abstract 2026/2027 fiscal year for a total of \$218,450.44.
- o Accept the following as members of the East Aurora Fire Department: Ryan Fiegl.
- o Approve a Temporary Use Permit for Victoria Sturman of EA Chamber of Commerce Holiday Magic in the Village, Saturday, December 19, 2026, 12 - 4 pm at the Roycroft Campus.
- o Approve a Temporary Use Permit for Joel Brandon of EA Rotary Foundation East Aurora Wonderland on Friday, Nov 27 & Dec 4, 11 & 18 from 12-8 pm; Saturday, Nov 28 & Dec 5, 12 & 19 from 12-8 pm; and Sunday, Nov 29 & Dec 6, 13 & 20 from 12-4 pm at the Roycroft Campus.
- o Approve a Temporary Use Permit for Holly Layer of East Aurora Runners to hold the Turk-EA-Trot on November 26, 2026, at 9 am.
- o Set a public hearing for November 2, 2026, to consider changing a section of the Village Code for the development of any self-storage facilities.

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

OFFICIAL CONSIDERATIONS

- A motion by Trustee Kamp to approve a peddler solicitor permit for Michael Yohe to operate a horse-drawn carriage, seconded by Trustee Cameron and unanimously approved.
- A motion by Trustee Cameron to approve a Temporary Use Permit for Victoria Sturman of the EA Chamber of Commerce Carolcade Friday, December 18, 2026, 7-8 pm on Main Street in front of Vidler's, seconded by Trustee Kamp and unanimously approved.
- **Resolution of the Village of East Aurora of a Determination of Non-Significance pursuant to the State Environmental Quality Review Act (SEQRA) in the matter of the Site Plan Application for 206 Main Street, to modify the west exterior façade that includes the installation of a 10'x12' roll-up door, a double door, and to extend the exterior wall and roof for the enlargement of the interior stairway.**

WHEREAS, the applicant has filed Part 1 of the Short Environmental Assessment Form (SEAF) with this Board, a copy of which is included by reference and made a part hereof, relating to the proposed project at 206 Main Street, East Aurora, New York, wherein the applicant, Ryan Kanowski of 206 EANY, LLC; and

WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application, including the Site Plan attached thereto, with any and all amendments and modifications, and considering comments and documentation presented for and against the project, voted in the majority recommending approval, with findings; and

WHEREAS, the Village SEQRA Intake Committee carefully and fully reviewed Part 1 of the SEAF submitted by applicants including the Site Plan attached thereto, and the above-referenced amendments and modifications; and

WHEREAS, the Village SEQRA Intake Committee, after their review of the above, prepared Parts 2 and 3 of the SEAF with a recommendation of the issuance of the Negative Declaration of Environmental Significance for submission to, and consideration by, the Village Board; and

WHEREAS, the Village Board of Trustees, upon taking an independent hard look and reasoned evaluation of the above-referenced information, comments and written documentation, including, but not limited to, Part 1 of the SEAF; comments, recommendations, findings and conditions of the Planning Commission, the Site Plan and the recommendation of the SEQRA Intake Committee and that Committee's completed Parts 2 and 3 of the SEAF concerning the potential environmental impacts of the project; all of which are incorporated by reference herein; and

WHEREAS, the Village Board, upon carefully and fully reviewing all the information, comments and written documentation in regard to the project, made a finding that there are no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of East Aurora as Lead Agency has determined that the proposed action described in the SEAF, submitted by the applicants, for the site plan proposed to modify the west exterior façade that includes the installation of a 10'x12' roll-up door, a double door, and to extend the exterior wall and roof for the enlargement of the interior stairway. 206 Main Street, as detailed in the Site Plan Application dated July 14, 2026, is classified as an Unlisted Action and therefore issues a Negative Declaration, that this development will not have a significant environmental impact and a Draft Environmental Impact Statement will not be required nor prepared. The foregoing resolution was duly made by Trustee Cameron and seconded by Trustee Kamp and carried on October 5, 2026.

- o Trustee Kamp spoke about the site plan and what is included in it versus a special use permit. He spoke about the garage door being closed during live music and will not be used for egress. Trustee Kamp said that this is not the Special Use Permit and that the application will be on the next meeting.

- **Resolution of the Village Board of East Aurora Approving the Site Plan for 206 Main Street, to modify the west exterior façade that includes the installation of a 10'x12' roll-up door, a double door, and to extend the exterior wall and roof for the enlargement of the interior stairway.**

WHEREAS, an application has been submitted for Site Plan Approval at the above-referenced property by applicant Ryan Kanowski of 206 EANY, LLC,

WHEREAS, the Village Board referred the site plan to the Planning Commission for review, comment, and recommendation, and the Planning Commission resolution recommending site plan approval, with findings and no conditions; and

WHEREAS, the Village's SEQRA Intake Committee considered the application and reviewed Part 1 of the Short Environmental Assessment Form submitted by the applicant and completed Part 2 and Part 3 thereof on behalf of the Village, and it was the recommendation of the SEQRA Committee and approved by the Village Board as a Negative Declaration, including that the proposed development plan is an Unlisted Action and would have no significant environmental impact; and

WHEREAS, the Village Board at a public meeting reviewed and considered further the comments and all written materials submitted by the applicant and all other information and recommendations before the Board, including minutes of prior Village Board meetings and the recommendations from the SEQRA Intake Committee and Planning Commission, and the referral and response from the Erie County Division of Planning declaring: No Recommendation; proposed action has been reviewed and determined to be of local concern; and

WHEREAS, the Village Board received and considered the Site Plan, the above referenced upgrades, and any and all amendments thereof; and

WHEREAS, the Village Board has separately considered the environmental impacts of the project, declared itself Lead Agency, and issued a Negative Declaration of environmental significance, with the proposal classified as an Unlisted Action.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board as follows:

The Findings of Fact of the SEQRA Intake Committee, the resolution with findings of the Planning Commission, and the site plan application, all information included in the minutes taken in relation to the abovementioned Village Board and Planning Commission meetings, are herein incorporated by reference, including the following findings of the Planning Commission:

Applicant proposes improving the aesthetics of the west wall consistent with the Village's Commercial Guidelines.

The design is a reflection of the history of the building

Significant improvement to the streetscape along Hamlin.

No additional outdoor dining

The applicant proposes no improvements to the second floor, and its use is not part of this application.

Conditions:

Only downlighting on the exterior of the building.

The applicant will consider enhanced ornamental brickwork on the façade.

The Resolution of the Village Board considering the environmental impacts of the project and the issuance of a Negative Declaration of Environmental Significance is incorporated herein by reference, The Site Plan relating to the proposed project at 206 Main Street, East Aurora, New York, wherein the applicant proposes to modify the west exterior façade that includes the installation of a 10'x12' roll-up door, a double door, and to extend the exterior wall and roof for the enlargement of the interior stairway, as detailed on documents submitted with the application, is hereby approved and is subject to the following additional conditions:

The resolution is effective immediately, approving the issuance of a development and construction permit as hereinbefore set forth, subject to compliance with all applicable federal, state, and local laws and codes.

The foregoing resolution was duly made by Trustee Kamp and seconded by Trustee Bojanowski and carried on October 5, 2026.

- **AGREEMENT WITH ERIE COUNTY FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

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

WHEREAS, the Village Board of the Village of East Aurora desires to enter into a contract to participate in the Erie County Community Development Block Grant (ECCDBG) program for the following projects, listed in order of their ranking of priority by the East Aurora Village Board:

1. Police Station Elevator Modernization
2. ADA Ramp for Library
3. Rural Transit Service program for the 2027 - 2028 year;

WHEREAS, the Village Board of the Village of East Aurora deems it in the public interest to authorize the Mayor of the Village of East Aurora to sign, submit, and execute contracts for ECCDBG-funded projects, upon approval of the ECCDBG program for the aforementioned projects.

NOW, THEREFORE BE IT RESOLVED, that the Village Board of the Village of East Aurora hereby authorizes the Mayor of the Village of East Aurora to sign, submit, and execute contracts for ECCDBG-funded projects, upon approval of the ECCDBG program for the following projects, listed in order of their ranking priority:

1. Police Station Elevator Modernization
2. Town of Aurora ADA for Library Ramp
3. Rural Transit Service program for the 2027 - 2028 year;

BE IT FURTHER RESOLVED, that the Village Clerk-Treasurer forward a certified copy of this resolution to the ECCDBG Erie County Consortium. The foregoing resolution was seconded by Trustee Cameron, and was unanimously approved

OLD BUSINESS

- Pine and Girard All-Way Stop- Deputy Mayor Root said that there will be a public comment at the next board meeting for residents to give more input. Trustee Kamp gave an update on the county and the engineer's input on the stop sign. The study by the engineer agreed that many changes would need to be made in that area to make the all-way stop work and that there is no history of vehicle collisions from not being able to see. He said that the Village hopes to bring some ideas to the county to make some changes.

SPEAKERS & COMMUNICATIONS

- Joanne Ryan- 211 Porterville Rd- She has concerns over the safety on the Pine Street Extension. She said that there are no sidewalks and that the traffic has increased due to the collections on Saturday at the DPW. She would like white lines on the road to clearly show where the side of the road is to walk on safely.
- Jerry Thompson- 162 Pine St- He would like the Village to support a resolution that the Town of Aurora has submitted to the county to lower the speed between Girdle and Pine to 30mph. He supports getting a striped crosswalk put in on Pine.
- Michelle Parrish- 854 Lawrence- She asked the Village Board why it is difficult to get a crosswalk on Pine. Trustee Kamp said that it gives people a false sense of security and that other measures need to be taken as well. Mrs. Parrish asked if the Village owns any part of Pine Street; Trustee Kamp responded no. She asked if the Village would be willing to take over Pine from the county. Trustee Kamp and Trustee Cameron said that it could be looked into, but that cost was a large factor.
- Don Vidler- 694 Main St- He said that he would not want to make the Friday night Carolcade a new precedent.

Department Head and Trustee Reports

Police Chief- He reviewed the Carolcade road closure permit and why the state denied it for the Saturday date. The two new officers will be done with training this week and can get into the field. He has been working with the engineers on the updates for the police building. The police department is looking for part-time crossing guards if anyone is interested. He said that he is working with Trustee Kamp, General Foreman Stoll, and the safety committee on the Oakwood trick-or-treating traffic plan.

General Foreman Stoll- He said that the DPW found a decent-sized leak on South Street; they fixed the leak, restabilized, and are currently just fixing the road.

Code Enforcement- She reviewed a scam going on targeting Village applicants and sending them fake invoices that look like they are from the Village. Application fees are always up front and never invoiced unless discussed with the applicant, and the Village does not accept wire payments.

Village Administrator- She said the Village is submitting an application for the revitalization initiative. She said that she will be going around the Village handing out business interest forms for potential money for private businesses through this grant. She is working on a climate-smart task force with the Town of Aurora. The holiday planning for the Village is underway, and they are looking for more volunteers.

Trustee Bojanowski- He said that he attended Erie County District 8 training and is looking into other options for electronic pickups and drop-offs.

Trustee Kamp- none

Clerk- Treasurer- She said that water payments can now be made through ACH online.

Trustee Cameron- She said that the Capital Committee is getting ready to start meeting again to work on the capital plan update. Police Chief Welch said that the police department will be at the senior center once a month starting on October 22 to make seniors aware of possible scams and answer questions.

Deputy Mayor Root- none

ADJOURNMENT

A motion was made by Trustee Kamp to adjourn the meeting at 7:49 pm, seconded by Trustee Bojanowski and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Clerk-Treasurer



Village of East Aurora

Expense Approval Report 10.19.26

By Vendor Name

Payable Dates 10/19/2026 - 10/19/2026 Post Dates 10/19/2026 - 10/19/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10048 - ALL TRAFFIC SOLUTIONS							
I834278	ALL TRAFFIC SOLUTIONS	10/19/2026	Speed monitoring device with traffic suite	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...	2027000339	5,322.75
Vendor 10048 - ALL TRAFFIC SOLUTIONS Total:							5,322.75
Vendor: 10052 - ALPS ELEVATOR INSPECTION SERVICES							
inv 59886/59887	ALPS ELEVATOR INSPECTION SERVICES	10/19/2026	annual elevator inspections	A.5.1620.0420	BUILDINGS - MAINT & REPAI...		165.00
inv 59886/59887	ALPS ELEVATOR INSPECTION SERVICES	10/19/2026	annual elevator inspections	A.5.3410.0420	FIRE DEPT - DEPT SUPPLIES		165.00
Vendor 10052 - ALPS ELEVATOR INSPECTION SERVICES Total:							330.00
Vendor: 10054 - Amazon							
1RNY-HL3T-1Y3Q	Amazon	10/19/2026	Screen Protector/Case & office supplies	A.5.1325.0403	VILLAGE ADMIN - OFFICE SU...		59.71
1WQP-WXJQ-H37J	Amazon	10/19/2026	Keyboard Tray	A.5.1325.0403	VILLAGE ADMIN - OFFICE SU...		63.05
Vendor 10054 - Amazon Total:							122.76
Vendor: 10065 - AMERICAN ROCK SALT CO.							
2027000386A	AMERICAN ROCK SALT CO.	10/19/2026	Road Salt	A.5.5142.0470	HIGHWAY SNOW REMOVAL ----	2027000386	12,652.83
Vendor 10065 - AMERICAN ROCK SALT CO. Total:							12,652.83
Vendor: 10130 - BARTON & LOGUIDICE							
165778	BARTON & LOGUIDICE	10/19/2026	Services for Pine St & Girard Ave All Way Stop	A.5.1440.0410	ENGINEER SVCS - ENGINEERI...	2026000240-R1	5,900.00
Vendor 10130 - BARTON & LOGUIDICE Total:							5,900.00
Vendor: 11408 - Bush Electronics Inc							
INV26600	Bush Electronics Inc	10/19/2026	Setina Push Bumper Shim Kit, Item BT1780ITU25	A.5.3120.0230	POLICE DEPT - DEPT EQUIP	2027000394	55.00
Vendor 11408 - Bush Electronics Inc Total:							55.00
Vendor: 10217 - CARQUEST AUTO PARTS							
inv 616857/617307/617548/...	CARQUEST AUTO PARTS	10/19/2026	vehicle repairs	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		227.21
inv 616857/617307/617548/...	CARQUEST AUTO PARTS	10/19/2026	vehicle repairs	A.5.3120.0460	POLICE DEPT - VEHICLE MAI...		52.15
Vendor 10217 - CARQUEST AUTO PARTS Total:							279.36
Vendor: 10229 - Charter Communications							
142218801100126	Charter Communications	10/19/2026	Spectrum 400 Pine St Acct 142 October 2026	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		160.00
Vendor 10229 - Charter Communications Total:							160.00

Expense Approval Report 10.19.26

Payable Dates: 10/19/2026 - 10/19/2026 Post Dates: 10/19/2026 - 10/19/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10248 - CLEAN MD COMMERCIAL CLEANING INC.							
INV 20793	CLEAN MD COMMERCIAL CLEANING INC.	10/19/2026	monthly cleaning fees	A.5.3410.0470	FIRE DEPT - JANITORIAL SUPP...		698.14
Vendor 10248 - CLEAN MD COMMERCIAL CLEANING INC. Total:							698.14
Vendor: 10282 - CORR DISTRIBUTORS INC.							
inv179050/179046/180362/...	CORR DISTRIBUTORS INC.	10/19/2026	janitorial supplies	A.5.1620.0470	BUILDINGS - DEPARTMENTAL...		49.64
inv179050/179046/180362/...	CORR DISTRIBUTORS INC.	10/19/2026	janitorial supplies	A.5.1640.0470	CENTRAL GARAGE - DEPART...		73.47
inv179050/179046/180362/...	CORR DISTRIBUTORS INC.	10/19/2026	janitorial supplies	A.5.5110.0420	STREET MAINT - ROAD MATE...		214.50
inv179050/179046/180362/...	CORR DISTRIBUTORS INC.	10/19/2026	janitorial supplies	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		746.09
Vendor 10282 - CORR DISTRIBUTORS INC. Total:							1,083.70
Vendor: 10286 - COUNTY LINE STONE							
inv 19464/19756/19764	COUNTY LINE STONE	10/19/2026	crusher run/rip rap- water dept	F.5.8340.0470	TRANSFS & DIST - SUPPLIES &..		11,171.45
Vendor 10286 - COUNTY LINE STONE Total:							11,171.45
Vendor: 11365 - DBM Control Distributors Inc							
inv 133135	DBM Control Distributors Inc	10/19/2026	thermo couplers for police stn	A.5.1620.0420	BUILDINGS - MAINT & REPAI...		324.50
Vendor 11365 - DBM Control Distributors Inc Total:							324.50
Vendor: 10318 - DELACY FORD							
inv 614770	DELACY FORD	10/19/2026	EAPD #22	A.5.3120.0460	POLICE DEPT - VEHICLE MAI...		611.72
Vendor 10318 - DELACY FORD Total:							611.72
Vendor: 10357 - EAST AURORA ADVERTISER							
September 2026 Legal Notices	EAST AURORA ADVERTISER	10/19/2026	September 2026 Legal Notices	A.5.1325.0410	VILLAGE ADMIN - LEGAL NOT...		93.17
Vendor 10357 - EAST AURORA ADVERTISER Total:							93.17
Vendor: 10403 - ERIE COUNTY COMPTROLLER							
1800085767	ERIE COUNTY COMPTROLLER	10/19/2026	571 Main St	A.5.1620.0432	BUILDINGS - GAS		31.47
1800085767	ERIE COUNTY COMPTROLLER	10/19/2026	400 Pine St	A.5.1640.0432	CENTRAL GARAGE - GAS		35.96
1800085767	ERIE COUNTY COMPTROLLER	10/19/2026	33 Center St	A.5.3410.0432	FIRE DEPT - GAS		31.38
1800085767	ERIE COUNTY COMPTROLLER	10/19/2026	218 S Grove St	A.5.7140.0432	PLAYGROUNDS & REC CTRS. -...		34.89
1800085767	ERIE COUNTY COMPTROLLER	10/19/2026	600 Pine St	F.5.1620.0432	BUILDINGS - GAS		25.77
Vendor 10403 - ERIE COUNTY COMPTROLLER Total:							159.47
Vendor: 10458 - FM COMMUNICATIONS INC.							
121025944-1, 128001916-1	FM COMMUNICATIONS INC.	10/19/2026	connector, PL, crimp	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...		6.50
121025944-1, 128001916-1	FM COMMUNICATIONS INC.	10/19/2026	antenna cable, 3/4" mount	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...		28.00
121025944-1, 128001916-1	FM COMMUNICATIONS INC.	10/19/2026	mounting kit	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...		40.80
Vendor 10458 - FM COMMUNICATIONS INC. Total:							75.30
Vendor: 10645 - Goetz Energy Corp							
inv 93162	Goetz Energy Corp	10/19/2026	diesel fuel 8/22/26-10/7/26	A.5.1640.0450	CENTRAL GARAGE - GASOLIN...		4,282.52
inv 93162	Goetz Energy Corp	10/19/2026	diesel fuel 8/22/26-10/7/26	A.5.3410.0450	FIRE DEPT - GASOLINE, OIL &...		513.50
Vendor 10645 - Goetz Energy Corp Total:							4,796.02

Expense Approval Report 10.19.26

Payable Dates: 10/19/2026 - 10/19/2026 Post Dates: 10/19/2026 - 10/19/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10520 - GREATER EAST AURORA CHAMBER OF COMMERCE							
11986	GREATER EAST AURORA CHAMBER OF COMMERCE	10/19/2026	Membership Dues 10/1/26-9/30/27	A.5.1920.0440	MUNICIPAL ASSOCIATION D...		150.00
Vendor 10520 - GREATER EAST AURORA CHAMBER OF COMMERCE Total:							150.00
Vendor: 10521 - GRECO TRAPP PLLC							
September 2026	GRECO TRAPP PLLC	10/19/2026	Multiple Statements	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		552.54
Vendor 10521 - GRECO TRAPP PLLC Total:							552.54
Vendor: 10568 - HURTUBISE TIRE							
inv 252291	HURTUBISE TIRE	10/19/2026	EAFD chiefs vehicle tires	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		700.04
Vendor 10568 - HURTUBISE TIRE Total:							700.04
Vendor: 10576 - IIMC							
Annual Membership Fee	IIMC	10/19/2026	Membership Renewal thru 12/31/2027	A.5.1920.0440	MUNICIPAL ASSOCIATION D...		205.00
Vendor 10576 - IIMC Total:							205.00
Vendor: 11388 - Industrial Safety LLC							
2027000246-R1 D	Industrial Safety LLC	10/19/2026	DPW waterproof bib pants	A.5.5110.0480	STREET MAINT - UNIFORMS	2026000246-R1	33.99
Vendor 11388 - Industrial Safety LLC Total:							33.99
Vendor: 11398 - Kevin Rautenstrauch							
Sept 2026 Services	Kevin Rautenstrauch	10/19/2026	Services for September 2026	A.5.1420.0410	VILLAGE ATTORNEY - CONTR...		2,166.66
Vendor 11398 - Kevin Rautenstrauch Total:							2,166.66
Vendor: 10691 - LINSTAR INC.							
131546-R	LINSTAR INC.	10/19/2026	ID Card for Village Administrator	A.5.1325.0403	VILLAGE ADMIN - OFFICE SU...		12.80
Vendor 10691 - LINSTAR INC. Total:							12.80
Vendor: 11407 - Logan Filipiak							
09302026	Logan Filipiak	10/19/2026	mileage & parking 09/30/2026	A.5.3120.0440	POLICE DEPT - TRAINING, TR...		38.68
Vendor 11407 - Logan Filipiak Total:							38.68
Vendor: 10697 - LOGICS							
27-IN0021	LOGICS	10/19/2026	Monthly Hosting for November 2026	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		1,207.19
Vendor 10697 - LOGICS Total:							1,207.19
Vendor: 10720 - Manny's Ace Hardware							
2027000381	Manny's Ace Hardware	10/19/2026	June 2026	A.5.1620.0420	BUILDINGS - MAINT & REPAI...	2027000381	135.35
2027000381	Manny's Ace Hardware	10/19/2026	June 2026	A.5.1640.0420	CENTRAL GARAGE - MAINT &...	2027000381	6.64
2027000381	Manny's Ace Hardware	10/19/2026	June 2026	A.5.5110.0420	STREET MAINT - ROAD MATE...	2027000381	161.54
2027000381	Manny's Ace Hardware	10/19/2026	parks supplies	A.5.7140.0420	PLAYGROUNDS & REC CTRS. - ...		15.75
2027000381	Manny's Ace Hardware	10/19/2026	water repair supplies	F.5.8340.0470	TRANSFS & DIST - SUPPLIES &..		519.98
Vendor 10720 - Manny's Ace Hardware Total:							839.26

Expense Approval Report 10.19.26

Payable Dates: 10/19/2026 - 10/19/2026 Post Dates: 10/19/2026 - 10/19/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 10741 - Medical Warehouse Inc.							
INV 249685	Medical Warehouse Inc.	10/19/2026	EMS supplies	A.5.3410.0497	FIRE DEPT-EMS SUPPLIES		1,043.22
Vendor 10741 - Medical Warehouse Inc. Total:							1,043.22
Vendor: 10538 - MELVYN C. HEDGES							
inv 5100/5101	MELVYN C. HEDGES	10/19/2026	cushioned woodchips for playground	A.5.7140.0420	PLAYGROUNDS & REC CTRS. -...		3,300.00
Vendor 10538 - MELVYN C. HEDGES Total:							3,300.00
Vendor: 10767 - MES SERVICE COMPANY LLC							
2027000390	MES SERVICE COMPANY LLC	10/19/2026	lug nuts	A.5.3410.0460	FIRE DEPT - VEHICLE MAINT ... 2027000390		57.40
Vendor 10767 - MES SERVICE COMPANY LLC Total:							57.40
Vendor: 10803 - NOCO ENERGY CORP.							
inv 427330	NOCO ENERGY CORP.	10/19/2026	unleaded fuel 9/4/26-10/2/26	A.5.1640.0450	CENTRAL GARAGE - GASOLIN...		1,664.92
inv 427330	NOCO ENERGY CORP.	10/19/2026	unleaded fuel 9/4/26-10/2/26	A.5.3120.0450	POLICE DEPT - GASOLINE, OIL...		5,067.98
inv 427330	NOCO ENERGY CORP.	10/19/2026	unleaded fuel 9/4/26-10/2/26	A.5.3410.0450	FIRE DEPT - GASOLINE, OIL &...		653.72
Vendor 10803 - NOCO ENERGY CORP. Total:							7,386.62
Vendor: 10814 - NORTHERN SAFETY CO INC							
inv 907869430	NORTHERN SAFETY CO INC	10/19/2026	DPW work gloves	A.5.5110.0480	STREET MAINT - UNIFORMS		294.24
Vendor 10814 - NORTHERN SAFETY CO INC Total:							294.24
Vendor: 10816 - NOVA HEALTHCARE ADMINISTRATORS INC.							
NOVA-080364	NOVA HEALTHCARE ADMINISTRATORS INC.	10/19/2026	Monthly Admin Fee of \$4.50 a month per employee	A.5.9060.0805	HOSPITAL & MEDICAL INS - H...		99.00
NOVA-080364	NOVA HEALTHCARE ADMINISTRATORS INC.	10/19/2026	Monthly Admin Fee of \$4.50 a month per employee	A.5.9060.0806	HOSPITAL & MEDICAL INS - H...		36.00
NOVA-080364	NOVA HEALTHCARE ADMINISTRATORS INC.	10/19/2026	Monthly Admin Fee of \$4.50 a month per employee	F.5.9060.0805	HOSPITAL & MEDICAL INS - H...		9.00
NOVA-080364	NOVA HEALTHCARE ADMINISTRATORS INC.	10/19/2026	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:							148.50
Vendor: 10832 - NYS ASSOCIATION OF CITY AND VILLAGE CLERKS							
Annual Dues 10/1/26-9/30/27	NYS ASSOCIATION OF CITY AND VILLAGE CLERKS	10/19/2026	Membership Renewal thru 9/30/2027	A.5.1920.0440	MUNICIPAL ASSOCIATION D...		75.00
Vendor 10832 - NYS ASSOCIATION OF CITY AND VILLAGE CLERKS Total:							75.00
Vendor: 10858 - NYS SOCIETY OF MUNICIPAL FINANCIAL OFFICERS							
Annual Dues 2026-27	NYS SOCIETY OF MUNICIPAL FINANCIAL OFFICERS	10/19/2026	Annual Dues for a period ending 9/30/2027	A.5.1920.0440	MUNICIPAL ASSOCIATION D...		50.00
Vendor 10858 - NYS SOCIETY OF MUNICIPAL FINANCIAL OFFICERS Total:							50.00
Vendor: 10864 - NYSEG							
1001-3627-483 9/1-9/30/26	NYSEG	10/19/2026	ST LTG R3 9/1-9/30/26	A.5.5182.0431	STREET LIGHTING - ELECTRIC		5,930.33
1001-3627-491 9/1-9/30/26	NYSEG	10/19/2026	ST LTG R2 9/1-9/30/26	A.5.5182.0431	STREET LIGHTING - ELECTRIC		923.12
Vendor 10864 - NYSEG Total:							6,853.45

Expense Approval Report 10.19.26

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Payable Dates: 10/19/2026 - 10/19/2026 Post Dates: 10/19/2026 - 10/19/2026							
Vendor: 10874 - OFFICE DEPOT							
484674708001/4765541490...	OFFICE DEPOT	10/19/2026	office supplies- DPW	A.5.1490.0403	PUBLIC WORKS ADMIN - OFF...		360.82
Vendor 10874 - OFFICE DEPOT Total:							360.82
Vendor: 11057 - PATRICK SHEA							
10082026	PATRICK SHEA	10/19/2026	mileage & parking 10/8/26, court	A.5.3120.0440	POLICE DEPT - TRAINING, TR...		35.89
Vendor 11057 - PATRICK SHEA Total:							35.89
Vendor: 10945 - Quadient Leasing							
Q2557748	Quadient Leasing	10/19/2026	COVERAGE FOR 10/29/26-1/28/27	A.5.1670.0470	CENTRAL PRINTING & MAILI...		325.23
Vendor 10945 - Quadient Leasing Total:							325.23
Vendor: 10944 - Quadient							
Postage Fees 10/2/26	Quadient	10/19/2026	POSTAGE FEES	A.5.1670.0470	CENTRAL PRINTING & MAILI...		3,039.00
Vendor 10944 - Quadient Total:							3,039.00
Vendor: 10976 - RED WING BRANDS OF AMERICA INC.							
inv 20261001033056	RED WING BRANDS OF AMERICA INC.	10/19/2026	DPW- Williams workboots	A.5.1640.0480	CENTRAL GARAGE - UNIFOR...		191.99
Vendor 10976 - RED WING BRANDS OF AMERICA INC. Total:							191.99
Vendor: 11052 - SEWING TECHNOLOGY UNIFORM							
52451	SEWING TECHNOLOGY UNIFORM	10/19/2026	s/s shirt, l/s shirt, 2-pants, flex pouch, cap	A.5.3120.0480	POLICE DEPT - UNIFORMS, B...		349.98
PO2026000219, INV52147	SEWING TECHNOLOGY UNIFORM	10/19/2026	KRL-TSP-1551-RANGR-	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...2026000219-R1		339.98
PO2026000219, INV52147	SEWING TECHNOLOGY UNIFORM	10/19/2026	KRL-TSP-2027-BLACK-XL *OLIVE* Ecwcs H2o Parka	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...2026000219-R1		109.95
PO2026000219, INV52147	SEWING TECHNOLOGY UNIFORM	10/19/2026	511-48393-186-XLR * RANGER GREEN * Xtu Lt3 Jacket	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...2026000219-R1		180.00
PO2026000219, INV52147	SEWING TECHNOLOGY UNIFORM	10/19/2026	KRL-TSP-1640-RANGE-L * RANGE DIRECT ACTION SHIRT	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...2026000219-R1		199.90
PO2026000219, INV52147	SEWING TECHNOLOGY UNIFORM	10/19/2026	511-59551-186-XL *RANGER GREEN*Tdu 1 1/2 Inch Belt	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...2026000219-R1		38.00
PO2026000219, INV52147	SEWING TECHNOLOGY UNIFORM	10/19/2026	511-41288-186-XLR*RNGR GREEN*V.xi Sigurd S/s shirt	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...2026000219-R1		65.00
PO2026000219, INV52147	SEWING TECHNOLOGY UNIFORM	10/19/2026	STU-VP5X2 * 5x2 Vest Panel Scrn Vel	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...2026000219-R1		15.00
PO2026000219, INV52147	SEWING TECHNOLOGY UNIFORM	10/19/2026	KRL-TSP-2047-OLIVE-XL-L * Olive * Ecwcs H2o Pant	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...2026000219-R1		89.99
PO2026000219, INV52147	SEWING TECHNOLOGY UNIFORM	10/19/2026	STU-VP5X3 * 9x3 Vest Panel Scrn Vel	A.5.3120.0470	POLICE DEPT - DEPTAL SUPPL...2026000219-R1		20.00
Vendor 11052 - SEWING TECHNOLOGY UNIFORM Total:							1,407.80

Expense Approval Report 10.19.26

Payable Dates: 10/19/2026 - 10/19/2026 Post Dates: 10/19/2026 - 10/19/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
Vendor: 11058 - ShelterPoint Life							
09.30.26D558947	ShelterPoint Life	10/19/2026	07.01-9.30.26 NY DBL	A.5.9045.0803	LIFE INS - LIFE INS		2,625.48
Vendor 11058 - ShelterPoint Life Total:							2,625.48
Vendor: 11394 - The Law Office of Heather Giambra							
1081	The Law Office of Heather Giambra	10/19/2026	Legal Services 9/1-9/30/26	A.5.1420.0411	VILLAGE ATTORNEY - OTHER ...		1,302.00
Vendor 11394 - The Law Office of Heather Giambra Total:							1,302.00
Vendor: 11187 - UDIG NY INC							
inv 26090906	UDIG NY INC	10/19/2026	quarterly dig safe charges	F.5.8340.0403	TRANSFS & DIST - OFFICE SU...		73.00
Vendor 11187 - UDIG NY INC Total:							73.00
Vendor: 11221 - Vaspian							
CN-00569/CN-00568	Vaspian	10/19/2026	Credits from removing town extensions DPW	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		-19.64
CN-00569/CN-00568	Vaspian	10/19/2026	Credits from removing town extensions VEA	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		-17.16
CN-00569/CN-00568	Vaspian	10/19/2026	Credits from removing town extensions EAPD	A.5.3120.0434	POLICE DEPT - TELEPHONE		-36.82
CN-00569/CN-00568	Vaspian	10/19/2026	Credits from removing town extensions EAFD	A.5.3410.0434	FIRE DEPT - TELEPHONE		-29.58
INV-053349	Vaspian	10/19/2026	Services for June 2026 - Call Blocking	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		10.00
INV-053349	Vaspian	10/19/2026	Services for September 2026 - VEA	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		89.90
INV-053349	Vaspian	10/19/2026	Services for September 2026 - DPW	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		102.80
INV-053349	Vaspian	10/19/2026	Services for September 2026- EAPD	A.5.3120.0434	POLICE DEPT - TELEPHONE		192.70
INV-053349	Vaspian	10/19/2026	Services for September 2026 - EAFD	A.5.3410.0434	FIRE DEPT - TELEPHONE		154.80
INV-054502	Vaspian	10/19/2026	Services for October 2026 - VEA	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		89.90
INV-054502	Vaspian	10/19/2026	Services for October 2026 - Call Blocking	A.5.1325.0434	VILLAGE ADMIN - TELEPHONE		10.00
INV-054502	Vaspian	10/19/2026	Services for October 2026 - DPW	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		102.80
INV-054502	Vaspian	10/19/2026	Services for October 2026 - EAPD	A.5.3120.0434	POLICE DEPT - TELEPHONE		192.70
INV-054502	Vaspian	10/19/2026	Services for October 2026 - EAFD	A.5.3410.0434	FIRE DEPT - TELEPHONE		154.80
Vendor 11221 - Vaspian Total:							997.20
Vendor: 11225 - VERIZON WIRELESS							
6154957352	VERIZON WIRELESS	10/19/2026	716-388-1605 Mayor Wochensky	A.5.1210.0434	MAYOR - TELEPHONE		37.32
6154957352	VERIZON WIRELESS	10/19/2026	716-344-7361 DPW GIS	A.5.1490.0434	PUBLIC WORKS ADMIN - TEL...		37.32

Expense Approval Report 10.19.26

Payable Dates: 10/19/2026 - 10/19/2026 Post Dates: 10/19/2026 - 10/19/2026

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
6154957352	VERIZON WIRELESS	10/19/2026	716-359-0911 DETECTIVE OFFICE	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.32
6154957352	VERIZON WIRELESS	10/19/2026	716-344-5189 PATRICK WELCH	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.32
6154957352	VERIZON WIRELESS	10/19/2026	716-913-1761 POLICE SUPERVISOR (LIETENANTS)	A.5.3120.0434	POLICE DEPT - TELEPHONE		37.32
6154957352	VERIZON WIRELESS	10/19/2026	716-383-4936 Fire Dept EMS Tablet 3	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6154957352	VERIZON WIRELESS	10/19/2026	716-383-4934 Fire Dept EMS Tablet 2	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6154957352	VERIZON WIRELESS	10/19/2026	716-383-4933 Fire Dept EMS Tablet 1	A.5.3410.0434	FIRE DEPT - TELEPHONE		20.00
6154957352	VERIZON WIRELESS	10/19/2026	716-256-0983 FIRE CHIEF MOBILE WIFI	A.5.3410.0434	FIRE DEPT - TELEPHONE		38.03
Vendor 11225 - VERIZON WIRELESS Total:							284.63
Vendor: 11226 - Verizon-Local Svc.							
Multiple October 2026	Verizon-Local Svc.	10/19/2026	716-652-0319 FIRE HALL ELEVATOR	A.5.3410.0434	FIRE DEPT - TELEPHONE		41.67
Multiple October 2026	Verizon-Local Svc.	10/19/2026	716-652-0893 ELEVATOR	A.5.3410.0434	FIRE DEPT - TELEPHONE		83.33
Vendor 11226 - Verizon-Local Svc. Total:							125.00
Vendor: 11248 - W.B. MASON CO. INC.							
265043207, CM5111199	W.B. MASON CO. INC.	10/19/2026	Water PD/DISP 10/8/26 & return	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		27.08
265043207, CM5111199	W.B. MASON CO. INC.	10/19/2026	Water PD/DISP 10/8/26 & return	A.5.3420.0420	POLICE & FIRE DISPATCH - M...		27.08
Vendor 11248 - W.B. MASON CO. INC. Total:							54.16
Vendor: 11268 - WEST HERR							
inv 75242	WEST HERR	10/19/2026	DPW #510 headlamp	A.5.1640.0460	CENTRAL GARAGE - VEHICLE...		391.35
Vendor 11268 - WEST HERR Total:							391.35
Vendor: 11357 - WM CORPORATE SERVICES INC.							
5298572-1342-3	WM CORPORATE SERVICES INC.	10/19/2026	Fireman's Field Pine St Dumpster September 2026	A.5.8160.0410	REFUSE & GARBAGE		121.24
5298573-1342-1	WM CORPORATE SERVICES INC.	10/19/2026	DPW Garage 400 Pine St Dumpster September 2026	A.5.8160.0410	REFUSE & GARBAGE		373.10
5298574-1342-9	WM CORPORATE SERVICES INC.	10/19/2026	Fire Hall 33 Center St Dumpster September 2026	A.5.8160.0410	REFUSE & GARBAGE		121.24
5298579-1342-8	WM CORPORATE SERVICES INC.	10/19/2026	Hamlin Park 166 S Grove St Dumpster September 2026	A.5.8160.0410	REFUSE & GARBAGE		181.86
Vendor 11357 - WM CORPORATE SERVICES INC. Total:							797.44
Vendor: 11287 - WNYNETWORKS							
00006840	WNYNETWORKS	10/19/2026	IT Services for September 2026 - ADMIN	A.5.1480.0410	PUBINFO SVCS-PUB INFO SUP..		2,312.50
00006840	WNYNETWORKS	10/19/2026	IT Services for September 2026 - DPW	A.5.1490.0420	PUBLIC WORKS ADMIN - MA...		812.50

Expense Approval Report 10.19.26

Payable Number	Vendor Name	Payable Date	Description (Item)	Account Number	Account Name	Purchase Order Number	Amount
00006840	WNYNETWORKS	10/19/2026	IT Services for September 2026 - EAPD	A.5.3120.0420	POLICE DEPT - MAINT. SERVI...		812.50
Vendor 11287 - WNYNETWORKS Total:							3,937.50
Grand Total:							84,899.25

Report Summary

Fund Summary

Fund	Expense Amount
A - GENERAL FUND	73,095.55
F - ENTERPRISE WATER	11,803.70
Grand Total:	84,899.25

Account Summary

Account Number	Account Name	Expense Amount
A.5.1210.0434	MAYOR - TELEPHONE	37.32
A.5.1325.0403	VILLAGE ADMIN - OFFICE...	135.56
A.5.1325.0410	VILLAGE ADMIN - LEGAL...	93.17
A.5.1325.0434	VILLAGE ADMIN - TELEP...	163.00
A.5.1420.0410	VILLAGE ATTORNEY - C...	2,166.66
A.5.1420.0411	VILLAGE ATTORNEY - OT...	1,854.54
A.5.1440.0410	ENGINEER SVCS - ENGIN...	5,900.00
A.5.1480.0410	PUBINFO SVCS-PUB INFO..	3,679.69
A.5.1490.0403	PUBLIC WORKS ADMIN -...	360.82
A.5.1490.0420	PUBLIC WORKS ADMIN -...	812.50
A.5.1490.0434	PUBLIC WORKS ADMIN -...	242.92
A.5.1620.0420	BUILDINGS - MAINT & R...	624.85
A.5.1620.0432	BUILDINGS - GAS	31.47
A.5.1620.0470	BUILDINGS - DEPARTME...	49.64
A.5.1640.0420	CENTRAL GARAGE - MAI...	6.64
A.5.1640.0432	CENTRAL GARAGE - GAS	35.96
A.5.1640.0450	CENTRAL GARAGE - GAS...	5,947.44
A.5.1640.0460	CENTRAL GARAGE - VEH...	1,318.60
A.5.1640.0470	CENTRAL GARAGE - DEP...	73.47
A.5.1640.0480	CENTRAL GARAGE - UNI...	191.99
A.5.1670.0470	CENTRAL PRINTING & M...	3,364.23
A.5.1920.0440	MUNICIPAL ASSOCIATIO...	480.00
A.5.3120.0230	POLICE DEPT - DEPT EQU...	55.00
A.5.3120.0420	POLICE DEPT - MAINT. S...	6,162.33
A.5.3120.0434	POLICE DEPT - TELEPHO...	460.54
A.5.3120.0440	POLICE DEPT - TRAINING,..	74.57
A.5.3120.0450	POLICE DEPT - GASOLINE...	5,067.98
A.5.3120.0460	POLICE DEPT - VEHICLE ...	663.87
A.5.3120.0470	POLICE DEPT - DEPTAL S...	1,133.12
A.5.3120.0480	POLICE DEPT - UNIFORM...	349.98
A.5.3410.0420	FIRE DEPT - DEPT SUPPLI...	165.00
A.5.3410.0432	FIRE DEPT - GAS	31.38
A.5.3410.0434	FIRE DEPT - TELEPHONE	503.05
A.5.3410.0450	FIRE DEPT - GASOLINE, O...	1,167.22

Account Summary		
Account Number	Account Name	Expense Amount
A.5.3410.0460	FIRE DEPT - VEHICLE MA...	57.40
A.5.3410.0470	FIRE DEPT - JANITORIAL ...	698.14
A.5.3410.0497	FIRE DEPT-EMS SUPPLIES	1,043.22
A.5.3420.0420	POLICE & FIRE DISPATCH...	27.08
A.5.5110.0420	STREET MAINT - ROAD ...	376.04
A.5.5110.0480	STREET MAINT - UNIFO...	328.23
A.5.5142.0470	HIGHWAY SNOW REMO...	12,652.83
A.5.5182.0431	STREET LIGHTING - ELEC...	6,853.45
A.5.7140.0420	PLAYGROUNDS & REC C...	4,061.84
A.5.7140.0432	PLAYGROUNDS & REC C...	34.89
A.5.8160.0410	REFUSE & GARBAGE	797.44
A.5.9045.0803	LIFE INS - LIFE INS	2,625.48
A.5.9060.0805	HOSPITAL & MEDICAL IN...	99.00
A.5.9060.0806	HOSPITAL & MEDICAL IN...	36.00
F.5.1620.0432	BUILDINGS - GAS	25.77
F.5.8340.0403	TRANSFS & DIST - OFFICE...	73.00
F.5.8340.0470	TRANSFS & DIST - SUPPL...	11,691.43
F.5.9060.0805	HOSPITAL & MEDICAL IN...	9.00
F.5.9060.0806	HOSPITAL & MEDICAL IN...	4.50
Grand Total:		84,899.25

Project Account Summary	
Project Account Key	Expense Amount
None	84,899.25
Grand Total:	84,899.25

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:

VILLAGE OF EAST AURORA

LOCAL LAW NO. ____ OF THE YEAR 2026

A LOCAL LAW AMENDING CHAPTER 180 OF THE CODE OF THE VILLAGE OF EAST AURORA, ENTITLED "PEDDLERS AND SOLICITORS," BY ADDING A NEW ARTICLE IV, ENTITLED "AGGRESSIVE SOLICITATION"

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

Section 1. Authority.

This local law is enacted pursuant to the Municipal Home Rule Law of the State of New York and the police powers of the Village of East Aurora to protect and promote the health, safety and general welfare of the residents, businesses, and visitors of the Village.

Section 2. Legislative findings and purpose.

The Board of Trustees finds that the Village of East Aurora is a vibrant community with commercial establishments, restaurants, retail businesses and other destinations regularly patronized by residents and visitors.

The Board further finds that persons patronizing businesses and other establishments should be able to enter and exit such establishments, walk through parking areas and sidewalks, and enter and exit their vehicles without being subjected to threatening, intimidating, coercive, persistent, physically intrusive, or obstructive conduct associated with solicitation.

The purpose of this local law is to prohibit specific conduct associated with solicitation that is threatening, intimidating, coercive, physically intrusive, obstructive or otherwise likely to interfere with a person's safe and free movement or ability to use and enjoy public places and areas open to the public.

The Board further finds that aggressive solicitation may cause residents and visitors to avoid businesses and other establishments, may interfere with the free flow of pedestrian and vehicular traffic, and may create an unsafe or intimidating environment for persons patronizing businesses or traveling through the Village.

Accordingly, the purpose of this article is to protect persons from aggressive conduct associated with solicitation while preserving lawful and peaceful solicitation and other protected expressive activity.

Section 3. Amendment.

Chapter 180 of the Code of the Village of East Aurora, entitled "Peddlers and Solicitors," is hereby amended by adding a new Article IV, entitled "Aggressive Solicitation," to read as follows:

Article IV

Aggressive Solicitation

§ 180-39. Definitions.

As used in this article, the following terms shall have the meanings indicated:

AGGRESSIVE MANNER

Conduct occurring in the course of, in connection with, or immediately before or after a solicitation, which includes one or more of the following:

- A. Intentionally touching or causing physical contact with another person or an occupied vehicle without that person's consent.
- B. Intentionally blocking, obstructing or interfering with the safe or free passage of a pedestrian or vehicle, including conduct that unreasonably causes a pedestrian or vehicle operator to take evasive action to avoid physical contact.
- C. Following a person after soliciting such person, or while continuing to solicit such person, in a manner that is intended or reasonably likely to cause a reasonable person to fear bodily harm to oneself or another, damage to or loss of property, or the commission of a criminal act, or that is intended or reasonably likely to intimidate or coerce the person into providing money or another thing of value.
- D. Continuing to solicit a person after that person has clearly communicated a negative response or a desire not to be solicited, where such continued solicitation is intended or reasonably likely to intimidate, threaten, or coerce the person into providing money or another thing of value.
- E. Using violent or threatening gestures or words that are intended or reasonably likely to cause a reasonable person to fear imminent bodily harm, damage to or loss of property, or the commission of a criminal act.
- F. Approaching a person in a manner that is intended or reasonably likely to intimidate or coerce the person into providing money or another thing of value.

BUSINESS ESTABLISHMENT

Any retail, commercial, restaurant, professional, service or other establishment that is open to members of the public, including the building or portion thereof occupied by such establishment and the areas made available for access to or use by its customers or patrons.

PARKING AREA

Any area used for the parking, standing or temporary storage of motor vehicles, including a parking lot, parking field, parking garage, driveway, access lane, or other area providing vehicular access to a Business Establishment.

SOLICITATION or SOLICIT

Any request, whether made by spoken, written or printed words, signs, gestures or other conduct, for the purpose of obtaining an immediate donation of money or another thing of value.

§ 180-40. Prohibited conduct.

A. No person shall engage in Solicitation in an Aggressive Manner in any public place, street, sidewalk, Parking Area, or other area open to the public.

B. No person shall engage in Solicitation in an Aggressive Manner in or upon any area used by the public for entering, exiting, or accessing a Business Establishment, including any entrance, exit, sidewalk, driveway, Parking Area, or pedestrian access area.

C. No person shall, in connection with Solicitation, intentionally block, obstruct, or interfere with a person's entry into or exit from a Business Establishment, vehicle or other place.

D. No person shall, in connection with Solicitation, follow another person in a manner prohibited by the definition of "Aggressive Manner" set forth in § 180-39 of this article.

E. No person shall, in connection with Solicitation, intentionally touch another person or an occupied vehicle without consent.

F. No person shall continue to solicit another person after that person has clearly communicated a negative response or a desire not to be solicited when the continued conduct constitutes Solicitation in an Aggressive Manner.

§ 180-41. Construction and protected activity.

A. Nothing in this article shall be construed to prohibit peaceful Solicitation or other lawful expressive activity that does not constitute Solicitation in an Aggressive Manner as defined in this article.

B. This article shall be applied without regard to the content or viewpoint of any person's speech or the identity, status, appearance, economic condition or perceived economic condition of the person engaging in Solicitation.

C. Nothing in this article shall be construed to limit or impair the enforcement of any other applicable federal, state or local law, including laws concerning trespass, harassment, stalking, disorderly conduct, assault or any other unlawful conduct.

§ 180-42. Penalties for offenses.

Any person who violates any provision of this article shall be guilty of an offense and, upon conviction thereof, shall be subject to a fine not to exceed \$250 or imprisonment for a period not to exceed 15 days, or both such fine and imprisonment.

§ 180-43. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this article shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 4. Supersession.

To the extent that any provision of this local law is inconsistent with any other provision of the Code of the Village of East Aurora, the provisions of this local law shall supersede.

Section 5. Effective date.

This local law shall take effect immediately upon filing with the Secretary of State of the State of New York in accordance with the Municipal Home Rule Law.

RESOLUTION DESIGNATING POLLING PLACE AND HOURS POLLS ARE OPEN

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

WHEREAS, the next General Election for officers in the Village of East Aurora, New York, will be held on Tuesday, March 16, 2027, and

WHEREAS, Section 15-104 (3) (b) of the Election Law of the State of New York states that the Village Board of Trustees must designate by Resolution the polling place in each election district, and the hours during which polls are open.

NOW, THEREFORE, BE IT RESOLVED:

- 1) That the one (1) polling place in the Village of East Aurora will be in the East Aurora Municipal Center, 575-585 Oakwood Ave, East Aurora, New York 14052; and
- 2) Polls will be open for the General Village Election to be held on Tuesday, March 16, 2027, between the hours of 12 noon and 9:00 pm.

The foregoing resolution was duly seconded by Trustee _____ and unanimously adopted.

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: October 14, 2026

The Building Department has accepted the Site Plan and Special Use permit applications from Sean W. Hopkins of Hopkins, Sorgi, & McCarthy, PLLC, owner's agent of property 260 Quaker Road. The request is to construct a two-story multi-family senior housing building with four detached garage accessory structures on an 11.05-acre lot. The building will have 21 one-unit and 97 two-unit types for a total of 118 units and the site will have 166 surface parking spaces with 24 garage spaces.

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



October 13, 2026

Richard Miga, Code Enforcement Officer
c/o Village of East Aurora Board of Trustees
585 Oakwood Avenue
East Aurora, New York 14052

Re: Site Plan Application - 260 Quaker Road
Senior Housing Project
Project Sponsor: Quaker Road LLC
File No. 10023.19

Dear Mr. Miga:

Fifteen (15) copies of this letter and the attached supporting documentation and a check payable to the Village of East Aurora in the amount of \$125.00 for the filing fee are being submitted on behalf of 260 Quaker Road LLC (the "Applicant") for the purpose of seeking a Site Plan Approval for the proposed senior housing project to be located on the property located at 260 Quaker Road consisting of approximately 11.05 acres that is zoned General Residential (GR) District (the "Project Site"). The proposed project consists of senior apartments for lease for individuals who are 55 and older.

The documentation enclosed with this submission complies with consists of the Exhibits "1" to "13" of this letter as listed below and the additional required supporting documentation listed below the Exhibit list.

- **Exhibit 1**: Site Plan Application Form;
- **Exhibit 2**: Authorization Letter of Property Owner dated October 13, 2025;
- **Exhibit 3**: Description of the Proposed Senior Housing Project;
- **Exhibit 4**: Short Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") with Attachments A and B;
- **Exhibit 5**: Reduced-size copy of the Survey of the Project Site;
- **Exhibit 6**: Reduced-size copies of the Site Plans for the Senior Housing Project [Drawing C-100 to C-102 – Date: 10/13/26];
- **Exhibit 7**: Reduced-size copies of the Landscape Plans [Drawing L-400 to L-404 – Date: 10/13/26];
- **Exhibit 8**: - Reduced-size copies of the Lighting Plans [Drawings LP-100 to LP-103];

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law

35 California Road, Suite 100 • Williamsville, New York 14221

Direct: 716-510-4338 • E-mail: shopkins@hsmlegal.com • www.hsmlegal.com

Correspondence to Richard Miga, Code Enforcement Officer

October 13, 2026

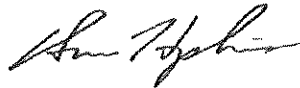
Page 2 of 2

- **Exhibit 9**: Reduced-size copies of the Elevation Plans [Drawings A-201 to A-206];
- **Exhibit 10**: Reduced-size copies of the Floor Plans [Drawings A-101 to A-102];
- **Exhibit 11**: Color Building Rendering of Senior Housing Building;
- **Exhibit 12**: Minutes of the Meeting of the Board of Trustees held on July 6, 2026; and
- **Exhibit 13**: Minutes of the Meeting of the Planning Commission held on May 5, 2026
- Fifteen full-size sets of the engineered plans prepared by Carmina Wood Design
- Fifteen full-size sets of the Elevation and Floor Plans prepared by Silvestri Architects, P.C.
- One copy of the Traffic Impact Report prepared by Passero Associates [Note: The Traffic Impact Report was also previously submitted in connection with the Rezoning/Minor Subdivision review process].

Please contact me at 716.510-4338 or via e-mail at shopkins@hsmlegal.com if you have any questions regarding the enclosed request for a Site Plan Approval for the proposed senior housing project.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC



Sean W. Hopkins, Esq.

Enc.

cc: Elizabeth Cassidy, Code Enforcement Officer
Maureen Jerackas, Village Clerk-Treasurer:
Bryan Young, Young Development Inc.
Joe Young, Young Development Inc.
Doug Feyes, P.E., Carmina Wood Design
Eric Andrews, EIT, Carmina Wood Design

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

SITE PLAN APPLICATION

PROPOSED PROJECT The Village Walk Senior Apartments SBL#: 175.06-1-6.1
 LOCATION 260 Quaker Road, East Aurora, NY ZONING DISTRICT GR

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

APPLICANT NAME 260 Quaker Road LLC
 ADDRESS 1120 Bullis Road, Elma, NY 14059
 TELEPHONE 716-675-8000 E-MAIL jyoung@youngdevelopmentinc.com
 SIGNATURE _____

OWNER NAME American Precision industries inc.
 ADDRESS 270 Quaker Road, East Aurora, NY 14052
 TELEPHONE _____ E-MAIL _____
 SIGNATURE _____

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
 NAME Chris Wood, PE FIRM Carmina Wood Design
 ADDRESS 80 Silo City Row, Suite 100, Buffalo, NY 14203
 TELEPHONE 716-842-3165 E-MAIL cwood@carminawooddesign.com
 SIGNATURE _____

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Twenty (20) Sets – Cover letter to Village Board, Supporting Documents, and SEQR as required in § 285-5.3.1
- One (1) complete file of submittal package in PDF format via email (under 10MB). Larger files may be submitted on a USB drive.
- Application fee \$25.00 and Public Hearing fee \$100.00 – Total \$125 at time of application



OFFICE USE ONLY: Sketch Plan Meeting Date _____ Minor Project written 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 1 ___Type 2 ___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.

CHECK LIST FOR SITE PLAN APPLICATION

An application for site plan review shall include the following supporting documents, as applicable. A licensed professional engineer or registered land surveyor shall prepare all site plan materials unless otherwise approved by the Village Board.

- ☒ Description or narrative of all proposed uses and structures, including but not limited to hours of operation, number of employees, maximum seat capacity, and proposed number of off-street vehicle and bicycle parking spaces.
- ☒ A site plan drawn at a scale of one inch equals 20 feet or such other scale as the Village Board may deem appropriate, on standard 24-inch by 36-inch sheets, with continuation on 8 ½ inch by 11-inch sheets as necessary for written information.
- ☒ A certified land survey showing the boundaries of the applicant's property under consideration in its current state, plotted to scale with the north point, scale, and date clearly indicated, or other document deemed acceptable by the reviewing board.
- ☒ Plans indicating the following with regard to the property in question, where applicable.
 - ☒ The location of all properties, their ownership, uses thereon, subdivisions, streets, easements, and adjacent buildings within 300 feet of the property in question.
 - ☒ The location and use of all existing and proposed structures on the property in question, including all dimensions of height and floor area, exterior entrances, and anticipated future additions and alterations.
 - ☒ The location of all existing and proposed topography features, including but not limited to, site grading, open spaces, woodlands, watercourses, steep slopes, wetlands, floodplains, and watersheds.
 - ☒ The location of existing and proposed landscaping, screening, walls, and fences, including information regarding the size and type of plants and building materials proposed.
 - ☒ The location of existing and proposed public and private streets, off-street parking areas, loading areas, driveways, sidewalks, ramps, curbs, and paths. Such plans shall include considerations for vehicular, pedestrian, and bicycle traffic circulation, parking, and access.
 - ☒ The location of existing and proposed utility systems, including sewage or septic, water supply, telephone, cable, electric, and stormwater drainage. Stormwater drainage systems shall include existing and proposed drain lines, culverts, catch basins, headwalls, end walls, hydrants, manholes, and drainage swales.
 - ☒ The location, height, intensity, and bulb type (sodium, incandescent, etc.) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.
 - ☒ The location, height, size, material, and design of all existing and proposed signs.
 - ☒ Elevations at a scale of one-quarter inch equals one foot for all exterior facades of the proposed structure(s) and/or alterations to or expansions of existing facades, showing design features and indicating the type and color or materials to be used.
 - ☒ Plans to prevent the pollution of surface or ground water, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable.
 - ☒ A schedule for completion of each construction phase for buildings, parking, and landscaped areas.
 - ☒ Plans for the disposal of construction and demolition waste, either on-site or at an approved disposal facility.
- ☒ All New York State SEQR documentation as required by law.
- ☒ The Village Board may request additional information as per Village Code §285-51.3(B)(6) or anything else it deems necessary for a complete assessment of the site plan.
- ☒ All required fees and reimbursements, and an escrow deposit to cover professional review costs, if required.

EXHIBIT C

American Precision Industries Inc.
270 Quaker Road
East Aurora, New York 14052

October 13, 2025

Village of East Aurora
585 Oakwood Avenue
East Aurora, NY 14052

RE: 270 QUAKER ROAD (Portion ±10 Acres), East Aurora, Erie County, State of New York

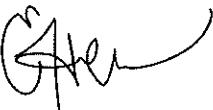
Ladies and Gentlemen:

Please be advised that we hereby authorize 260 Quaker Road LLC (an affiliate of Young Development Inc.), together with its employees, agents, engineers, architects, attorneys, and consultants, to act on our behalf and to appear before the Village Board, Planning Board, Zoning Board of Appeals, or any other municipal or regulatory body having jurisdiction, in connection with any rezoning, subdivision, site plan, special permit, variance, environmental review, utility service, or other governmental approvals required for the development of the above-referenced property.

This authorization shall remain in full force and effect until expressly revoked by the undersigned in writing, which revocation may be provided by the undersigned at any time.

Very truly yours,

American Precision Industries Inc.

By: 

Name: Eric Hyland

Title: Sr. Mgr. Corporate Real Estate

QB\98421094.8

EXHIBIT 3 OF SPECIAL USE PERMIT APPLICATION
PROJECT DESCRIPTION

I. Description of Proposed Senior Housing Community:

260 Quaker Road LLC (the "Applicant") proposes to develop the property at 260 Quaker Road (the "Project Site") as a senior housing project consisting of 118 units. The Project Site is properly zoned General Residential (GR) District, which allows multifamily dwellings subject to the issuance of a special use permit by the Board of Trustees. The documentation attached to the Special Use Permit Application complies with Section 285-52A of the Village of East Aurora Zoning Code and consists of the following:

- **Exhibit 1:** Special Use Permit Application Form;
- **Exhibit 2:** Authorization Letter of Property Owner dated October 13, 2025;
- **Exhibit 3:** Description of the Proposed Senior Housing Project;
- **Exhibit 4:** Narrative regarding Special Use Permit criteria per Article 52 of the Village of East Aurora Zoning Code;
- **Exhibit 5:** Short Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") with Attachments A and B;
- **Exhibit 6:** Reduced-size copy of the Survey of the Project Site;
- **Exhibit 7:** Reduced-size copies of the Site Plans for the Senior Housing Project [Drawing C-100 to C-102 – Date: 10/13/26];
- **Exhibit 8:** Reduced-size copies of the Landscape Plans [Drawing L-400 to L-404 – Date: 10/13/26];
- **Exhibit 9:** - Reduced-size copies of the Lighting Plans [Drawings LP-100 to LP-103];
- **Exhibit 10:** Reduced-size copies of the Elevation Plans [Drawings A-201 to A-206];
- **Exhibit 11:** Reduced-size copies of the Floor Plans [Drawings A-101 to A-102];
- **Exhibit 12:** Color Building Rendering of Senior Housing Building;

- **Exhibit 13:** Minutes of the Meeting of the Board of Trustees held on July 6, 2026; and
- **Exhibit 14:** Minutes of the Meeting of the Planning Commission held on May 5, 2026

The Board of Trustees adopted resolutions during its meeting on July 6, 2026 for the purpose of issuing a Negative Declaration pursuant to the State Environmental Quality Review Act ("SEQRA"), rezoning of the Project Site from GM to GR subject to three conditions and granting Minor Subdivision Approval for the creation of a new parcel consisting of the Project Site. The three conditions imposed by the Board of Trustees were as follows: 1. The project shall be limited exclusively to market-rate senior housing for residents aged fifty-five (55) and older, which shall be incorporated as a deed restriction on the property; 2. The property shall revert to its current zoning classification if the preceding condition is not satisfied; and 3. The instrument(s) containing the foregoing restrictions shall be submitted to the Village Attorney for approval and consent prior to recording.

The proposed amenities and finishes for the senior housing units will include the following:

- Laundry hookups in each unit
- Large kitchen
- Wall-to-wall carpeting
- Dishwasher/Microwave
- Central air conditioning
- Ceiling fans
- Cable television
- Pet friendly
- Private window blinds
- Trash rooms on each floor
- 9 ft. ceilings

The proposed senior community amenities will include the following:

- Large community room(s)
- Indoor mail center
- Large patio for outdoor gatherings
- Exercise room

- Library with fireplace
- Planned activities/vans
- Monitored entry system
- Back-up generator
- Paved Walking trails that will connect to the existing sidewalks on Quaker Road
- Dog park
- Sidewalks.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

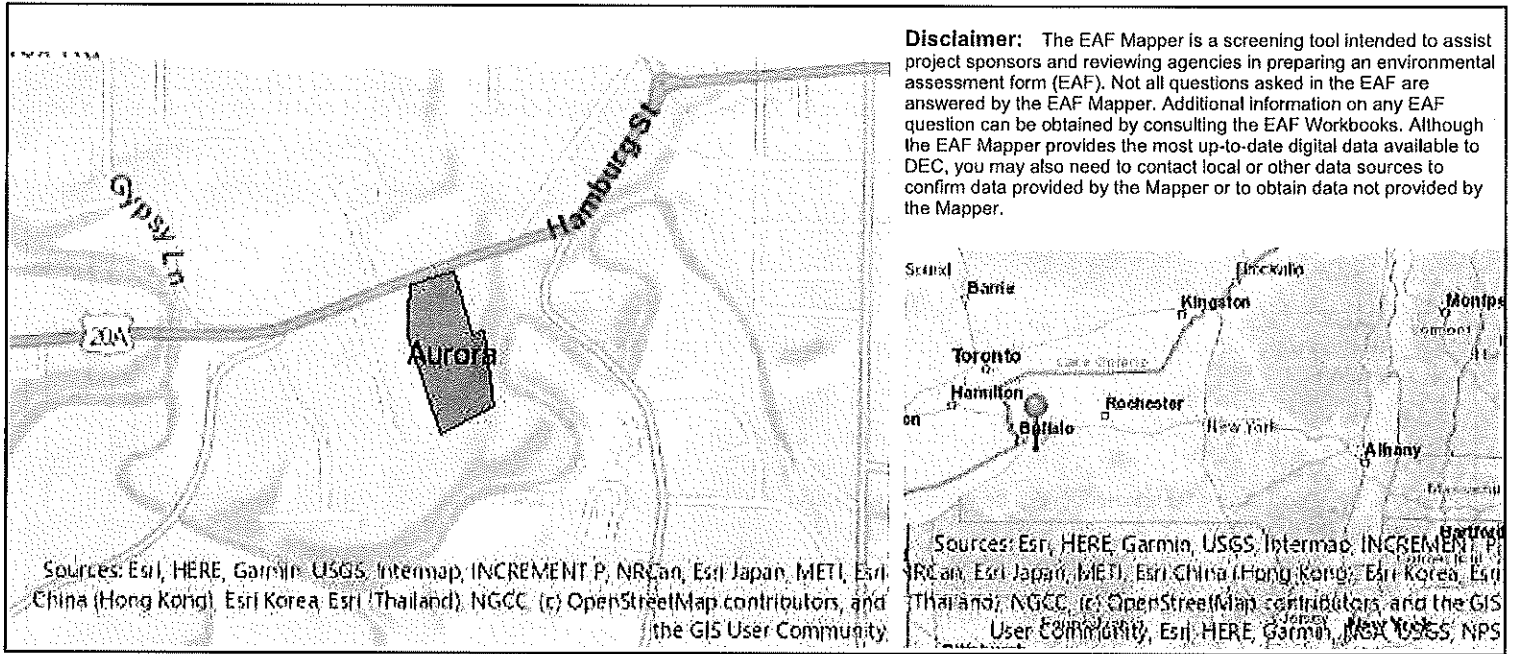
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 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: Proposed Senior Housing Community			
Project Location (describe, and attach a location map): Portion of 260 Quaker Road - Village of East Aurora - Erie County			
Brief Description of Proposed Action: The proposed project ("action") consists of the development of the approximate 11.05 acre Project Site as a 118-unit senior housing project (ages 55 and up) and all related site improvements including parking spaces [surface spaces and garage], access aisles, landscaping, a storm water management system, lighting, utility connections and improvements, etc. The action has been defined broadly to include all required approvals and permits needed from the Village of East Aurora municipal boards and involved agencies. It is important to mention that the Board of Trustees has completed a coordinate environmental review of the senior housing project that resulted in its issuance of a Negative Declaration on July 6, 2026			
Name of Applicant or Sponsor: 260 Quaker Road LLC c/o Sean Hopkins, Esq.		Telephone: 716-510-5338 E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive, Suite 100			
City/PO: Williamsville		State: New York	Zip Code: 14221
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.			NO ☒
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: See Attachment A of this Short EAF			YES ☐
3. a. Total acreage of the site of the proposed action? 11.05 acres b. Total acreage to be physically disturbed? 10.5 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 11.05 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			

5. Is the proposed action,	NO	YES	N/A
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: _____			
The NYSDEC issued a Letter of No Jurisdiction on July 21, 2026.			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☒ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: The project includes an on-site stormwater management system that will comply with the applicate stringent stormwater quality and quantity standards of the NYSDEC.		
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
The will be two storm water management basins, one is a bio-retention basin, and the other is a Micro Pool Detention pond for management of runoff from impervious surfaces and change in runoff volume.	☐	☐
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?	NO	YES
	☒	☐
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: <u>260 Quaker Road LLC</u> Date: <u>October 12, 2026</u>		
Signature: <u><i>Caro</i></u> Title: <u>Project Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

**ATTACHMENT A OF SHORT
ENVIRONMENTAL ASSESSMENT
FORM**

Attachment A of Short Environmental Assessment Form

The senior housing community project requires the following approvals and permits:

1. Area Variance – Village of East Aurora Zoning Board of Appeals
2. Special Use Permit – Village of East Aurora Board of Trustees
3. Site Plan Approval – Village of East Aurora Planning Commission
4. Building Permits – Village of East Aurora Building Department
5. DSCA Approval - Erie County Department of Public Works
6. Water Approval – Erie County Water Authority
7. Sanitary Sewer – Erie County Division of Sewerage Management
8. Highway Work Permit – New York State Department of Transportation

**ATTACHMENT B OF SHORT
ENVIRONMENTAL ASSESSMENT
FORM**



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

07/21/2026

Scott Livingstone

PO Box 47, Warsaw, NY 14569

Sent via email to: Scott@SJLWetlandsLLC.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel
142401175.06-1-6.1, Erie County

Dear Scott Livingstone,

On 1/2/2026, the New York State Department of Environmental Conservation (DEC) issued a positive Parcel Jurisdictional Determination for freshwater wetlands for the above referenced parcel. This letter supersedes that jurisdictional determination.

Based on changes in the law and regulation since that jurisdictional determination, DEC determined that there are currently no DEC regulated freshwater wetlands, or regulated adjacent areas, within the boundaries of the above referenced parcel of land.

Please note that wetlands or wetland adjacent areas within the parcel boundaries, that are not currently jurisdictional may become jurisdictional in the future consistent with ECL Article 24. Pursuant to ECL section 24-0703, this determination shall be a complete defense to the enforcement of ECL Article 24 as to this parcel for a period of five years (through 7/19/2031).

This determination pertains only to state-regulated freshwater wetlands and regulated adjacent areas on the above referenced parcel. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>. This letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email R9BEH@dec.ny.gov.

6 12 24 36 48 60 72 84 96 108 120 132 144 156 168 180 192 204 216 228 240 252 264 276 288 300 312 324 336 348 360 372 384 396 408 420 432 444 456 468 480 492 504 516 528 540 552 564 576 588 600 612 624 636 648 660 672 684 696 708 720 732 744 756 768 780 792 804 816 828 840 852 864 876 888 900 912 924 936 948 960 972 984 996 1000

CHARTER BUS SERVICE WITHIN NY	(212) 492-4444	NEW YORK BUS SERVICE
THE COAST GUARD OF NEW YORK STATE	(516) 224-4700	NY AIRWAYS
THE COUNTY OF NEW YORK	(516) 224-1200	NY BUS SERVICE
NATIONAL FUEL GAS OIL HEAT FUEL OIL	(516) 224-7400	NEW YORK TAXI SERVICE
STATE UNIVERSITY OF NEW YORK	(516) 224-1100	NY TRUCK SERVICE
NEW YORK STATE	(516) 224-1100	NY TRUCK SERVICE
STATE OF NEW YORK	(516) 224-1100	NY TRUCK SERVICE

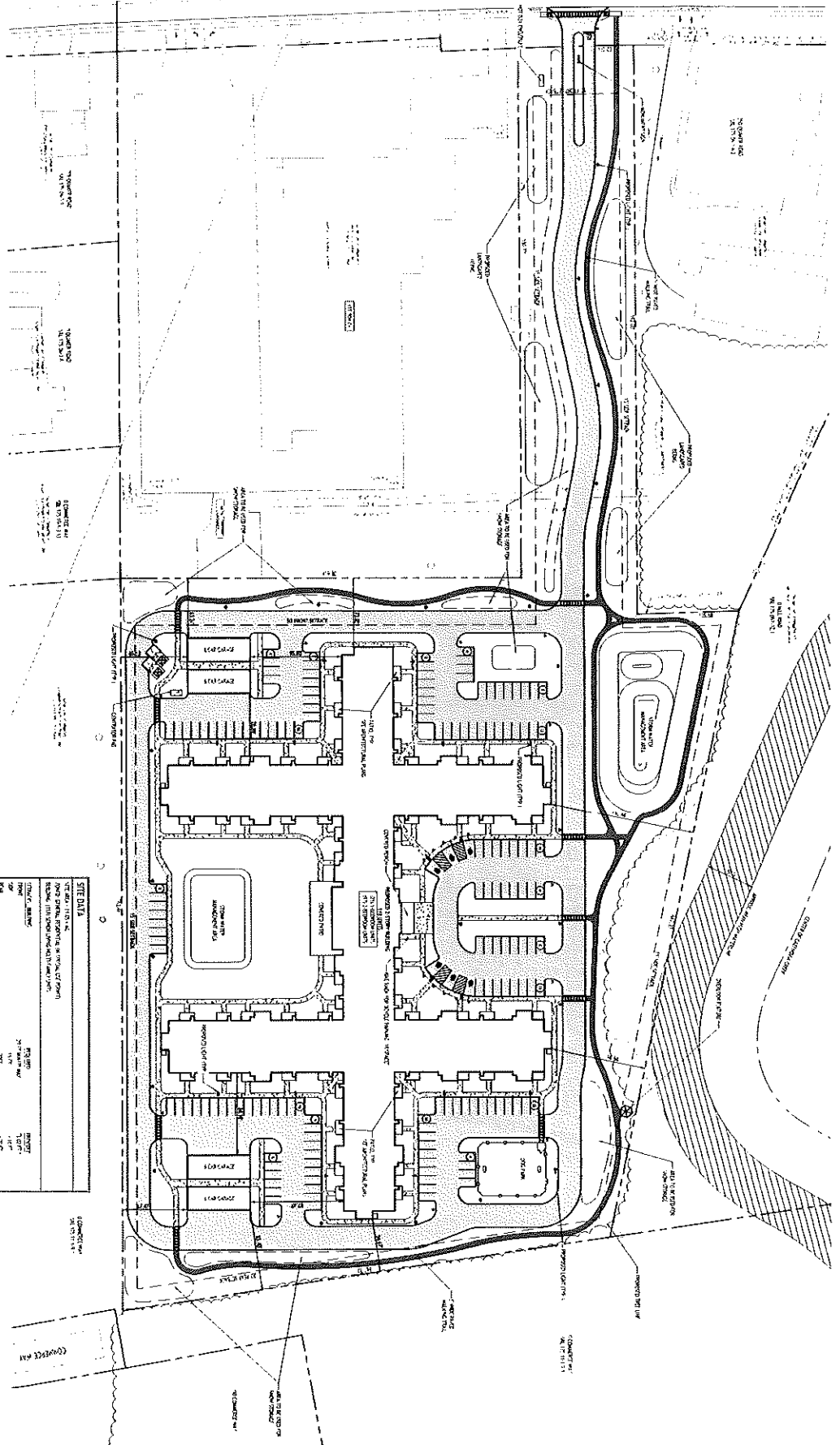


GPI ENGINEERING, LANDSCAPE
ARCHITECTURE & SURVEYING, LLP
CONCEPTS • SURVEYING • LANDSCAPE ARCHITECTURE
1000 BOONVILLE STREET, SUITE 100
BARTON, MA 01912
(781) 875-9444 FAX (781) 875-9443

42 32 12081 Date OCTOBER 15 1977



QUAKER ROAD
(20' WIDE DRIVE - 20' x 4' x 4' x 4' x 4')



Overall Site Plan
SCALE 1" = 20'

1. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PRELIMINARY DESIGN.

2. THE SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO MAJOR OBSTACLES TO THE PROPOSED DEVELOPMENT. HOWEVER, THE DESIGNER HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE AND HAS NOT OBTAINED ANY SURVEY DATA. THEREFORE, THE DESIGNER CANNOT GUARANTEE THE ACCURACY OF THE SITE PLAN.

3. THE SITE PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER RESERVES THE RIGHT TO MODIFY THE DESIGN AT ANY TIME WITHOUT INcurring ANY ADDITIONAL COSTS TO THE CLIENT.

4. THE SITE PLAN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY USES OF THE SITE PLAN OTHER THAN THAT FOR WHICH IT WAS PREPARED.

5. THE SITE PLAN IS THE PROPERTY OF CARMIN/WOOD DESIGN. IT IS TO BE KEPT IN CONFIDENCE AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CARMIN/WOOD DESIGN.

LANDSCAPE
1. THE LANDSCAPE DESIGN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PRELIMINARY DESIGN.

2. THE LANDSCAPE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO MAJOR OBSTACLES TO THE PROPOSED DEVELOPMENT. HOWEVER, THE DESIGNER HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE AND HAS NOT OBTAINED ANY SURVEY DATA. THEREFORE, THE DESIGNER CANNOT GUARANTEE THE ACCURACY OF THE LANDSCAPE DESIGN.

3. THE LANDSCAPE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER RESERVES THE RIGHT TO MODIFY THE DESIGN AT ANY TIME WITHOUT INcurring ANY ADDITIONAL COSTS TO THE CLIENT.

4. THE LANDSCAPE DESIGN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY USES OF THE LANDSCAPE DESIGN OTHER THAN THAT FOR WHICH IT WAS PREPARED.

5. THE LANDSCAPE DESIGN IS THE PROPERTY OF CARMIN/WOOD DESIGN. IT IS TO BE KEPT IN CONFIDENCE AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CARMIN/WOOD DESIGN.

SITE DATA			
TOTAL SITE AREA: 10.0 ACRES			
TOTAL BUILDING AREA: 100,000 SQ. FT.			
TOTAL PARKING SPACES: 100			
TOTAL LANDSCAPED AREA: 10,000 SQ. FT.			
TOTAL TREES: 100			
TOTAL SHRUBS: 100			
TOTAL FLOWERING SHRUBS: 100			
TOTAL PERENNIALS: 100			
TOTAL ANNUALS: 100			
TOTAL MULCH: 100 CU. YD.			
TOTAL SOIL: 100 CU. YD.			
TOTAL FERTILIZER: 100 LB.			
TOTAL PESTICIDE: 100 GAL.			
TOTAL IRRIGATION: 100 GPM.			
TOTAL WATER: 100 GPM.			
TOTAL ELECTRICITY: 100 KW.			
TOTAL GAS: 100 GPM.			
TOTAL SEWER: 100 GPM.			
TOTAL RAINWATER: 100 GPM.			
TOTAL WIND: 100 MPH.			
TOTAL SUN: 100 HRS.			
TOTAL MOON: 100 HRS.			
TOTAL STARS: 100 HRS.			
TOTAL PLANETS: 100 HRS.			
TOTAL GALAXIES: 100 HRS.			
TOTAL UNIVERSE: 100 HRS.			

LEGEND

1. THE LEGEND IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PRELIMINARY DESIGN.

2. THE LEGEND IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO MAJOR OBSTACLES TO THE PROPOSED DEVELOPMENT. HOWEVER, THE DESIGNER HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE AND HAS NOT OBTAINED ANY SURVEY DATA. THEREFORE, THE DESIGNER CANNOT GUARANTEE THE ACCURACY OF THE LEGEND.

3. THE LEGEND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER RESERVES THE RIGHT TO MODIFY THE DESIGN AT ANY TIME WITHOUT INcurring ANY ADDITIONAL COSTS TO THE CLIENT.

4. THE LEGEND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY USES OF THE LEGEND OTHER THAN THAT FOR WHICH IT WAS PREPARED.

5. THE LEGEND IS THE PROPERTY OF CARMIN/WOOD DESIGN. IT IS TO BE KEPT IN CONFIDENCE AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CARMIN/WOOD DESIGN.

C-100

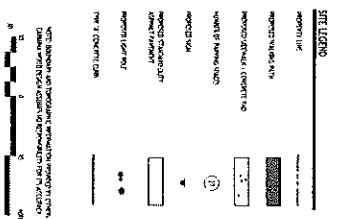
Overall Site Plan



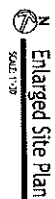
THE VILLAGE WALK SENIOR APARTMENTS
260 Quaker Road
East Aurora, New York

CARMIN/WOOD DESIGN
Buffalo | Utica | Greensboro

YOUNG



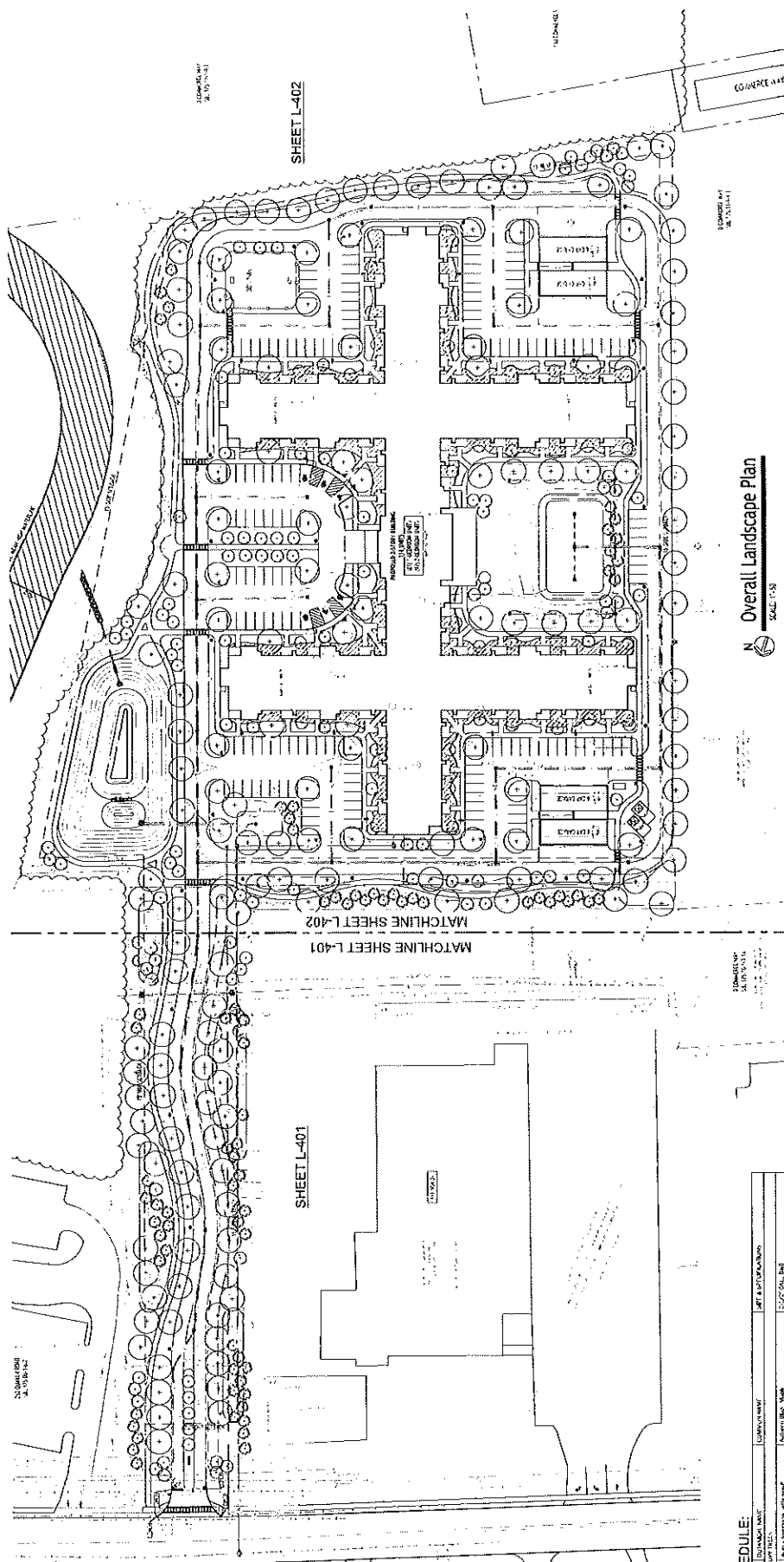
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|---|---|
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| ② | Colorful: 0 = No, 1 = Yes |
| ③ | Colorful: 0 = No, 1 = Yes |
| ④ | Colorful: 0 = No, 1 = Yes |
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- NOTE LEGEND

- STUDY 1**

- [illegible]



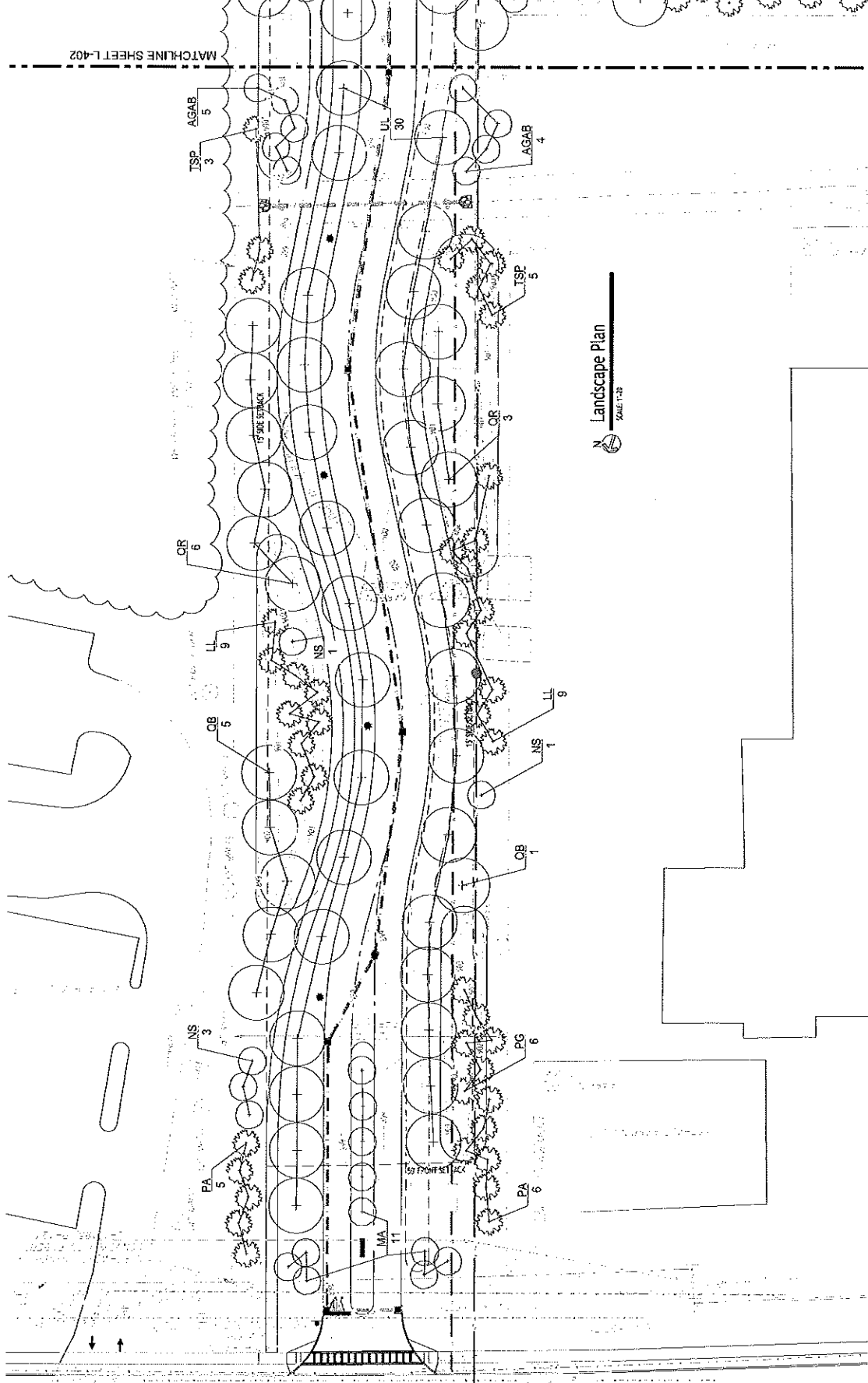
Overall Landscape Plan

ANT SCHEDULE.

REF	STANDARD NAME	COMMON NAME	UNIT & QUANTITIES
152	Common North Fork	Common North Fork	152
153	Common North Fork	Common North Fork	153
154	Common North Fork	Common North Fork	154
155	Common North Fork	Common North Fork	155
156	Common North Fork	Common North Fork	156
157	Common North Fork	Common North Fork	157
158	Common North Fork	Common North Fork	158
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198	Common North Fork	Common North Fork	198
199	Common North Fork	Common North Fork	199
200	Common North Fork	Common North Fork	200

[illegible][illegible]

№	№	Имя и Фамилия	Подпись	Дата
1	1	Иванов И.И.	Иванов И.И.	10.10.2020
2	2	Петров П.П.	Петров П.П.	10.10.2020
3	3	Сидоров С.С.	Сидоров С.С.	10.10.2020
4	4	Климов К.К.	Климов К.К.	10.10.2020
5	5	Васильев В.В.	Васильев В.В.	10.10.2020
6	6	Попов П.П.	Попов П.П.	10.10.2020
7	7	Морозов М.М.	Морозов М.М.	10.10.2020
8	8	Михайлов М.М.	Михайлов М.М.	10.10.2020
9	9	Кузнецов К.К.	Кузнецов К.К.	10.10.2020
10	10	Лебедев Л.Л.	Лебедев Л.Л.	10.10.2020
11	11	Зайцев З.З.	Зайцев З.З.	10.10.2020
12	12	Смирнов С.С.	Смирнов С.С.	10.10.2020
13	13	Матвеев М.М.	Матвеев М.М.	10.10.2020
14	14	Павлов П.П.	Павлов П.П.	10.10.2020
15	15	Воробьев В.В.	Воробьев В.В.	10.10.2020
16	16	Александров А.А.	Александров А.А.	10.10.2020
17	17	Борисов Б.Б.	Борисов Б.Б.	10.10.2020
18	18	Виноградов В.В.	Виноградов В.В.	10.10.2020
19	19	Герасимов Г.Г.	Герасимов Г.Г.	10.10.2020
20	20	Григорьев Г.Г.	Григорьев Г.Г.	10.10.2020
21	21	Давыдов Д.Д.	Давыдов Д.Д.	10.10.2020
22	22	Дмитриев Д.Д.	Дмитриев Д.Д.	10.10.2020
23	23	Дубов Д.Д.	Дубов Д.Д.	10.10.2020
24	24	Жуков Ж.Ж.	Жуков Ж.Ж.	10.10.2020
25	25	Зинин З.З.	Зинин З.З.	10.10.2020
26	26	Златов З.З.	Златов З.З.	10.10.2020
27	27	Иванов И.И.	Иванов И.И.	10.10.2020
28	28	Иванов И.И.	Иванов И.И.	10.10.2020
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62	62	Иванов И.И.	Иванов И.И.	10.10.2020
63	63	Иванов И.И.	Иванов И.И.	10.10.2020
64	64	Иванов И.И.	Иванов И.И.	10.10.2020



N
Landscape Plan
SCALE: 1/8" = 1'-0"

MATCHLINE SHEET L-402



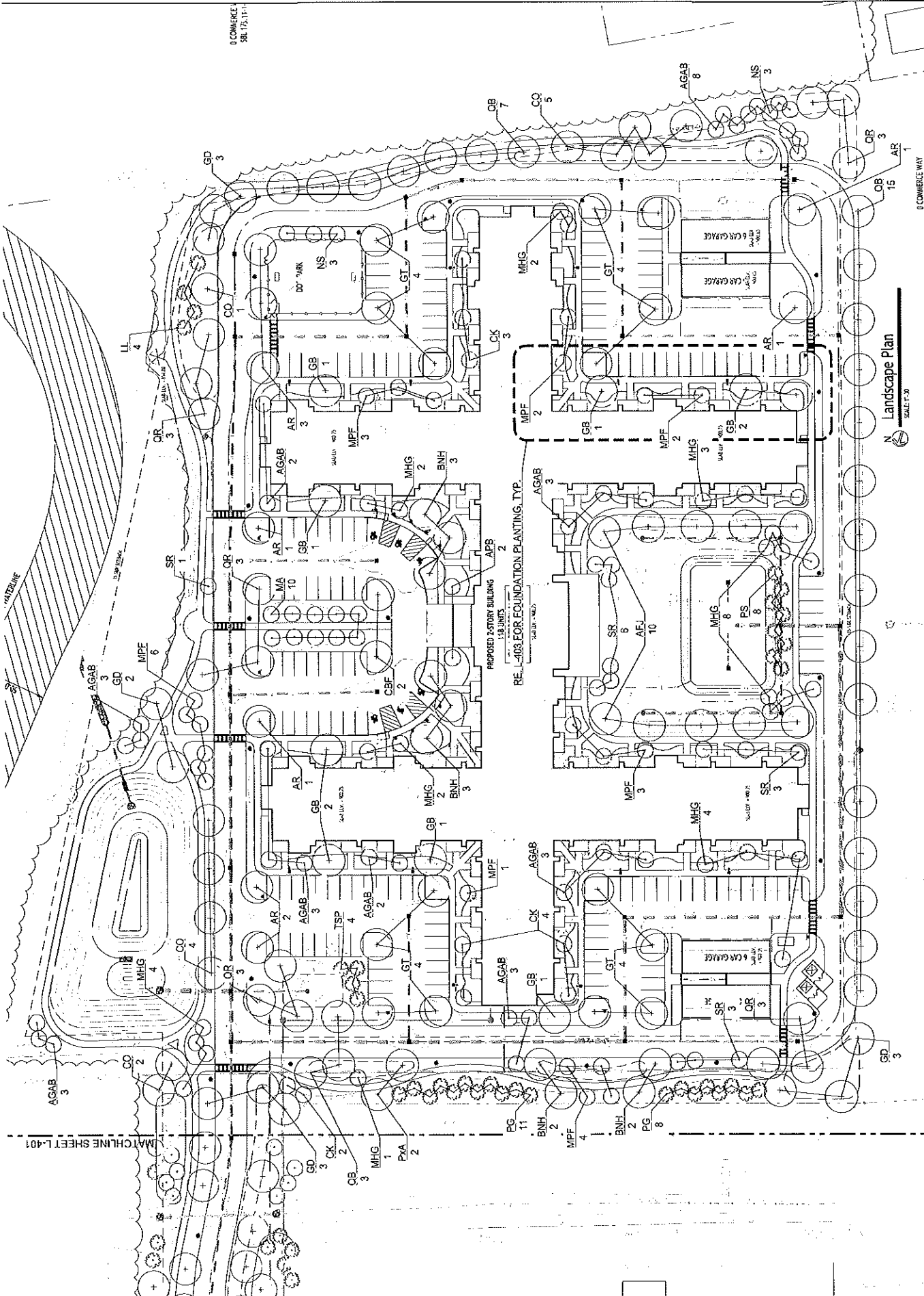
DRAWING NAME
Landscape Plan

DATE
DRAWN BY
SCALE
DRAWING NO.

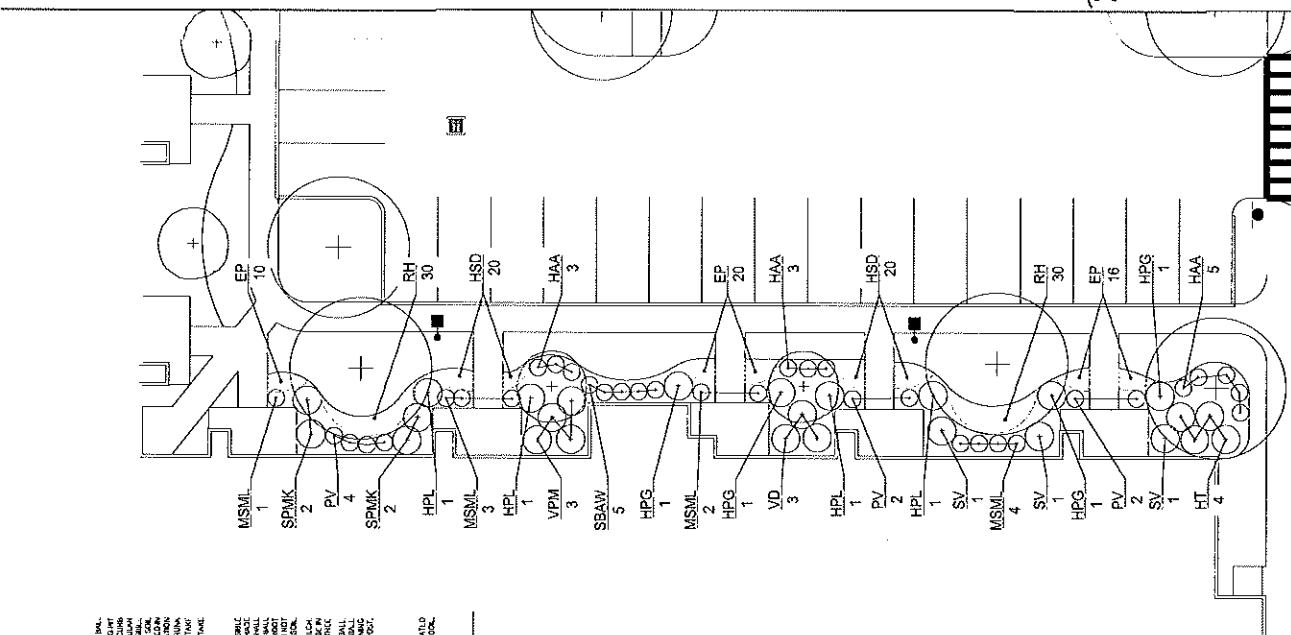
L-401
PROJECT NO. 25-115

The Village Walk
Senior Apartments
Quaker Road
East Aurora, New York

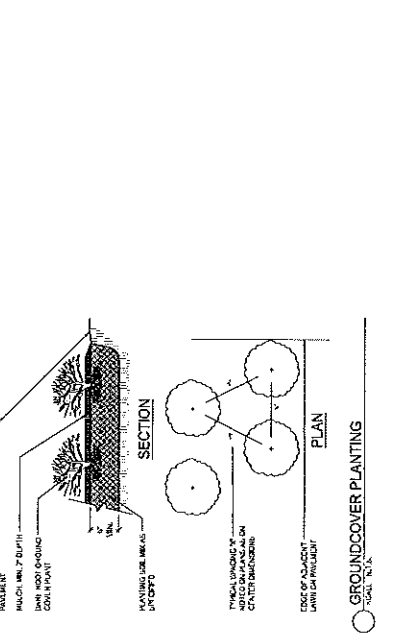
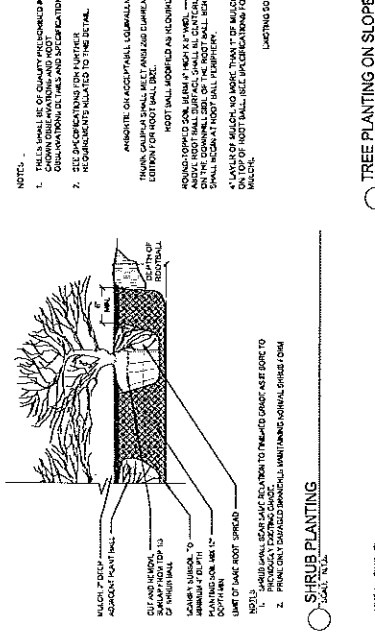
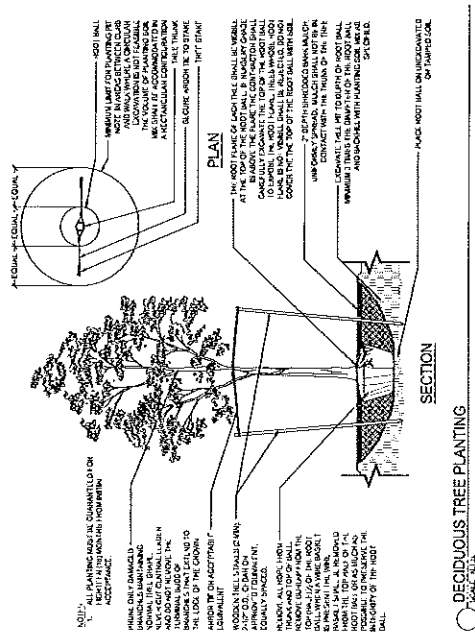
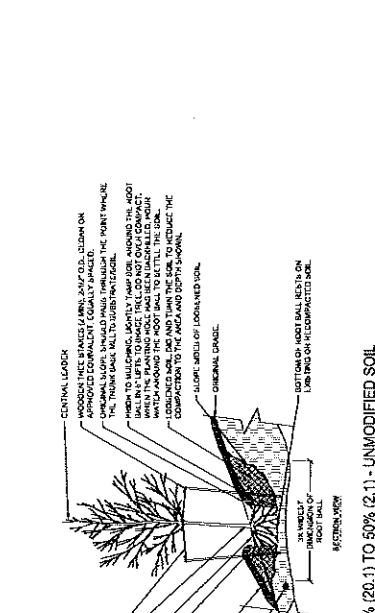
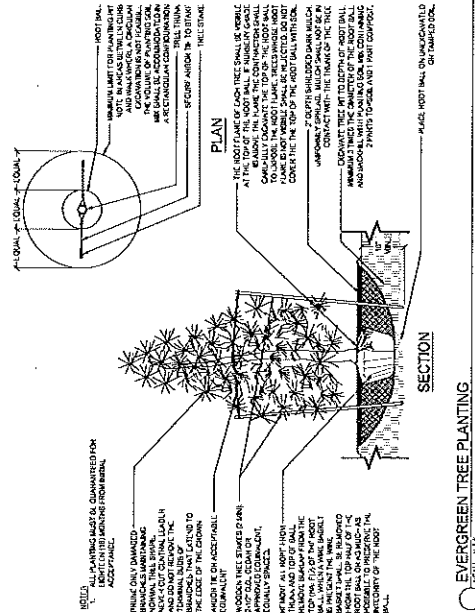




N Landscape Plan
 SCALE: 1" = 30'



Typical Foundation Planting Plan
Scale: 1" = 10'



COLLECTING LIST OF AQUATIC PLANTINGS WILL BE SELECTED FROM TO MEET THE STONEMASTER MANAGEMENT DESIGN PRACTICES

UPLAND
ETERRENT
SENING



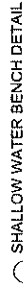
NOTES



- DATE MADE:

27

NY 5



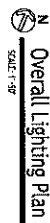
CONTAINMENT PLANT?

- ALL PLANT SCHEDULES FOR LIFE CYCLE CONTROL NOTED

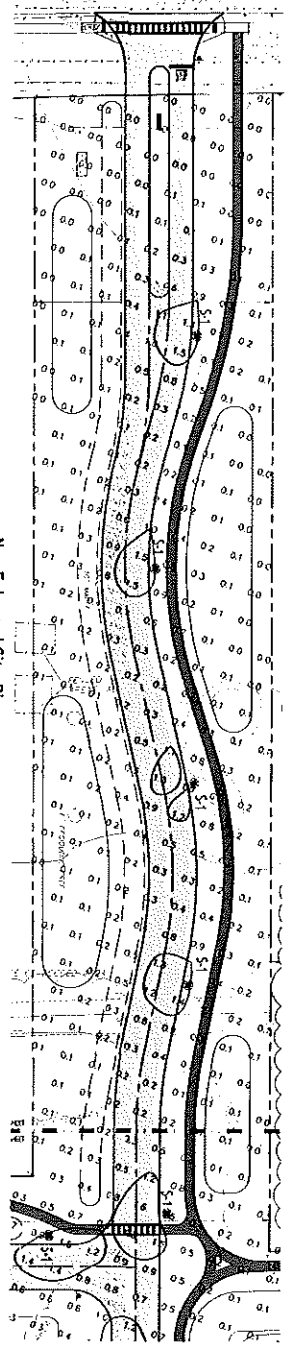
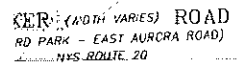
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11

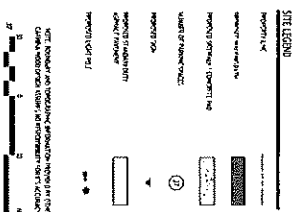
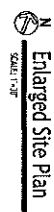
Overall Lighting Plan
SCALE: 1"=50'



Overall Lighting Plan
SCALE: 1"=50'

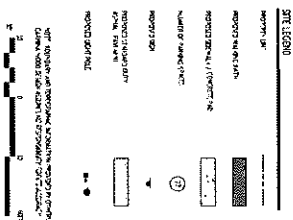
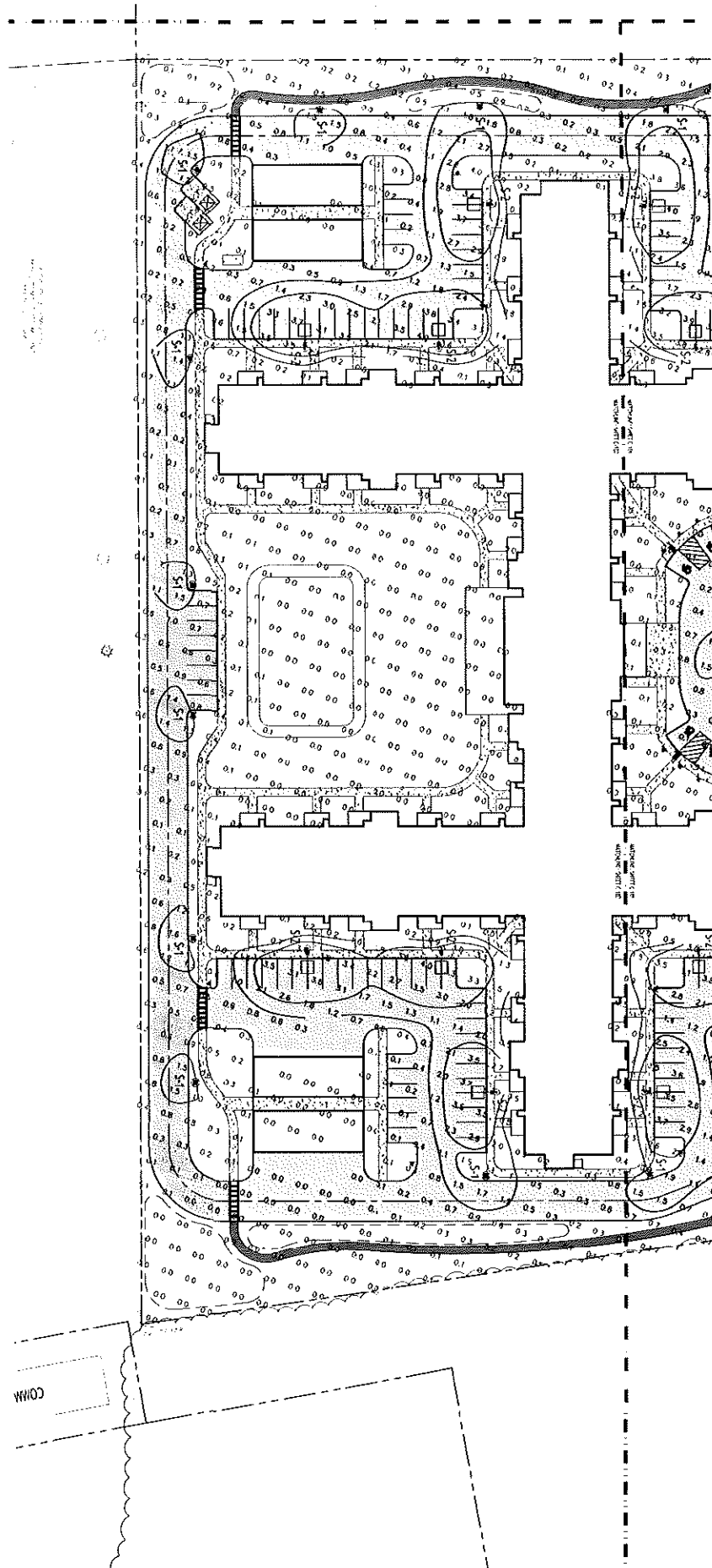


LUMINAIRE SCHEDULE											
CALCULAT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	FEET	NOTE 1	NOTE 2	QUANTITY	LENNING / LAMP
5-1	8	(1) (1) EDISON TUBES AT	TRANSFORMER, IN LED, 2000W COIL 8" Ø DIA, WITH SHIELD COVER	ELECTRONIC	POL	SHINY, ALUM. TYPE-B-61-1-55-230	1200 W 2W	BLG PHOTOS R1-13-01	Mounting height: 20.0'	24	2560
5-2		(24)	CALSON, 182, AND 1800MM (LUMINAIRE) TO GO, 4000K, 100W PORT TV WALL FIXTURE WITH 4000K SIDE SHIELD	ELECTRONIC	POL	OSRAM LUMINEX SOLUTIONS - 4000K, 100W, 182MM DALI-SPEC, 1800-180-185	1200 W 2W	BLG PHOTOS R1-10-02	Mounting height: 18.0'	12	1023



LUMINAIRE SCHEDULE									
COLLUM	SYMBOL	LAMP	DESCRIPTION	BALLAST	HOURLY	MOBIL	YOLTS	NOTE 1	NOTE 2
S-1	⊗	(1) (1) UDLR AERIALS DIMENSION AT 100MM	(1) (1) UDLR, 16 LBS, 3000 CCT, TYPE 25 OPTIC, with Visual Comfort	ELECTRONIC	POL	SHIRY, HADDO, TYPE 18-01-1-25-20	120V 1P 2W	RLC 3000 RL-10-01	Mounting Height: 20' 0" 74
S-2	⊙	(2) (2) UDLR AERIALS DIMENSION AT 100MM	(2) (2) UDLR, 16 LBS, 3000 CCT, TYPE 25 OPTIC, with Visual Comfort	ELECTRONIC	POL	SHIRY, HADDO, TYPE 18-01-1-25-20	120V 1P 2W	RLC 3000 RL-10-01	Mounting Height: 18' 0" 12

N
Enlarged Lighting Plan
Scale: 1/8" = 1'-0"



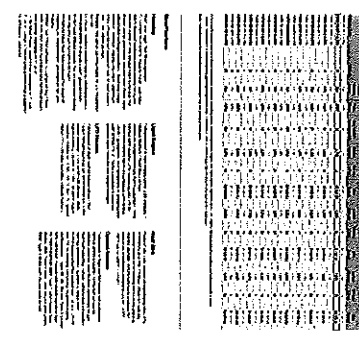
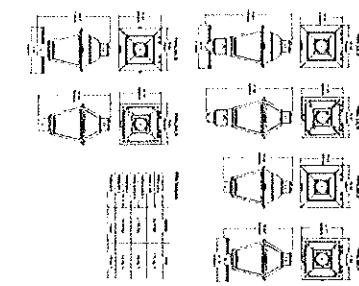
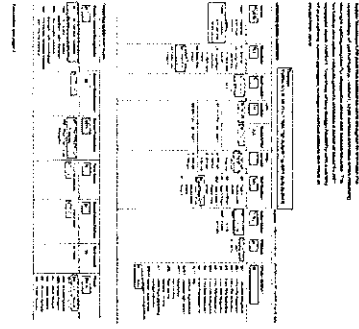
PROJECT NAME:
Enlarged
Lighting Plan
C-102
PROJECT NO.: 25-1155



THE VILLAGE WALK
260 Quaker Road
East Aurora, New York

THE VILLAGE WALK
260 Quaker Road
East Aurora, New York

YOUN
CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro



TPC/TPR Town/Gen
Point 100 and 1200 Series

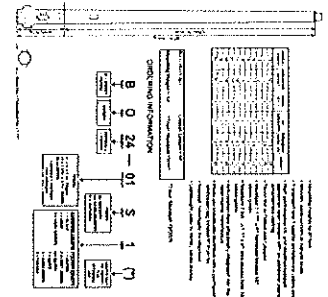
TPC/TPR Town/Gen
Point 100 and 1200 Series

TPC/TPR Town/Gen
Point 100 and 1200 Series

TPC/TPR Town/Gen
Point 100 and 1200 Series

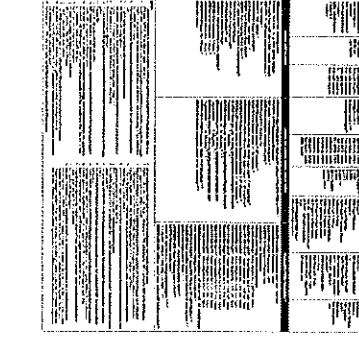
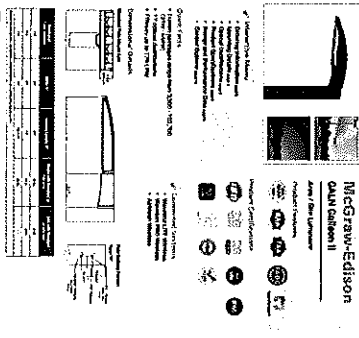
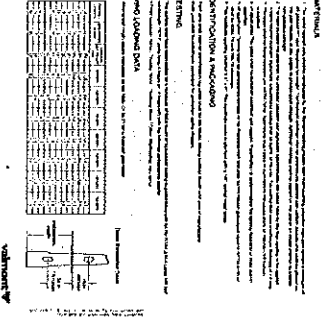
Shakespeare
O-SERIES

Shakespeare
O-SERIES



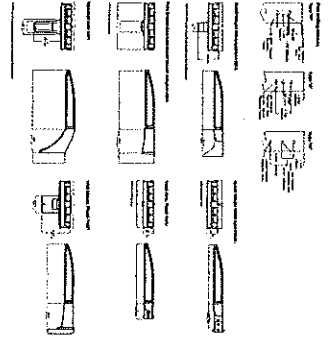
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Shakespeare
O-SERIES



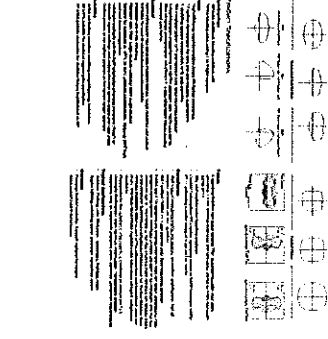
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Shakespeare
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Shakespeare
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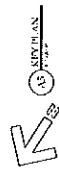


The Village Walk Senior Apartments
260 Quaker Road
East Aurora, New York

CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro



LP-10
Project No. 25-4135



NOTICE
 The undersigned hereby certifies that the drawings herein were prepared by the undersigned or under the direct supervision and seal of the undersigned, and that the undersigned is a duly licensed professional architect in the State of New York.



**THE VILLAGE WALK
 PROPOSED
 SENIOR
 HOUSING**

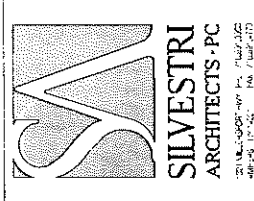
260 Quaker Road,
 East Aurora, NY

DATE

SA PROJECT TEAM: PONSINI, PONZIO & ASSOCIATES
 ARCHITECTS
 100 WEST 17TH STREET
 NEW YORK, NY 10011-3209

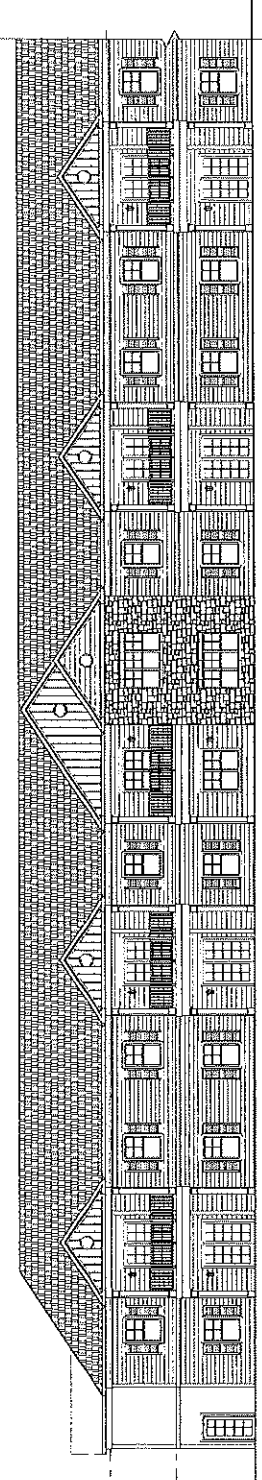
TITLE

**EXTERIOR
 ELEVATIONS**

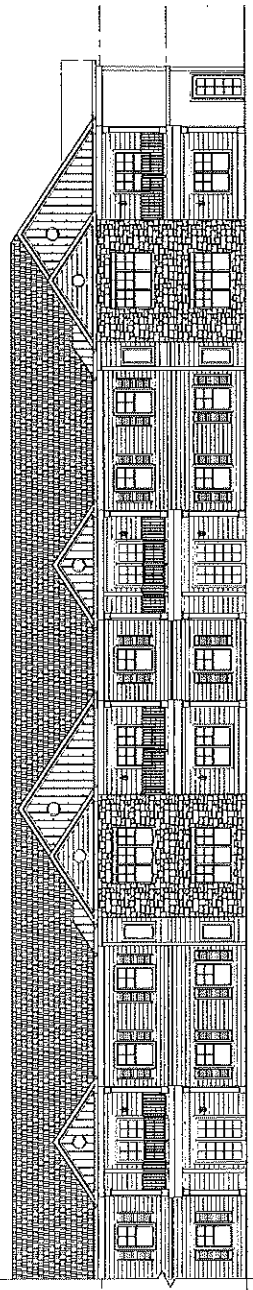


SA NUMBER: 26004.01
 DATE: 9-29-26

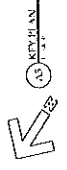
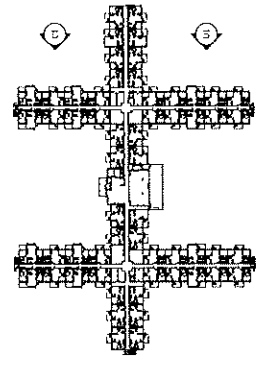
DRAWING #: A-203



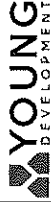
(D) FRONT ELEVATION



(E) SIDE ELEVATION



NOTICE
 The undersigned hereby certifies that the drawings and specifications herein are true and correct copies of the original drawings and specifications as submitted to the City of New York for the purpose of obtaining a building permit for the project described herein. The undersigned further certifies that the drawings and specifications herein are not intended to be used for any other purpose than the one for which they were prepared and that the undersigned shall be responsible for any errors or omissions in the drawings and specifications herein.



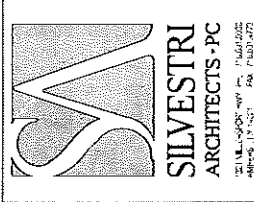
THE VILLAGE WALK
PROPOSED SENIOR HOUSING
 260 Quaker Road,
 East Aurora, NY

SCALE

SA PROJECT TEAM
 SA PROJECT TEAM
 1000 10th Avenue
 New York, NY 10018-3000
 Tel: (212) 696-1000
 Fax: (212) 696-1001
 E-mail: info@sa-project.com

TITLE

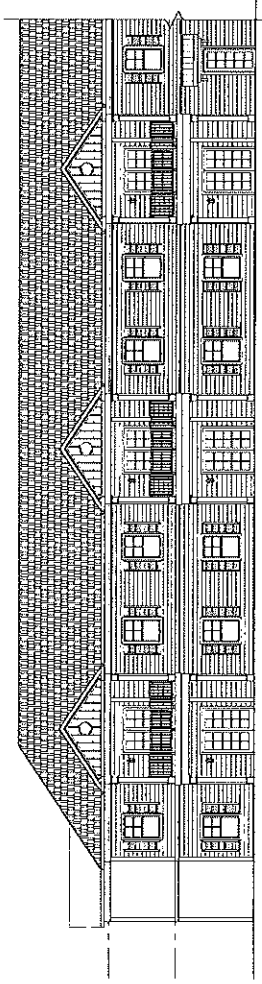
EXTERIOR ELEVATIONS



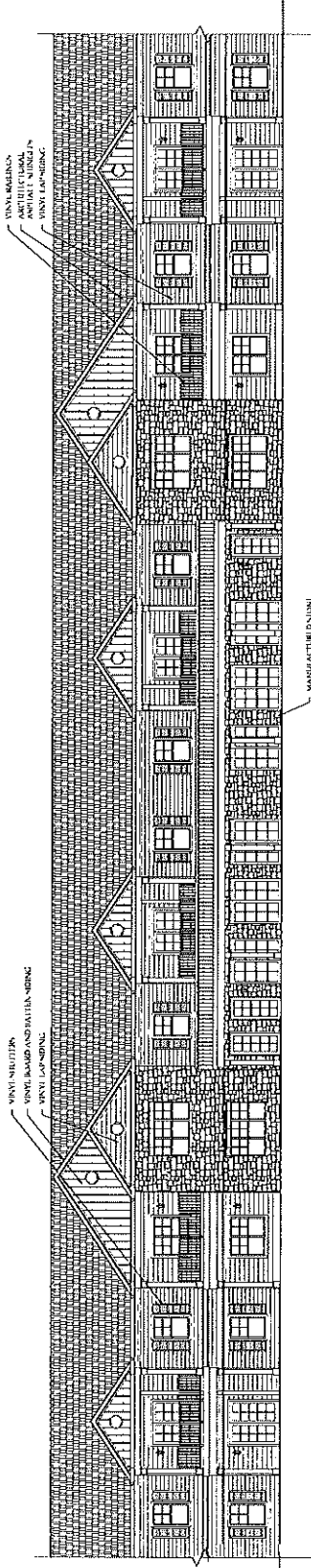
SILVESTRI ARCHITECTS-PC
 210 Madison Avenue, 10th Floor
 New York, NY 10017
 Tel: (212) 696-1000
 Fax: (212) 696-1001
 E-mail: info@silvestri-architects.com

DATE
 9-29-26

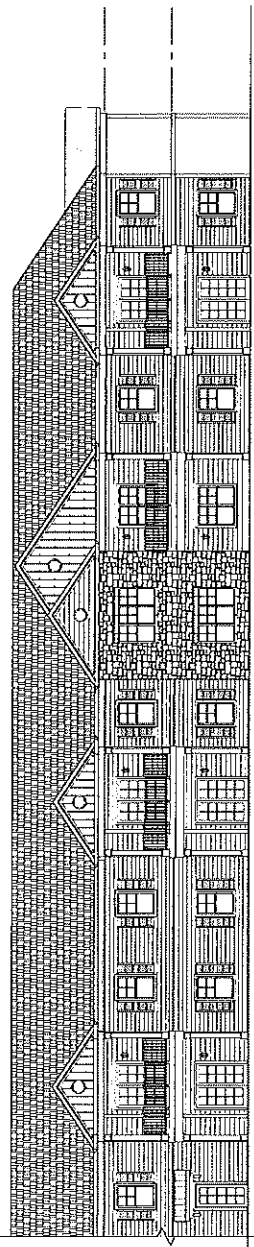
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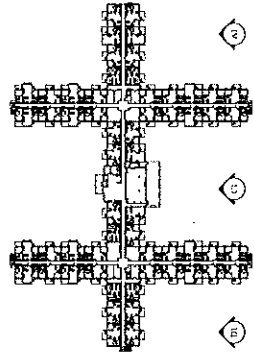
(D) WEST ELEVATION



(G) WEST ELEVATION



(A) WEST ELEVATION



DRAWING NO.
A-205

NOTICE
 The architect, the engineer, and the contractor are not responsible for the accuracy of the information provided in this drawing. The architect, the engineer, and the contractor are not responsible for the accuracy of the information provided in this drawing. The architect, the engineer, and the contractor are not responsible for the accuracy of the information provided in this drawing.

**YOUNG
 DEVELOPMENT**

**THE VILLAGE
 WALK
 PROPOSED
 SENIOR
 HOUSING**

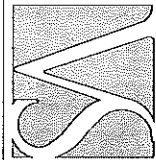
260 Quaker Road,
 East Aurora, NY

ISSUE

SA PROJECT TEAM: PROJECT TEAM
 SA PROJECT TEAM: PROJECT TEAM
 SA PROJECT TEAM: PROJECT TEAM

TITLE

**EXTERIOR
 ELEVATIONS**

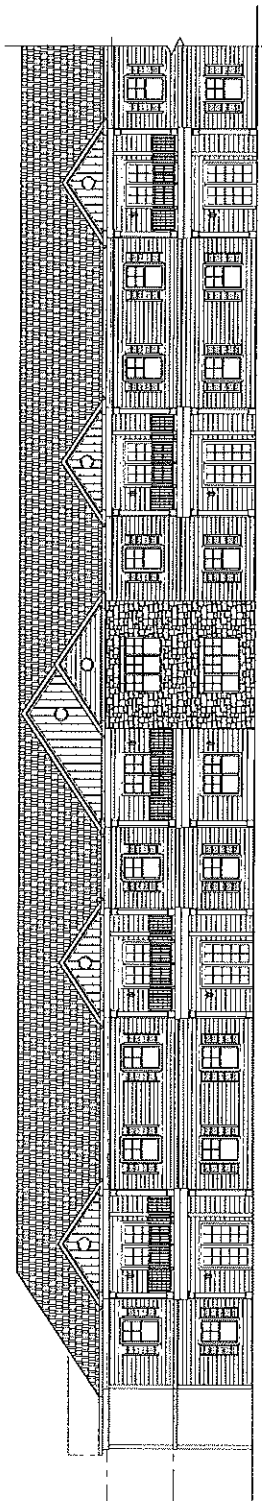


**SILVESTRI
 ARCHITECTS - PC**

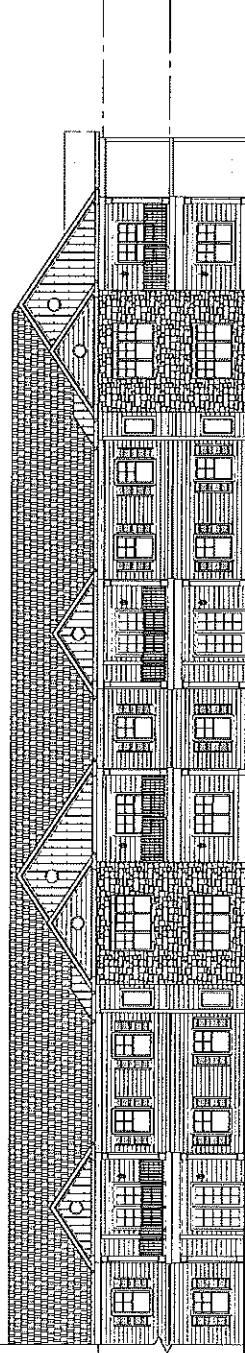
300 Main Street, New York, NY 10014
 Tel: 212-691-1000 Fax: 212-691-1001

SA JOB # 26004.01 DATE 9-29-26

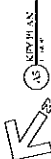
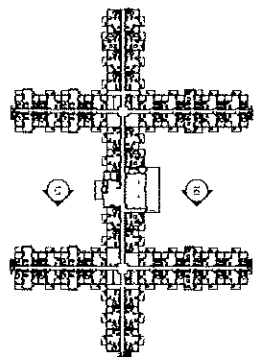
DRAWING # A-206

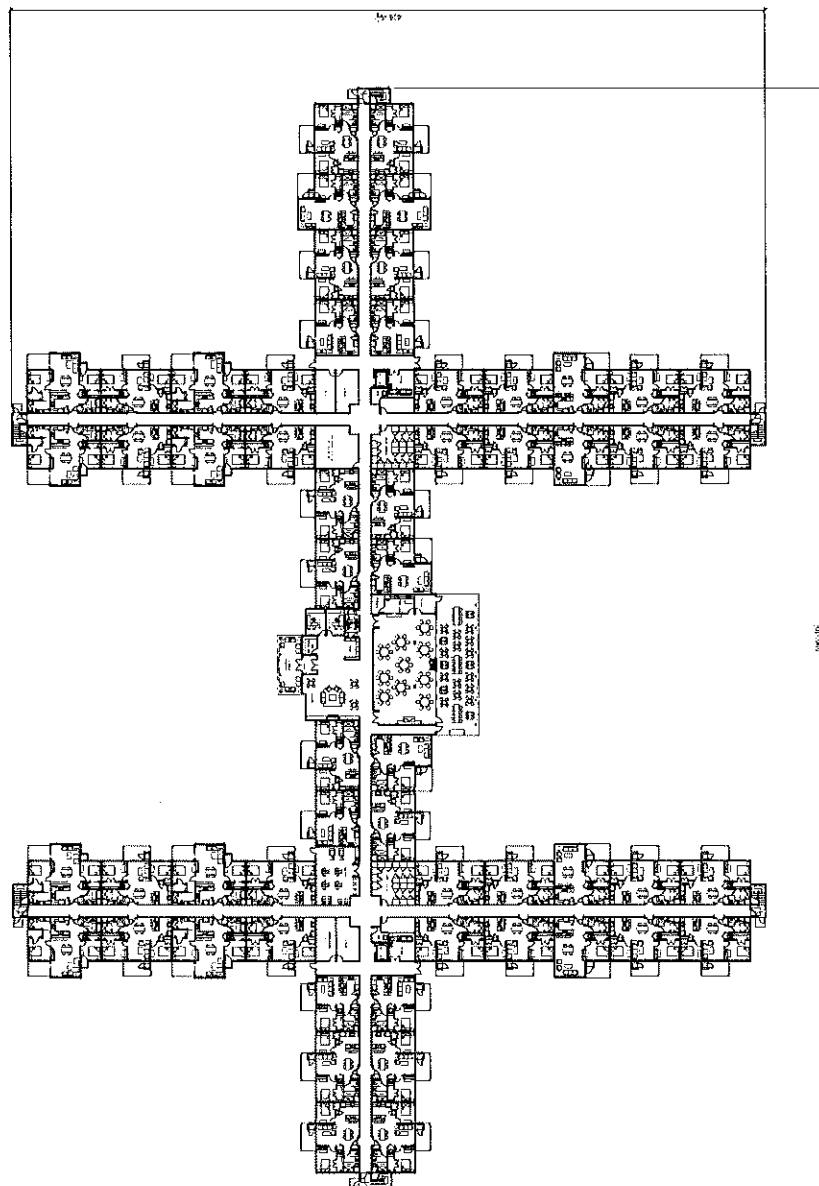


(B) INTERIOR SOUTH ELEVATION



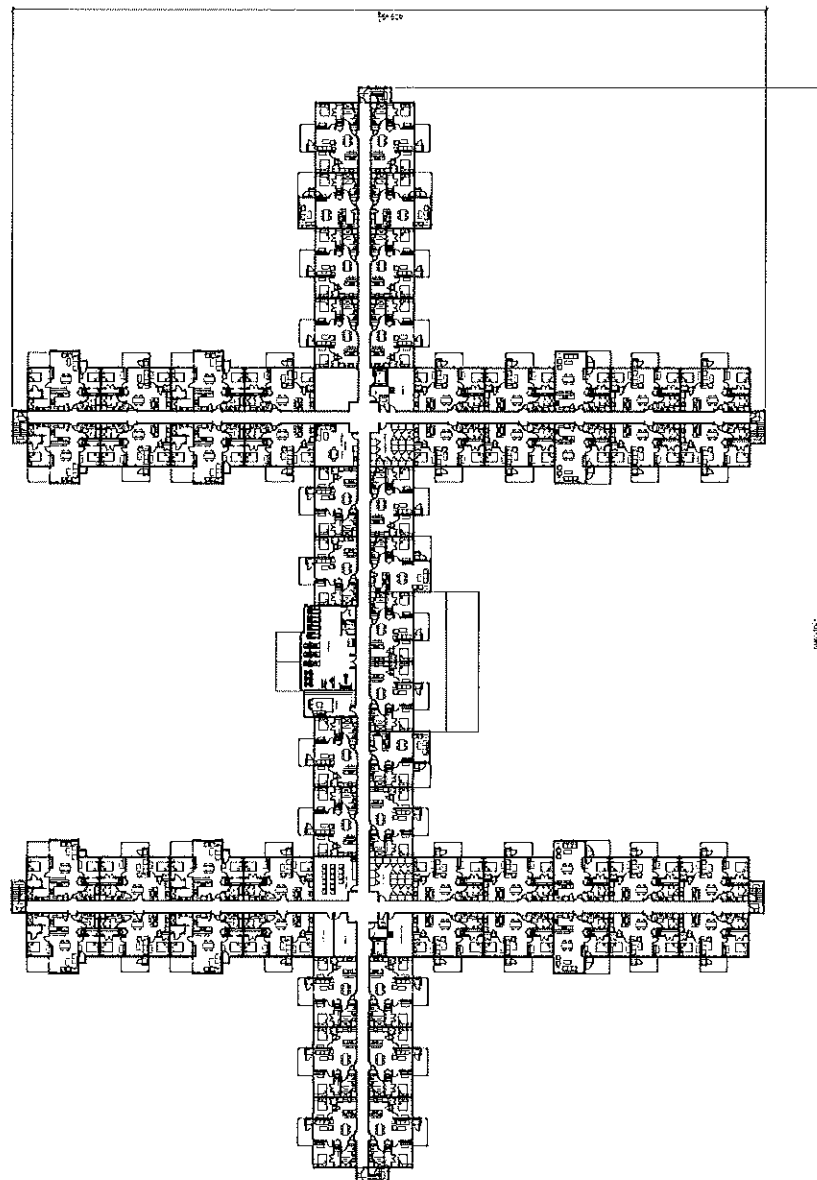
(C) INTERIOR NORTH ELEVATION





FIRST FLOOR (58 UNITS)

[illegible]





YOUNG
DEVELOPMENT
Senior Living Community

**VILLAGE OF EAST AURORA
VILLAGE BOARD MEETING
July 6, 2026 – 7:00 PM**

Present:

Trustee Cameron
Trustee Bojanowski
Trustee Kamp
Trustee Viger
Trustee Root
Mayor Wochensky

Absent:

Trustee Lazickas

Also Present:

Maureen Jerackas, Clerk-Treasurer
Liz Cassidy, Code Enforcement Officer
Jeff Stoll, General Foreman
Patrick Welch, Police Chief
38 Members of the public

SPEAKERS & COMMUNICATIONS (I) – Agenda Items Only

- Saxon Deck- Maple Rd- She would like to see businesses going into 270 Quaker rather than housing. She is against zoning change.
- Paula Gowenlock- She is for the senior housing on Quaker, especially for those who don't qualify for low income.
- Joanne Ryan- 211 Porterville- She thinks the number of apartments that they want to put on Quaker is too many, she has concerns over traffic and signage. She agrees there is a need for senior housing.
- Marge Kauderer- 144 W. Fillmore- She is for senior housing in East Aurora.
- Carol Beech- She said that she understands the traffic concerns but feels that there is a need for senior housing.
- Paula Gowenlock- She spoke about how she lived in California and that East Aurora has no traffic in comparison.
- Mary McCutcheon- 126 Sycamore- She is for the senior housing.
- Mary Ann Colopy- HPC Chairwoman- She doesn't believe this is a good location for senior housing and is against spot zoning.
- Jane Rodemacher- She spoke about the presentation from last meeting and the traffic patterns. She said that the land had been open for a long time and nobody wanted it.
- Saxon Deck- She spoke about the need for affordable housing not just senior housing.
- Michelle Parrish- 854 Lawrence- She said that she is against senior housing being put there and spot zoning. She thinks traffic will be awful and wants more consideration on the subject.
- Shawn Hopkins- 270 Quaker Applicant- He said that the Planning Commission worked hard this plan and that seniors have been speaking positively about it. He explained he has been working with the Village and the residents and meeting all the requests.

CONSENT CONSIDERATIONS

Trustee Bojanowski requested that Letter Q from the agenda, Permission for the mayor to sign a permit with Erie County DPW to install an all-way stop at the corner of Center and South Street, be moved to the Official Consideration section of the agenda for further discussion.

- A Motion by Trustee Cameron to approve all consent agenda items,
 - Approval of Minutes of Village Board Meeting for June 15, 2026
 - Approval of Payment for May 30, 2026 Abstract 2025/2026 fiscal year for a total of \$20,813.43.
 - Approval of Payment for July 6, 2026 Abstract 2026/2027 fiscal year for a total of \$310,338.90.
 - Approve a Temporary Use Permit for Donald Stucke Tin Can Tourists, Toy Town Vintage Camper Rally, August 8, 11am – 3pm.
 - Approve a Temporary Use Permit for Ben Holmes of Wallenwein's, Foundation Fundraiser, August 1, 5-9 pm.
 - Approve a Temporary Use Permit for the GDAC Fundraiser at the Roycroft, July 6, 8-11 pm, for a World Cup Watch Party
 - Approve a Hamlin Park Temporary Use permit for Edward Jones on August 19, 2026 5 PM-8 PM to use the Kawanis shelter (There is no alcohol in the park, and the playground will remain open to the public)
 - Permission for the mayor or his designee to sign the General Insurance renewal with Trident through Gallagher
 - Adopt the Village Cell phone policy, Credit card purchasing policy, Employee handbook, Purchasing Policy, and Rules of Procedure for Village Board meetings
 - MODIFY 2026/2027 BUDGET
BE IT RESOLVED, the Clerk – Treasurer is hereby authorized to modify the 2026/2027 Budget in the following manner:
Revenue – 4.3089.0000 - \$ 10,000
Expenditures – Police and Fire Dispatch - equipment 5-3420.0200 - \$10,000
Dispatch Technology Funding from Lorigo
 - Approve the Demo/Substantial Modification to the residence at 120 Elmwood Ave., Paul DellaNeve.
 - Approve the Demo/Substantial Modification to the residence at 810 Main Street, Brian Fischer
 - Permission to advertise for the Police Vehicle Bids
 - Set a public hearing on July 20, 2026, to review the Cable Franchise Agreement
 - Accept the following as members of the East Aurora Fire Department: Jake Piersa, Hunter Clothier, and William Chudy
 - Permission for the mayor or his designee to sign for the purchase of a 2026 Chevy Silverado from Basil Chevrolet from Erie County Bid number 20059-004 \$63,352.
- The foregoing motions and resolutions were seconded by Trustee Root and unanimously approved.

OFFICIAL CONSIDERATIONS

Mayor Wochensky spoke about letter Q from the agenda and wanted to discuss that the Chief of Police said that it would take a long time to get a circle installed, and said that a stop sign would be better than nothing. Trustee Bojanowski spoke about other options that he is aware of that could help. He said that he is worried about a stop sign causing traffic issues as well. Trustee Kamp wants to see what happens with a stop sign and in other areas, too. He agrees with Trustee Bojanowski that there should be options. Trustee Bojanowski said that he has concerns about the emissions from starting and stopping vehicles. Mayor Wochensky said that he would prefer to wait until the next meeting. Trustee Kamp would like to see something before the start of the school year. Police Chief Welch noted that they sent for a traffic study and received recommendations. The Village Board discussed the Village's requirements to follow the recommendation. Police Chief Welch said that there is a safety-conscious liability there to some degree to follow the recommendation. Mayor Wochensky said he would like a public comment section

for the next meeting. Police Chief Welch noted that maybe they could ask the County for other options. Trustee Root is concerned about safety.

The Village Board reviewed the application for 270 Quaker. Mayor Wochensky noted the rezoning of the lot, not a specific project. Trustee Viger noted that this is just rezoning and noted that many people are in favor. Trustee Root spoke about the Planning Board meetings and thinks this was well planned. Trustee Kamp said that he appreciates everyone's opinions and spoke about creating more housing stock in the Village. Trustee Cameron said she is against the rezoning, but that this is a huge community need and not many parcels are this size. She said that shuttles are critical for the seniors to get to places and that traffic will increase more with industry. Trustee Kamp spoke about the shuttles and walkability. Mayor Wochensky spoke about the comprehensive plan. He said that he is normally against rezoning but feels, after all the work that Planning did on the application, that he is good with it. He noted that if restrictions were not met, the zoning would go back, and that this is an approval of the re-zone, not the project. Trustee Bojanowski spoke about the conditions from the Planning Board and noted that they were in the resolution.

- **Resolution of the Village of East Aurora of a Determination of Non-Significance pursuant to the State Environmental Quality Review Act (SEQRA) in the matter of the Rezoning Application for 270 Quaker Road, to rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age 55 and older.**

WHEREAS, the applicant has filed Part 1 of the Short Environmental Assessment Form (SEAF) with this Board, a copy of which is included by reference and made a part hereof, relating to the proposed project at 270 Quaker Road, East Aurora, New York, wherein the applicant, Young Development, and WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application, including the Rezoning attached thereto, with any and all amendments and modifications, and considering comments and documentation presented for and against the project, voted in the majority recommending approval, with findings; and

WHEREAS, the Village SEQRA Intake Committee carefully and fully reviewed Part 1 of the SEAF submitted by applicants, including the Rezoning attached thereto, and the above-referenced amendments and modifications; and

WHEREAS, the Village SEQRA Intake Committee, after their review of the above, prepared Parts 2 and 3 of the SEAF with a recommendation of the issuance of the Negative Declaration of Environmental Significance for submission to, and consideration by, the Village Board; and

WHEREAS, the Village Board of Trustees, upon taking an independent hard look and reasoned evaluation of the above-referenced information, comments and written documentation, including, but not limited to, Part 1 of the SEAF; comments, recommendations, findings and conditions of the Planning Commission, the Rezoning and the recommendation of the SEQRA Intake Committee and that Committee's completed Parts 2 and 3 of the SEAF concerning the potential environmental impacts of the project; all of which are incorporated by reference herein; and

WHEREAS, the Village Board, upon carefully and fully reviewing all the information, comments and written documentation in regard to the project, made a finding that there are no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of East Aurora as Lead Agency has determined that the proposed action described in the SEAF, submitted by the applicants, for the site plan proposed to rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age 55 and older at 270 Quaker Road, as detailed in the revised Rezone Application dated January 23, 2026, and as is classified as an Unlisted Action and therefore issues a Negative Declaration, that this development will not have a significant environmental impact and a Draft Environmental Impact Statement will not be required nor prepared.

The foregoing resolution was duly made by Trustee Kamp and seconded by Trustee Root and carried on June 15, 2026.

- **Resolution of the Village Board of East Aurora Approving The Rezone Application for 270 Quaker Road, applicant Young Development, to rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age 55 and older and the adoption of Local Law No. ____ of 2026 entitled "A LOCAL LAW AMENDING CHAPTER 285 OF THE ZONING CODE OF THE VILLAGE OF EAST AURORA, NEW YORK AND TO AMEND THE ZONING MAP ACCORDINGLY"**

WHEREAS, an application has been submitted for Rezoning Approval at the above-referenced property by applicant Young Development, represented by Sean Hopkins,

WHEREAS, the Village Board referred the rezone to the Planning Commission for review, comment, and recommendation, and the Planning Commission resolution, recommending site plan approval, with findings and conditions; and

WHEREAS, the Village's SEQRA Intake Committee considered the application and reviewed Part 1 of the Short Environmental Assessment Form submitted by the applicant and completed Part 2 and Part 3 thereof on behalf of the Village, and it was the recommendation of the SEQRA Committee and approved by the Village Board as a Negative Declaration, including that the proposed development plan is a Unlisted Action and would have no significant environmental impact; and

WHEREAS, the Village Board at a public meeting reviewed and considered further the comments and all written materials submitted by the applicant and all other information and recommendations before the Board, including minutes of prior Village Board meetings and the recommendations from the SEQRA Intake Committee and Planning Commission, and the referral and response from the Erie County Division of Planning declaring: No Recommendation; proposed action has been reviewed and determined to be of local concern; and

WHEREAS, the Village Board received and considered the Site Plan, the above-referenced upgrades, and any and all amendments thereof; and

WHEREAS, the Village Board has separately considered the environmental impacts of the project, declared itself Lead Agency and issued a Negative Declaration of environmental significance, with the proposal classified as a Unlisted Action.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board as follows:

The Findings of Fact of the SEQRA Intake Committee, the resolution with findings of the Planning Commission, and the site plan application, all information included in the minutes taken in relation to the above-mentioned Village Board and Planning Commission meetings, are herein incorporated by reference, including the following findings of the Planning Commission:

Findings:

As proposed, the project is inconsistent with the current Comprehensive Plan for the Village of East Aurora.

The proposed use is not inconsistent with certain surrounding land uses in the vicinity of the project site. The applicant is willing to accept legally binding restrictions limiting the property exclusively to the proposed senior housing subdivision, including the incorporation of a reversion clause.

While the project would benefit the applicant, the applicant has demonstrated through a market study that there is a need for market-rate senior housing in the area.

The applicant has proposed market-rate senior housing and has not proposed affordable housing, workforce housing, public amenities, or other community benefits tied specifically to the requested rezoning.

The parcel could potentially be developed more consistently with its current zoning designation as an office or medical park; however, the agent for API Delevan stated that there is limited market demand for such uses.

The Town's recently completed Comprehensive Plan prioritizes general residential (GR) development in the areas that are already served by sanitary sewers, while also noting that few such sites in the Town are suitable for developments of this size.

The applicant has demonstrated that adequate downstream sanitary sewer capacity exists to serve the proposed development.

The applicant has determined that the proposed project will have only a minor impact on traffic.

The proposed project is consistent with the Comprehensive Plan in that it would increase the variety of housing types available within the Village.

The proposed project is viewed as better addressing the Village's current housing needs than the uses permitted under the current zoning designation.

Conditions:

The project shall be limited exclusively to market-rate senior housing for residents aged fifty-five (55) and older, which shall be incorporated as a deed restriction on the property.

The property shall revert to its current zoning classification if the preceding condition is not satisfied.

The instrument(s) containing the foregoing restrictions shall be submitted to the Village Attorney for approval and consent prior to recording.

The Resolution of the Village Board considering the environmental impacts of the project and the issuance of a Negative Declaration of Environmental Significance is incorporated herein by reference.

The Rezoning relating to the proposed project at 270 Quaker Road, East Aurora, New York, wherein the applicant proposes to rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age fifty-five (55) and older, as detailed on documents submitted with the revised application dated January 23, 2026, is hereby approved and is subject to the conditions set forth above and the following additional conditions, if any:

The foregoing resolution was duly made by Trustee Kamp and seconded by Trustee Bojanowski and carried on July 6, 2026 to adopt Local Law No. 5 of 2026 entitled "A LOCAL LAW AMENDING CHAPTER 285 OF THE ZONING CODE OF THE VILLAGE OF EAST AURORA, NEW YORK AND TO AMEND THE ZONING MAP ACCORDINGLY"

Duly put to a vote, and upon roll call, the vote was as follows:

Mayor Wochensky- Aye

Trustee Root- Aye

Trustee Cameron- Aye

Trustee Kamp- Aye

Trustee Viger- Aye

Trustee Bojanowski- Aye

The foregoing resolution was thereupon declared duly adopted.

- **Resolution of the Village of East Aurora of a Determination of Non-Significance Pursuant to the State Environmental Quality Review Act (SEQRA) in the matter of the Minor Subdivision Application for 270 Quaker Road, to subdivide approximately 11.05 acres from the existing 15.40-acre parcel**

WHEREAS, the applicant has filed Part 1 of the Short Environmental Assessment Form (SEAF) with this Board, a copy of which is included by reference and made a part hereof, relating to the proposed project at 270 Quaker Road, East Aurora, New York, wherein the applicant, Young Development, and WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application, including the Subdivision attached thereto, with any and all amendments and modifications, and considering comments and documentation presented for and against the project, voted in the majority recommending approval, with findings; and

WHEREAS, the Village SEQRA Intake Committee carefully and fully reviewed Part 1 of the SEAF submitted by applicants, including the Subdivision attached thereto, and the above-referenced amendments and modifications; and

WHEREAS, the Village SEQRA Intake Committee, after its review of the above, prepared Parts 2 and 3 of the SEAF with a recommendation of the issuance of the Negative Declaration of Environmental Significance for submission to, and consideration by, the Village Board; and

WHEREAS, the Village Board of Trustees, upon taking an independent hard look and reasoned evaluation of the above-referenced information, comments and written documentation, including, but not limited to, Part 1 of the SEAF; comments, recommendations, findings and conditions of the Planning Commission, the Subdivision and the recommendation of the SEQRA Intake Committee and that Committee's completed Parts 2 and 3 of the SEAF concerning the potential environmental impacts of the project; all of which are incorporated by reference herein; and

WHEREAS, the Village Board, upon carefully and fully reviewing all the information, comments and written documentation in regard to the project, made a finding that there are no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of East Aurora as Lead Agency has determined that the proposed action described in the SEAF, submitted by the applicants, for the subdivision proposed to subdivide approximately 11.05-acres from the existing 15.40-acre parcel at 270 Quaker Road, as detailed in the revised Subdivision Application dated January 23, 2026, is classified as an Unlisted Action and therefore issues a Negative Declaration, that this development will not have a significant environmental impact and a Draft Environmental Impact Statement will not be required nor prepared.

The foregoing resolution was duly made by Trustee Kamp and seconded by Trustee Viger and carried on June 15, 2026.

- **Resolution of the Village Board of East Aurora Approving The Subdivision Application for 270 Quaker Road, applicant Young Development, to subdivide approximately 11.05 acres from the existing 15.40-acre parcel.**

WHEREAS, a revised application dated January 23, 2026, has been submitted for Subdivision Approval at the above-referenced property by applicant Young Development, represented by Sean Hopkins,

WHEREAS, the Village Board referred the subdivision to the Planning Commission for review, comment, and recommendation, and the Planning Commission resolution, recommending site plan approval, with findings and conditions; and

WHEREAS, the Village's SEQRA Intake Committee considered the application and reviewed Part 1 of the Short Environmental Assessment Form submitted by the applicant and completed Part 2 and Part 3 thereof on behalf of the Village, and it was the recommendation of the SEQRA Committee and approved by the Village Board as a Negative Declaration, including that the proposed development plan is a Unlisted Action and would have no significant environmental impact; and

WHEREAS, the Village Board at a public meeting reviewed and considered further the comments and all written materials submitted by the applicant and all other information and recommendations before the Board, including minutes of prior Village Board meetings and the recommendations from the SEQRA Intake Committee and Planning Commission, and the referral and response from the Erie County Division of Planning declaring: No Recommendation; proposed action has been reviewed and determined to be of local concern; and

WHEREAS, the Village Board received and considered the Subdivision, the above-referenced upgrades, and any and all amendments thereof; and

WHEREAS, the Village Board has separately considered the environmental impacts of the project, declared itself Lead Agency and issued a Negative Declaration of environmental significance, with the proposal classified as an Unlisted Action.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board as follows:

The Findings of Fact of the SEQRA Intake Committee, the resolution with findings of the Planning Commission, and the site plan application, all information included in the minutes taken in relation to

the above-mentioned Village Board and Planning Commission meetings, are herein incorporated by reference, including the following findings of the Planning Commission:

Findings:

- As proposed, the project is inconsistent with the current Comprehensive Plan for the Village of East Aurora.
- The proposed use is not inconsistent with certain surrounding land uses in the vicinity of the project site.
- The applicant is willing to accept legally binding restrictions limiting the property exclusively to the proposed senior housing subdivision, including the incorporation of a reversion clause.
- While the project would benefit the applicant, the applicant has demonstrated through a market study that there is a need for market-rate senior housing in the area.
- The applicant has proposed market-rate senior housing and has not proposed affordable housing, workforce housing, public amenities, or other community benefits tied specifically to the requested rezoning.
- The parcel could potentially be developed more consistently with its current zoning designation as an office or medical park; however, the agent for API Delevan stated that there is limited market demand for such uses.
- The Town's recently completed Comprehensive Plan prioritizes general residential (GR) development in the areas that are already served by sanitary sewers, while also noting that few such sites in the Town are suitable for developments of this size.
- The applicant has demonstrated that adequate downstream sanitary sewer capacity exists to serve the proposed development.
- The applicant has determined that the proposed project will have only a minor impact on traffic.
- The proposed project is consistent with the Comprehensive Plan in that it would increase the variety of housing types available within the Village.
- The proposed project is viewed as better addressing the Village's current housing needs than the uses permitted under the current zoning designation.

Conditions:

- The project shall be limited exclusively to market-rate senior housing for residents aged 55 and older.
- Condition 1 shall be incorporated as a deed restriction on the property.
- A reversion clause shall be included in the deed providing that the property shall revert to its current zoning classification if the preceding conditions are not satisfied.

The Resolution of the Village Board considering the environmental impacts of the project and the issuance of a Negative Declaration of Environmental Significance is incorporated herein by reference. The Subdivision relating to the proposed project at 270 Quaker Road, East Aurora, New York, wherein the applicant proposes to subdivide approximately 11.05 acres from the existing 15.40-acre parcel, as detailed on documents submitted with the application, is hereby approved and is subject to the following additional conditions:

The resolution is effective immediately, approving the issuance of a development and construction permit as hereinbefore set forth, subject to compliance with all applicable federal, state, and local laws and codes.

The foregoing resolution was duly made by Trustee Cameron and seconded by Trustee Root and carried on June 15, 2026.

SPEAKERS & COMMUNICATIONS

- Joanne Ryan- 211 Porterville Rd – She said that she wants to make sure all studies are done on the difference between a major subdivision and a minor subdivision. Code Enforcement Officer Cassidy said that the Village Code is clear that this is a major development but a minor subdivision.
- Carol Beech- She said that the development is not huge.
- Ann Schwartz- 677 E. Fillmore- She has concerns about the tour buses parking on East Fillmore. Mayor Wochensky said that he is looking into finding better locations for parking and tourism.
- Lisa West & Steve Patterson- Buffalo Road- They have concerns over Buffalo Road and its dilapidated condition. She said that she understands that it is not a Village Road but would like the Village to ask the County to fix it and he agrees. Mayor Wochensky said that Buffalo Road is not currently on the County list to be rebuilt but they have asked about it. He said that they are meeting with the County quarterly and will bring this up along with the traffic calming measures.

Department Head and Trustee Reports

General Foreman- The paving is finishing up, and then the DPW will be striping. They are working on the Hamlin park bathrooms

Police Chief- The July 3rd event went OK; they had some pain points, but all were safe. They are aggressively working on overtime by interviewing for a new police officer. He is working on a tech grant for body cameras and car cameras.

Clerk Treasurer- The Clerk's office is currently processing taxes and working on the audit.

Planning Commission- Meeting tomorrow at 7, then a presentation after

Code Enforcement- None

Trustee Root- none

Trustee Bojanowski- none

Trustee Kamp- none

Trustee Viger- none

Mayor Wochensky- none

ADJOURNMENT

A motion was made by Trustee Viger to adjourn the meeting at 8:11pm, seconded by Trustee Kamp and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer

EAST AURORA PLANNING COMMISSION

REGULAR MEETING

Tuesday, May 5, 2026

PRESENT:

Randy West – Chair
Dale Morris – Vice-Chair
Allen A. Ott Jr. – Member
Geoffrey Hintz – Member
Dave Simeone – Member
Daniel Castle – Member
Stacy Oar – Member
Debbie Izatt- Alternate

ABSENT:

ALSO PRESENT:

Chris Trapp, Attorney
Joe Trapp, Assistant Attorney
Liz Cassidy, Code Enforcement Officer
Melanie Walker, Deputy Clerk
12 members of the Public

Chair West, noting that there was a quorum, called the May meeting to order at 7:00 p.m. He then introduced the Planning Commission Members, and the PC approved the minutes of the April 7th meeting. Member Morris motioned to approve the minutes, seconded by Member Ott, with one abstention, and approved.

Special Use Permit Application

635 Main Street

Sylvia Walworth, Valvoline Instant Oil Change

Chair West opened the discussion of the application with Katie Volgal and Sylvia Walworth of Valvoline Instant Oil Change. The proposal is to use the property for a vehicle service shop, acquiring the existing permitted use, T-N-T Express Lube, and converting it over to Valvoline Instant Oil Change. Village code requires that a new special use permit be issued upon transfer of ownership.

The applicants stated that any proposed changes would be limited to signage and possibly the roof; that the operations would remain substantially the same as those conducted by the current owner. The applicants stated they are aware they will need a permit to make significant changes to the exterior. The applicants stated they will keep the hours of operation the same for now, possibly expanding to weekend hours in the future.

Chair West asked the Code Enforcement Officer about any issues under the current ownership. The CEO stated there have been none, and that the underground storage tanks from the property's previous use as a gas station had been removed.

Findings:

1. The proposed use is a continuation of an existing business.
2. No changes to the operation are proposed.

A motion by Member Castle to recommend the Village Board APPROVE the Special Use Permit application for 635 Main Street with the findings as submitted, was seconded by Member Simeone and unanimously approved.

Prior to beginning deliberations of the two applications by API Delevan and 270 Quaker Road LLC, the PC deliberated and determined that the application for rezoning should be considered separately first, followed by the application for minor subdivision.

Rezoning Application

270 Quaker Road, Village Walk
270 Quaker Road LLC c/o Young Development

Chair West opened the discussion of the application with Sean Hopkins, agent for the applicant. The applicant is requesting that land owned by API Delevan be rezoned from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age 55 and older. Sean Hopkins introduced himself, Chris Wood of Carmina Wood Design, the project engineer; Brian Young, Joe Young, and Tom Lewis, all on behalf of Young Development. Sean Hopkins reviewed the most recent submission, specifically addressing the criteria considered by NY State to determine if a proposal constituted spot zoning. Mr Hopkins presented documentation:

- That there was a desire for such housing in the Village, thus the proposed project benefits the community as well as the owner;
- That there are many residential and general residential parcels in the vicinity of the proposed project, so it is not inconsistent with adjacent land uses;
- That the proposed project would have fewer impacts on the adjacent parcels than a manufacturing use, and that impacts to roads and sewers could be at acceptable levels;
- That the proposed project is consistent with the goal of the Comprehensive Plan that the Village provide a variety and range of housing options.

Chair West requested public comment. Two individuals spoke:

- Joe Deck, commercial realtor for API Delevan, spoke in favor of the project. Mr. Deck further stated that he has found no GM interest and feels there will be little interest in the future. There is no demand for office parks as current vacancy rates are high today with no future improvement foreseen.
- Brian Young – 555 Willardshire Road, Young Development (the applicant), spoke in favor of the project.

A motion to take the applications off the table and reopen the discussion was made by Member Simone, seconded by Member Oar and unanimously approved.

Member Castle distributed aerial maps showing the zoning surrounding the GM parcel, including adjacent residentially zoned areas and surrounding parcel ownership. Member Castle pointed out that Luminescent Systems Inc. owned the majority of the undeveloped parcels in Commerce Green, leaving little future opportunities for additional manufacturing without Luminescent's involvement. Chair West stated that he did not feel all the development options had been reviewed for this site, noting that it had only been actively marketed for a little over a year. Member Morris stated that he continued to have concerns that the proposed project is inconsistent with the current Comprehensive Plan. Member Simone stated that the proposed project would be good for the Village but is not in a good location. Member Hintz stated that he shares Member Morris' concerns, and that the proposed project does not address workforce affordable housing.

Chair West discussed the Town of Aurora's recently completed its Comprehensive Plan, which includes provisions for multi-family development in areas of the Town that are currently served by the sanitary sewer system. Doug Crow, Chair of the Town of Aurora Planning Board, stated that one of the Town's goals is to encourage denser residential housing near the Village, specifically, along Center Street south of the Village extending to East Aurora High School. He noted that the focus is on this area due to the availability of sewer connections. Crow further stated there are very few parcels of comparable size to the proposed project within the Town that have access to sanitary sewers. Bryan Young stated that Town parcels would not have pedestrian access to the Village. Crow said it is a long-term vision that sidewalks may be provided from the High School to the Village.

Chair West made a motion to go into Executive Session at 8:30 pm to discuss a legal matter, and at 8:42 pm resumed. Addressing interest in giving preference to Village residents for senior housing, attorney Joe Trapp stated that could be accomplished through additional steps undertaken by legal counsel.

Findings:

1. As proposed, the project is inconsistent with the current Comprehensive Plan for the Village of East Aurora.
2. The proposed use is not inconsistent with certain surrounding land uses in the vicinity of the project site.
3. The applicant is willing to accept legally binding restrictions limiting the property exclusively to the proposed senior housing subdivision, including the incorporation of a reversion clause.
4. While the project would benefit the applicant, the applicant has demonstrated through a market study that there is a need for market-rate senior housing in the area.
5. The applicant has proposed market-rate senior housing and has not proposed affordable housing, workforce housing, public amenities, or other community benefits tied specifically to the requested rezoning.
6. The parcel could potentially be developed more consistently with its current zoning designation as an office or medical park; however, the agent for API Delevan stated that there is limited market demand for such uses.
7. The Town's recently completed Comprehensive Plan prioritizes general residential (GR) development in the areas that are already served by sanitary sewers, while also noting that few such sites in the Town are suitable for developments of this size.
8. The applicant has demonstrated that adequate downstream sanitary sewer capacity exists to serve the proposed development.
9. The applicant has determined that the proposed project will have only minor impact on traffic.
10. The proposed project is consistent with the Comprehensive Plan in that it would increase the variety of housing types available within the Village.
11. The proposed project is viewed as better addressing the Village's current housing needs than the uses permitted under the current zoning designation.

Conditions:

1. The project shall be limited exclusively to market-rate senior housing for residents age 55 and older.
2. Condition 1 shall be incorporated as a deed restriction on the property.
3. A reversion clause shall be included in the deed providing that the property shall revert to its current zoning classification if the preceding conditions are not satisfied.

A motion was made by Member Castle to recommend the Village Board APPROVE the Rezoning application for 270 Quaker Road with the findings and as conditioned, was seconded by Member Ott and approved with one opposition.

**Minor Subdivision Application
270 Quaker Road, Village Walk
260 Quaker Road LLC c/o Young Development**

The proposal is to subdivide approximately 11.05-acres from the existing 15.40-acre parcel. Mr. Hopkins stated that the information required by Village code for a minor subdivision application is depicted on Drawing C-100 and confirmed the items shown on Slide 33.

Member Simeone stated that the project did not appear to constitute a minor subdivision, but instead more closely resembled a major subdivision. Chair West agreed, noting that the minor subdivision provisions of the Village code were originally intended for smaller landowners seeking to divide an existing parcel into two or three separate lots, rather than for the creation of a 118-unit development. Chair West further noted, however, that the Village code requires more information and greater detail for a minor subdivision application than for a major subdivision application.

Findings:

1. The applicant has provided all information required by the Village Code for a minor subdivision application.
2. Several Board members expressed concern that, while the application may technically satisfy the code requirements for a minor subdivision, the scale and nature of the proposal are inconsistent with the intended purpose and spirit of the minor subdivision provisions of the Village Code.

Conditions:

1. The project shall be limited exclusively to senior housing for residents age 55 and older.
2. Condition 1 shall be incorporated into the deed as a deed restriction.
3. A reversion clause shall be included in the deed providing that the property shall revert to its current zoning classification if the preceding conditions are not satisfied.

Member Castle made a motion to recommend that the Village Board APPROVE the Minor Subdivision application for 270 Quaker Road with the findings and as conditioned, seconded by Member Simone and unanimously approved.

A motion to adjourn the meeting at 9:45 pm was made by Member Castle, seconded by Member Ott, and unanimously approved.

Respectfully submitted

Melanie Walker
Deputy Clerk

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: October 14, 2026

The Building Department has accepted the Site Plan and Special Use permit applications from Sean W. Hopkins of Hopkins, Sorgi, & McCarthy, PLLC, owner's agent of property 260 Quaker Road. The request is to construct a two-story multi-family senior housing building with four detached garage accessory structures on an 11.05-acre lot. The building will have 21 one-unit and 97 two-unit types for a total of 118 units and the site will have 166 surface parking spaces with 24 garage spaces.

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



October 13, 2026

Richard Miga, Code Enforcement Officer
c/o Village of East Aurora Board of Trustees
585 Oakwood Avenue
East Aurora, New York 14052

Re: Special Use Permit Application - 260 Quaker Road
Senior Housing Project
Project Sponsor: Quaker Road LLC
File No. 10023.19

Dear Mr. Miga:

Eight (8) copies of this letter and the attached supporting documentation and a check payable to the Village of East Aurora in the amount of \$150.00 for the filing fee are being submitted on behalf of 260 Quaker Road LLC (the "Applicant") for the purpose of seeking a Special Use Permit for the proposed Multifamily Dwelling project to be located on the property located at 260 Quaker Road consisting of approximately 11.05 acres that is zoned General Residential (GR) District (the "Project Site"). The proposed project consists of senior apartments for lease for individuals who are 55 and older.

The documentation attached with this submission complies with Section 285-52A of the Village of East Aurora Zoning Code (the "Zoning Code") and consists of the following:

- **Exhibit 1:** Special Use Permit Application Form;
- **Exhibit 2:** Authorization Letter of Property Owner dated October 13, 2025;
- **Exhibit 3:** Description of the Proposed Senior Housing Project;
- **Exhibit 4:** Narrative regarding Special Use Permit criteria per Article 52 of the Village of East Aurora Zoning Code;
- **Exhibit 5:** Short Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") with Attachments A and B;
- **Exhibit 6:** Reduced-size copy of the Survey of the Project Site;
- **Exhibit 7:** Reduced-size copies of the Site Plans for the Senior Housing Project [Drawing C-100 to C-102 – Date: 10/13/26];
- **Exhibit 8:** Reduced-size copies of the Landscape Plans [Drawing L-400 to L-404 – Date: 10/13/26];

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law

35 California Road, Suite 100 • Williamsville, New York 14221

Direct: 716-510-4338 • E-mail: shopkins@hsmlegal.com • www.hsmlegal.com

October 13, 2026

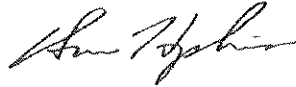
Page 2 of 2

- **Exhibit 9**: - Reduced-size copies of the Lighting Plans [Drawings LP-100 to LP-103];
- **Exhibit 10**: Reduced-size copies of the Elevation Plans [Drawings A-201 to A-206];
- **Exhibit 11**: Reduced-size copies of the Floor Plans [Drawings A-101 to A-102];
- **Exhibit 12**: Color Building Rendering of Senior Housing Building;
- **Exhibit 13**: Minutes of the Meeting of the Board of Trustees held on July 6, 2026; and
- **Exhibit 14**: Minutes of the Meeting of the Planning Commission held on May 5, 2026

Please contact me at 716.510-4338 or via e-mail at shopkins@hsmlegal.com if you have any questions regarding the enclosed request for a Special Use Permit for the proposed senior housing project.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC



Sean W. Hopkins, Esq.

Enc.

cc: Elizabeth Cassidy, Code Enforcement Officer
Maureen Jerackas, Village Clerk-Treasurer
Bryan Young, Young Development Inc.
Joe Young, Young Development Inc.
Doug Feyes, P.E., Carmina Wood Design
Eric Andrews, EIT, Carmina Wood Design

Village of East Aurora Special Use Permit Procedures

1. For complete detailed information, see Special Use Permits - Article 52 of Chapter 285 - Zoning of the Village Code, found on the Village website.
2. Prior to submission, applicants may schedule a sketch plan meeting with the Village Board. Sketch plan meetings are advisory only and nonbinding. Materials presented as part of this meeting can be incomplete or conceptual in design. Contact the Village Clerk's office (716-652-6000) to determine the next available meeting date.
3. In addition to the specific Zoning District code requirements applicable are:
 - a. Regulations for Certain Uses (§285-31)
 - b. Development Standards (§285-40)
 - c. Signs (§285-44)
 - d. General Application and Review Procedures (§285-50)
 - e. Site Plan Review (§285-51) processes and requirements (if applicable)
4. Submission Deadline: A complete Special Use Permit application, supporting documents and the required fee must be submitted to the Code Enforcement Officer (CEO) at the Town of Aurora Building Department no later than 60 days in advance of when the permit is required to operate.
5. Submissions will be reviewed for completion by the CEO. Applicants will be notified by email/mail of any deficiencies. If deficiencies are not corrected within 30 days, the application is considered withdrawn. Incomplete applications will not be placed on any Village Board agenda.
6. The Village Board may waive any of the Special Use Permit requirements, as is deemed appropriate.
7. A representative must attend every meeting at which this project will be discussed, or the project will be tabled. The Village Board receives the application and may refer it to the Planning Commission for review and recommendation. Multiple meetings with the same review board may be necessary.
8. Once all recommendations are received, the State Environmental Quality Review Act (SEQRA) is completed, after which a public hearing will be scheduled. The Village Board will render their decision at a subsequent meeting.
9. A Special Use Permit will be provided if the application is approved or conditionally approved. All conditions or modifications will be listed on the permit.
10. Once granted, the Special Use Permit is authorized for the specific use and/or property rather than a specific applicant/owner. Any change of use which results in a departure from operations and conditions authorized under the existing Special Use Permit shall require the review and issuance of a new or amended permit.
11. Amendments/revisions to an approved Special Use Permit shall be subject to review and approval as stated above.
12. A Special Use Permit is revocable by the Village Board in the event of a violation of any of the stated terms and conditions.



VILLAGE OF EAST AURORA

585 Oakwood Ave, East Aurora, New York 14052

716-652-6000

In conjunction with

Town of Aurora Building Department

575 Oakwood Ave, East Aurora, NY 14052

716-652-7591

SPECIAL USE PERMIT APPLICATION



PROPOSED PROJECT The Village Walk Senior Apartments SBL#: 175.06-1-6.1

LOCATION 260 Quaker Road ZONING DISTRICT GR

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

APPLICANT NAME 260 Quaker Road LLC

ADDRESS 1120 Bullis Road, Elma, NY 14059

TELEPHONE 716-675-8000 E-MAIL jyoung@youngdevelopmentinc.com

SIGNATURE [Signature]

OWNER NAME American Precision Industries inc.

ADDRESS 70 Quaker Road, East Aurora, NY 14052

TELEPHONE _____ E-MAIL _____

SIGNATURE _____

DEVELOPER NAME Same as Applicant

ADDRESS _____

TELEPHONE _____ E-MAIL _____

SIGNATURE _____

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

Days and hours of operation (indoor) _____

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 §285-52.2
- 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.

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

Mtg/Mail Date Conditions/Comments, if applicable:

Planning Commission _____
Safety Committee _____
VEA DPW _____
OTHER (specify) _____

SEQR ACTION:

___ Type 1 ___ Type 2 ☒ 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 Dept:
Date Received _____
Complete App _____
Village Clerk:
Date Filed _____
Amount \$ _____
Receipt # _____

CHECK LIST FOR SPECIAL USE PERMIT APPLICATION

- ☒ A cover letter to the Village Board with a narrative of all proposed uses and structures, including but not limited to: hours of operation, number of employees, maximum seat capacity and required number of parking spaces.
- ☒ A narrative report describing how the proposed use will satisfy the criteria set forth in the Special Use Permit review criteria of Chapter §285-52.4 (also listed below), as well as any other applicable requirements relating to the specific use proposed.
 - ☒ Will be generally consistent with the goals of the Village Comprehensive Plan.
 - ☒ Will meet all relevant criteria set forth in Chapter §285-52.3 and §285-52.4.
 - ☒ Will be compatible with existing uses adjacent to and near the property.
 - ☒ Will not create a hazard to health, safety or the general welfare of the public.
 - ☒ Will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents.
 - ☒ Will not be a nuisance to neighboring land uses in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.
 - ☒ Will not cause undue harm to, or destroy, existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water or degradation of water quality.
 - ☒ Will not destroy or adversely impact significant historic and/or cultural resource sites.
 - ☒ Will provide adequate landscaping, screening or buffering between adjacent uses which are incompatible with the proposed project.
 - ☒ Will not otherwise be detrimental to the public convenience and welfare.
- ☒ All SEQR documentation, as required by New York State Law.

EXHIBIT C

American Precision Industries Inc.
270 Quaker Road
East Aurora, New York 14052

October 13, 2025

Village of East Aurora
585 Oakwood Avenue
East Aurora, NY 14052

RE: 270 QUAKER ROAD (Portion ±10 Acres), East Aurora, Erie County, State of New York

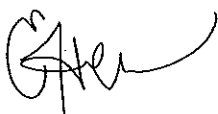
Ladies and Gentlemen:

Please be advised that we hereby authorize 260 Quaker Road LLC (an affiliate of Young Development Inc.), together with its employees, agents, engineers, architects, attorneys, and consultants, to act on our behalf and to appear before the Village Board, Planning Board, Zoning Board of Appeals, or any other municipal or regulatory body having jurisdiction, in connection with any rezoning, subdivision, site plan, special permit, variance, environmental review, utility service, or other governmental approvals required for the development of the above-referenced property.

This authorization shall remain in full force and effect until expressly revoked by the undersigned in writing, which revocation may be provided by the undersigned at any time.

Very truly yours,

American Precision Industries Inc.

By: 

Name: Eric Hyland

Title: Sr. Mgr. Corporate Real Estate

QB\98421094.8

EXHIBIT 3 OF SPECIAL USE PERMIT APPLICATION
PROJECT DESCRIPTION

I. Description of Proposed Senior Housing Community:

260 Quaker Road LLC (the "Applicant") proposes to develop the property at 260 Quaker Road (the "Project Site") as a senior housing project consisting of 118 units. The Project Site is properly zoned General Residential (GR) District, which allows multifamily dwellings subject to the issuance of a special use permit by the Board of Trustees. The documentation attached to the Special Use Permit Application complies with Section 285-52A of the Village of East Aurora Zoning Code and consists of the following:

- **Exhibit 1:** Special Use Permit Application Form;
- **Exhibit 2:** Authorization Letter of Property Owner dated October 13, 2025;
- **Exhibit 3:** Description of the Proposed Senior Housing Project;
- **Exhibit 4:** Narrative regarding Special Use Permit criteria per Article 52 of the Village of East Aurora Zoning Code;
- **Exhibit 5:** Short Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") with Attachments A and B;
- **Exhibit 6:** Reduced-size copy of the Survey of the Project Site;
- **Exhibit 7:** Reduced-size copies of the Site Plans for the Senior Housing Project [Drawing C-100 to C-102 – Date: 10/13/26];
- **Exhibit 8:** Reduced-size copies of the Landscape Plans [Drawing L-400 to L-404 – Date: 10/13/26];
- **Exhibit 9:** - Reduced-size copies of the Lighting Plans [Drawings LP-100 to LP-103];
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- **Exhibit 11:** Reduced-size copies of the Floor Plans [Drawings A-101 to A-102];
- **Exhibit 12:** Color Building Rendering of Senior Housing Building;

- **Exhibit 13**: Minutes of the Meeting of the Board of Trustees held on July 6, 2026; and
- **Exhibit 14**: Minutes of the Meeting of the Planning Commission held on May 5, 2026

The Board of Trustees adopted resolutions during its meeting on July 6, 2026 for the purpose of issuing a Negative Declaration pursuant to the State Environmental Quality Review Act ("SEQRA"), rezoning of the Project Site from GM to GR subject to three conditions and granting Minor Subdivision Approval for the creation of a new parcel consisting of the Project Site. The three conditions imposed by the Board of Trustees were as follows: 1. The project shall be limited exclusively to market-rate senior housing for residents aged fifty-five (55) and older, which shall be incorporated as a deed restriction on the property; 2. The property shall revert to its current zoning classification if the preceding condition is not satisfied; and 3. The instrument(s) containing the foregoing restrictions shall be submitted to the Village Attorney for approval and consent prior to recording.

The proposed amenities and finishes for the senior housing units will include the following:

- Laundry hookups in each unit
- Large kitchen
- Wall-to-wall carpeting
- Dishwasher/Microwave
- Central air conditioning
- Ceiling fans
- Cable television
- Pet friendly
- Private window blinds
- Trash rooms on each floor
- 9 ft. ceilings

The proposed senior community amenities will include the following:

- Large community room(s)
- Indoor mail center
- Large patio for outdoor gatherings
- Exercise room

- Library with fireplace
- Planned activities/vans
- Monitored entry system
- Back-up generator
- Paved Walking trails that will connect to the existing sidewalks on Quaker Road
- Dog park
- Sidewalks.

EXHIBIT 4 OF SPECIAL USE PERMIT APPLICATION
NARRATIVE REGARDING SPECIAL USE PERMIT CRITERIA

I. Special Use Permit Considerations:

Section 285-52.3A of the Zoning Code is titled “Special use permit considerations” and sets for five topics the Village Board shall take into consideration in connection with a request for a Special Use Permit. Each of the considerations is listed below in bold followed responses.

1. The compatibility of scale of the proposed project to surrounding uses;

Response: The senior housing project will be compatible with the mixture of surrounding land uses which includes commercial and industrial facilities, a bank and other land uses. The Project Site is located behind an existing industrial use and is large enough to accommodate the senior housing project that is setback a considerable distance of Quaker Road.

2. The potential for the proposed use to have negative impacts, such as traffic or noise, on neighboring uses;

Response: The senior housing project will not result in any potentially significant adverse impacts in terms of traffic or noise on neighboring uses. A comprehensive Traffic Impact Report prepared by Passero Associates was submitted to the Village and the NYS Department of Transportation in connection with the coordinated environmental review of the senior housing project that concluded with the issuance of a Negative Declaration by the Board of Trustees on July 6, 2026. A copy of the minutes of the meeting of the Board of Trustees held on July 6, 2026 is attached as Exhibit “13”. Given that the project consists of senior housing units for lease, it will not result in any adverse noise impacts.

3. The economically viable use of property;

Response: The proposed use of the Project Site as senior housing units for lease is economically viable. A copy of the comprehensive Market Study for the proposed senior housing project prepared by Donald Griebner of Real Property Services LLC dated January 19, 2026. The Market Study

demonstrated there is strong demand for senior housing in the Village of East Aurora. A competitive analysis was completed of those senior apartment complexes which are considered to be most comparable and competitive to the proposed senior housing development. The criteria utilized to select the competitive complexes included the following:

- Comparable apartment complexes within 10+/- miles of the subject property
- Newest complexes available
- Constructed and finished to average or better standards
- Considered a competitive market alternative to the proposed senior housing project

Based upon the criteria noted above, a total of ten (10) senior housing complexes were selected as follows:

1. Maple Terrace/Maple Crossing, East Aurora
2. Katie's Place Apartments, West Seneca
3. Lancaster Commons Senior Apartments, Lancaster
4. Bell Tower Senior Apartments, Cheektowaga
5. Lily's Place Senior Apartments, West Seneca
6. Seneca Pointe Senior Apartments, West Seneca
7. Sylvia's Place Apartments, Elma
8. Connect 55 Orchard Park, Orchard Park
9. Union Square Apartments, West Seneca
10. South Pointe Senior Apartments, Hamburg

The Market Study contains a detailed review of each of the above ten (10) senior housing complexes, followed by a compilation of the data derived, as well as conclusions relating to the proposed senior housing project. Conclusions from the professionally prepared Market Study included the following:

- The proposed development of 118 market rate senior apartments, as described herein, will be very well received by the marketplace.
- Market demand for senior apartments in the projected price range of the subject is very strong, with competitive occupancy rates generally at or above 95%.
- The Project Site's location on Quaker Road (Rt. 20A) within the Village of E. Aurora is considered to be a very significant positive attribute, with excellent accessibility to grocery, retail, and service establishments, as well as major transportation routes.
- Based on the comprehensive analysis, the Village of East Auroara and Town of Aurora are both considered under-served for newer market-level senior apartment options.

- The proposed senior housing development will offer one-and two-bedroom units within a two-story structure. Unit sizes will range from 625 sf for the one-bedroom units to 825 sf for the two-bedroom units.
 - Absorption of the 118 senior housing units to a stabilized occupancy level of 95% is projected to take 9-12 months.
 - The competitive and demographic analyses contained in the Market Study indicate that there are sufficient income- and age-qualified participants in the marketplace to adequately absorb and sustain the proposed senior housing project at the forecasted rent levels to a stabilized occupancy level of 95%.
 - It is important to mention that senior housing projects are very attractive to senior residents in a municipality in which the project is located. Seniors are often interested in downsizing by selling a large home that is no longer needed and expensive to maintain but they often want to stay close to where they currently reside so they can continue to live close to people they know and services that they use on a regular basis such as medical providers, grocery stores, etc. Consistent with the above, the proposed senior housing project will provide senior residents of both the Village of East Aurora and the Town of Aurora with an excellent opportunity to relocate close to where they currently reside and another benefit is that it will allow seniors to sell their existing homes to purchasers who are younger and often have families.
- 4. The existence or proposition measures that would tend to mitigate potential adverse impacts and preserve or enhance the traditional character of the Village.**

Response: The senior housing project does not require any mitigation measures as confirmed by the Negative Declaration issued by the Board of Trustees on July 6, 2026. The proposed project does include improvements that will preserve and enhance the traditional character of the Village including pedestrian improvements as discussed during the project review process, extensive landscaping and upscale architecture.

- 5. Any applicable requirements of Article 31, Regulations for Certain Uses, of this chapter.**

Response: Article 31 of the Zoning Code sets forth requirements for certain categories of land uses. Senior housing is not one of the category of land uses for which specific requirements are set forth in Article 31 of the Zoning Code.

II. Special Use Permit Criteria:

Section 285-52.4 of the Zoning Code is titled “Special Use Permit Criteria” and states that before issuing a decision for a special use permit, the Village Board shall make specific written findings regarding ten (10) criteria listed below in bold followed by responses.

A. Will be generally consistent with the goals of the Village Comprehensive Plan;

Response: In connection with its decision amending the zoning classification of the Project Site issued on July 6, 2026, the findings of the Board of Trustees included the following that demonstrate the senior housing project is generally consistent with the goals of the Comprehensive Plan:

- The proposed use is not inconsistent with certain surrounding land uses in the vicinity of the project site.
- The applicant is willing to accept legally binding restrictions limiting the property exclusively to the proposed senior housing subdivision, including the incorporation of a reversion clause.
- While the project would benefit the applicant, the applicant has demonstrated through a market study that there is a need for market-rate senior housing in the area.
- The applicant has proposed market-rate senior housing and has not proposed affordable housing, workforce housing, public amenities, or other community benefits tied specifically to the requested rezoning.
- The parcel could potentially be developed more consistently with its current zoning designation as an office or medical park; however, the agent for API Delevan stated that there is limited market demand for such uses.
- The Town's recently completed Comprehensive Plan prioritizes general residential (GR) development in the areas that are already served by sanitary sewers, while also noting that few such sites in the Town are suitable for developments of this size.
- The applicant has demonstrated that adequate downstream sanitary sewer capacity exists to serve the proposed development.
- The applicant has determined that the proposed project will have only a minor impact on traffic.
- The proposed project is consistent with the Comprehensive Plan in that it would increase the variety of housing types available within the Village.

- The proposed project is viewed as better addressing the Village's current housing needs than the uses permitted under the current zoning designation.

B. Will meet all relevant criteria set forth in this chapter;

Response: The senior housing project will comply with the criteria set forth in the Zoning Code. During its meeting on September 10, 2026, the Zoning Board of Appeals granted several area variances.

C. Will be compatible with existing uses adjacent to and near the property;

Response: The senior housing project will be compatible with the mixture of surrounding land uses which includes commercial and industrial facilities, a bank and other land uses. The Project Site is located behind an existing industrial use and is large enough to accommodate the senior housing project that is setback a considerable distance of Quaker Road.

D. Will not create a hazard to health, safety or the general welfare of the public;

Response: The senior housing project will not create a hazard to the health, safety or general welfare of the public. Instead, it will promote these zoning objectives by providing new senior housing that is needed for the senior residents of the Village and the nearby municipalities.

E. Will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents;

Response: The senior housing project will not alter the essential character of the neighborhood nor will it be detrimental to the neighborhood residents. There are not any single-family homes on the property that is contiguous with the Project Site and the proposed senior housing project is a less intensive land use than the use permitted pursuant to the previous General Manufacturing ("GM") zoning classification.

F. Will not be a nuisance to neighboring land uses in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions;

Response: The senior housing project will not be a nuisance to neighboring land uses in terms of

the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.

- G. Will not cause undue harm to or destroy existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water, or degradation of water quality;**

Response: The senior housing project will not result in undue harm to or destroy existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water, or degradation of water quality. The senior housing project will comply with all applicable technical standards in terms of stormwater management, lighting, landscaping, etc. per the technical documentation prepared by Carmina Wood Design submitted with the Site Plan Application.

- H. Will not destroy or adversely impact significant historic and/or cultural resource sites;**

Response: There are not any protected historic and/or cultural resources located on the Project Site.

- I. Will provide adequate landscaping, screening or buffering between adjacent uses which are incompatible with the proposed project; and**

Response: The project includes extensive landscaping as depicted on the Landscape Plans [Drawings L-400 to L-404 – Date: 10/13/26]. A reduced-size copy of the Landscape Plan is provided at Exhibit “7”.

- J. Will not otherwise be detrimental to the public convenience and welfare.**

Response: The senior housing project will not detrimental to public convenience and welfare.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

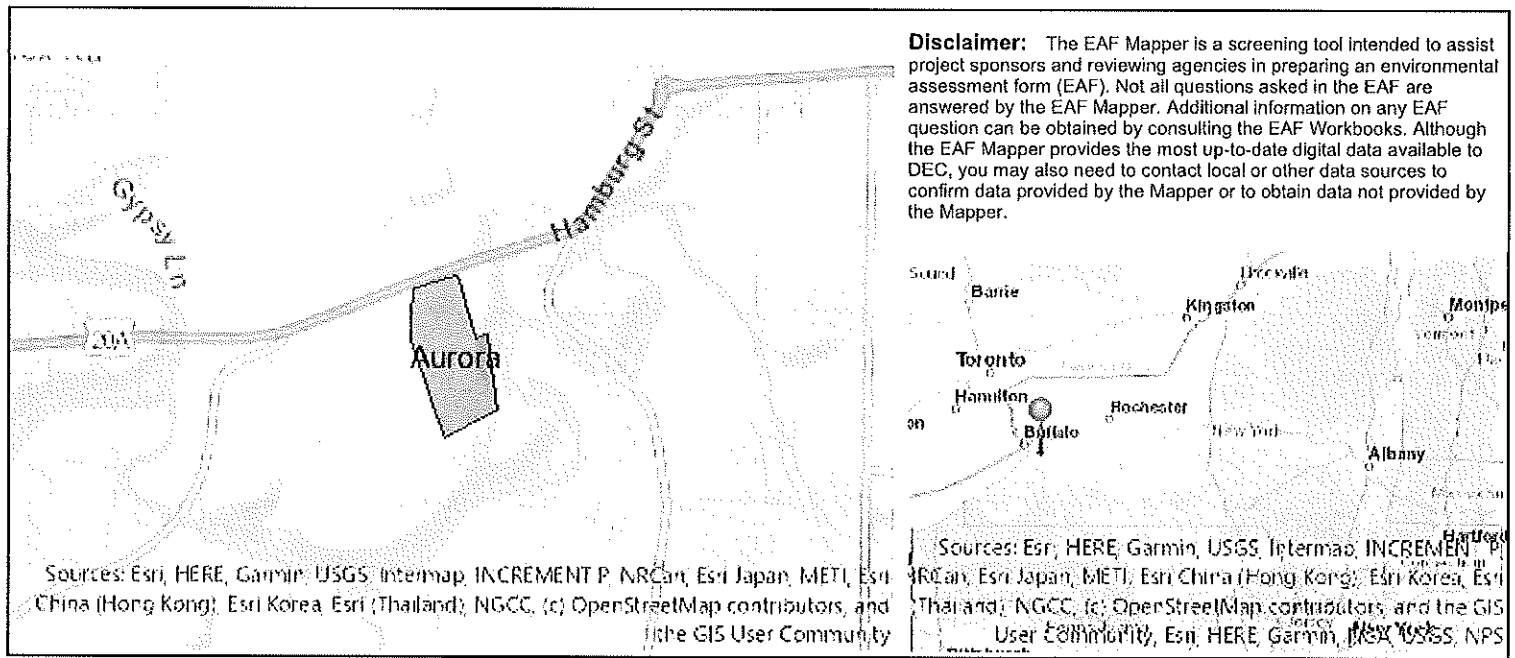
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 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: Proposed Senior Housing Community			
Project Location (describe, and attach a location map): Portion of 260 Quaker Road - Village of East Aurora - Erie County			
Brief Description of Proposed Action: The proposed project ("action") consists of the development of the approximate 11.05 acre Project Site as a 118-unit senior housing project (ages 55 and up) and all related site improvements including parking spaces [surface spaces and garage], access aisles, landscaping, a storm water management system, lighting, utility connections and improvements, etc. The action has been defined broadly to include all required approvals and permits needed from the Village of East Aurora municipal boards and involved agencies. It is important to mention that the Board of Trustees has completed a coordinate environmental review of the senior housing project that resulted in its issuance of a Negative Declaration on July 6, 2026			
Name of Applicant or Sponsor: 260 Quaker Road LLC c/o Sean Hopkins, Esq.		Telephone: 716-510-5338 E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive, Suite 100			
City/PO: Williamsville		State: New York	Zip Code: 14221
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.			NO ☒
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: See Attachment A of this Short EAF			YES ☐
3. a. Total acreage of the site of the proposed action?		11.05 _____ acres	
b. Total acreage to be physically disturbed?		10.5 _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.05 _____ 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			

5. Is the proposed action,	NO	YES	N/A
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: _____			
The NYSDEC issued a Letter of No Jurisdiction on July 21, 2026.			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☒ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: The project includes an on-site stormwater management system that will comply with the applicable stringent stormwater quality and quantity standards of the NYSDEC.		
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: _____ There will be two storm water management basins, one is a bio-retention basin, and the other is a Micro Pool Detention pond for management of runoff from impervious surfaces and change in runoff volume.	☐	☐
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: _____	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	NO	YES
	☒	☐
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: <u>260 Quaker Road LLC</u> Date: <u>October 12, 2026</u>		
Signature: <u>[Signature]</u> Title: <u>Project Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

**ATTACHMENT A OF SHORT
ENVIRONMENTAL ASSESSMENT
FORM**

Attachment A of Short Environmental Assessment Form

The senior housing community project requires the following approvals and permits:

1. Area Variance – Village of East Aurora Zoning Board of Appeals
2. Special Use Permit – Village of East Aurora Board of Trustees
3. Site Plan Approval – Village of East Aurora Planning Commission
4. Building Permits – Village of East Aurora Building Department
5. DSCA Approval - Erie County Department of Public Works
6. Water Approval – Erie County Water Authority
7. Sanitary Sewer – Erie County Division of Sewerage Management
8. Highway Work Permit – New York State Department of Transportation

**ATTACHMENT B OF SHORT
ENVIRONMENTAL ASSESSMENT
FORM**



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

07/21/2026

Scott Livingstone

PO Box 47, Warsaw, NY 14569

Sent via email to: Scott@SJLWetlandsLLC.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel
142401175.06-1-6.1, Erie County

Dear Scott Livingstone,

On 1/2/2026, the New York State Department of Environmental Conservation (DEC) issued a positive Parcel Jurisdictional Determination for freshwater wetlands for the above referenced parcel. This letter supersedes that jurisdictional determination.

Based on changes in the law and regulation since that jurisdictional determination, DEC determined that there are currently no DEC regulated freshwater wetlands, or regulated adjacent areas, within the boundaries of the above referenced parcel of land.

Please note that wetlands or wetland adjacent areas within the parcel boundaries, that are not currently jurisdictional may become jurisdictional in the future consistent with ECL Article 24. Pursuant to ECL section 24-0703, this determination shall be a complete defense to the enforcement of ECL Article 24 as to this parcel for a period of five years (through 7/19/2031).

This determination pertains only to state-regulated freshwater wetlands and regulated adjacent areas on the above referenced parcel. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>. This letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email R9BEH@dec.ny.gov.

1. ALL INFORMATION ON THIS MAP IS BASED ON THE FOLLOWING:
 1. AERIAL PHOTOGRAPHS OF THE AREA DATED 1954.
 2. FIELD SURVEY DATA COLLECTED BY THE ENGINEER.
 3. DEED RECORDS AND OTHER PUBLIC RECORDS.
 4. THE ENGINEER'S PERSONAL KNOWLEDGE OF THE AREA.
 5. THE ENGINEER'S PERSONAL SURVEY OF THE AREA.

2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS FOUND THAT THE INFORMATION ON WHICH THIS MAP IS BASED IS TRUE AND CORRECT.

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60. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS FOUND THAT THE INFORMATION ON WHICH THIS MAP IS BASED IS TRUE AND CORRECT.

QUAKER (NEW) ROAD

(SHOWING PARK - EAST ALBERTA ROAD)

1/2 INCH = 100 FEET

1/4 INCH = 50 FEET

1/8 INCH = 25 FEET

1/16 INCH = 12 1/2 FEET

1/32 INCH = 6 1/4 FEET

1/64 INCH = 3 1/8 FEET

1/128 INCH = 1 5/8 FEET

1/256 INCH = 7/8 INCH

1/512 INCH = 7/16 INCH

1/1024 INCH = 7/32 INCH

1/2048 INCH = 7/64 INCH

1/4096 INCH = 7/128 INCH

1/8192 INCH = 7/256 INCH

1/16384 INCH = 7/512 INCH

1/32768 INCH = 7/1024 INCH

1/65536 INCH = 7/2048 INCH

1/131072 INCH = 7/4096 INCH

1/262144 INCH = 7/8192 INCH

1/524288 INCH = 7/16384 INCH

1/1048576 INCH = 7/32768 INCH

1/2097152 INCH = 7/65536 INCH

1/4194304 INCH = 7/131072 INCH

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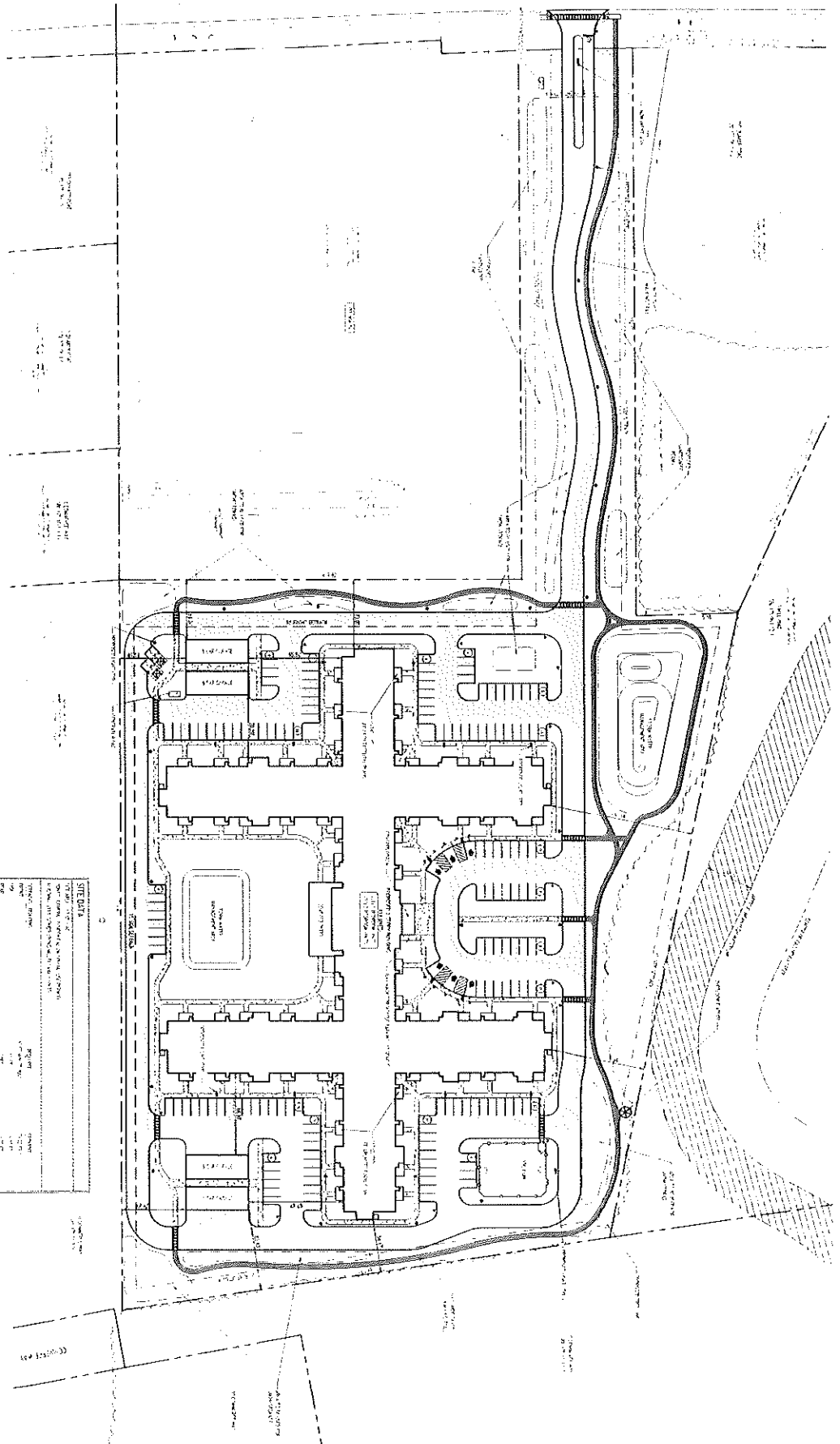
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QUAKER ROAD



Overall Site Plan

Scale: 1" = 20'

SITE DATA

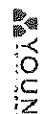
PROPERTY	DESCRIPTION	REMARKS
1. SITE AREA	1.00 AC.	
2. LOT AREA	1.00 AC.	
3. LOT DIMENSIONS	100' x 100'	
4. ZONING	URS-1	
5. DISTRICT	URS-1	
6. SUBDISTRICT	URS-1	
7. BLOCK	URS-1	
8. LOT	URS-1	
9. ADJACENT PROPERTIES	URS-1	
10. ADJACENT STREETS	URS-1	
11. ADJACENT UTILITIES	URS-1	
12. ADJACENT LANDSCAPE	URS-1	
13. ADJACENT TRAFFIC	URS-1	
14. ADJACENT ENVIRONMENT	URS-1	
15. ADJACENT HISTORY	URS-1	
16. ADJACENT CULTURE	URS-1	
17. ADJACENT SOCIETY	URS-1	
18. ADJACENT ECONOMY	URS-1	
19. ADJACENT POLITICS	URS-1	
20. ADJACENT RELIGION	URS-1	
21. ADJACENT EDUCATION	URS-1	
22. ADJACENT HEALTHCARE	URS-1	
23. ADJACENT RECREATION	URS-1	
24. ADJACENT ARTS	URS-1	
25. ADJACENT SCIENCE	URS-1	
26. ADJACENT TECHNOLOGY	URS-1	
27. ADJACENT ENVIRONMENTAL	URS-1	
28. ADJACENT CLIMATE	URS-1	
29. ADJACENT AIR QUALITY	URS-1	
30. ADJACENT WATER QUALITY	URS-1	
31. ADJACENT SOIL QUALITY	URS-1	
32. ADJACENT NOISE	URS-1	
33. ADJACENT VIBRATION	URS-1	
34. ADJACENT LIGHT	URS-1	
35. ADJACENT HEAT	URS-1	
36. ADJACENT COOLING	URS-1	
37. ADJACENT WIND	URS-1	
38. ADJACENT PRECIPITATION	URS-1	
39. ADJACENT HUMIDITY	URS-1	
40. ADJACENT AIR PRESSURE	URS-1	
41. ADJACENT TEMPERATURE	URS-1	
42. ADJACENT WIND SPEED	URS-1	
43. ADJACENT WIND DIRECTION	URS-1	
44. ADJACENT WIND BURST	URS-1	
45. ADJACENT WIND GUST	URS-1	
46. ADJACENT WIND VELOCITY	URS-1	
47. ADJACENT WIND PRESSURE	URS-1	
48. ADJACENT WIND TEMPERATURE	URS-1	
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97. ADJACENT WIND HUMIDITY	URS-1	
98. ADJACENT WIND AIR PRESSURE	URS-1	
99. ADJACENT WIND TEMPERATURE	URS-1	
100. ADJACENT WIND HUMIDITY	URS-1	

NOTES

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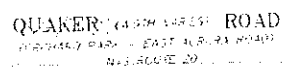


The Village Walk Senior Apartments
260 Quaker Road
East Aurora, New York

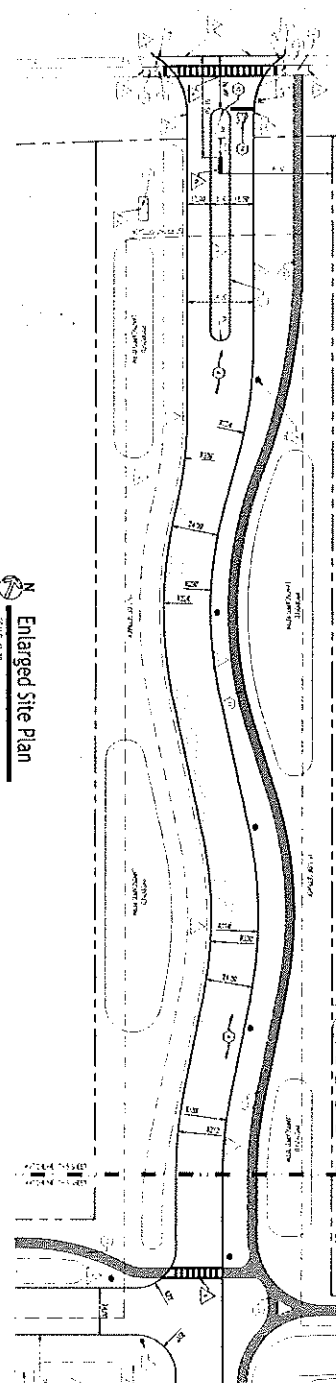


CARMIN/WOOD DESIGN
Buffalo | Utica | Greensboro

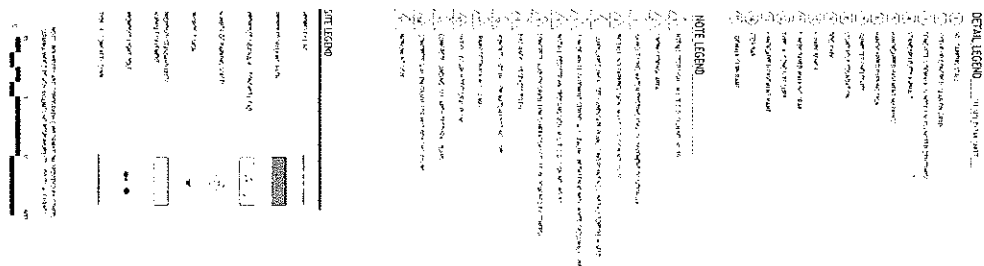
C-100
Project No. 7-155



Enlarged Site Plan
SAC-1-33

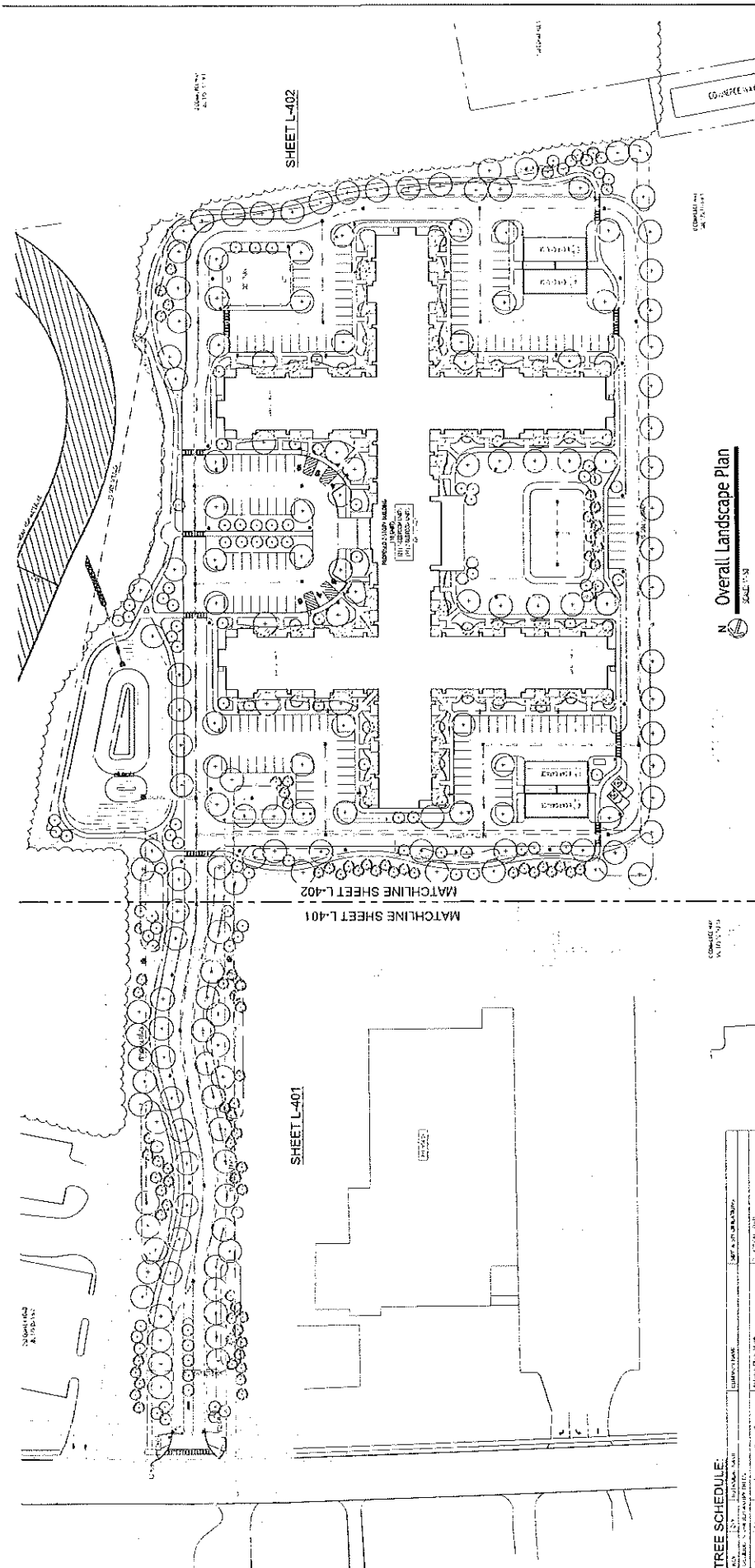


Enlarged Site Plan
SAC-1-33





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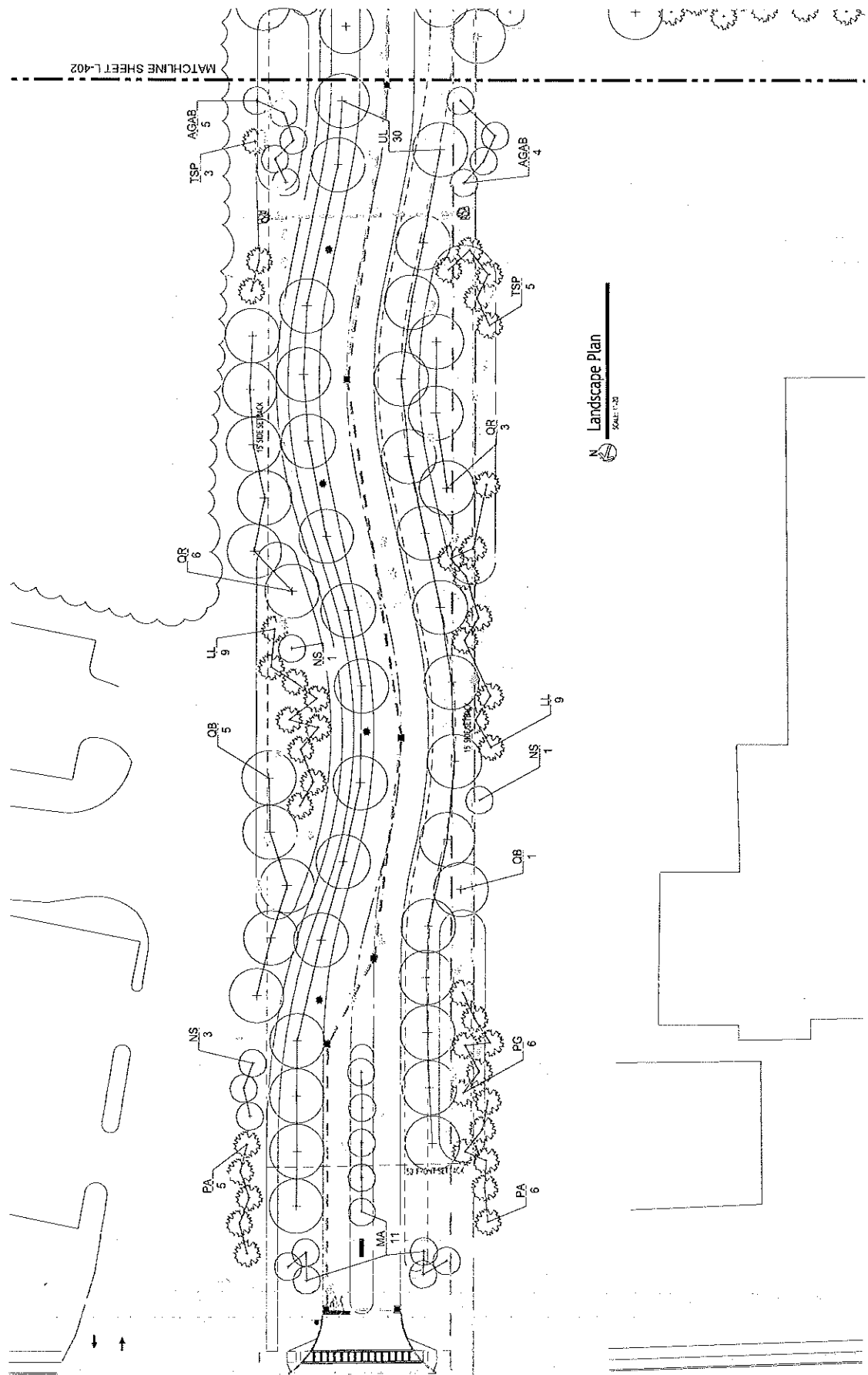
Overall Landscape Plan
SCALE: 1" = 10'-0"

PLANT SCHEDULE

NO.	PLANT	QUANTITY	NOTES
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2	PLANTING AREA	1	PLANTING AREA
3	PLANTING AREA	1	PLANTING AREA
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98	PLANTING AREA	1	PLANTING AREA
99	PLANTING AREA	1	PLANTING AREA
100	PLANTING AREA	1	PLANTING AREA

TREE SCHEDULE

NO.	TREE	QUANTITY	NOTES
1	TREE	1	TREE
2	TREE	1	TREE
3	TREE	1	TREE
4	TREE	1	TREE
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N Landscape Plan
SCALE: 1"=30'



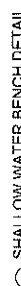


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UPLAND
ETERRENT
FENCING

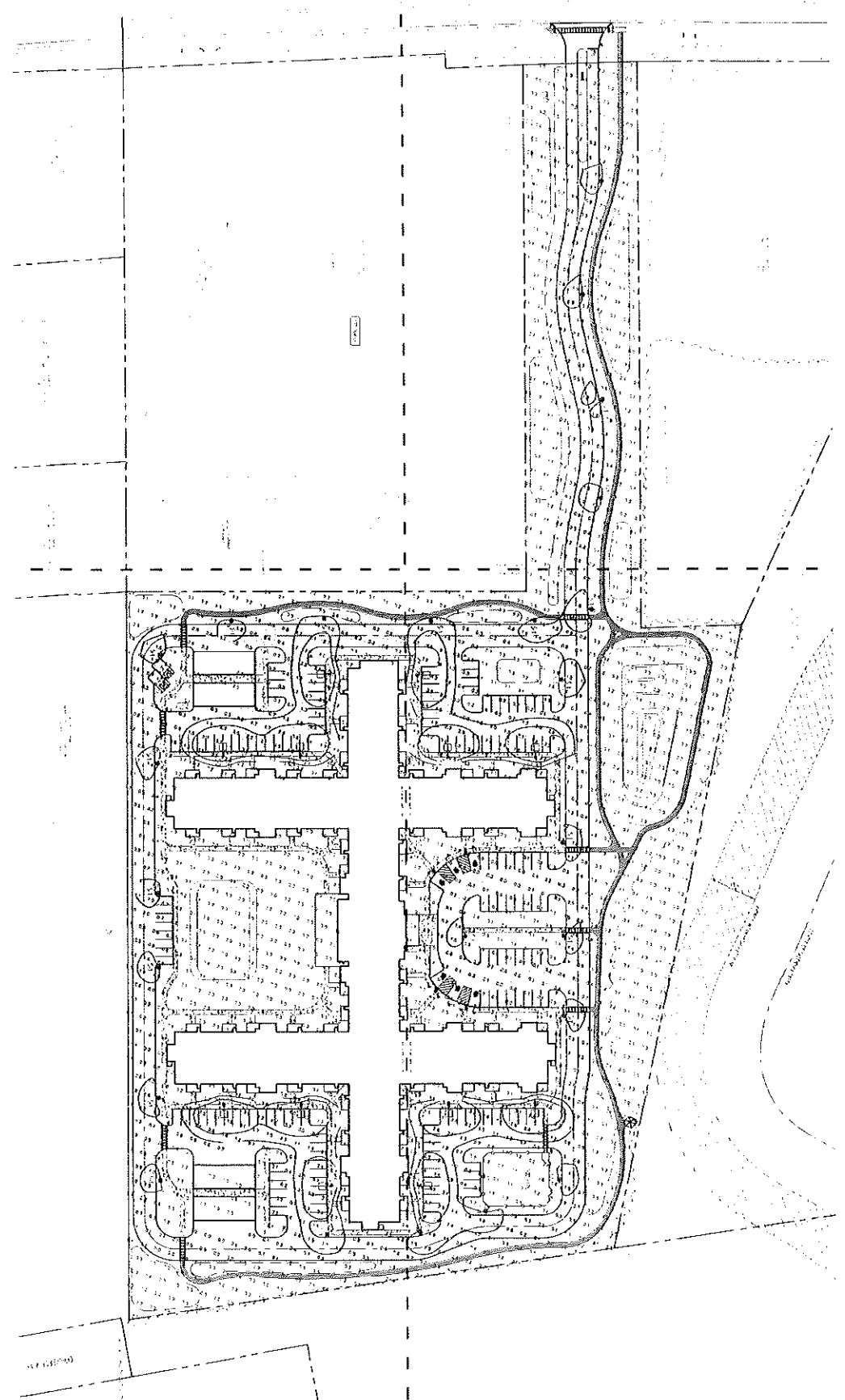


- WILDLIFE DETERRENT FENCING AND BARRIERS



HERBACEOUS PLUG PLANTING

QUAKER ROAD
(20' WIDE SIDEWALK - EAST SIDE ONLY)
NYS 19A

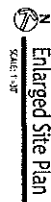
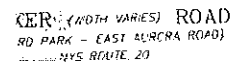


LUMINAIRE SCHEDULE									
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1	1	1	1	1	1	1	1	1	1
1	1	1	1	1	1	1	1	1	1

Overall Lighting Plan

NOTES:

- 1. ALL LIGHTING FIXTURES SHALL BE AS SHOWN ON THIS PLAN.
- 2. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 4. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 5. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 6. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 7. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 8. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 9. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 10. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

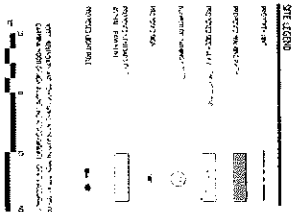
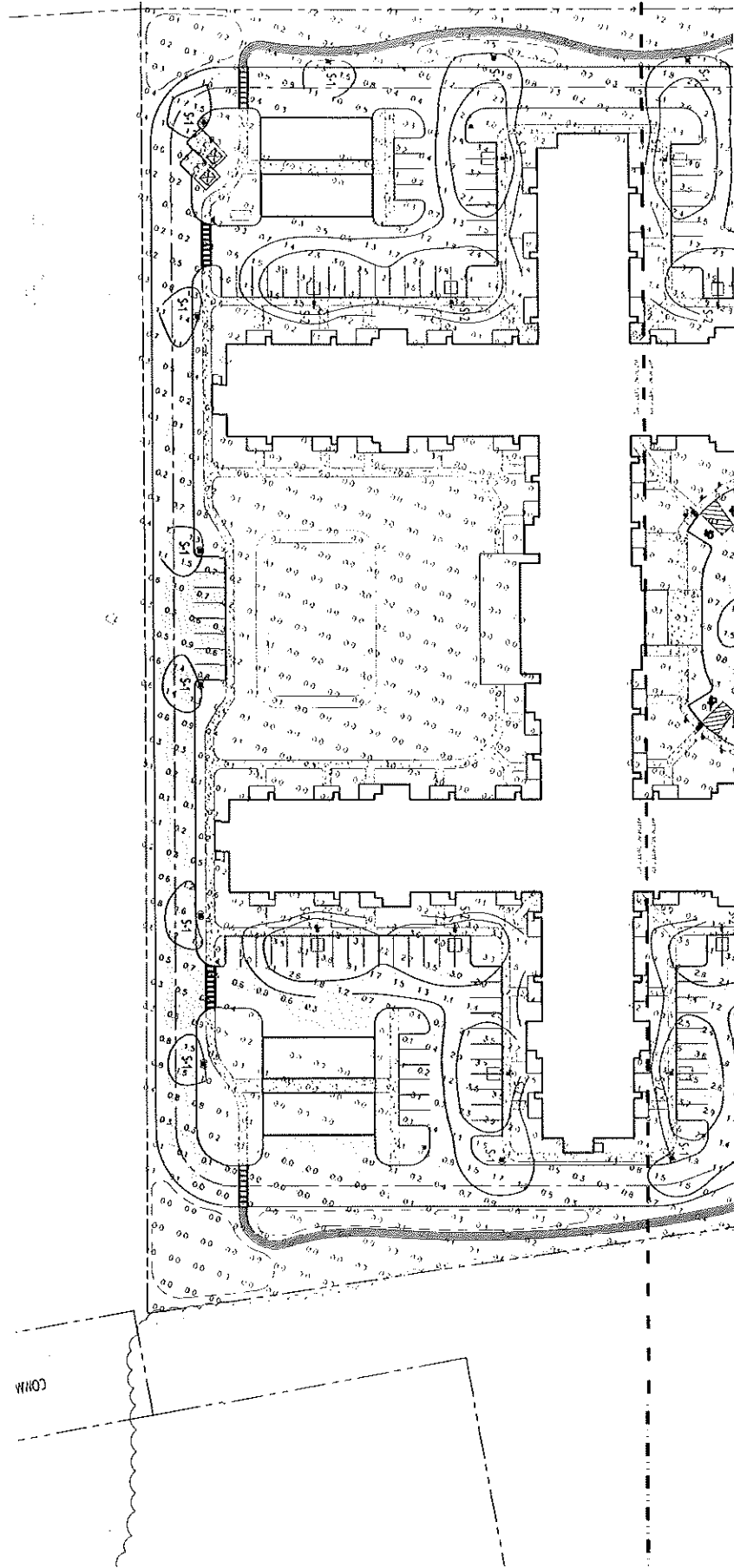


Enlarged Lighting Plan



LUMINAIRE SCHEDULE									
CLUSTER	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2
5-1	8	(1) 110V 100W PAR 38 PAR 38 PAR 38	PAR 38 (100W) 110V 100W PAR 38 PAR 38 (100W) 110V 100W PAR 38 PAR 38 (100W) 110V 100W PAR 38	ELECTRONIC	HOI	100W 100V 100W 100V 100W 100V	100V 100W	100V 100W	100V 100W
5-2	9	(1) 110V 100W PAR 38 PAR 38 PAR 38	PAR 38 (100W) 110V 100W PAR 38 PAR 38 (100W) 110V 100W PAR 38 PAR 38 (100W) 110V 100W PAR 38	ELECTRONIC	HOI	100W 100V 100W 100V 100W 100V	100V 100W	100V 100W	100V 100W

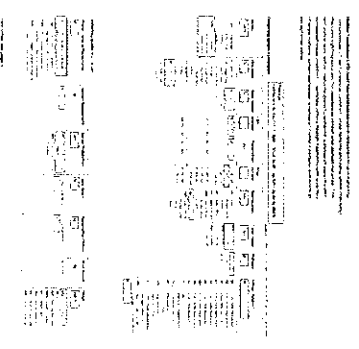
Enlarged Lighting Plan



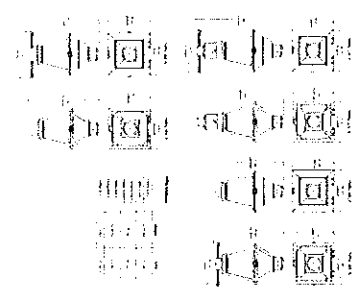
THE VILLAGE WALK
Senior Apartments
260 Quaker Road
East Aurora, New York

CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro

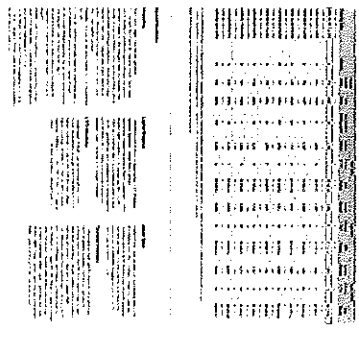
DRAWING NAME:
Enlarged Lighting Plan
C-102
Project No: 25-155



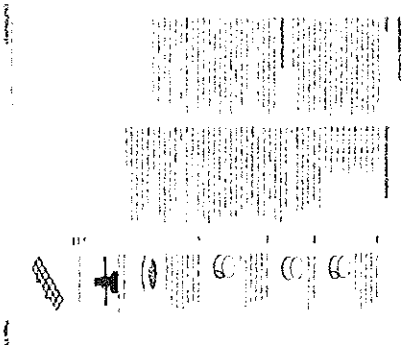
TPC/TVPR Town/Venue
Floor Plan and Room Schedule



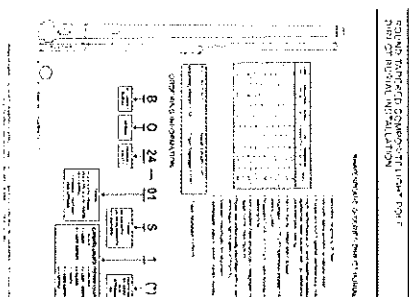
TPC/TVPR Town/Venue
Floor Plan and Room Schedule



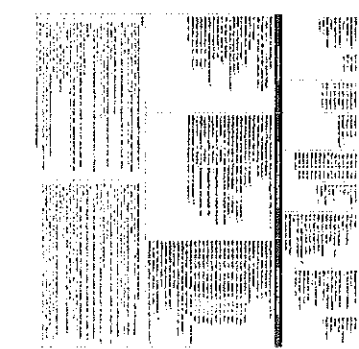
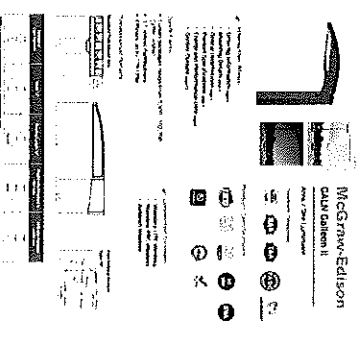
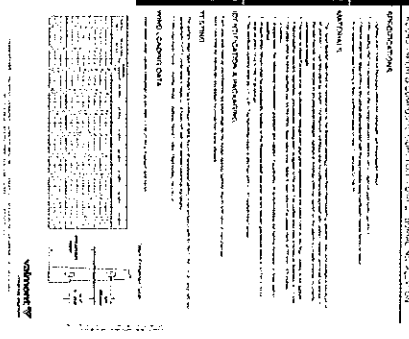
TPC/TVPR Town/Venue
Floor Plan and Room Schedule



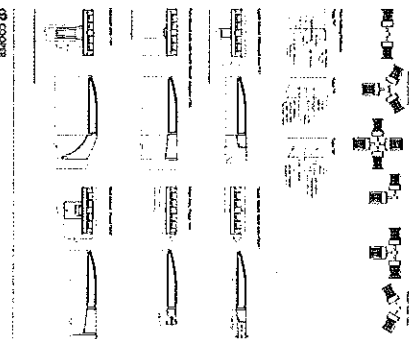
Shakespeare
Floor Plan and Room Schedule



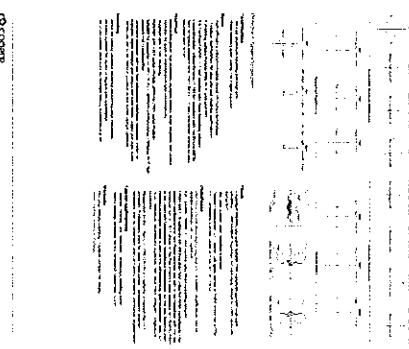
O-SERIES
Floor Plan and Room Schedule



TPC/TVPR Town/Venue
Floor Plan and Room Schedule



O-SERIES
Floor Plan and Room Schedule



17 JANUARY

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**THE VILLAGE WALK
PROPOSED
SENIOR
HOUSING**

260 Quaker Road,
East Aurora, NY

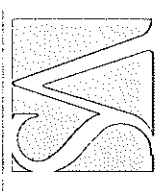
100-4

SA PROJECT TEAM: SENIOR DESIGNER
PROJECT MANAGER: PROJECT MANAGER
PROJECT MANAGER: PROJECT MANAGER

SAAL

TITLE

**EXTERIOR
ELEVATIONS**

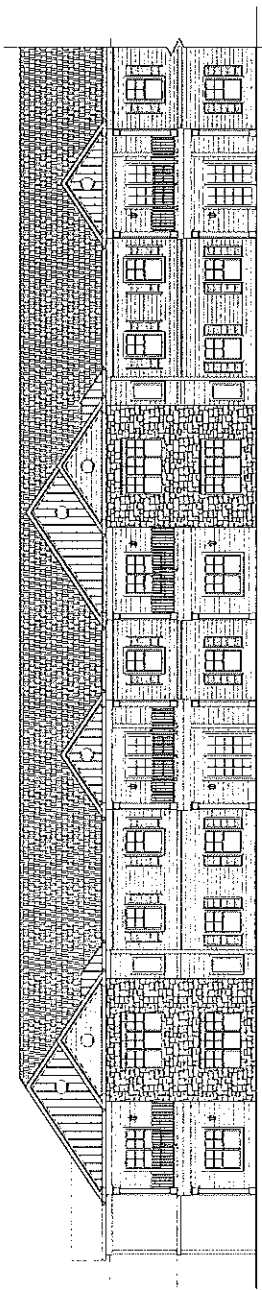


**SILVESTRI
ARCHITECTS-PC**

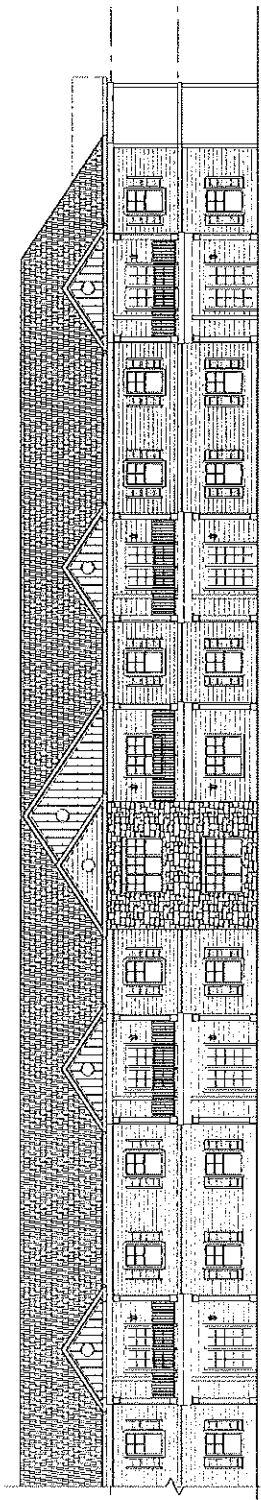
200 West 30th Street, New York, NY 10001
Tel: 212-398-1000 Fax: 212-398-1001

SAALB # 26004.01 DATE: 9-29-26

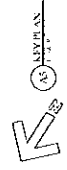
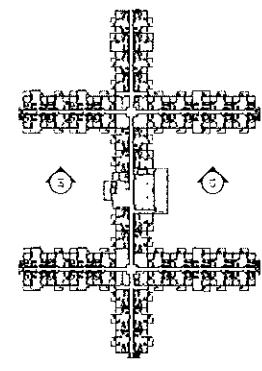
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10 SENIOR HOUSING ELEVATION



11 SENIOR HOUSING ELEVATION



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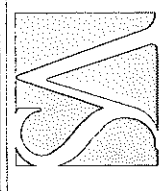
**THE VILLAGE
 WALK
 PROPOSED
 SENIOR
 HOUSING**
 260 Quaker Road,
 East Aurora, NY

ISSUED

SA PROJECT TEAM: ANTHONY F. SILESTRI
 PROJECT ARCHITECT: ANTHONY F. SILESTRI
 PROJECT ENGINEER: NICHOLAS J. SILESTRI
 SCALE:

TITLE

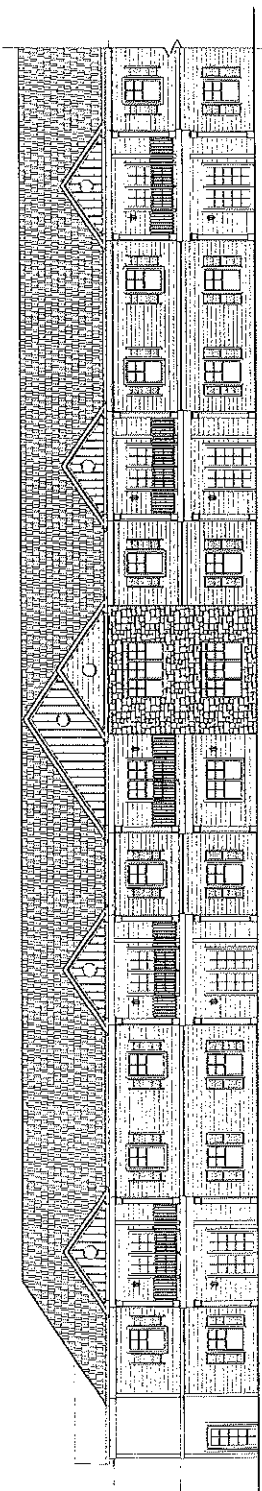
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 ELEVATIONS**



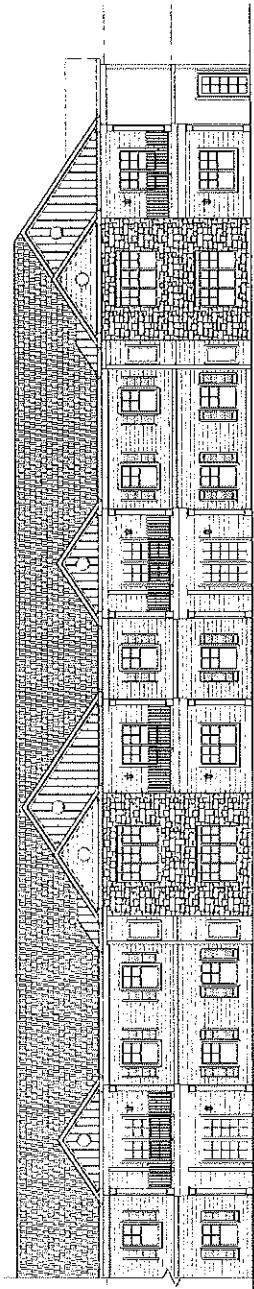
**SILVESTRI
 ARCHITECTS, P.C.**
 210 N. 10th St., Suite 202
 Erie, PA 16501-1002

DATE: 9-29-26
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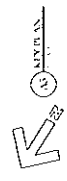
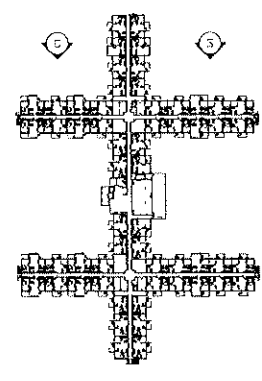
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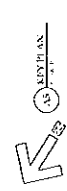
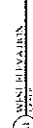


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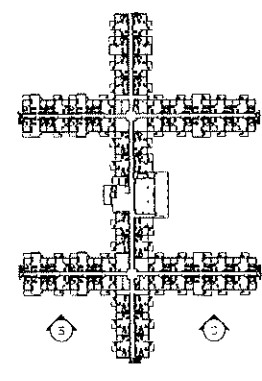


2) SOUTH ELEVATION



DRAWING #
A-204

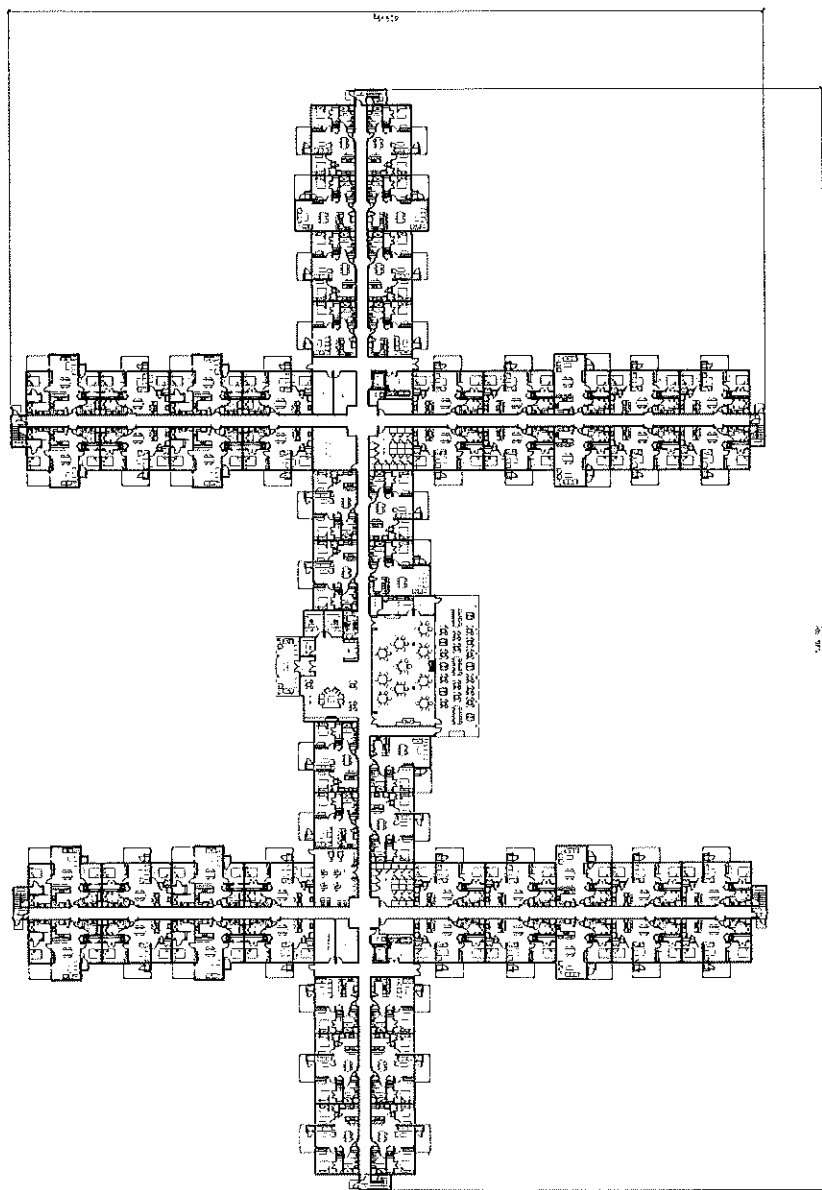
A-205



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A hand is pointing to a vertical number line. The number line has a circle around the number 10.

3

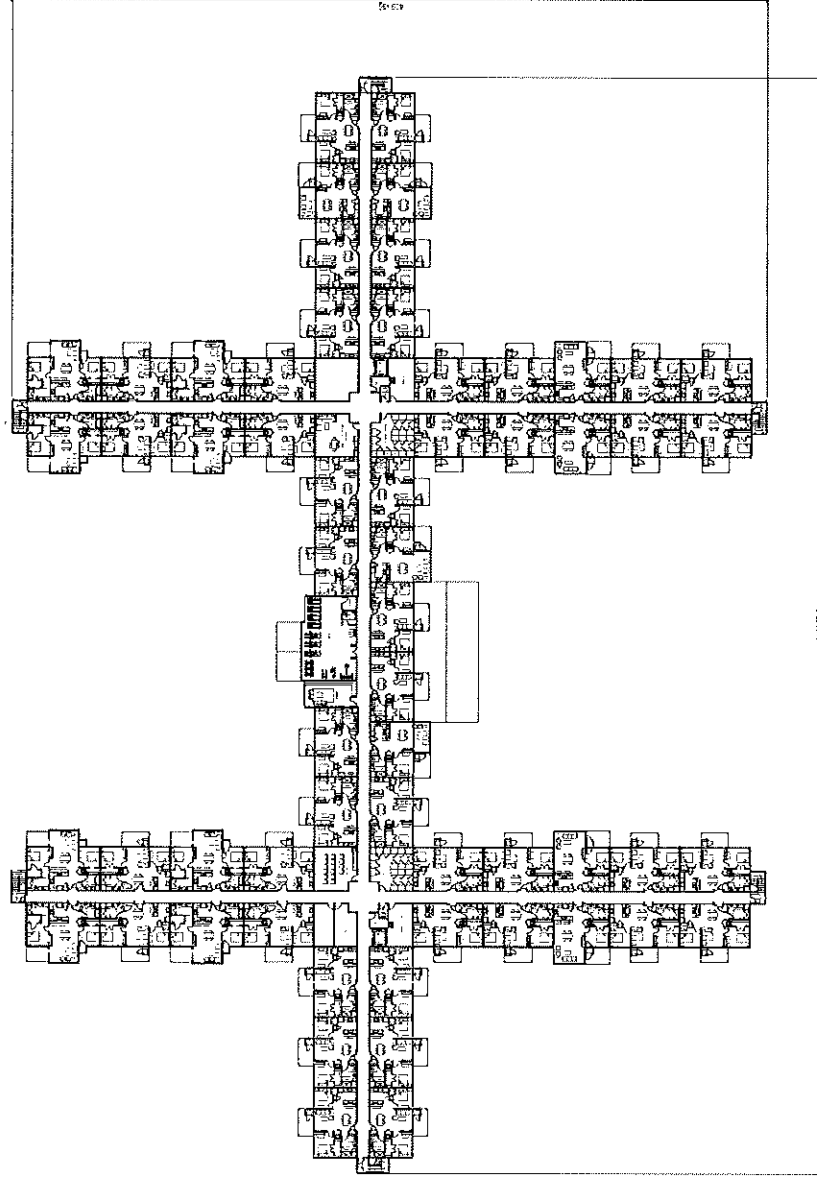


977

A1
 FIRE FLOOR LISTS



The authors thank the referees for their constructive comments and suggestions. The authors also thank the participants at the 2017 Annual Meeting of the European Association of Agricultural Economists for their helpful comments.



A1 SECOND FLOOR 150 UNITS



YOUNG
DEVELOPMENT
Senior Living Community

VILLAGE OF EAST AURORA VILLAGE BOARD MEETING

July 6, 2026 – 7:00 PM

Present:

Trustee Cameron
Trustee Bojanowski
Trustee Kamp
Trustee Viger
Trustee Root
Mayor Wochensky

Absent:

Trustee Lazickas

Also Present:

Maureen Jerackas, Clerk-Treasurer
Liz Cassidy, Code Enforcement Officer
Jeff Stoll, General Foreman
Patrick Welch, Police Chief
38 Members of the public

SPEAKERS & COMMUNICATIONS (I) – Agenda Items Only

- Saxon Deck- Maple Rd- She would like to see businesses going into 270 Quaker rather than housing. She is against zoning change.
- Paula Gowenlock- She is for the senior housing on Quaker, especially for those who don't qualify for low income.
- Joanne Ryan- 211 Porterville- She thinks the number of apartments that they want to put on Quaker is too many, she has concerns over traffic and signage. She agrees there is a need for senior housing.
- Marge Kauderer- 144 W. Fillmore- She is for senior housing in East Aurora.
- Carol Beech- She said that she understands the traffic concerns but feels that there is a need for senior housing.
- Paula Gowenlock- She spoke about how she lived in California and that East Aurora has no traffic in comparison.
- Mary McCutcheon- 126 Sycamore- She is for the senior housing.
- Mary Ann Colopy- HPC Chairwoman- She doesn't believe this is a good location for senior housing and is against spot zoning.
- Jane Rodemacher- She spoke about the presentation from last meeting and the traffic patterns. She said that the land had been open for a long time and nobody wanted it.
- Saxon Deck- She spoke about the need for affordable housing not just senior housing.
- Michelle Parrish- 854 Lawrence- She said that she is against senior housing being put there and spot zoning. She thinks traffic will be awful and wants more consideration on the subject.
- Shawn Hopkins- 270 Quaker Applicant- He said that the Planning Commission worked hard this plan and that seniors have been speaking positively about it. He explained he has been working with the Village and the residents and meeting all the requests.

CONSENT CONSIDERATIONS

Trustee Bojanowski requested that Letter Q from the agenda, Permission for the mayor to sign a permit with Erie County DPW to install an all-way stop at the corner of Center and South Street, be moved to the Official Consideration section of the agenda for further discussion.

- A Motion by Trustee Cameron to approve all consent agenda items,
 - Approval of Minutes of Village Board Meeting for June 15, 2026
 - Approval of Payment for May 30, 2026 Abstract 2025/2026 fiscal year for a total of \$20,813.43.
 - Approval of Payment for July 6, 2026 Abstract 2026/2027 fiscal year for a total of \$310,338.90.
 - Approve a Temporary Use Permit for Donald Stucke Tin Can Tourists, Toy Town Vintage Camper Rally, August 8, 11am – 3pm.
 - Approve a Temporary Use Permit for Ben Holmes of Wallenwein's, Foundation Fundraiser, August 1, 5-9 pm.
 - Approve a Temporary Use Permit for the GDAC Fundraiser at the Roycroft, July 6, 8-11 pm, for a World Cup Watch Party
 - Approve a Hamlin Park Temporary Use permit for Edward Jones on August 19, 2026 5 PM-8 PM to use the Kawanis shelter (There is no alcohol in the park, and the playground will remain open to the public)
 - Permission for the mayor or his designee to sign the General Insurance renewal with Trident through Gallagher
 - Adopt the Village Cell phone policy, Credit card purchasing policy, Employee handbook, Purchasing Policy, and Rules of Procedure for Village Board meetings
 - MODIFY 2026/2027 BUDGET
BE IT RESOLVED, the Clerk – Treasurer is hereby authorized to modify the 2026/2027 Budget in the following manner:
Revenue – 4.3089.0000 - \$ 10,000
Expenditures – Police and Fire Dispatch - equipment 5-3420.0200 - \$10,000
Dispatch Technology Funding from Lorigo
 - Approve the Demo/Substantial Modification to the residence at 120 Elmwood Ave., Paul DellaNeve.
 - Approve the Demo/Substantial Modification to the residence at 810 Main Street, Brian Fischer
 - Permission to advertise for the Police Vehicle Bids
 - Set a public hearing on July 20, 2026, to review the Cable Franchise Agreement
 - Accept the following as members of the East Aurora Fire Department: Jake Piersa, Hunter Clothier, and William Chudy
 - Permission for the mayor or his designee to sign for the purchase of a 2026 Chevy Silverado from Basil Chevrolet from Erie County Bid number 20059-004 \$63,352.

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

OFFICIAL CONSIDERATIONS

Mayor Wochensky spoke about letter Q from the agenda and wanted to discuss that the Chief of Police said that it would take a long time to get a circle installed, and said that a stop sign would be better than nothing. Trustee Bojanowski spoke about other options that he is aware of that could help. He said that he is worried about a stop sign causing traffic issues as well. Trustee Kamp wants to see what happens with a stop sign and in other areas, too. He agrees with Trustee Bojanowski that there should be options. Trustee Bojanowski said that he has concerns about the emissions from starting and stopping vehicles. Mayor Wochensky said that he would prefer to wait until the next meeting. Trustee Kamp would like to see something before the start of the school year. Police Chief Welch noted that they sent for a traffic study and received recommendations. The Village Board discussed the Village's requirements to follow the recommendation. Police Chief Welch said that there is a safety-conscious liability there to some degree to follow the recommendation. Mayor Wochensky said he would like a public comment section

for the next meeting. Police Chief Welch noted that maybe they could ask the County for other options. Trustee Root is concerned about safety.

The Village Board reviewed the application for 270 Quaker. Mayor Wochensky noted the rezoning of the lot, not a specific project. Trustee Viger noted that this is just rezoning and noted that many people are in favor. Trustee Root spoke about the Planning Board meetings and thinks this was well planned. Trustee Kamp said that he appreciates everyone's opinions and spoke about creating more housing stock in the Village. Trustee Cameron said she is against the rezoning, but that this is a huge community need and not many parcels are this size. She said that shuttles are critical for the seniors to get to places and that traffic will increase more with industry. Trustee Kamp spoke about the shuttles and walkability. Mayor Wochensky spoke about the comprehensive plan. He said that he is normally against rezoning but feels, after all the work that Planning did on the application, that he is good with it. He noted that if restrictions were not met, the zoning would go back, and that this is an approval of the re-zone, not the project. Trustee Bojanowski spoke about the conditions from the Planning Board and noted that they were in the resolution.

- **Resolution of the Village of East Aurora of a Determination of Non-Significance pursuant to the State Environmental Quality Review Act (SEQRA) in the matter of the Rezoning Application for 270 Quaker Road, to rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age 55 and older.**

WHEREAS, the applicant has filed Part 1 of the Short Environmental Assessment Form (SEAF) with this Board, a copy of which is included by reference and made a part hereof, relating to the proposed project at 270 Quaker Road, East Aurora, New York, wherein the applicant, Young Development, and WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application, including the Rezoning attached thereto, with any and all amendments and modifications, and considering comments and documentation presented for and against the project, voted in the majority recommending approval, with findings; and

WHEREAS, the Village SEQRA Intake Committee carefully and fully reviewed Part 1 of the SEAF submitted by applicants, including the Rezoning attached thereto, and the above-referenced amendments and modifications; and

WHEREAS, the Village SEQRA Intake Committee, after their review of the above, prepared Parts 2 and 3 of the SEAF with a recommendation of the issuance of the Negative Declaration of Environmental Significance for submission to, and consideration by, the Village Board; and

WHEREAS, the Village Board of Trustees, upon taking an independent hard look and reasoned evaluation of the above-referenced information, comments and written documentation, including, but not limited to, Part 1 of the SEAF; comments, recommendations, findings and conditions of the Planning Commission, the Rezoning and the recommendation of the SEQRA Intake Committee and that Committee's completed Parts 2 and 3 of the SEAF concerning the potential environmental impacts of the project; all of which are incorporated by reference herein; and

WHEREAS, the Village Board, upon carefully and fully reviewing all the information, comments and written documentation in regard to the project, made a finding that there are no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of East Aurora as Lead Agency has determined that the proposed action described in the SEAF, submitted by the applicants, for the site plan proposed to rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age 55 and older at 270 Quaker Road, as detailed in the revised Rezone Application dated January 23, 2026, and as is classified as an Unlisted Action and therefore issues a Negative Declaration, that this development will not have a significant environmental impact and a Draft Environmental Impact Statement will not be required nor prepared.

The foregoing resolution was duly made by Trustee Kamp and seconded by Trustee Root and carried on June 15, 2026.

- **Resolution of the Village Board of East Aurora Approving The Rezone Application for 270 Quaker Road, applicant Young Development, to rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age 55 and older and the adoption of Local Law No. ____ of 2026 entitled "A LOCAL LAW AMENDING CHAPTER 285 OF THE ZONING CODE OF THE VILLAGE OF EAST AURORA, NEW YORK AND TO AMEND THE ZONING MAP ACCORDINGLY"**

WHEREAS, an application has been submitted for Rezoning Approval at the above-referenced property by applicant Young Development, represented by Sean Hopkins,

WHEREAS, the Village Board referred the rezone to the Planning Commission for review, comment, and recommendation, and the Planning Commission resolution, recommending site plan approval, with findings and conditions; and

WHEREAS, the Village's SEQRA Intake Committee considered the application and reviewed Part 1 of the Short Environmental Assessment Form submitted by the applicant and completed Part 2 and Part 3 thereof on behalf of the Village, and it was the recommendation of the SEQRA Committee and approved by the Village Board as a Negative Declaration, including that the proposed development plan is a Unlisted Action and would have no significant environmental impact; and

WHEREAS, the Village Board at a public meeting reviewed and considered further the comments and all written materials submitted by the applicant and all other information and recommendations before the Board, including minutes of prior Village Board meetings and the recommendations from the SEQRA Intake Committee and Planning Commission, and the referral and response from the Erie County Division of Planning declaring: No Recommendation; proposed action has been reviewed and determined to be of local concern; and

WHEREAS, the Village Board received and considered the Site Plan, the above-referenced upgrades, and any and all amendments thereof; and

WHEREAS, the Village Board has separately considered the environmental impacts of the project, declared itself Lead Agency and issued a Negative Declaration of environmental significance, with the proposal classified as a Unlisted Action.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board as follows:

The Findings of Fact of the SEQRA Intake Committee, the resolution with findings of the Planning Commission, and the site plan application, all information included in the minutes taken in relation to the above-mentioned Village Board and Planning Commission meetings, are herein incorporated by reference, including the following findings of the Planning Commission:

Findings:

As proposed, the project is inconsistent with the current Comprehensive Plan for the Village of East Aurora.

The proposed use is not inconsistent with certain surrounding land uses in the vicinity of the project site. The applicant is willing to accept legally binding restrictions limiting the property exclusively to the proposed senior housing subdivision, including the incorporation of a reversion clause. While the project would benefit the applicant, the applicant has demonstrated through a market study that there is a need for market-rate senior housing in the area.

The applicant has proposed market-rate senior housing and has not proposed affordable housing, workforce housing, public amenities, or other community benefits tied specifically to the requested rezoning.

The parcel could potentially be developed more consistently with its current zoning designation as an office or medical park; however, the agent for API Delevan stated that there is limited market demand for such uses.

The Town's recently completed Comprehensive Plan prioritizes general residential (GR) development in the areas that are already served by sanitary sewers, while also noting that few such sites in the Town are suitable for developments of this size.

The applicant has demonstrated that adequate downstream sanitary sewer capacity exists to serve the proposed development.

The applicant has determined that the proposed project will have only a minor impact on traffic.

The proposed project is consistent with the Comprehensive Plan in that it would increase the variety of housing types available within the Village.

The proposed project is viewed as better addressing the Village's current housing needs than the uses permitted under the current zoning designation.

Conditions:

The project shall be limited exclusively to market-rate senior housing for residents aged fifty-five (55) and older, which shall be incorporated as a deed restriction on the property.

The property shall revert to its current zoning classification if the preceding condition is not satisfied.

The instrument(s) containing the foregoing restrictions shall be submitted to the Village Attorney for approval and consent prior to recording.

The Resolution of the Village Board considering the environmental impacts of the project and the issuance of a Negative Declaration of Environmental Significance is incorporated herein by reference.

The Rezoning relating to the proposed project at 270 Quaker Road, East Aurora, New York, wherein the applicant proposes to rezone from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age fifty-five (55) and older, as detailed on documents submitted with the revised application dated January 23, 2026, is hereby approved and is subject to the conditions set forth above and the following additional conditions, if any:

The foregoing resolution was duly made by Trustee Kamp and seconded by Trustee Bojanowski and carried on July 6, 2026 to adopt Local Law No. 5 of 2026 entitled "A LOCAL LAW AMENDING CHAPTER 285 OF THE ZONING CODE OF THE VILLAGE OF EAST AURORA, NEW YORK AND TO AMEND THE ZONING MAP ACCORDINGLY"

Duly put to a vote, and upon roll call, the vote was as follows:

Mayor Wochensky- Aye

Trustee Root- Aye

Trustee Cameron- Aye

Trustee Kamp- Aye

Trustee Viger- Aye

Trustee Bojanowski- Aye

The foregoing resolution was thereupon declared duly adopted.

- **Resolution of the Village of East Aurora of a Determination of Non-Significance Pursuant to the State Environmental Quality Review Act (SEQRA) in the matter of the Minor Subdivision Application for 270 Quaker Road, to subdivide approximately 11.05 acres from the existing 15.40-acre parcel**

WHEREAS, the applicant has filed Part 1 of the Short Environmental Assessment Form (SEAF) with this Board, a copy of which is included by reference and made a part hereof, relating to the proposed project at 270 Quaker Road, East Aurora, New York, wherein the applicant, Young Development, and WHEREAS, the Village Planning Commission, after carefully and fully reviewing the application, including the Subdivision attached thereto, with any and all amendments and modifications, and considering comments and documentation presented for and against the project, voted in the majority recommending approval, with findings; and

WHEREAS, the Village SEQRA Intake Committee carefully and fully reviewed Part 1 of the SEAF submitted by applicants, including the Subdivision attached thereto, and the above-referenced amendments and modifications; and

WHEREAS, the Village SEQRA Intake Committee, after its review of the above, prepared Parts 2 and 3 of the SEAF with a recommendation of the issuance of the Negative Declaration of Environmental Significance for submission to, and consideration by, the Village Board; and

WHEREAS, the Village Board of Trustees, upon taking an independent hard look and reasoned evaluation of the above-referenced information, comments and written documentation, including, but not limited to, Part 1 of the SEAF; comments, recommendations, findings and conditions of the Planning Commission, the Subdivision and the recommendation of the SEQRA Intake Committee and that Committee's completed Parts 2 and 3 of the SEAF concerning the potential environmental impacts of the project; all of which are incorporated by reference herein; and

WHEREAS, the Village Board, upon carefully and fully reviewing all the information, comments and written documentation in regard to the project, made a finding that there are no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of East Aurora as Lead Agency has determined that the proposed action described in the SEAF, submitted by the applicants, for the subdivision proposed to subdivide approximately 11.05-acres from the existing 15.40-acre parcel at 270 Quaker Road, as detailed in the revised Subdivision Application dated January 23, 2026, is classified as an Unlisted Action and therefore issues a Negative Declaration, that this development will not have a significant environmental impact and a Draft Environmental Impact Statement will not be required nor prepared.

The foregoing resolution was duly made by Trustee Kamp and seconded by Trustee Viger and carried on June 15, 2026.

- **Resolution of the Village Board of East Aurora Approving The Subdivision Application for 270 Quaker Road, applicant Young Development, to subdivide approximately 11.05 acres from the existing 15.40-acre parcel.**

WHEREAS, a revised application dated January 23, 2026, has been submitted for Subdivision Approval at the above-referenced property by applicant Young Development, represented by Sean Hopkins, WHEREAS, the Village Board referred the subdivision to the Planning Commission for review, comment, and recommendation, and the Planning Commission resolution, recommending site plan approval, with findings and conditions; and

WHEREAS, the Village's SEQRA Intake Committee considered the application and reviewed Part 1 of the Short Environmental Assessment Form submitted by the applicant and completed Part 2 and Part 3 thereof on behalf of the Village, and it was the recommendation of the SEQRA Committee and approved by the Village Board as a Negative Declaration, including that the proposed development plan is a Unlisted Action and would have no significant environmental impact; and

WHEREAS, the Village Board at a public meeting reviewed and considered further the comments and all written materials submitted by the applicant and all other information and recommendations before the Board, including minutes of prior Village Board meetings and the recommendations from the SEQRA Intake Committee and Planning Commission, and the referral and response from the Erie County Division of Planning declaring: No Recommendation; proposed action has been reviewed and determined to be of local concern; and

WHEREAS, the Village Board received and considered the Subdivision, the above-referenced upgrades, and any and all amendments thereof; and

WHEREAS, the Village Board has separately considered the environmental impacts of the project, declared itself Lead Agency and issued a Negative Declaration of environmental significance, with the proposal classified as an Unlisted Action.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board as follows:

The Findings of Fact of the SEQRA Intake Committee, the resolution with findings of the Planning Commission, and the site plan application, all information included in the minutes taken in relation to

the above-mentioned Village Board and Planning Commission meetings, are herein incorporated by reference, including the following findings of the Planning Commission:

Findings:

- As proposed, the project is inconsistent with the current Comprehensive Plan for the Village of East Aurora.
- The proposed use is not inconsistent with certain surrounding land uses in the vicinity of the project site.
- The applicant is willing to accept legally binding restrictions limiting the property exclusively to the proposed senior housing subdivision, including the incorporation of a reversion clause.
- While the project would benefit the applicant, the applicant has demonstrated through a market study that there is a need for market-rate senior housing in the area.
- The applicant has proposed market-rate senior housing and has not proposed affordable housing, workforce housing, public amenities, or other community benefits tied specifically to the requested rezoning.
- The parcel could potentially be developed more consistently with its current zoning designation as an office or medical park; however, the agent for API Delevan stated that there is limited market demand for such uses.
- The Town's recently completed Comprehensive Plan prioritizes general residential (GR) development in the areas that are already served by sanitary sewers, while also noting that few such sites in the Town are suitable for developments of this size.
- The applicant has demonstrated that adequate downstream sanitary sewer capacity exists to serve the proposed development.
- The applicant has determined that the proposed project will have only a minor impact on traffic.
- The proposed project is consistent with the Comprehensive Plan in that it would increase the variety of housing types available within the Village.
- The proposed project is viewed as better addressing the Village's current housing needs than the uses permitted under the current zoning designation.

Conditions:

- The project shall be limited exclusively to market-rate senior housing for residents aged 55 and older.
- Condition 1 shall be incorporated as a deed restriction on the property.
- A reversion clause shall be included in the deed providing that the property shall revert to its current zoning classification if the preceding conditions are not satisfied.

The Resolution of the Village Board considering the environmental impacts of the project and the issuance of a Negative Declaration of Environmental Significance is incorporated herein by reference. The Subdivision relating to the proposed project at 270 Quaker Road, East Aurora, New York, wherein the applicant proposes to subdivide approximately 11.05 acres from the existing 15.40-acre parcel, as detailed on documents submitted with the application, is hereby approved and is subject to the following additional conditions:

The resolution is effective immediately, approving the issuance of a development and construction permit as hereinbefore set forth, subject to compliance with all applicable federal, state, and local laws and codes.

The foregoing resolution was duly made by Trustee Cameron and seconded by Trustee Root and carried on June 15, 2026.

SPEAKERS & COMMUNICATIONS

- Joanne Ryan- 211 Porterville Rd – She said that she wants to make sure all studies are done on the difference between a major subdivision and a minor subdivision. Code Enforcement Officer Cassidy said that the Village Code is clear that this is a major development but a minor subdivision.
- Carol Beech- She said that the development is not huge.
- Ann Schwartz- 677 E. Fillmore- She has concerns about the tour buses parking on East Fillmore. Mayor Wochensky said that he is looking into finding better locations for parking and tourism.
- Lisa West & Steve Patterson- Buffalo Road- They have concerns over Buffalo Road and its dilapidated condition. She said that she understands that it is not a Village Road but would like the Village to ask the County to fix it and he agrees. Mayor Wochensky said that Buffalo Road is not currently on the County list to be rebuilt but they have asked about it. He said that they are meeting with the County quarterly and will bring this up along with the traffic calming measures.

Department Head and Trustee Reports

General Foreman- The paving is finishing up, and then the DPW will be striping. They are working on the Hamlin park bathrooms

Police Chief- The July 3rd event went OK; they had some pain points, but all were safe. They are aggressively working on overtime by interviewing for a new police officer. He is working on a tech grant for body cameras and car cameras.

Clerk Treasurer- The Clerk's office is currently processing taxes and working on the audit.

Planning Commission- Meeting tomorrow at 7, then a presentation after

Code Enforcement- None

Trustee Root- none

Trustee Bojanowski- none

Trustee Kamp- none

Trustee Viger- none

Mayor Wochensky- none

ADJOURNMENT

A motion was made by Trustee Viger to adjourn the meeting at 8:11pm, seconded by Trustee Kamp and unanimously carried.

Respectfully submitted,

Maureen Jerackas
Village Clerk-Treasurer

EAST AURORA PLANNING COMMISSION

REGULAR MEETING

Tuesday, May 5, 2026

PRESENT:

Randy West – Chair
Dale Morris – Vice-Chair
Allen A. Ott Jr. – Member
Geoffrey Hintz – Member
Dave Simeone – Member
Daniel Castle – Member
Stacy Oar – Member
Debbie Izatt- Alternate

ABSENT:

ALSO PRESENT:

Chris Trapp, Attorney
Joe Trapp, Assistant Attorney
Liz Cassidy, Code Enforcement Officer
Melanie Walker, Deputy Clerk
12 members of the Public

Chair West, noting that there was a quorum, called the May meeting to order at 7:00 p.m. He then introduced the Planning Commission Members, and the PC approved the minutes of the April 7th meeting. Member Morris motioned to approve the minutes, seconded by Member Ott, with one abstention, and approved.

Special Use Permit Application

635 Main Street

Sylvia Walworth, Valvoline Instant Oil Change

Chair West opened the discussion of the application with Katie Volgal and Sylvia Walworth of Valvoline Instant Oil Change. The proposal is to use the property for a vehicle service shop, acquiring the existing permitted use, T-N-T Express Lube, and converting it over to Valvoline Instant Oil Change. Village code requires that a new special use permit be issued upon transfer of ownership.

The applicants stated that any proposed changes would be limited to signage and possibly the roof; that the operations would remain substantially the same as those conducted by the current owner. The applicants stated they are aware they will need a permit to make significant changes to the exterior. The applicants stated they will keep the hours of operation the same for now, possibly expanding to weekend hours in the future.

Chair West asked the Code Enforcement Officer about any issues under the current ownership. The CEO stated there have been none, and that the underground storage tanks from the property's previous use as a gas station had been removed.

Findings:

1. The proposed use is a continuation of an existing business.
2. No changes to the operation are proposed.

A motion by Member Castle to recommend the Village Board APPROVE the Special Use Permit application for 635 Main Street with the findings as submitted, was seconded by Member Simeone and unanimously approved.

Prior to beginning deliberations of the two applications by API Delevan and 270 Quaker Road LLC, the PC deliberated and determined that the application for rezoning should be considered separately first, followed by the application for minor subdivision.

Rezoning Application

270 Quaker Road, Village Walk
270 Quaker Road LLC c/o Young Development

Chair West opened the discussion of the application with Sean Hopkins, agent for the applicant. The applicant is requesting that land owned by API Delevan be rezoned from General Manufacturing (GM) to General Residential (GR) for development as a senior housing project for individuals age 55 and older. Sean Hopkins introduced himself, Chris Wood of Carmina Wood Design, the project engineer; Brian Young, Joe Young, and Tom Lewis, all on behalf of Young Development. Sean Hopkins reviewed the most recent submission, specifically addressing the criteria considered by NY State to determine if a proposal constituted spot zoning. Mr Hopkins presented documentation:

- That there was a desire for such housing in the Village, thus the proposed project benefits the community as well as the owner;
- That there are many residential and general residential parcels in the vicinity of the proposed project, so it is not inconsistent with adjacent land uses;
- That the proposed project would have fewer impacts on the adjacent parcels than a manufacturing use, and that impacts to roads and sewers could be at acceptable levels;
- That the proposed project is consistent with the goal of the Comprehensive Plan that the Village provide a variety and range of housing options.

Chair West requested public comment. Two individuals spoke:

- Joe Deck, commercial realtor for API Delevan, spoke in favor of the project. Mr. Deck further stated that he has found no GM interest and feels there will be little interest in the future. There is no demand for office parks as current vacancy rates are high today with no future improvement foreseen.
- Brian Young – 555 Willardshire Road, Young Development (the applicant), spoke in favor of the project.

A motion to take the applications off the table and reopen the discussion was made by Member Simone, seconded by Member Oar and unanimously approved.

Member Castle distributed aerial maps showing the zoning surrounding the GM parcel, including adjacent residentially zoned areas and surrounding parcel ownership. Member Castle pointed out that Luminescent Systems Inc. owned the majority of the undeveloped parcels in Commerce Green, leaving little future opportunities for additional manufacturing without Luminescent's involvement. Chair West stated that he did not feel all the development options had been reviewed for this site, noting that it had only been actively marketed for a little over a year. Member Morris stated that he continued to have concerns that the proposed project is inconsistent with the current Comprehensive Plan. Member Simone stated that the proposed project would be good for the Village but is not in a good location. Member Hintz stated that he shares Member Morris' concerns, and that the proposed project does not address workforce affordable housing.

Chair West discussed the Town of Aurora's recently completed its Comprehensive Plan, which includes provisions for multi-family development in areas of the Town that are currently served by the sanitary sewer system. Doug Crow, Chair of the Town of Aurora Planning Board, stated that one of the Town's goals is to encourage denser residential housing near the Village, specifically, along Center Street south of the Village extending to East Aurora High School. He noted that the focus is on this area due to the availability of sewer connections. Crow further stated there are very few parcels of comparable size to the proposed project within the Town that have access to sanitary sewers. Bryan Young stated that Town parcels would not have pedestrian access to the Village. Crow said it is a long-term vision that sidewalks may be provided from the High School to the Village.

Chair West made a motion to go into Executive Session at 8:30 pm to discuss a legal matter, and at 8:42 pm resumed. Addressing interest in giving preference to Village residents for senior housing, attorney Joe Trapp stated that could be accomplished through additional steps undertaken by legal counsel.

Findings:

1. As proposed, the project is inconsistent with the current Comprehensive Plan for the Village of East Aurora.
2. The proposed use is not inconsistent with certain surrounding land uses in the vicinity of the project site.
3. The applicant is willing to accept legally binding restrictions limiting the property exclusively to the proposed senior housing subdivision, including the incorporation of a reversion clause.
4. While the project would benefit the applicant, the applicant has demonstrated through a market study that there is a need for market-rate senior housing in the area.
5. The applicant has proposed market-rate senior housing and has not proposed affordable housing, workforce housing, public amenities, or other community benefits tied specifically to the requested rezoning.
6. The parcel could potentially be developed more consistently with its current zoning designation as an office or medical park; however, the agent for API Delevan stated that there is limited market demand for such uses.
7. The Town's recently completed Comprehensive Plan prioritizes general residential (GR) development in the areas that are already served by sanitary sewers, while also noting that few such sites in the Town are suitable for developments of this size.
8. The applicant has demonstrated that adequate downstream sanitary sewer capacity exists to serve the proposed development.
9. The applicant has determined that the proposed project will have only minor impact on traffic.
10. The proposed project is consistent with the Comprehensive Plan in that it would increase the variety of housing types available within the Village.
11. The proposed project is viewed as better addressing the Village's current housing needs than the uses permitted under the current zoning designation.

Conditions:

1. The project shall be limited exclusively to market-rate senior housing for residents age 55 and older.
2. Condition 1 shall be incorporated as a deed restriction on the property.
3. A reversion clause shall be included in the deed providing that the property shall revert to its current zoning classification if the preceding conditions are not satisfied.

A motion was made by Member Castle to recommend the Village Board APPROVE the Rezoning application for 270 Quaker Road with the findings and as conditioned, was seconded by Member Ott and approved with one opposition.

**Minor Subdivision Application
270 Quaker Road, Village Walk
260 Quaker Road LLC c/o Young Development**

The proposal is to subdivide approximately 11.05-acres from the existing 15.40-acre parcel. Mr. Hopkins stated that the information required by Village code for a minor subdivision application is depicted on Drawing C-100 and confirmed the items shown on Slide 33.

Member Simeone stated that the project did not appear to constitute a minor subdivision, but instead more closely resembled a major subdivision. Chair West agreed, noting that the minor subdivision provisions of the Village code were originally intended for smaller landowners seeking to divide an existing parcel into two or three separate lots, rather than for the creation of a 118-unit development. Chair West further noted, however, that the Village code requires more information and greater detail for a minor subdivision application than for a major subdivision application.

Findings:

1. The applicant has provided all information required by the Village Code for a minor subdivision application.
2. Several Board members expressed concern that, while the application may technically satisfy the code requirements for a minor subdivision, the scale and nature of the proposal are inconsistent with the intended purpose and spirit of the minor subdivision provisions of the Village Code.

Conditions:

1. The project shall be limited exclusively to senior housing for residents age 55 and older.
2. Condition 1 shall be incorporated into the deed as a deed restriction.
3. A reversion clause shall be included in the deed providing that the property shall revert to its current zoning classification if the preceding conditions are not satisfied.

Member Castle made a motion to recommend that the Village Board APPROVE the Minor Subdivision application for 270 Quaker Road with the findings and as conditioned, seconded by Member Simone and unanimously approved.

A motion to adjourn the meeting at 9:45 pm was made by Member Castle, seconded by Member Ott, and unanimously approved.

Respectfully submitted

Melanie Walker
Deputy Clerk

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

MEMO

TO: Historical Preservation Commission

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: 9/21/26

The Building Department has reviewed and received a demolition and/or substantial modification application for 417 Prospect Ave by the property owner for the expanded scope of modification for a one-story addition on the rear of the dwelling. The previous scope of the second-floor expansion on the east side of the dwelling was permitted and under the threshold of the demolition/substantial modification requirements. The aggregate area of all modifications now meets the requirements of 112-3 based on the following criteria:

Existing Structure: 963.5 sq. ft.

50% threshold per VEA 112-3: 481.75 sq. ft.

Initial scope of modification (second floor east addition): 393 sq. ft.

Expanded scope of modification (first floor south addition): 133.3 sq. ft.

New Aggregate area of demolition/ substantial modification: 526.3 sq. ft.

Village Code section 112-3 requires that any demolition activities and/or proposed substantial modifications that meet the applicable thresholds therein be referred to the Historical Preservation Commission for their review and recommendation before the Village Board review.

Village Code section 112-5 requires the Historical Preservation Commission to provide a written recommendation to the Village Board on the exterior architectural design, scale, and impact of character of the existing structure and surrounding neighborhood.

If you have any questions, please get in touch with me at 652-7591.

Richard Miga

BUILDING DEPARTMENT
Town of Aurora/Village of East Aurora
575 Oakwood Avenue, East Aurora, NY 14052
Phone: (716)652-7591

APPLICATION FOR DEMOLITION/SUBSTANTIAL MODIFICATION

- Property Owner Name: Cameron Pierrot Phone #: (716) 955-0377
Property Address: 417 Prospect Ave, East Aurora, NY 14052
SBL #: _____ Zoning District: _____
Applicant (if not the Owner): _____ Phone #: _____
1. Brief description of the demolition: There was a 6x16 ft enclosed porch that we ripped off of the back of the house. We plan to extend the kitchen out 6 more feet in it's place.
 2. Size of demolition (feet): 11 width 16 length 8 Height 176 Total sq. ft. or ☐ Entire Building/Structure
 3. Demolition Threshold (Village only): ☐ 30% (>2,501) ☐ 40% (1,201- 2,500) ☒ 50% (<1,200)
 4. Disconnection of services: ☒ Water ☒ Sewer ☐ Electric ☒ Gas ☒ N/A
 5. Asbestos Survey: ☐ Yes ☒ N/A – Age of Structure: _____
 6. Water use needed for dust control: ☐ Yes ☒ N/A
 7. General permit NYS DOT (state) or ECPW (county) street/road: ☐ Yes ☒ N/A
 8. Name of Contractor: Brian Pierrot Representative: _____
Address of Contractor: 268 Summit Ave, Orchard Park, NY 14127
Phone #: 716 712-7537 Email: probuiltcustom@gmail.com
 9. Name of Asbestos Contractor: _____ Representative: _____
Address of Contractor: _____
Phone #: _____ Email: _____
 10. Contractor's General Liability, Workers' Compensation, and Disability Insurance Certificates with the Town of Aurora & Village of East Aurora as Certificate holder: ☐ Yes ☐ N/A

IMPORTANT

- Site Plan or Survey showing lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of the layout of the property must be submitted with this application. Indicate the distance to the nearest building on the adjoining lot.
- A written report from a licensed exterminator regarding extermination must be submitted with the application, if applicable.
- Written verification that all utilities (i.e., gas, electric, water, and sewer) have been properly shut off and disconnected must be submitted with the application.
- No work may commence until an asbestos survey is completed and filed with the commissioner of the NYS Dept of Labor in accordance with the Industrial Code 56 and the rules and regulations of the Dept of Labor (submit a copy to this Dept)
- Debris, including any in-ground storage tanks, must be systematically removed from the site and not allowed to pile up or cause any obstruction.
- Demolition shall be carried out during daylight hours only on normal workdays.
- No explosives can be used in connection with the demolition of buildings or structures unless a special permit is first obtained by the Village Board of Trustees (village).
- All cellars and basements of demolished buildings or structures shall be filled in and made safe. The surface of the infill shall be level with the surrounding premises.

APPLICATION IS HEREBY MADE to the Code Enforcement Officer for the issuance of a Building Permit pursuant to the NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODE for the construction of buildings, additions, and alterations, as herein described. The applicant agrees to comply with all applicable codes, laws, and regulations. The undersigned hereby certifies that all of the information contained in this application is correct and true.

Owner Name: Cameron Pierrot Email: Cameronpierrot@gmail.com
(Applicant or Corp/LLC must complete the affidavit on the next page to sign as the owner's agent.)

Owner Signature: Cameron Pierrot Date: 9/1/26

ADDENDUM TO APPLICATION FOR DEMOLITION/SUBSTANTIAL MODIFICATION

VILLAGE OF EAST AURORA ONLY

Where the Building Permit application has determined the proposed demolition and or substantial modification meets the thresholds set forth under Village Code §112-3 and requires the Demolition/Substantial Modification application, and or the Demolition/Substantial Modification application is for the demolition of the entire building/structure, the Village Board of Trustees must approve the demolition and or substantial modification application before the issuance of a demolition or building permit. To facilitate the review process, this application must be referred to the East Aurora Historic Preservation Commission (HPC).

The purpose of this addendum is to identify necessary information for the HPC to render its input as outlined in Village Code §112-5. This application and addendum should be accompanied by the construction documents that include the scope of demolition, the new exterior work, exterior finishes, and building/structure elevations, and photographs of the property where applicable. The complete application will be referred to the HPC at their next scheduled meeting, and the applicant and/or agent to the owner will be notified of the meeting. The HPC may require additional information or diligence beyond what is outlined in this addendum in the meeting.

The following reference sources may be of assistance in completing this addendum and may shorten the HPC's review of your application: (i) Aurora Town Historian (www.townofaurorany.gov/departments/historian); (ii) your abstract of title; (iii) property file in Village Clerk's office; (iv) real property tax records (www2.erie.gov/ecrpts); (v) Erie County Clerk's Office. You are encouraged to consult with the Aurora Town/Village Historian to investigate the property's historical use and significance, both of which are required in this application.

NOTE: This addendum is not intended to be used if the property in question is a local landmark or is within a historic district as designated under Village Code Chapter 156. If a property is so designated, then the property owner must submit to the HPC an Application for Certificate of Appropriateness. This form and instructions are available on the Village website.

Provide information as follows to the best of your knowledge.

Year of Construction: 1823
If architect designed, name of architect: John Schenne

Names of original and subsequent owners, and dates of ownership, if known: unknown

What is the historic use of the property? home

To the best of your knowledge, is there any historic significance associated with the property? ☐ Yes or ☒ No
If yes, please explain: _____

Did you consult with the Aurora Town/Village Historian about the property's historical use and historical significance? ☒ Yes or ☐ No

Applicant hereby certifies that, to the best of Applicant's knowledge, information, and belief, the information set forth above is accurate and complete.

Applicant's Signature: Brian Fend Date: 9/30/2020

GENERAL NOTES:

NEW YORK STATE BUILDING 2025
OTHER REFERENCED STANDARDS MENTIONED IN 19 NYCRR PART 1240 PER NYS 1.

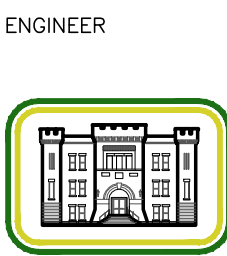
- RESIDENTIAL CODE R311 MEANS OF EGRESS, ALL STAIRWAYS, RAMPS, HALLWAYS AND DOORS SHALL COMPLY TO THIS SECTION
- RESCHECK ENERGY CODE CALCULATIONS FORMAT FOR EACH SPECIFIC BUILDING, WILL BE PROVIDED TO LOCAL BUILDING OFFICIALS.
- MINIMUM ROOM AREAS, HABITABLE SPACES SHALL NOT BE LESS THAN 70.0 S.F. MINIMUM CLEAR FLOOR AREA AND SHALL NOT HAVE A HORIZONTAL DIMENSION OF NOT LESS THAN 7'-0".
- LIGHT, VENTILATION AND HEATING, ALL HABITABLE ROOMS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA AND THE MINIMUM OPEN AREA TO 5. THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA. BATHROOMS OR WATER CLOSET COMPARTMENTS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 3.0 S.F., ONE HALF OF WHICH MUST BE OPENABLE WITH THE EXCEPTION THAT IS THE ROOM IS MECHANICALLY VENTED AND IS ARTIFICALLY LIGHTED.
- GLAZING, SAFETY GLAZING SHALL BE IN FIXED OR OPERABLE DOORS, SLIDING DOORS, AROUND BATHTUBS AND SHOWERS, GLAZING WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, EXPOSED GLAZING IS OVER 9.0 S.F.. ALSO, WINDOW FALL PROTECTION IS REQUIRED WHERE A FALL HAZARD EXISTS PER IRC R312.2
- ALL MATERIALS, CONSTRUCTION, ASSEMBLIES, AND EQUIPMENT SHALL CONFORM TO THE REGULATIONS OF THE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND GENERALLY ACCEPTED STANDARDS.
- DWELLING UNIT SEPARATION AND SLEEPING UNIT SEPARATION SHALL BE WALL AND/OR FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH ASTM E119. OPENINGS IN FIRE RATED ASSEMBLIES SHALL BE ¾ HOUR RATED DOOR ASSEMBLIES WITH SELF-CLOSURES
- DISCRETE MODELS (PLANS HAVING THE SAME SPECIFIC ROOM ARRANGEMENT &/OR ARCHITECTURAL STYLE) SHALL BE PREPARED FROM THESE DRAWINGS WITHOUT MODIFICATION, ADDITION OR DELETION IN ANY MANNER.
- ROOF COVERING SHALL BE OF CLASS A, B, OR C PER NYS RR902. ROOF CLASSIFICATION CONCEALED VERTICAL SPACE SHALL BE FIRE STOPPED AT EACH LEVEL & NOT BE CONTINUOUS WITH CONCEALED HORIZONTAL SPACES. FLOOR PLENUMS UNDER RATED WALLS SHALL BE FIRE STOPPED.
- 2017 UCS FOR NEW STATE CODES, SMOKE ALARMS, CARBON MONOXIDE ALARMS, SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA, EACH STORY OF THE DWELLING AND SHALL BE HARDWIRED AND INTERCONNECTED, CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND EACH STORY OF THE DWELLING. STRUCTURES 3-STORIES OR MORE IN HEIGHT REQUIRED SPRINKLER SYSTEMS
- CENTER MATING WALL / FIRE / TENANT SEPARATION WALL EXTENDS TO UNDERSIDE OF ROOF SHEATHING TO ENSURE THE CONTINUITY OF THE FIRE SEPARATION
- ALL STRUCTURAL FRAMING INCLUDING FLOOR JOIST SPANS, CEILING FRAMING SPANS, ROOF RAFTER SPANS, GIRDER SPANS AND HEADER SPANS SHALL COMPLY WITH NYS RESIDENTIAL CODES CHAPTER 5, CHAPTER 6, CHAPTER 8 AND CHAPTER 9
- DRAFTSTOPS, FIRESTOPS AND FIRE BLOCKING SHALL BE INSTALLER PER NYSBC, 2020
- EACH DWELLING SHALL HAVE A PRIMARY LOCATION MAIN ENTRANCE DOOR. THIS DOOR SHALL BE BOTH SWING TYPE AND 36" MINIMUM WIDE OF NOT VENTED MECHANICALLY TO THE EXTERIOR, BATHROOMS AND TOILET ROOMS SHALL HAVE A MINIMUM OPENABLE AREA OF 1 ½ SQ.FT., 3 SQ.FT. FOR KITCHENS (60 SQ.FT. OR MORE) SHALL HAVE 4% OF FLOOR AREA OPENING FOR MINIMUM VENTILATION.
- GARAGES AND ATTACHED GARAGES SHALL BE SEPARATED BY A ¾ HOUR FIRE RATED WALL MINIMUM. EACH OPENING IN WALL SHALL HAVE A ¾ HOUR RATING AND SELF-CLOSING DOOR.
- ALL GARAGE BEARING WALLS AND GIRDERS REQUIRE A ¾ HOUR FIRE RATING PER UL #S 307, 413 AND 531
- INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NYS CODE R702
- INTERIOR WALL AND CEILING FINISHE MATERIALS IN ANY LOCATION SHALL BE CLASS C
- COMPONENT AND CLADDING LOADS, ROOF SHINGLE NAILING, PROTECTION OF OPENINGS ARE AS REGULATED BY APPROPRIATE PRESCRIPTIVE SECTIONS OF THE 2017 UCS UNIFORM CODE SUPPLEMENT

WORK BY OTHERS:

- Design Build Alarm System
- Design Build Audio/ sound/ Video system
- Existing Sprinkler System

3	20260709	CHG SM TO LAYOUT			
2	20260625	CHG SM TO SCO ON PFL			
1	20260618	+ BASEMENT WDW			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

IT IS A VIOLATION OF SECTION 7206, SUBDIVISION 2, OF THE NEW YORK STATE EXERCISE LAW FOR ANY PERSON, OTHER THAN THOSE WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY ANY ITEM ON THIS DRAWING. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



SCHENNE & ASSOCIATES
CONSULTING ENGINEERS
967 Luther Road
East Aurora, NY 14052
(716) 655-4991; john@schenne.com

ENGINEER

OWNER

BRIAN ARCHER
417 PROSPECT AVE,
EAST AURORA, NY 14052

PROJECT

HOME RENOVATION
417 PROSPECT AVE,
EAST AURORA, NY 14052

JOB NUMBER # 26-5189

CREATED BY: MJS

NOTES

SCALE: AS NOTED DATE: 20260326 DWG. **A-0**

ELEVATION NOTES:

- ALL ON SITE WORK WILL BE IN ACCORDANCE WITH LOCAL AND 2020 IRC
- STOOPS, STAIRS, HANDRAILS, GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS WILL BE SUPPLIED AND INSTALLED BY OTHERS.
- ALL DRAIN AND WASTE VENTS THRU THE ROOF SHALL BE 3" AND TERMINATE A MINIMUM 18" ABOVE THE POINT IT PASSES THROUGH THE ROOF
- ALL EXTERIOR ELECTRICAL OUTLETS WILL BE G.F.I. CIRCUIT
- ALL SIDING WILL BE INSTALLED IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE
- ANY CHIMNEY STRUCTURES SHALL BE INSTALLED ON SITE BY OTHERS IN ACCORDANCE WITH ALL LOCAL AND STATE BUILDING CODES
- ALL ELEVATIONS ARE SHOWN WITH STANDARD ROOF PITCH. SEE CROSS-SECTIONS FOR OPTIONAL ROOF DETAILS
- GLAZING, TESTING AND LABELING, IF APPLICABLE, UNIT SKYLIGHTS SHALL BE TESTED AND APPROVED IN COMPLIANCE WITH AAMA/WDMA 101/I.S.2/NAFS PER 2020
- ALL ROOF COVERING MATERIALS AND ROOF COVERING INSTALLATION SHALL BE IN ACCORDANCE WITH 2020

SECTION NOTES:

- FIRE RATED ASSEMBLIES BOTH WALL AND FLOOR/CEILING SHALL BE SUPPORTED BY CONSTRUCTION OF THE SAME OR GREATER FIRE RATING DOWN TO THE FOUNDATION.
- STRUCTURAL SHEATHING AND PLASTIC INSULATION SHALL BE ATTACHED TO THE OUTSIDE OF FIRE RATED WALLS EXCEPT WHERE SHOWN ON FIRE RATED DETAILS.
- DOORS AND FRAMES THRU FIRE RATED WALLS SHALL BE ¾ HOUR RATED AND DOORS TO BE SELF-CLOSING.
- NO PLASTIC PIPE TO PENETRATE FIRE RATED ASSEMBLIES INCLUDING FLOOR/CEILING. RELOCATE OR USE METAL PIPE FROM A MINIMUM OF ABOVE FIRE RATED ASSEMBLY AND DOWN.
- ON FIRE RATED ASSEMBLIES, FASTENINGS SHALL NOT PENETRATE GYPSUM BOARD EXCEPT AT STUD. SIDING SHALL BE FURRING WHERE NECESSARY.
- INSULATION SHALL BE INSTALLED UNDER FLOOR AND BE SUPPORTED BY FLOOR JOISTS AND NOT CEILING.
- THE SAME FIRE ASSEMBLY SHALL RUN FROM FOUNDATION TO ROOF.
- STRUCTURAL LUMBER MAY BE SUBSTITUTED BY A SPECIES AND/OR GRADE OF LUMBER WITH EQUAL OR GREATER VALUES.
- ALL STUDS SHALL BE GRADE LUMBER.
- ROOF SHINGLES ARE FACTORY INSTALLED (NAILED) EXCEPT AT RIDGE. SHINGLES ARE SUPPLIED FOR IN SITE INSTALLATION AT RIDGE.
- ALL SEAL DOWN TAB SHINGLES ARE U.L. CLASS "C" WITH SHINGLE UNDERLAYMENT OF 15# FELT OR BETTER.
- FLOOR INSULATION SUPPLIED AND INSTALLED BY BUILDER AS REQUIRED.
- ALL WINDOWS AND EXTERIOR DOORS THAT ARE FACTORY INSTALLED, ARE CAULKED AND FLASHED PER 2016 NYS CODE 703 EXTERIOR COVERING IN THE FACTORY. FIELD INSTALLED WINDOWS AND DOORS ARE TO BE CAULKED ON SITE BY THE BUILDER.
- ICE AND WATER SHIELD INSTALLED IN THE FACTORY AT ALL EAVES A MINIMUM 24" BEYOND OR INSIDE THE EXTERIOR WALL LINE. ICE AND WATER SHIELD AT VALLEYS SHALL BE INSTALLED ON SITE BY THE BUILDER. UNDERLAYMENT APPLICATION SHALL CONFORM TO 2015 INTERNATIONAL RESIDENTIAL CODES
- ALL PENETRATIONS IN AIR VAPOR BARRIER SHALL BE MADE AIR TIGHT. THE VAPOR BARRIER (BUILDING ENVELOPE) SHALL BE MADE DURABLY SEALED PER NYS CODE CHAPTER 11 ENERGY EFFICIENCY, R1102.4 AIR LEAKAGE (MANDATORY)
- ALL ON SITE CONSTRUCTION SHALL MAINTAIN A CONTINUOUS AIR VAPOR BARRIER.
- JOINTS BETWEEN MODULES AND FOUNDATION SHALL BE MADE AIR TIGHT ON SITE BY BUILDER.
- ALL INSULATION SHALL BE IN ACCORDANCE WITH 2020 UCS AND MATCH CURRENT RESCHECK VERSION
- EXTENDED AIR BAFFLES SHALL MATCH AREA OF ADJACENT EAVE VENT PER NYSBC 2020
- ALL DUCT SEALING AND TESTING SHALL BE IN ACCORDANCE WITH NYSBC 2020
- ROOF VENTILATION SHALL BE IN ACCORDANCE WITH NYSBC 2020

FOUNDATION NOTES

- NOT USED
- BEAR ALL FOOTINGS ON SOIL HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 3.0 KIPS PER SQUARE FOOT
- THE FOUNDATIONS HAVE BEEN DESIGNED TO THE REQUIREMENTS SET FORTH IN THE GEO-TECHNICAL REPORT.
- THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, TEST BORINGS, OR TEST PITS REPRESENT CONDITIONS ONLY AT THOSE SPECIFIC LOCATIONS AT THE PARTICULAR TIME THEY WERE MADE.
- REMOVE ALL ORGANIC AND UNSUITABLE MATERIAL PRIOR TO PLACING FILL. PLACE FILL IN HORIZONTAL LAYERS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS AND COMPACT TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT, IF ACCEPTABLE TO THE OWNER'S GEO-TECHNICAL ENGINEER, ON-SITE MATERIALS THAT MEET PROJECT SPECIFICATION REQUIREMENTS MAY BE USED FOR ENGINEERED FILL IF MAINTAINED AT OPTIMUM MOISTURE CONTENT AND COMPACTED TO THE ABOVE CRITERIA. SELECT BORROW MATERIALS WILL BE REQUIRED WHEN ON-SITE MATERIALS ARE UNSUITABLE OR CANNOT BE COMPACTED TO THE CRITERIA STATED ABOVE.
- EXCAVATION TO SUITABLE BEARING SUB-GRADES MAY PROCEED BY CONVENTIONAL METHODS TO WITHIN 2.5 FEET OF THE PROPOSED FINAL SUB-GRADES. PERFORM EXCAVATION TO FINAL SUB-GRADE USING A BACKHOE EQUIPPED WITH A SMOOTH BLADE TO MINIMIZE DISTURBANCE OF THE BEARING SUB-GRADE. FINISH ALL FOOTING EXCAVATIONS BY HAND.
- DO NOT EXTEND THE GENERAL EXCAVATION ACROSS THE SITE DEEPER THAN 1'-0" BELOW THE SLAB-ON-GRADE SUB-GRADE ELEVATION. PERFORM THE EXCAVATIONS FOR SPREAD FOOTINGS, MATS, PITS, ETC. ON AN INDIVIDUAL, LOCALIZED BASIS DOWN FROM THE SLAB-ON-GRADE SUB-GRADE ELEVATION.
- PROVIDE POSITIVE PROTECTION FOR ALL EXCAVATION SLOPES AGAINST INSTABILITY AND DETERIORATION DUE TO RAIN, WIND, SNOW OR ICE.
- RETAIN THE PERIMETER OF THE GENERAL EXCAVATION WITH A SOIL RETENTION SYSTEM AS NECESSARY. THE DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO MINIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. REPAIR ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENTS OF THE SOIL RETENTION SYSTEM.
- ALLOW THE OWNER'S GEO-TECHNICAL ENGINEER TO INSPECT ALL FINISHED EXCAVATIONS AND BEARING SUB-GRADES BEFORE PLACING CONCRETE.
- DO NOT PLACE CONCRETE IN ANY EXCAVATION CONTAINING FREE WATER, FROST, ICE OR FROZEN GROUND. PROVIDE ALL MEASURES NECESSARY TO PREVENT FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUB-GRADE, BOTH BEFORE AND AFTER CONCRETE PLACEMENT AND UNTIL SUCH SUB-GRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.
- USE SIDE FORMS FOR ALL FOOTINGS AND GRADE BEAMS. CLEAN REINFORCEMENT IMMEDIATELY PRIOR TO PLACING CONCRETE. PLACE THE CONCRETE FOR EACH FOOTING IN ONE CONTINUOUS POUR. LIMIT BASEMENT WALL POUR LENGTHS TO 65 FEET.
- SAW CUT SLABS IN THE PATTERN SHOWN ON PLAN START SAW CUTTING AS SOON AS THE SAW WILL NOT RAVEL EDGES OR DISLODGE AGGREGATE, BUT IN NO CASE MORE THAN 12 HOURS AFTER THE SLAB IS PLACED.
- BACKFILL AGAINST FOUNDATION WALLS BELOW GRADE SO THAT THE DIFFERENCE IN THE FILL LEVEL ON OPPOSITE SIDES OF THE WALL DOES NOT EXCEED 1'-0" AT ANY TIME. BRACE ALL FOUNDATION WALLS DURING THE OPERATION OF BACKFILLING AND COMPACTION. LEAVE BRACING IN POSITION UNTIL PERMANENT RESTRAINTS BECOME EFFECTIVE.
- THE EXPOSED SUB-GRADE SOILS MAY BE SENSITIVE TO DISTURBANCE AND STRENGTH DEGRADATION WHEN HIGH MOISTURE CONTENTS ARE PRESENT. MINIMIZE CONSTRUCTION TRAFFIC OVER EXPOSED SUB-GRADES. DO NOT POND WATER ON THE SUB-GRADES. CONTROL SURFACE AND GROUND WATER BY PROPER SITE GRADING, PERIMETER CUTOFF TRENCHES, AND SUMP AND PUMP METHODS OF DE-WATERING. CONSTRUCT ALL CUTOFF TRENCHES AND SUMPS OUTSIDE THE INFLUENCE OF PROPOSED FOUNDATIONS.

ROOF PLAN NOTES

ALL DOWNSPOUTS SHALL BE TERMINATED IN AN APPROPRIATE MANNER INTO AN ADJACENT GUTTER AND DOWN TO GRADE INTO A STORM WATER RECEIVER.

MAINTAIN A MINIMUM SLOPE FOR ALL GUTTERS TO DOWNSPOUT LOCATIONS.

CHECK PROJECTIONS, EAVES & DECK FOR ADEQUACY OF ANCHORAGE, FOREIGN MATERIAL, MOISTURE OR UNEVENNESS THAT WOULD PREVENT EXECUTION OF WORK.

ALL SURFACES THAT ARE TO RECEIVE ROOFING OR FLASHING SHALL BE THOROUGHLY DRY. SHOULD SURFACE MOISTURE OCCUR, CONTRACTOR SHALL PROVIDE NECESSARY EQUIPMENT TO DRY SURFACE PRIOR TO APPLICATION.

ONLY AS MUCH OF THE NEW ROOFING AS CAN BE MADE WEATHER TIGHT EACH DAY, INCLUDING ALL FLASHING, SHALL BE INSTALLED.

ALL WORK SHALL BE SCHEDULED & EXECUTED WITHOUT EXPOSING THE INTERIOR OF THE BUILDING AREAS TO THE EFFECTS OF INCLIMATE WEATHER. THE EXISTING BUILDING & ITS CONTENTS SHALL BE PROTECTED AGAINST ALL RISKS.

ALL NEW OR TEMPORARY CONSTRUCTION INCLUDING EQUIPMENT & ACCESSORIES SHALL BE SECURED IN SUCH A MANNER AT ALL TIMES AS TO PRECLUDE BLOW-OFF & OR WIND DAMAGE.

ROOFING, FLASHING, INSULATION & ICE SHIELD SHALL BE INSTALLED TO ENTIRE ROOF IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS & SHALL BE APPLIED ONLY BY A CONTRACTOR AUTHORIZED BY ROOFING MANUFACTURER.

WOOD

- GRADE STAMPED DOUGLAS FIR/LARCH OR SPF (SEE LUMBER GRADES).
- NAILS: COMMON WIRE UNLESS OTHERWISE NOTED. EDGE OR END DISTANCES IN THE DIRECTION OF STRESS SHALL NOT BE LESS THAN ONE HALF OF THE REQUIRED PENETRATION (UBC TABLE 23-I-G). THE SPACING CENTER TO CENTER OF NAILS IN THE DIRECTION OF STRESS SHALL NOT BE LESS THAN THE REQUIRED PENETRATION. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED TO A DIAMETER SMALLER THAN THAT OF THE NAIL.
- ANCHOR BOLTS (FOUNDATION ANCHOR BOLTS): PROVIDE 5/8 INCH DIAMETER ANCHOR OR MACHINE BOLTS WITH A MINIMUM OF 9 INCHES EMBEDMENT INTO THE CONCRETE AND WITHIN 12 INCHES OF EACH END OF EACH PLATE. SPACE ANCHORS AT 48 INCHES ON CENTER UNLESS NOTED. ANCHORS SHALL BE LOCATED A MAXIMUM OF 2 INCHES FROM THE FACE OF STUD RECEIVING WOOD STRUCTURAL PANELS (ANCHOR BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE ANCHOR BOLT DIAMETER).
- BOLTS: NOT LESS THAN 7 BOLT DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER. BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE BOLT DIAMETER. ALL NUTS SHALL BE TIGHTENED WHEN INSTALLED AND RE-TIGHTENED AT THE COMPLETION OF WORK OR BEFORE CLOSING IN. THREAD PROJECTION SHALL BE 1/16 INCH MINIMUM BEYOND THE NUT.
- SQUARE STEEL PLATE WASHERS (PW), ANCHOR BOLTS, BOLTS, LAGS AND NUTS, NOTED PW, SHALL BE SQUARE STEEL PLATE WASHERS:

BOLT DIAM (IN)	THICKNESS (IN)	SIZE (IN)
5/8	1/4	2 1/2 X 2 1/2
3/4	5/16	2 3/4 X 2 3/4
7/8	5/16	3 X 3
- FRAMING CONNECTORS: PER MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS (ICBO APPROVED) AND INSTALLED ACCORDING TO SIZE AND NUMBER OF NAILS TO BE MAXIMUM SPECIFIED BY THE MANUFACTURER.
- NAILED/SCREWED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICBO PRODUCT EVALUATION REPORT. INSTALL HOLD DOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING ANCHOR BOLT. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPING. DO NOT BEND HOLD DOWN ANCHORS.
- PRESERVATIVE TREATED WOOD: WOOD EXPOSED TO THE WEATHER; FOUNDATION PLATES ON CONCRETE SLABS; FOUNDATIONS WHICH ARE IN DIRECT CONTACT WITH EARTH SHALL BE TREATED WOOD WITH PRESERVATIVE RETENTION AS REQUIRED FOR USE. NEWLY EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA W-4
- TOP PLATES: TWO PIECES, SAME SIZE AS STUDS, STAGGER SPICES 4"-0" MINIMUM. CENTER SPICES OVER STUDS. SPICE WITH 24-16d MINIMUM.
- SOLID BLOCKING: TWO INCH FULL WIDTH BLOCKING (FIRE STOPS) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
- CUTTING AND NOTCHING: DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS. HOLES THROUGH PLATES, STUDS AND DOUBLE PLATES IN WALLS SHALL NOT EXCEED 40% OF THE MEMBER WIDTH AND SHALL BE LOCATED IN THE CENTER OF THE MEMBER.
- GALVANIZING: ALL EXPOSED STEEL TIMBER HARDWARE, FASTENERS AND CONNECTORS.

LUMBER GRADES

COMPLY WITH PS 20, AMERICAN SOFTWOOD LUMBER STANDARD AND STANDARD GRADING RULES FOR WESTERN LUMBER.

- DIMENSION LUMBER: BLOCKING 2" TO 4" THICK, 2" TO 4" WIDE NO. 1/2 SPF (Fb=875psi)
- DIMENSION LUMBER: STUDS NO2. SPF (Fb=875 PSI)
- DIMENSION LUMBER: JOISTS AND RAFTERS NO. 2 DOUG FIR
- POSTS AND TIMBERS: 5" BY 5" AND LARGER, WIDTH NOT MIN. NO. 1 DOUG. FIR MORE THAN 2" GREATER THAN THICKNESS MIN. (Fb= 1200 PSI)
- LVL HEADERS & BEAMS: LOUISIANA PACIFIC LVL (Fb=2950 E2.0)

WOOD STRUCTURAL PANELS

- REFERENCES: PS1, PS2, APA STANDARD PRP-108, NATIONAL EVALUATION SERVICE REPORT NER-108 AND ICBO ES REPORT 1952.
- WALL PANELS: PLYWOOD STRUCTURAL II, 5 PLY OR OSB 15/32 INCH
- ROOF PANELS: STRUCTURAL II 15/32 INCH
- BLOCKING:
 - WALLS: ALL UNSUPPORTED PANEL JOINTS SHALL BE BLOCKED SOLID WITH 2x BLOCKING
- NAILING: COMMON WIRE NAILS: PANEL NAILS SHALL BE DRIVEN SO THAT THE HEADS ARE FLUSH WITH THE SURFACE OF THE PANEL. FIELD NAILING (FN) SHALL BE 12 INCHES ON CENTER AND THE MINIMUM PANEL EDGE DISTANCES SHALL BE MAINTAINED.
- MACHINE NAILING: SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR THIS PROJECT AND REVIEW BY THE ENGINEER, THE USE OF MACHINE NAILING IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. PANEL NAILS SHALL BE DRIVEN SO THAT THE HEADS ARE FLUSH WITH THE SURFACE OF THE PANEL AND THE MINIMUM PANEL EDGE DISTANCES ARE MAINTAINED.
- WOOD STRUCTURAL PANELS (PANELS): WHERE ADJACENT WALLS ARE paneled, PANELS SHALL BE INSTALLED OVER AND UNDER OPENINGS.

COMMON WIRE NAILS

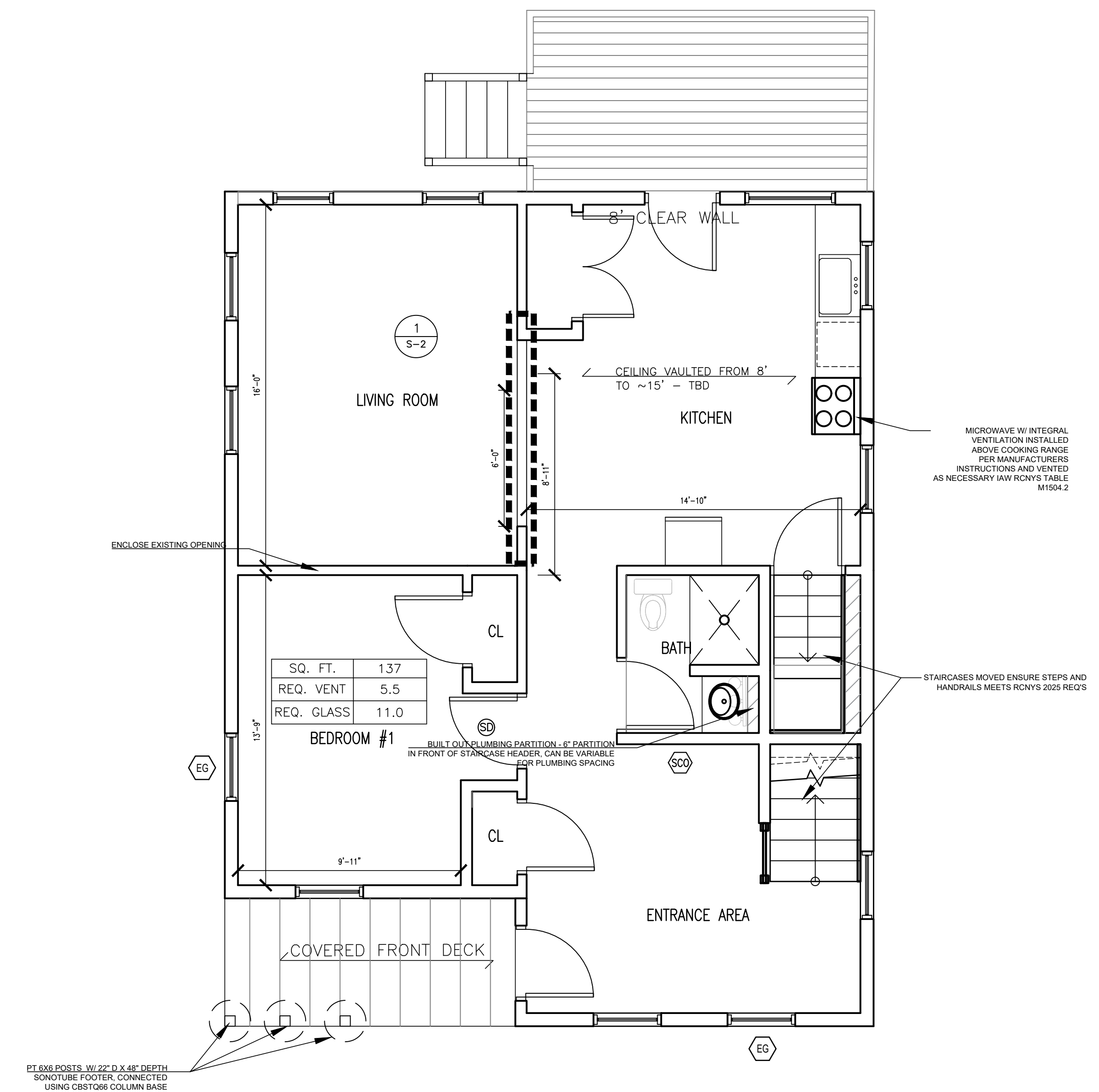
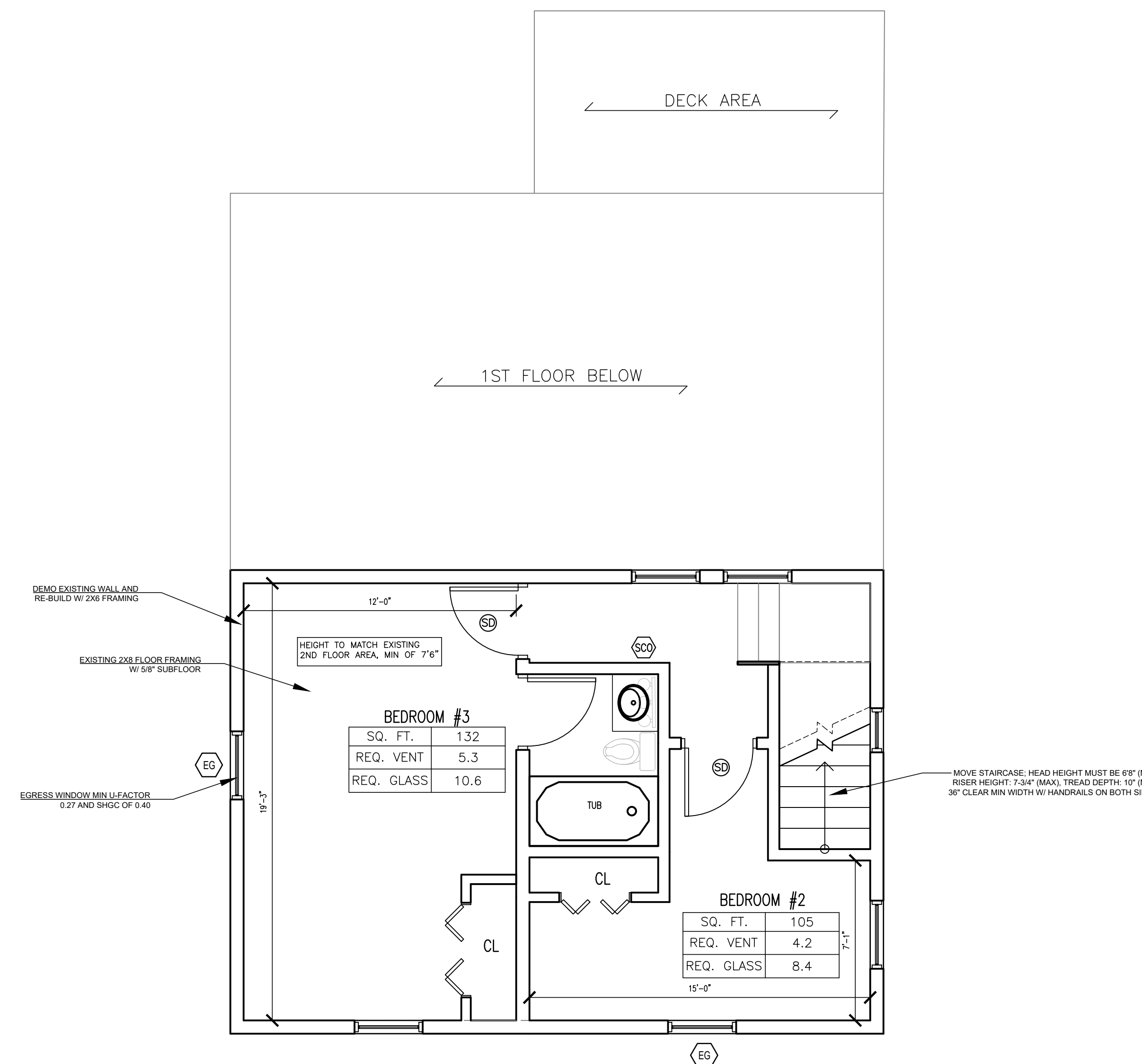
SIZE PENNY	DIAMETER INCHES	WIRE GAGE	PENETRATION INCHES
8d	0.131	10-1/4	1-1/2
10d	0.148	9	1-5/8
16d	0.162	8	1-3/4
20d	0.192	6	2-1/8
30d	0.207	5	2-1/4

PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT. 1-1/2 INCHES OF PENETRATION FOR 10d and 16d NAILS IS ACCEPTABLE FOR TOP PLATES AND DOUBLED 2X MEMBERS. WHERE THE NAIL PENETRATION WILL BE LESS THAN SPECIFIED, INCREASE NAIL LENGTH (SIZE) TO OBTAIN THE PENETRATION REQUIRED FOR THE NAIL SPECIFIED.

NAILING SCHEDULE

THE CONNECTIONS LISTED ARE THE MINIMUM PERMISSIBLE. USE COMMON WIRE NAILS FOR ALL NAILED CONNECTIONS. WHERE POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILS. SEE THE DRAWINGS FOR ADDITIONAL NAILING REQUIREMENTS.

JOIST TO SILL (PLATE) OR GIRDER, TOENAIL.....3-8d
BRIDGING TO JOIST, TOENAIL EACH END.....2-8d
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL.....2-8d
WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL...3-8d
3/4" SUBFLOOR TO JOIST OR GIRDER, SCREWS @ 8" O.C.
SOLE PLATE TO JOIST OR BLOCKING:
FACE NAIL.....16d AT 16"
BRACED WALL PANELS.....3-16d PER 16"
TOP PLATE TO STUD, END NAIL.....2-16d
STUD TO SOLE PLATE: TOENAIL.....4-8d
END NAIL.....2-16d
DOUBLE STUDS, TYPICAL FACE NAIL.....16d AT 24"
DOUBLED TOP PLATES: FACE NAIL.....16d AT 16"
LAP SPICE.....8-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE.....3-8d
RIM JOIST TO TOP PLATE, TOENAIL.....8d AT 6"
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL.....2-16d
CONTINUOUS HEADER, TWO PIECES (ALONG EACH EDGE)...16d AT 16"
CEILING JOISTS TO PLATE, TOENAIL.....3-8d
CONTINUOUS HEADER TO STUD, TOENAIL.....4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL.....3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL.....3-16d
RAFTER TO PLATE, TOENAIL.....SIMPSON H10 W/8-10d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL.....2-8d
1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL...2-8d
WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL...3-8d
BUILT-UP CORNER STUDS.....16d AT 24"
BUILT-UP GIRDERS AND BEAMS.....20d AT 32"
AT TOP AND BOTTOM STAGGERED



3	20260709	CHG SM TO LAYOUT			
2	20260625	CHG SM TO SCO ON 2FL			
1	20260618	+ BASEMENT WDW			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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ENGINEER



SCHENNE & ASSOCIATES
CONSULTING ENGINEERS
967 Luther Road
East Aurora, NY 14052
(716) 655-4991; john@schenne.com

OWNER

BRIAN ARCHER
417 PROSPECT AVE,
EAST AURORA, NY 14052

	PROJECT
--	---------

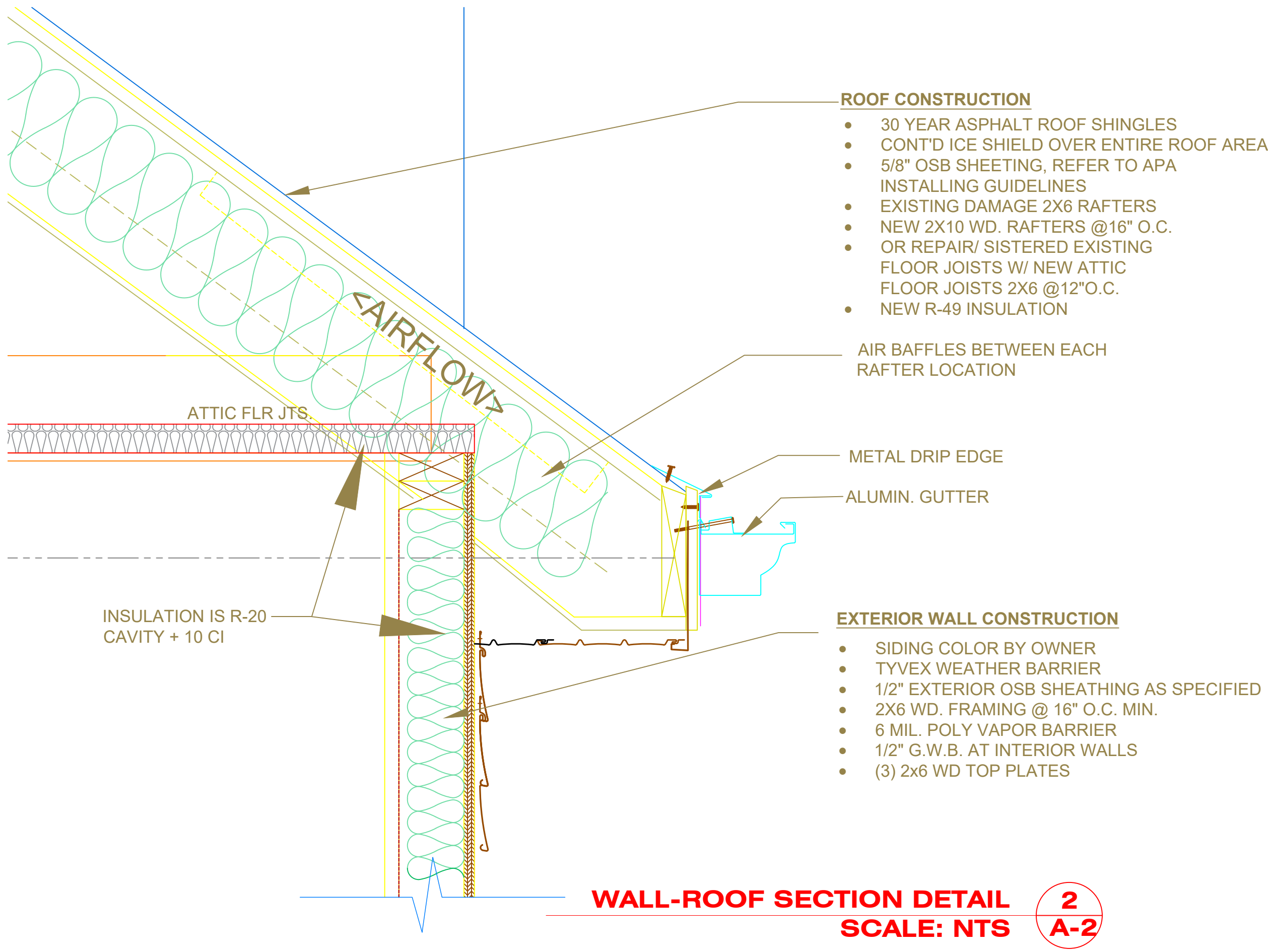
**HOME RENOVATION
417 PROSPECT AVE,
EAST AURORA, NY 14052**

JOB NUMBER # 26-5189

PREPARED BY: MJS

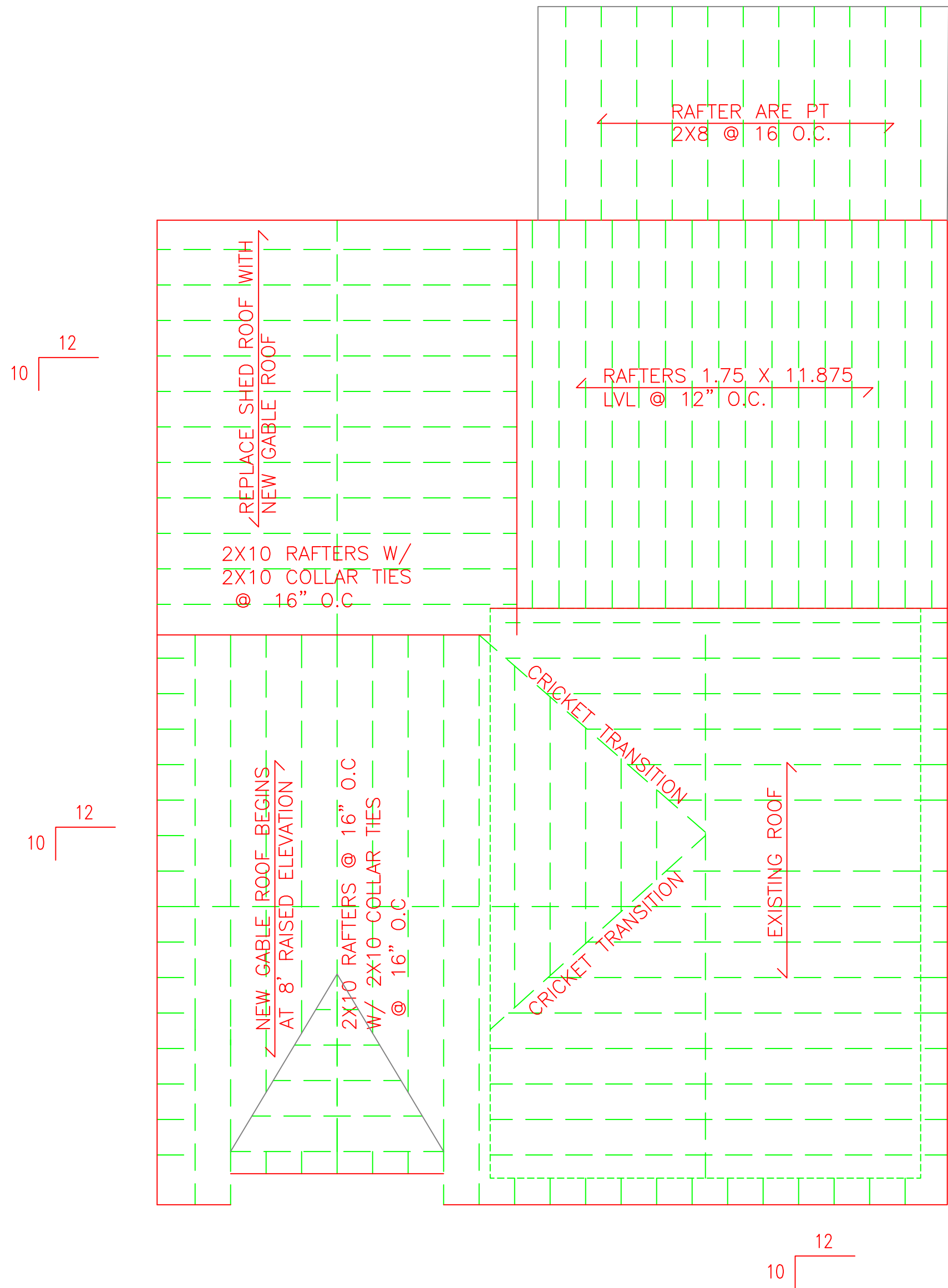
FLOOR PLANS

SCALE: AS NOTED	DATE: 20260326	DWG. A-1
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WALL-ROOF SECTION DETAIL
SCALE: NTS

2
A-2

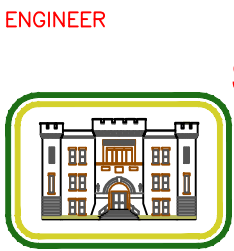


ROOF PLAN
SCALE: 3/8" = 1'-0"

1
A-2

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	20260709	CHG SM TO LAYOUT			
2	20260625	CHG SM TO SCO ON 2FL			
1	20260618	+ BASEMENT WDOW			

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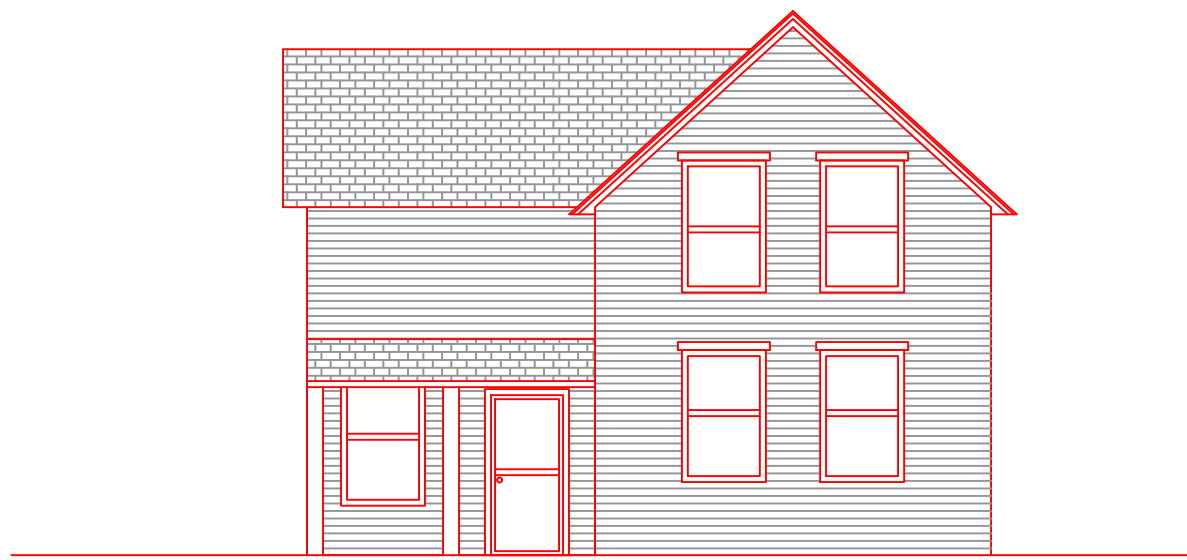
HOME RENOVATION
417 PROSPECT AVE,
EAST AURORA, NY 14052

JOB NUMBER # 26-5189

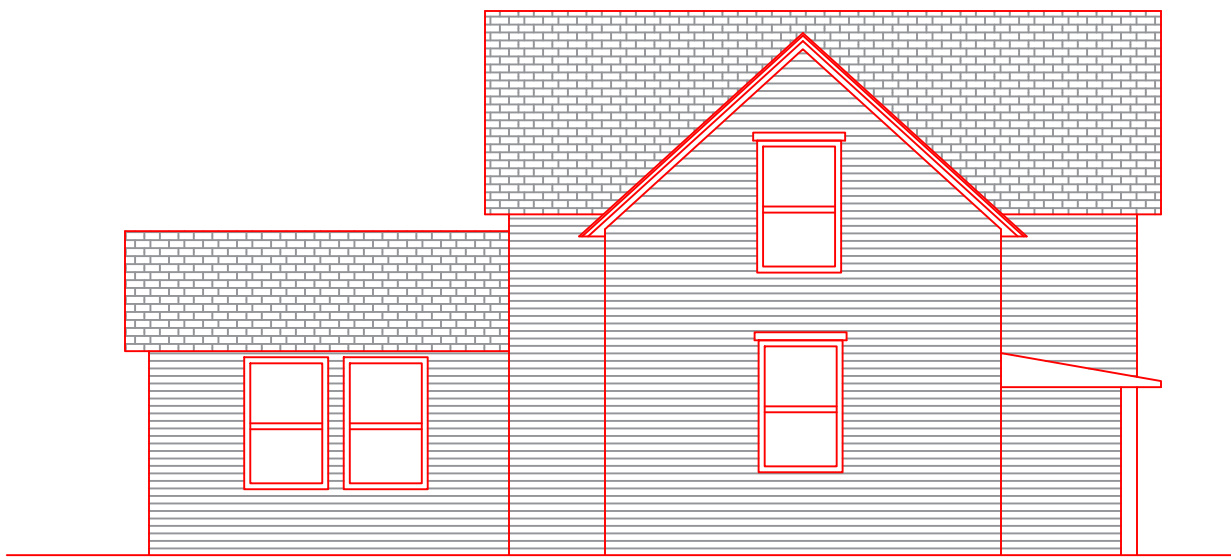
CREATED BY: MUS

ROOF PLAN

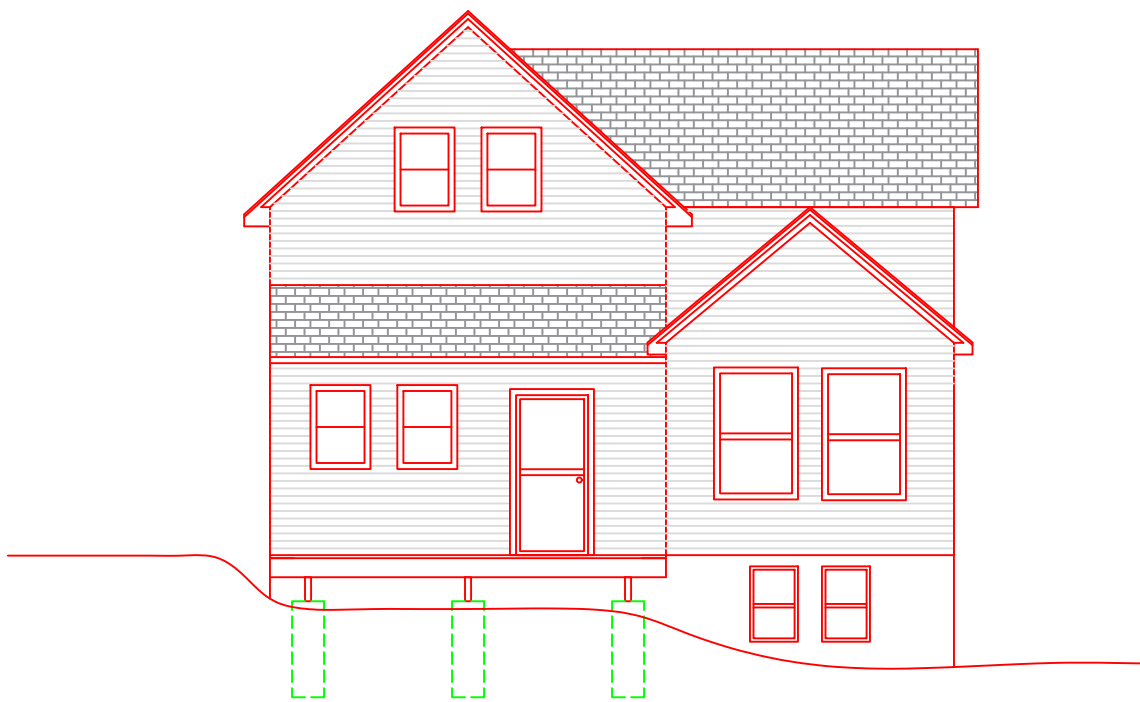
SCALE: AS NOTED DATE: 20260326 DWG. **A-2**



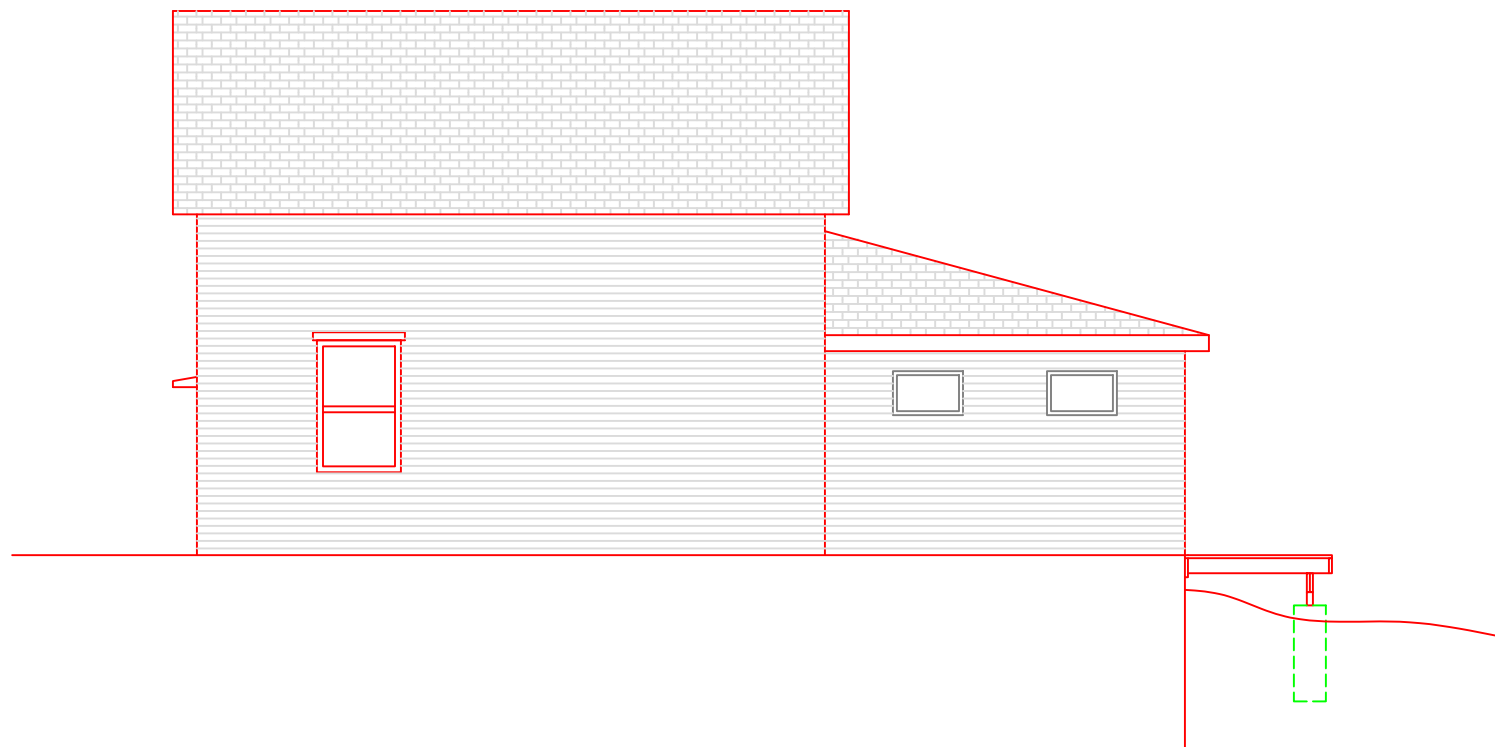
NORTH ELEVATION
SCALE: 1/8"=1'-0" **4**
A-2



WEST ELEVATION
SCALE: 1/8"=1'-0" **3**
A-2



SOUTH ELEVATION
SCALE: 1/8"=1'-0" **2**
A-2



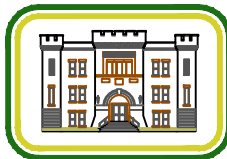
EAST ELEVATION
SCALE: 1/8"=1'-0" **1**
A-2

3	20260709	CHG SM TO LAYOUT			
2	20260625	CHG SM TO SCO ON 2FL			
1	20260618	+ BASEMENT WDW			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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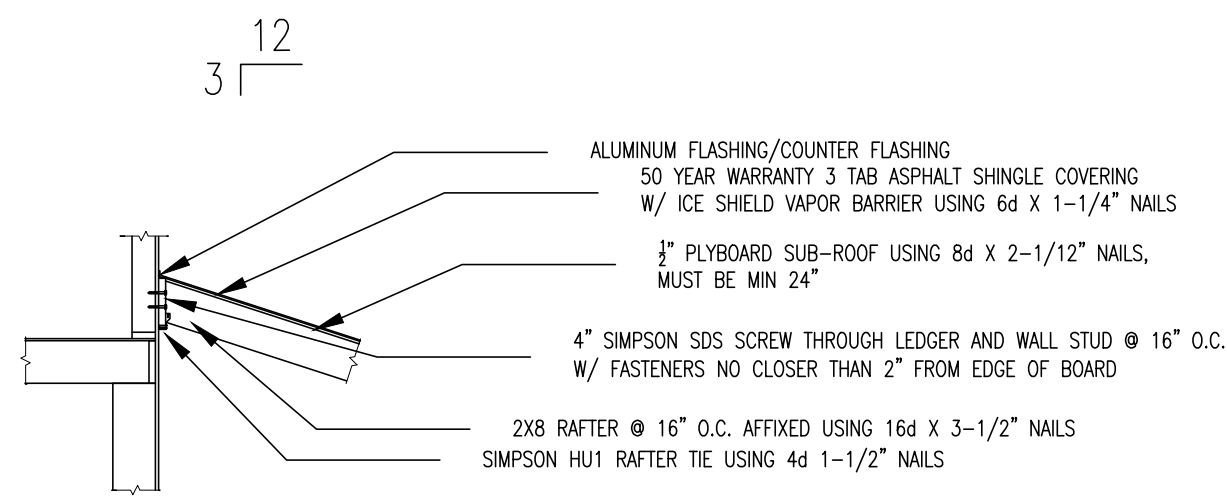
HOME RENOVATION
417 PROSPECT AVE,
EAST AURORA, NY 14052

JOB NUMBER # 26-5189

CREATED BY: MJS

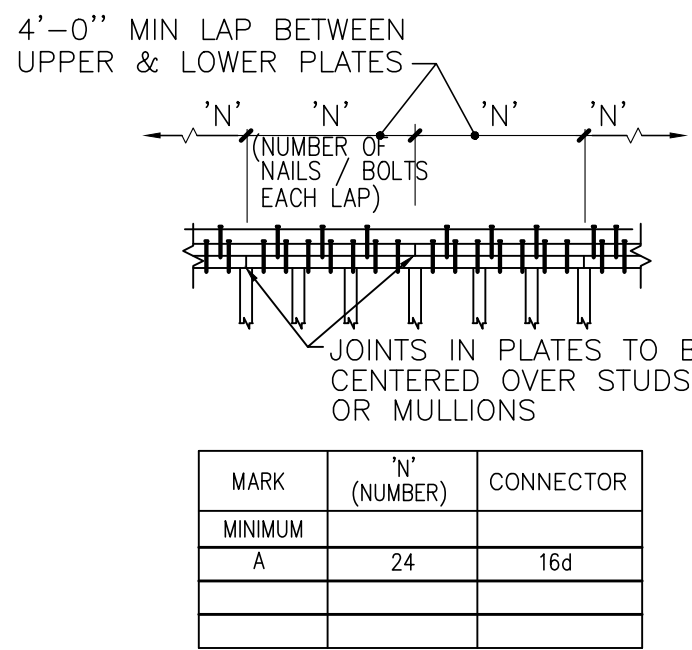
ELEVATIONS

SCALE: AS NOTED DATE: 20260326 DWG. **A-3**



PORCH ROOF LEDGER BOARD DETAIL, TYP
SCALE: NTS

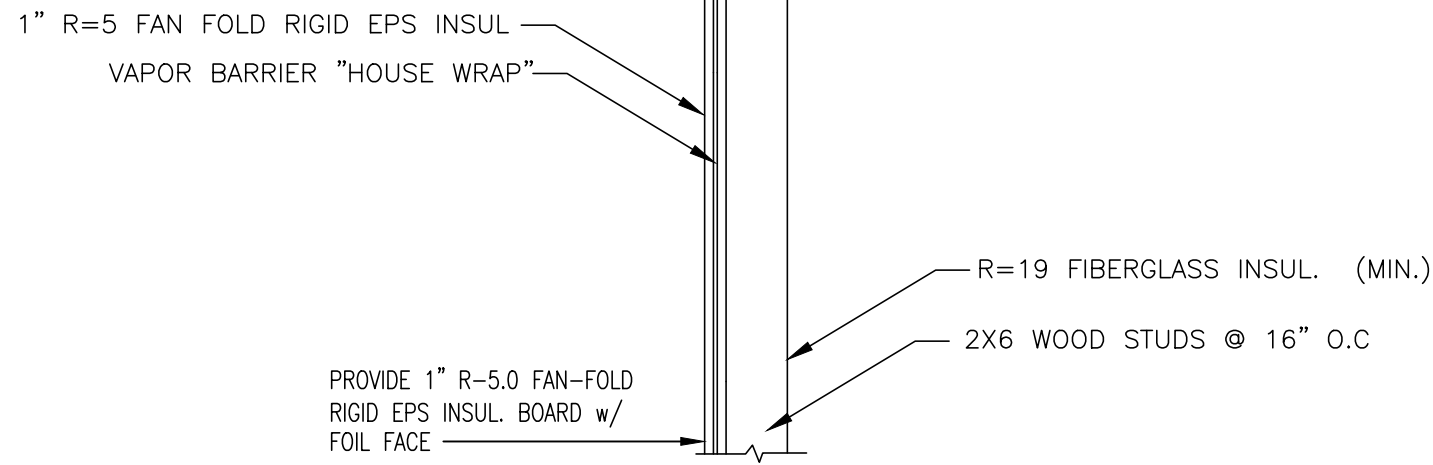
4
S-1



NOTE: ALL TOP PLATES SHALL BE 3-2X6 AND SHALL BE SPLICED IN ACCORDANCE WITH THIS DETAIL

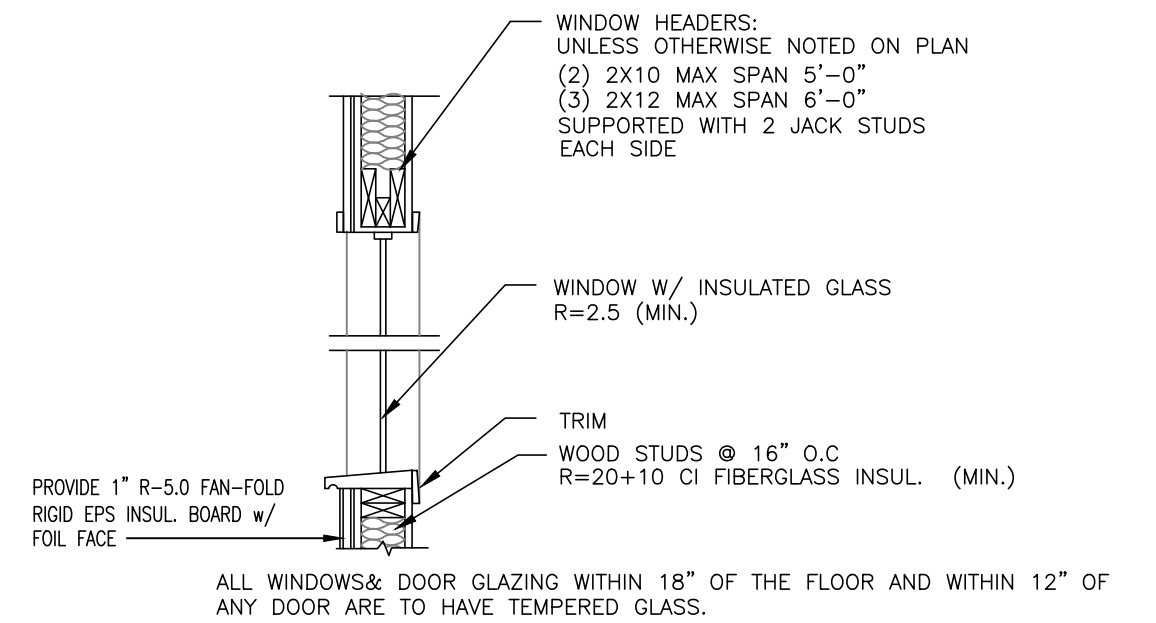
TOP PLATE SPLICE, TYP
SCALE: NTS

3
S-1



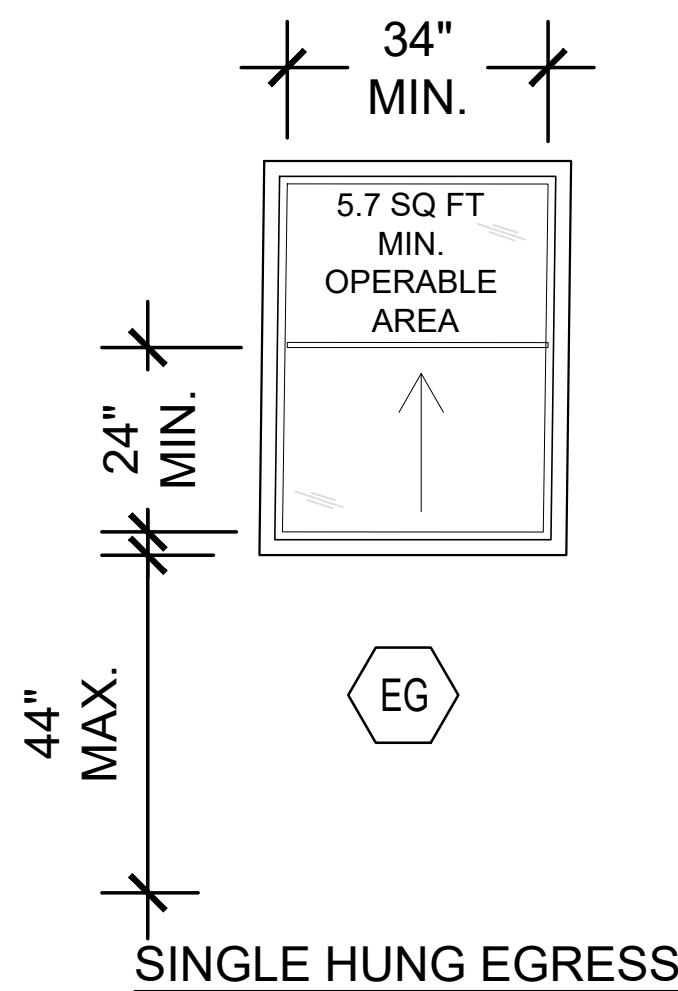
WALL STRUCTURE DETAIL, TYP
SCALE: NTS

2
S-1



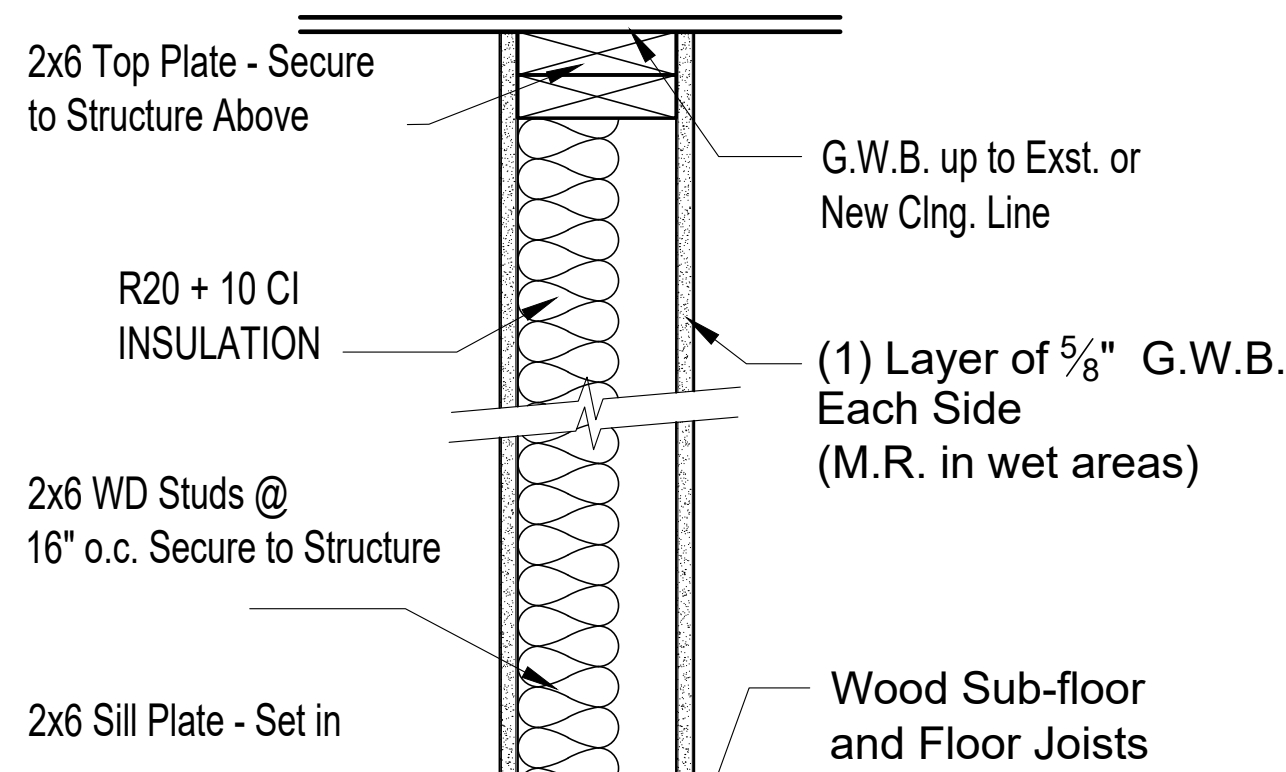
WINDOW STRUCTURE DETAIL, TYP
SCALE: NTS

1
S-1



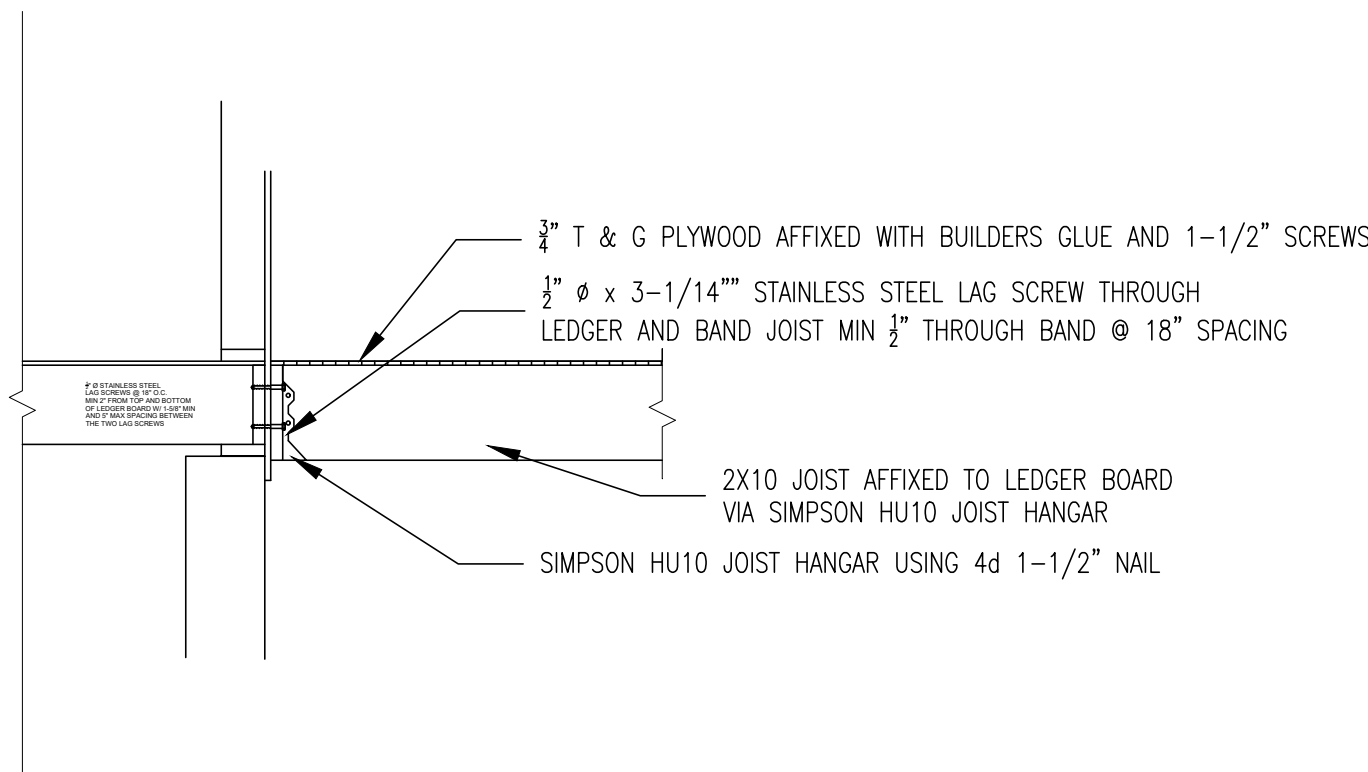
EGRESS WINDOW DETAIL, TYP
SCALE: NTS

8
S-1



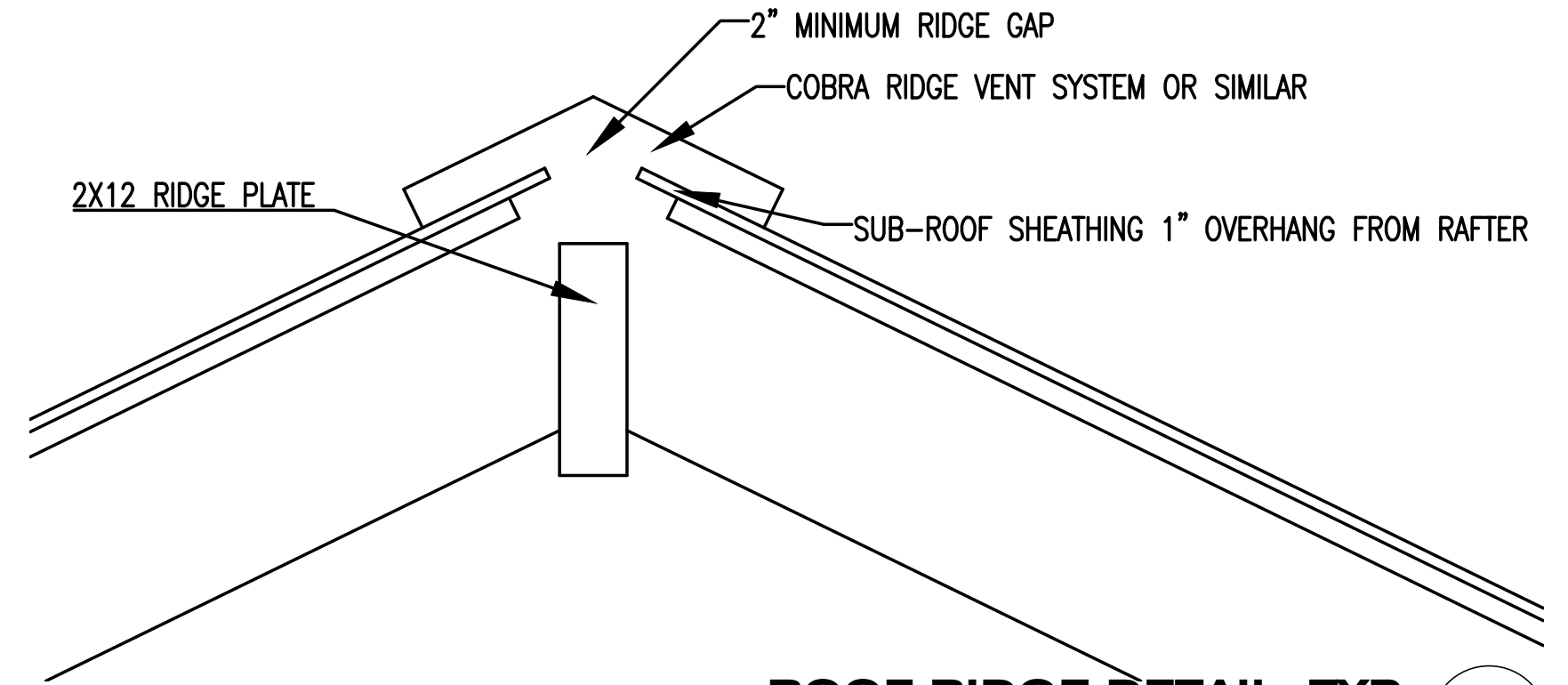
PLUMBING PARTITION DETAIL , TYP
SCALE: NTS

7
S-1



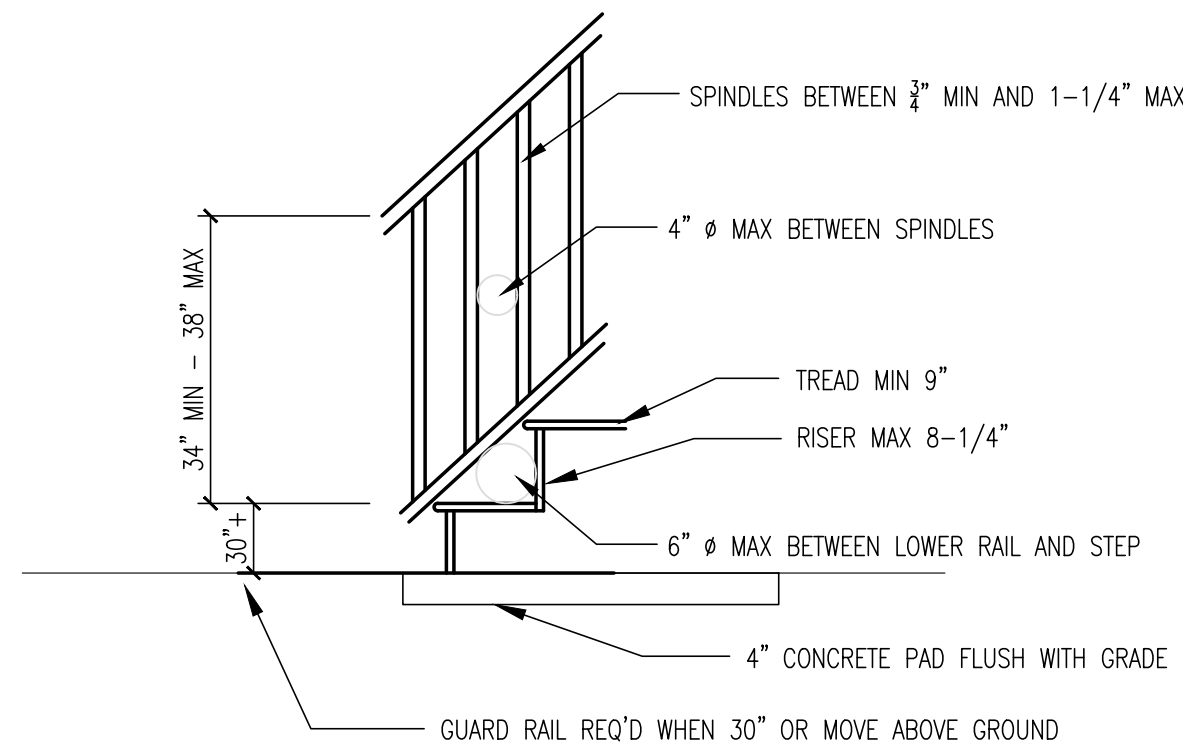
DECK LEDGER BOARD DETAIL, TYP
SCALE: NTS

6
S-1



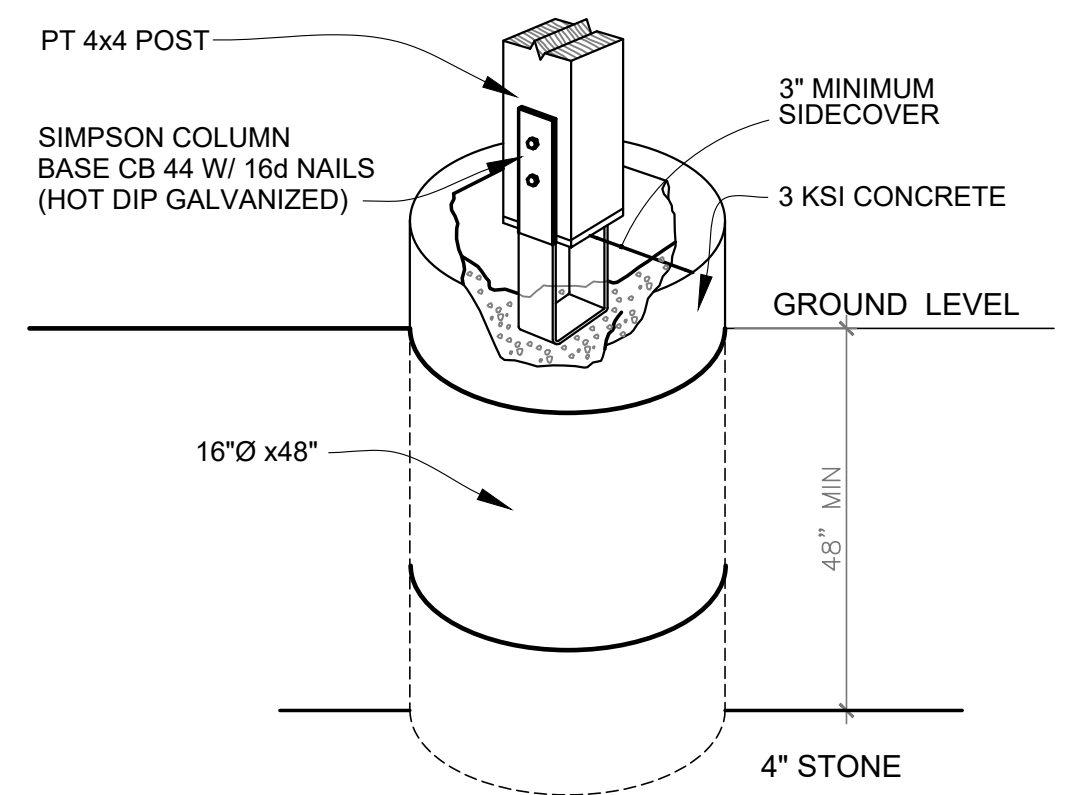
ROOF RIDGE DETAIL, TYP
SCALE: NTS

5
S-1



DECK STAIR DETAIL , TYP
SCALE: NTS

10
S-1

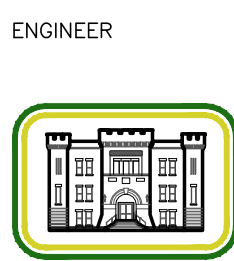


SONOTUBE FOOTER DETAIL, TYP
SCALE: NTS

9
S-1

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	20260709	CHG SM TO LAYOUT			
2	20260625	CHG SM TO SCO ON FFL			
1	20260618	BASEMENT WDW			

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PROJECT

HOME RENOVATION
417 PROSPECT AVE,
EAST AURORA, NY 14052

JOB NUMBER # 26-5189

CREATED BY: MJS

DETAILS

SCALE: AS NOTED DATE: 20260326 DWG. **S-1**

DECK RAILING REQUIRED WHEN DECK HEIGHT EXCEEDS 30" HEIGHT ABOVE GRADE

TREX COMPOSITE DECKING W/ HIDEAWAY CLIPS OR COMPOSITE DECK SCREWS

JOISTS ARE 2X10 FRAMED W/ 3-1/4 SS TWIST FRAME NAILS TO RIM JOIST

GIRDER BEAM IS 3.5 (2 PLY) X 12 LVL W/ SIMPSON BCS2-2/4Z CONNECTOR TO PT 4X4

SIMPSON CC POST CAP CONNECTOR W/ STRONG DRIVE SDS SCREWS PT 4X4 POST

JOISTS ARE 2X10 FRAMED W/ 3-1/4 SS TWIST FRAME NAILS TO RIM JOIST

SIMPSON CB 44 COLUMN BASE W/ 16D HOT DIP GALVANIZED NAILS

GUARD RAILS ARE DESIGNED TO WITHSTAND A CONCENTRATED LOAD OF 200 LBS APPLIED TO ANY POINT ALONG THE RAIL IN ANY DIRECTION

EXISTING EXTERIOR WALL

EXISTING HOUSE

DECK STRUCTURE DETAIL, TYP
SCALE: NTS

3
S-2

REPLACE EXISTING BEAM W/
E-2900,3.5X12" (2-PLY) LVL
X 20' SPAN

+/- 12'-9"

8'-0"

2 STACK OF (3)
2X4 AT 16" OC

MAINTAIN EXISTING
EXTERIOR WALL
STRUCTURE

MAINTAIN EXISTING
EXTERIOR WALL
STRUCTURE

2 STACK OF
(3) 2X4 AT
16" OC

WINDOW STRUCTURE SECTION, TYP
SCALE: 1/2" = 1'0"

2
S-2

REPLACE EXISTING BEAM W/
E-2900,3.5X10" (2-PLY) LVL
X 20' SPAN

+/- 8'-11"

6'-0"

2 STACK OF (3)
2X4 AT 8" FROM
WALL INTERSECTION

MAINTAIN EXISTING
WALL INTERSECTION

2 STACK OF
(3) 2X4 AT
16" OC

WINDOW STRUCTURE SECTION, TYP
SCALE: 1/2" = 1'0"

1
S-2

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
2	20260625	CHG SM TO SCO ON PFL			
1	20260618	+ BASEMENT WDW			

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OWNER

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EAST AURORA, NY 14052

PROJECT

HOME RENOVATION
417 PROSPECT AVE,
EAST AURORA, NY 14052

JOB NUMBER # 26-5189

CREATED BY: MJS

DETAILS

SCALE: AS NOTED DATE: 20260326 DWG. **S-2**



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OWNER

PROJECT

JOB NUMBER # 26-5189

CREATED BY: MJS

FOUNDATION PLAN

SCALE: AS NOTED	DATE: 20260326	DWG. S-3
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VILLAGE OF EAST AURORA

SPECIAL USE PERMIT

THIS PERMIT MUST BE DISPLAYED AT 206 MAIN STREET

This Special Use Permit was approved and issued by the East Aurora Village Board of Trustees (“**Village Board**”) pursuant to §285-52 of the Village Code of the Village of East Aurora. The approval is subject to the conditions stated below and in the applicable Village Board resolution.

Issued to: Dylan Smith and Paige Lingenfelter (the “**Applicant**”), tenants of West End Social in the spaces at 206 Main Street as defined below

Valid only for Days and Hours as Shown Below

For the purposes of: “West End Social”

Approval Date:

Conditions: As per the attached Conditions to Special Use Permit

The Applicant’s application was reviewed by the Village Planning Commission and received a positive recommendation to be approved by the Village Board, along with findings and modifications as follows and which are incorporated in the below Special Conditions.

The permit herein is issued to the Applicant for 206 Main Street and cannot be transferred without the written consent of the Village Board. No activities other than the activities specifically set forth in this Special Use Permit may be conducted. No activities will be deemed incidental to the activities permitted by this Special Use Permit unless and until such activities are approved as incidental activities by resolution of the Village Board. The Village Board hereby reserves the right to revoke this Special Use Permit in the event the Applicant or owner of the premises in which the use is permitted is found to be in violation of any of the below stated conditions.

CONDITIONS TO SPECIAL USE PERMIT

“Property” means the building located at 206 Main Street, East Aurora, NY.

“Approved Premises” means the portions of the Property delineated on the Approved Site Plan (as defined below) as the Front Restaurant and Bar Area, Main Street Outdoor Seating Area, and Rear Special Event and Entertainment Area, together with the restrooms, corridors, and other supporting spaces expressly identified as serving those areas.

“Approved Plan” means the site use plan, including floor plan, as attached below.

Approved Use

The Village Board approves the Applicant to operate the following uses within the Approved Premises:

Front Restaurant and Bar Area: The area labeled “Front Restaurant and Bar Area” on the Approved Floor Plan, consisting of 991 square feet of interior space.

Main Street Outdoor Seating Area: The area labeled “Main Street Outdoor Seating Area” on the Approved Site Plan, consisting of 280 square feet.

Rear Special Event and Entertainment Area: The area labeled “Rear Special Event and Entertainment Area” on the Approved Floor Plan, consisting of 819 square feet of interior space for seating and other space, including bathrooms and the stage.

Back-of-House Support Area: The area behind the stage is separately delineated and labeled “Back-of-House Support Area” on the Approved Floor Plan.

The Front Restaurant and Bar Area is approved for restaurant and bar use.

The Rear Special Event and Entertainment Area is approved for restaurant and bar use, indoor private parties, ticketed events, live music, and other indoor entertainment activities customarily associated with a restaurant, bar, or private event venue, subject to the capacities, hours, noise limitations, and other conditions of this permit. Such entertainment shall remain accessory and subordinate to the approved restaurant, bar, and special event uses and shall not constitute a separate or independent principal use of the premises. No entertainment or activity that materially changes the nature, intensity, or character of the approved uses shall be permitted without prior approval of the Village Board.

The Back of House Support Area may be used for office/administrative functions, storage, mechanical purposes, and other customary support functions incidental to the operation of the Approved Premises. The area shall not be used for public seating, entertainment, food or beverage service, and no patrons or members of the general public shall be permitted in this area. Access shall be limited to employees and other authorized personnel.

All activities must remain within their designated areas on the Approved Plan. No outdoor entertainment, outdoor cooking, or business activity in the Excluded Area behind the stage is authorized.

Only the uses, areas, capacities, entrances, hours, and activities expressly authorized by this permit are approved. Any material expansion or change requires prior Village Board approval of an amended special use permit pursuant to §285-52.7.

Any change to the boundaries or expansion of the Approved Premises requires prior Village Board approval of an amended special use permit.

Specific Conditions of Approval

The Applicant shall operate the Approved Premises in accordance with the following conditions and the Detailed Operating Conditions incorporated into this special use permit.

Condition	Requirement
Hours/Days of Operation	The restaurant and bar may operate Sunday through Saturday from 12:00 p.m. until 2:00 a.m. the following day. Live Music Events are subject to the separate hours and restrictions stated in the Detailed Operating Conditions.
Maximum Occupancy	The Approved Premises may not exceed 206 persons at any time, including employees and performers. The Front Restaurant and Bar Area and Main Street Outdoor Seating Area, combined, may not exceed 76 persons. The Rear Special Event and Entertainment Area may not exceed 130 persons. Any lower occupancy limit required by applicable building or fire codes will control.
Seating	The Main Street Outdoor Seating Area may contain no more than 16 seats. The Front Restaurant and Bar Area may contain no more than 12 tables with 48 seats and 16 bar stools. Rear-area seating and standing arrangements must conform to the Approved Floor Plan and applicable building and fire code requirements
Patron Access and Emergency Egress	Ordinary patron entry and exit must be through the designated front entrances shown on the Approved Plan (Main St. Door). Ordinary patron access to the Rear Special Event and Entertainment Area must be through the Front Restaurant and Bar Area. The garage doorway and side doors on Hamlin Ave. will not be used for ordinary patron entry or exit. All required emergency exits and exit routes must remain available and unobstructed.
Loading/Unloading	Performer equipment may be loaded and unloaded through the designated Hamlin Avenue side door, using the lawful loading location identified on the Approved Site Plan. Vehicles may remain only while actively loading or unloading and for no longer than 30 minutes per vehicle. Loading must not obstruct pedestrian passage, required exits, driveways, or emergency access.
Sidewalk Clearance	A continuous, unobstructed pedestrian passage at least five feet wide must be maintained along the Hamlin Avenue and Main St. sidewalk at all times. Equipment, signs, materials, deliveries, and patron queues may not encroach into this passage. Any greater clearance required by applicable law will control.
Outdoor Activities	Outdoor seating and food and beverage service may occur only within the 16-seat Main Street Outdoor Seating Area. No seating, food or beverage service, or designated patron gathering area is authorized on the Hamlin Avenue side. No outdoor cooking is permitted.
Outdoor Entertainment	No outdoor live or recorded music, DJ, karaoke, performance, speaker, television audio, or other outdoor amplified entertainment is permitted. Indoor sound may not be directed or transmitted outdoors. Any proposed outdoor entertainment requires prior Village Board approval.
Noise/Amplified Sound	The Applicant shall comply with Chapter 171 of the Village Code.

	Amplified sound attributable to an event at the Approved Premises must remain below 50 dBA at every boundary of the Property. If the Code Enforcement Officer, police officer, or another duly authorized enforcement official determines, using a calibrated sound-level meter, that amplified sound attributable to the event measures 50 dBA or greater at any boundary of the Property, that official may order the event to cease immediately, impose a fine, or take other action as prescribed by law. The Applicant, operator, and on-duty manager shall comply immediately upon receipt of the order. No prior warning or opportunity to reduce the volume is required. The determination must distinguish sound attributable to the event from unrelated background sound, including traffic, and must document the measurement location, time, reading, and instrument used. The event may not resume without express authorization from the official who issued the order or such official's immediate supervisor. Compliance with this numerical limit does not excuse a violation of Chapter 171 of the Village Code or any other permit condition.
Lighting/Glare	New or modified exterior lighting must be fully shielded, directed downward, and arranged to avoid direct glare onto adjacent residential properties and public rights-of-way. Fixtures and locations must conform to the Approved Plan and must be dark sky compliant.
Waste/Refuse	The Applicant shall remove litter and waste attributable to the operation from the outdoor seating area and adjacent sidewalks at least once daily and again before closing each night. Waste containers and stored materials may remain only in the locations identified on the Approved Plan. The Approved Premises must have a dumpster for the waste/refuse it produces.
Landscaping/Screening	The existing fence surrounding the on-site parking must be maintained in its current location and height.
On-Duty Contact and Complaints	An on-duty manager authorized to address operational complaints must be available during all operating hours. The Applicant shall provide the Code Enforcement Officer with current contact information for each authorized manager and promptly report changes. The manager shall promptly investigate complaints and take corrective action where warranted.
Duration/Review	The Applicant shall notify the Village Administrator when operations under this permit commence and Applicant may be required to appear before the Village Board for a review approximately six months thereafter, at which time changes may be made to this special use permit, as appropriate. Such review may address compliance and actual neighborhood impacts, including, but not limited to noise, parking, traffic, litter, complaints, inspections, and enforcement history. The scheduling of a review will not amend the permit or limit earlier enforcement action.
Other	The garage-style door on Hamlin Avenue serving the Rear Special Event and Entertainment Area may be open only between sunrise and sunset, and only when any music being played is unamplified. It must remain fully closed during all amplified music or amplified entertainment, including sound checks, and from sunset until sunrise.

	Whenever the garage door is open, the Applicant shall prevent ordinary patron entry or exit through the opening. No outdoor seating, service, or entertainment is authorized beyond the frame of the garage-style door. Any barrier or other access-control measure must preserve all required emergency egress. Permission to open the garage door does not authorize sound otherwise violative of Chapter 171 of the Village Code or the Noise/Amplified Sound condition of this permit.
General Compliance	The Applicant shall comply with the Approved Plan, all conditions of this permit, applicable Village Code provisions, and applicable building, fire, and State Liquor Authority requirements.

Mandatory Live Music Cutoff

Day	Latest Advertised End Time	Mandatory Live Music Cutoff
Friday and Saturday	10:00 p.m.	10:30 p.m.
Sunday and Monday (unamplified acoustic music only)	7:00 p.m.; unamplified acoustic music only	7:00 p.m.; unamplified acoustic music only
Tuesday, Wednesday and Thursday	9:00 p.m.	9:30 p.m.
Thanksgiving Eve	10:00 p.m.	10:30 p.m.
New Year's Eve	12:00 a.m.	12:30 a.m.

Live Music Events may not be advertised as continuing beyond the applicable advertised end time. The Thanksgiving Eve and New Year's Eve provisions supersede the ordinary weekday schedule.

After the mandatory cutoff, attendees may remain as ordinary restaurant and bar patrons within the approved occupancy limits until closing. Recorded music and television audio may continue solely as background sound incidental to restaurant and bar operations, subject to all noise and garage-door restrictions.

Compliance and Enforcement

The Applicant and any operator of the Approved Premises shall comply with the approved uses, Approved Plan, all conditions of this permit and the approving Village Board resolution, and all applicable provisions of law.

The permit authorizes only the uses and activities expressly stated. No additional activity will be deemed authorized as incidental to an approved use unless expressly approved by the Village Board and incorporated into an amended permit where required.

Any change in ownership of the Property, the Applicant, or the user or entity granted this permit will require Village Board review and issuance of a new permit pursuant to §285-52.1(C).

Failure to comply with any permit condition may result in enforcement under applicable law, including consideration of revocation by the Village Board pursuant to §285-52.6, following any required notice and opportunity to be heard. Nothing in this paragraph limits immediate termination of an event due to a violation of the Noise/Amplified Sound condition.

Approval

VILLAGE BOARD OF THE VILLAGE OF EAST AURORA

By: _____ Date: _____

HELPS PROGRAM

Whereas, the Village of East Aurora board of Trustees has the authority to manage the Village Personnel efficiently and effectively in accordance with applicable laws, rules, regulations, and collective bargaining agreements, including New York State Civil Service Laws and the Erie County Rules for the Classified Service; and

Whereas, New York State Civil Service Commission has developed and the Erie County Personnel Department has adopted the NYS HELPS (Hiring for Emergency Limited Placement Statewide) program, which allows for the inclusion of titles where qualified individuals may be appointed to a non-competitive version of a competitive title in order to gain permanent status without competitive examination and upon completion of a necessary probationary term be placed in the competitive class without further exam; and

Whereas, Erie County has recommended that the below resolve clause regarding the appointment process be approved to allow the Village of East Aurora to appropriately utilize the NYS Helps program in its most efficient form so as not to delay the ability of employees hired through the program to gain permanent status.

Now therefore be it resolved, that any individual appointed by this honorable body prior to or going forward which is afforded the opportunity to utilize the NYS Helps program, as approved and administered by The County of Erie, shall be, without further approval of this body, appropriately placed where possible into said program and upon completion of the minimum probationary term of the position and the requirements as outlined/approved by Erie County Civil Service, be afforded the rights of that of a competitive class appointment without further exam or approval by this body.

LOCAL GOVERNMENT PROCLAMATION FOR RED RIBBON WEEK®

- WHEREAS,** Alcohol and other drug abuse in this nation has reached epidemic stages; and
- WHEREAS,** It is imperative that visible, unified prevention education efforts by community members be launched to eliminate the demand for drugs; and
- WHEREAS,** The National Family Partnership is sponsoring the National Red Ribbon Campaign® offering citizens the opportunity to demonstrate their commitment to drug-free lifestyles (no use of illegal drugs, no illegal use of legal drugs); and
- WHEREAS,** The National Red Ribbon Campaign® will be celebrated in every community in America during "Red Ribbon Week®", October 23-31; and
- WHEREAS,** Business, government, parents, law enforcement, media, medical, religious institutions, schools, senior citizens, service organizations and youth will demonstrate their commitment to healthy, drug-free lifestyles by wearing and displaying Red Ribbons during this week long campaign; and
- WHEREAS,** The Town/Village of _____ further commits its resources to ensure the success of the Red Ribbon Campaign®;

NOW THEREFORE BE IT RESOLVED,

that the Town/Village of _____ does hereby proclaim October 23-31, 2026, as RED RIBBON WEEK® and encourages its citizens to participate in drug prevention education activities, making a visible statement that we are strongly committed to a drug - free state.

Mayor _____

Attest _____

City Clerk _____



Nancy Johnson and Caroline Chandler smile their approval to the proclamation issued by Mayor David Fain and county commission chairman Raymond Miller. *GEORGIA 2001.*





VILLAGE OF EAST AURORA

APPLICATION FOR TEMPORARY USE PERMIT

Not less than 60 days or more than 75 days before date of activity

\$25.00 Application Fee X \$50.00 Permit Fee X

\$100.00 Mailer Fee (300 feet for road/public parking lot closure and/or outdoor music) X

Date Application Filed: 10/19/26

Date of V.B. Action: 10/19/26

Approved: _____ Disapproved: _____

Conditions of approval will be listed in the permit.

Sect. 285-52 Participants of an area activity, such as, but not necessarily limited to, a sidewalk sale, art, antique, craft show and/or sales, farmers market, or community/civic promotion activities and similar.

Please type or print legibly

Name of Organization: AbsolutCare of Aurora Park - A Calvadocare Community

Is Organization a: not-for-profit Charitable/Service Business School Government

Name & Address of Individual Responsible: Joanna Dobbs, Community Marketer, 292 Main Street, EA, NY

Phone Number: 716-957-4716 E-mail: J.Dobbs@calvadocare.com 14052

Event Name: AbsolutCare of Aurora Park Fall Fest

Date(s) of Event: 10/24/2026 Time(s) of Event: 10am-3pm Estimated # of People: 300

Please describe activity/purpose of this event: Fall Fest Community event w vendors, also sponsoring & participating in EA Candy Crawl

Location (include all areas of the event): 292 Main Street, EA NY 14052 in front parking lot
(attach map)

Will this event be donating a portion of proceeds to one or more charities and publicizing that in promotional material? Yes No We will be donating candy to Candy Crawl & we are advertising it
If yes, list charities and the percentage of proceeds to be donated: There will be no proceeds from event, any money that will be exchange will be to vendors.

Will this event be held entirely in the Village of East Aurora? Yes No

If no, specify: _____

Will the event include more than one vendor/organization? Yes No (If Yes, attach list of vendors/participants)

Will the event involve a street or parking lot closure/usage? Yes No If yes, please note:

Road/Lot Name(s): AbsolutCare of EA front parking lot will be utilized for event, back
Date(s) of Closure: 10/24/2026 Time(s): 10am-3pm parking lot will be used

Will the event include:

Parade or motorcade Yes No

Walk or Run Yes No

Will there be outdoor music? Yes No

Amplification: Yes No

Will you be providing or selling alcohol? Yes No

Will people be allowed to bring alcohol? Yes No

Will there be Security Guards? Yes No Volunteers or Private Paid Entity

Please List Entity Name: Facility maintenance staff will be @ front entrance + parking lot in the back

Will there be temporary food stands? Yes No

How many? 1 Weidner BBQ but it is not a food truck, just cooking on site on a grill

Food Truck? If yes, name of vendor: _____

(additional permit required)

Will a tent or other structure be erected for the event? Yes No

Size: 10x10 tents

Date & Time to be installed 10/24/26

Date & Time to be removed 10/27/2026

7:00am

3:00pm

Will any prep work be done on/or before the event? ☒ Yes No
Please describe: Facility & Vendors will start putting up table, chairs, 10x10 tents the morning of event
Set up Date: 10/24/26 Time: 1 am
Clean up Date: 10/24/26 Time: 3 pm

Will additional garbage cans be needed? Yes ☒ No How many _____ Drop Off Location: _____

Do you have a Recycling Plan? ☒ Yes No Please describe: We will have separate containers for garbage, cans, cardboard.

Will each vendor/organization be responsible for their own garbage? ☒ Yes No

Will a dumpster be used? ☒ Yes No If yes, location: dumpster is located to the left of the front building by parking lot bridge & we have a compactor on the side of the board building

Will there be portable lavatories? Yes ☒ No How Many? _____
Location(s): We will use facility restrooms of the board building

Will there Bell Jar or Games of Chance? Yes ☒ No (if yes, separate permit required)

What is the source of electricity, if applicable? If needed we have outlets by the front. Gee Zeebo

Please list any extras e.g. Light show, loudspeakers, decorations, paints, or dyes:

possible DJ - loud speaker but respectable

Police Services Requested: NIA

(Crossing Guards may be required dependent upon event and is a decision of the Police Department)

DPW Services Requested: NIA

Fire/Other: NIA

- Attach a map or sketch showing the location of the event. Such map shall include:

Location of parking facilities, indicating number of parking spaces being provided; location of toilet facilities including the location of port-a-potties; location of public entrance(s) and exit(s) to the event site; location of vendor facilities (if applicable) including booths, tents and food service facilities; explanation of steps being taken to control traffic and provide security (if applicable) and the number of security personnel that will be present.

JD Requesting organization shall attach a completed Certificate of Insurance with minimum limits including public liability coverage of limits of \$1,000,000 each occurrence; property damage insurance with limits of \$1,000,000 each occurrence. The policy shall be endorsed to include Village of East Aurora as an additional named insured.

JD Requesting organization shall attach Indemnification Agreement on organization letterhead, signed by authorized applicant or officer of company and duly notarized (sample included)

"Applicant named herein is fully responsible for obtaining any & all licensing with regard to the presentation or playing of music, pursuant to music copyright laws. The Village of East Aurora assumes no liability in this regard".

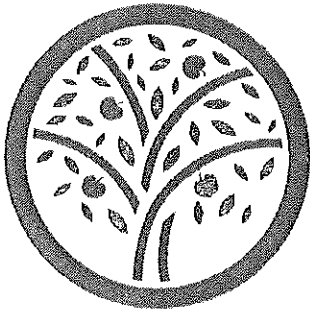
Police Department: Conditions/Comments _____

Dept of Public Works: Conditions/Comments _____

Fire Dept/Disaster Coordinator: Conditions/Comments _____

Sign Permits are to be obtained from the Town of Aurora Building Department 575 Oakwood Ave, 716.652.7591

Clerk Shared/Forms/Village Permit Application Forms/Application Temporary Use Permit



Calvado Care

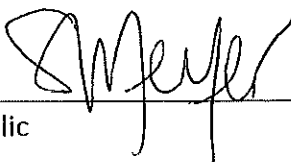
*Where Compassion Meets
Expertise*

Indemnification Agreement

To the fullest extent permitted by law, I/We shall indemnify and hold harmless the Village of East Aurora and its employees from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of our work under this contract, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting there from but only to the extent caused in whole or in part by negligent acts or omissions of our organization, anyone directly or indirectly employed by us or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to otherwise exist as to a party or person described in this paragraph.


Authorized Applicant or Officer

Subscribed and sworn to before me this 8 day of OCTOBER 2026


Notary Public

STEPHANIE LYNN MEYER
Notary Public - State of New York
No. 01ME0049253
Qualified in Erie County
My Commission Expires April 23, 2030

North Willow Street

1990

998

SECRET

32 32

44

68 69

SAFE

Publ:z Main → Entrance
Exit

4446

42 42

32

3326

14 14

10 10

P

Evenly
Packing
70
spaces

PO

Absolut
Case 2:23-cv-00001-UNA
Park

Vendor Tent
Parking
104

In Facility
Bathroom
3/14/84
P. 14

Public
Main Entrance
Exit

US 20A
NY 16
NY 78

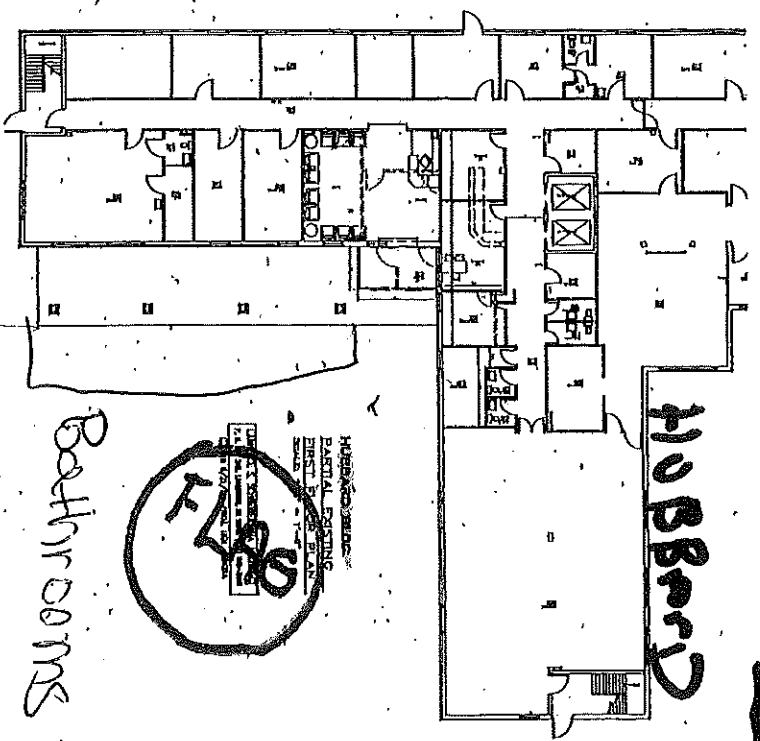
Main Street

Impact 220
Sign

Shearer Avenue

F

BRIDGE
Public to Event
From back
Parking lot



Bathrooms

Front Lot - Shutting Down for
Under Location Event

3rd Floor
Garage

Driveway

1st Shift

2nd
3rd
Shift

1st

Hanna

2nd
3rd

Driveway

Main Street

Public
Entrance
to
Event

Fence
2ND
3RD
SHIFT

70 Parking
Spots
Winter
Packing

2ND
3RD

Back Lot

Public
Entrance
WILKINSON

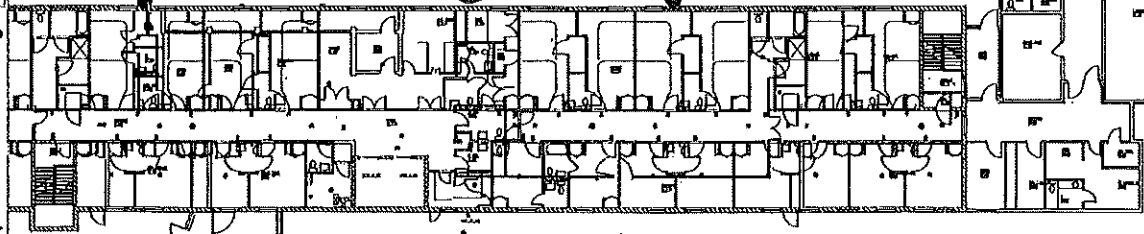
LANDSCAPE ARCHITECTURE
PLANNING - EXISTING CONDITIONS
LAWSON & SORRELL, AN ASSOCIATE
1400 N. GARDEN ST. SUITE 100
DENVER, CO 80202

GRASS

1ST
STORAGE
BOSS

PAVING

1ST SHIFT
PATIO



HAMLIN

Back parking lot to Front
Parking Lot
Public Entrance to Garage

Vendor's Name	Vendor Craft
Terra June	Jewelery & Apparat
Peter Jankowski	Bird Houses
Steve Szczygieski	Ceramic Figures
Kathy Del Vecchio	Shadow Boxes
Jay Henke	Custom Acrylic Shower Installations
Desirae Starks	Car freshies, hot/freezer corn bags, scrunchies, dog bandanas, bowties, warming salts, 3d printed fidgets
Country Road Boutique	Squishy Toys
Pam Ingelfinger	Stained Glass
Madison Clare	Cookie Stand
Jim Thompson	Candles and Seasoned Pretzels
Jessie Kron Root	Jeweley
Kinjal Darshak Patel	Crochet Crafts
Nick Tirado	Windows/Doors
Donna Callaghan	Crochet Crafts
Jennifer Frankino	Crochet Crafts

Traffic Control/Security

We will have facility maintenance staff in the front parking lot and in the back parking lot to control traffic and provide security.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/08/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Harold Orgel
Caribou Insurance Brokerage LLC	PHONE (A/C, No, Ext): (718) 500-3062
Harold Orgel	FAX (A/C, No):
1063 63rd st	E-MAIL ADDRESS: chanie@cariboubrokerage.com
Brooklyn NY 11219	INSURER(S) AFFORDING COVERAGE
	INSURER A: Evanston Insurance Company
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	Y	N	3DS5477-M4750492	10/24/2026 12:01 AM	10/25/2026 12:01 AM	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (other than fire) \$ 1,000,000
	☒ Host Liquor Liability						MED EXP (Any one person) \$ 5,000
	☐ Retail Liquor Liability						PERSONAL & ADV INJURY \$ 1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE \$ 2,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						Deductible \$ 1,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
	☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	☐ EXCESS LIAB						AGGREGATE \$
	☐ DED ☐ RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE ☐ OTH-ER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N ☐	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder listed below is named as additional insured per attached MEGL 2217 01 19. Coverage Date(s): 10/24/2026 Attendance: 300, Event Type: Business Party - Open to the Public/No Admission Charge.

CERTIFICATE HOLDER**CANCELLATION**

Village of East Aurora 585 Oakwood Ave East Aurora NY 14052	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Harold Orgel

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ARTICLE I
General Provisions

§ 180-1. Definitions.

As used in this article, the following terms shall have the meanings indicated:

CHARITABLE — Patriotic, philanthropic, social service, health, welfare, benevolent, educational, civic, cultural or fraternal.

CLERK — The Municipal Clerk.

CONTRIBUTIONS — Alms, money, subscription, property or any donations.

PEDDLER — Any person who goes upon the premises of any private residence, not having been invited by the occupant thereof, or any person who goes upon the streets, roads or highways within the Village of East Aurora, carrying or transporting goods, wares, merchandise or personal property of any nature and offering the same for sale. This includes any person who solicits orders and as a separate transaction makes deliveries to purchasers.

PERSON — A person or any firm, corporation, association, club, society or organization.

SOLICITOR — Any person who goes upon the premises of any private residence, not having been invited by the occupant thereof, or any person who goes upon the streets, roads or highways within the Village of East Aurora, for the purpose taking or attempting to take orders for the sale of goods, merchandise, wares, or other personal property of any nature for future delivery, or for services to be performed in the future. This includes any person who, without invitation, goes upon private property, to request contribution of funds or anything of value, or sell goods or services for political, charitable, religious, or other noncommercial purposes.

§ 180-2. Permit requirements and exemptions. [Amended 5-20-2024 by L.L. No. 7-2024]

Except for requests for the solicitation or peddling of any alcoholic beverage, a permit for which must be obtained from the Board of Trustees as outlined in § 180-5 below, it shall be unlawful for any person to engage in peddling or solicitation activities within this municipality without first obtaining a permit issued by the Clerk; provided, however, that the following are exempt from the provisions of this section:

- A. Any person, corporation, partnership or association engaged in charitable, benevolent, veterans, religious or school purposes, or engaged in selling produce or products raised in the Village which are offered for sale, who are soliciting shall be permitted to obtain a permit in compliance with the regulations hereof, without payment of any fee therefor.
- B. Persons under 19 years of age shall not be required to register and obtain a permit as heretofore provided for, in the event that they are soliciting for any purposes directly connected with a religious, charitable, benevolent, school or service organization native to the Village of East Aurora.
- C. Any solicitation made upon premises owned or occupied by an organization upon whose behalf the solicitation is made.

- D. Any communication by an organization soliciting contributions solely from persons who are members of the organization at the time of such solicitation.
- E. Any solicitation in the form of a collection at a regular meeting, assembly or service of a charitable person.

§ 180-3. Permit for sponsoring juvenile peddlers.

No person under the age of 18 shall be permitted to engage in peddling except as provided in this section.

- A. A permit shall be obtained by a sponsoring person, company or organization for the conduct of any peddling or solicitation activities involving, in whole or in part, a sales force of one or more persons under 18 years of age.
- B. The sponsor shall be responsible for supervising and controlling the conduct of all persons, including juveniles, peddling under the sponsor's permit.
- C. The sponsor shall provide to each individual in its sales force a badge or other easily readable form of identification that identifies the name of the sponsor and the name of the individual. The sponsor shall require all individuals in its sales force to wear such identification so that it is clearly visible at all times when the individuals are peddling or soliciting.

§ 180-4. Alcoholic beverages. [Added 5-20-2024 by L.L. No. 7-2024¹]

Any person seeking to sell, barter, give, carry, take orders, supply, or provide any alcoholic beverage as defined under the Alcohol Beverage Control Act shall first obtain a permit from the Board of Trustees. Such person shall comply with the provisions and information sought under §§ 180-5, 180-6, and 180-7. The remaining provisions of this chapter shall apply to all permit applications submitted pursuant to this subsection.

§ 180-5. Permit application.

Every person subject to the provisions of this article shall file with the Clerk an application in writing on a form to be furnished by the Clerk, which shall provide the following information:

- A. Proof of age, address and identification of the applicant;
- B. A brief description of the business or activity to be conducted;
- C. The length of time for which the right to peddle or solicit is desired; not to exceed 365 days;
- D. If employed, the name, address and telephone number of the employer; or if acting as an agent, the name, address and telephone number of the principal who is being represented, with credentials in written form establishing the relationship and the authority of the employee or agent to act for the employer or principal, as the case may be;
- E. A statement as to whether or not the applicant has been convicted of a felony, misdemeanor or local law violation, the nature of the offense or violation, the penalty or punishment

1. Editor's Note: This local law also renumbered former §§ 180-4 through 180-37 as §§ 180-5 through 180-38.

imposed, the date when and place where such offense occurred, and other pertinent details thereof;

- F. The type of vehicle that will be used and its registration number;
- G. Proof of possession of any license or permit which, under federal, state or local laws or regulations, the applicant is required to have in order to conduct the proposed business, or which, under any such law or regulation, would exempt the applicant from the licensing requirements of this article; and
- H. Two photographs of the applicant that shall have been taken within 60 days immediately prior to the date of filing of the application. The photographs shall measure one inch by two inches and show the head and shoulders of the applicant in a clear and distinguishing manner.

§ 180-6. Fees.

- A. At the time the application is filed with the Clerk, the applicant shall pay a fee to cover the cost of processing the application and investigating the facts stated therein. The permit fee shall be as set forth in Chapter 137, Article II, of this Code. **[Amended 3-14-2006 by L.L. No. 1-2006]**
- B. No permit fee shall be required from any person or entity to whom a permit has been issued pursuant to § 32 of the New York General Business Law to hawk, peddle, vend and sell his own goods, wares and merchandise or to solicit or trade upon the streets and highways within the state, and no permit fee shall be required in any case whereby so doing it would unlawfully interfere with interstate commerce.

§ 180-7. Bond. [Amended 3-14-2006 by L.L. No. 1-2006]

All solicitors requiring cash deposits or taking orders for cash on delivery purchases (COD) or who require a contract of agreement to finance the sale of any goods, services, or merchandise for future delivery, or for services to be performed in the future, shall furnish to the Clerk a bond in an amount as set from time to time by resolution of the Board of Trustees.

§ 180-8. Application review and permit issuance.

- A. Upon receipt of an application, the Clerk shall review the application as deemed necessary to ensure the protection of the public health, safety and general welfare.
- B. If the Clerk finds the application to be satisfactory, such application shall be referred to the Police Department of the Village of East Aurora for approval, and after such approval has been received, the application shall be eligible for the issuance of such permit.
- C. The permit shall show the name, address and photograph of the permit holder, the kind of goods or services to be sold or delivered, the date of issuance, and the length of time that the permit shall be in effect. The permit shall also show the permit number and identifying description of any vehicle to be used in carrying on the business for which the permit is issued.
- D. Permits will be issued within five business days from the receipt of the completed

application.

§ 180-9. Denial of permit.

- A. Upon the review of the application, the Clerk may refuse to issue a permit to the applicant under this article for any of the following reasons:
- (1) The location and time of solicitation or peddling would endanger safety and welfare of the solicitors, peddlers or their customers;
 - (2) An investigation reveals that the applicant falsified information on the application;
 - (3) The applicant has been convicted of a felony, misdemeanor or local law violation involving a sex offense, trafficking in controlled substances, or any violent acts against persons or property, such conviction being entered within the five years preceding the date of application;
 - (4) The applicant is a person against whom a judgment based upon, or conviction for, fraud, deceit or misrepresentation has been entered within the five years immediately preceding the date of application;
 - (5) The applicant offers no proof of authority to serve as an agent; or
 - (6) The applicant has been denied a permit under this article within the immediate past year, unless the applicant can and does show to the satisfaction of the Clerk that the reasons for such earlier denial no longer exist.
- B. The disapproval and the reasons for disapproval shall be noted on the application, and the applicant shall be notified that his application is disapproved and that no permit will be issued. Notice shall be mailed to the applicant at the address shown on the application form, or at the applicant's last known address.

§ 180-10. Permit expiration.

All permits pursuant to this article shall expire not more than 365 days from the date of issuance. The validity of the permit, if for a period less than 365 days, shall be set forth on the permit at the time of issuance.

§ 180-11. Permit exhibition.

Every person required to obtain a permit under the provisions of this article shall exhibit the permit when requested to do so by any prospective customer or individual.

§ 180-12. Transfer prohibited.

It shall be unlawful for any person other than the permit holder to use or wear any permit or badge issued under the provisions of this article.

§ 180-13. Entry upon signed premises unlawful.

Entering a private residence or business by a solicitor or peddler, as defined herein, for the purpose of selling or offering for sale or for soliciting orders for goods, wares, merchandise, contracts or

personal services, or remaining in a private residence or on the premises thereof, or any place of business or on the premises thereof, after the owner or occupant thereof shall have requested any solicitor or peddler to leave, or going in and upon the premises of a private residence or place of business by a solicitor or peddler, as defined herein, for any such purposes when the owner or occupant has displayed a sign bearing the words "No Peddlers," "No Solicitors," or words of similar import is prohibited and is declared to be an offense.

§ 180-14. Noise.

No person engaged in soliciting or peddling shall hawk or cry his goods, wares, merchandise, offers, contracts or services upon any streets, roads or highways within the Village, nor shall he use any loudspeaker, horn or any other device for announcing his presence by which members of the public are annoyed.

§ 180-15. Hours of solicitation.

No person, while conducting the activities of a peddler or solicitor, whether licensed or unlicensed, shall enter upon any private property, knock on doors or otherwise disturb persons in their residences between the hours of 8:00 p.m. and 9:00 a.m.

§ 180-16. Permit revocation.

Any permit issued under this article may be revoked or suspended by the Clerk, after notice for any of the following reasons:

- A. Fraud, misrepresentation or false statement contained in the application for a permit;
- B. Fraud, misrepresentation or false statement made by the permit holder in the course of conducting solicitation or peddling activities;
- C. Conducting peddling or solicitation activities contrary to the provisions of the permit;
- D. Conviction for any crime involving moral turpitude; or
- E. Conducting peddling or solicitation activities in such a manner as to create a public nuisance, constitute a breach of the peace or endanger the health, safety or general welfare of the public.

§ 180-17. Notice and hearing.

Notice of a hearing for revocation of a permit issued under this article shall be provided in writing and shall set forth specifically the grounds for the proposed revocation and the time and place of the hearing. Notice shall be faxed or mailed to the permit holder at the address shown on the permit application or at the last known address of the permit holder or by causing a copy of such notice to be personally delivered the applicant. In either case, the permit will be deemed revoked upon mailing or delivery of such notice.

§ 180-18. Appeals.

- A. Any person aggrieved by the action or decision of the Clerk to deny, suspend or revoke a

permit applied for under the provisions of this article shall have the right to appeal such action or decision to the Mayor within 15 days after the notice of the action or decision has been mailed to the person's address as shown on the permit application form, or to his last known address.

- B. An appeal shall be taken by filing with the Clerk a written statement setting forth the grounds for the appeal.
- C. The Clerk shall transmit the written statement to the Mayor within 10 days of its receipt and the Mayor shall set a time and place for a hearing on the appeal.
- D. A hearing shall be set not later than 20 days from the date of receipt of the appellant's written statement.
- E. Notice of the time and place of the hearing shall be given to the appellant in the same manner as provided for the mailing of notice of action or decision.
- F. The decision of the Mayor on the appeal shall be final and binding.

§ 180-19. Penalties for offenses.

- A. Violations of any of the provisions of this article shall be punishable by a fine of not more than \$250 or by imprisonment for not more than 15 days, or both. Each day's continuance of a violation after notice shall be deemed a separate and distinct violation and shall be punishable accordingly. **[Amended 3-14-2006 by L.L. No. 1-2006]**
- B. In addition to any criminal enforcement, the municipality or any individual may pursue any available civil remedies deemed appropriate and necessary.

ADVERTISEMENT FOR BIDS

Sealed bids for the furnishing of all labor and material necessary for Contract No. 1 – Hamlin Park Sidewalk Project will be received by the East Aurora Village Clerk, until 11:00am local time, Thursday, November 12, 2026. The bids will be publicly opened and read aloud at the Village of East Aurora, Village Office, 585 Oakwood Avenue, East Aurora, New York 14052.

Bids will be received for the following Contract:

Contract No. 1 – Hamlin Park Sidewalk Project

The project involves the installation of ADA-Compliant sidewalk along the northwest parking lot at Hamlin Park in East Aurora. The sidewalk will be approximately 435 feet in length, installed immediately adjacent to the on-street parking along South Grove Street, and make connection to existing sidewalk. Traffic will be maintained along South Grove Street.

Contract Documents, including Advertisement For Bids, Information For Bidders, Labor and Employment, Additional Instructions, Bid Documents, Agreement, General Conditions, General Requirements, Specifications, Contract Drawings and any Addenda, may be examined at no expense at the following locations:

Barton & Loguidice, D.P.C.
1738 Elmwood Avenue, Suite 100
Buffalo, New York 14207

Download instructions for the Contract Documents may be obtained from Barton & Loguidice, D.P.C., by providing contact information to jbudosh@bartonandloguidice.com.

Each bid must be accompanied by security in an amount not less than five percentum (5%) of the amount of the bid in the form and subject to the conditions provided in the Information for Bidders. No Bidder may withdraw his bid within forty-five (45) days after the actual date of opening thereof.

This is an exempt capital improvement project, and Bidders shall not include in their bid sales and compensating use taxes on the cost of materials which are to be incorporated into the work and which are to be separately sold by the Contractor to the Village prior to incorporation into the work of the Contract.

This contract will be funded wholly or partially with federal funds, and as such, is subject to all federal rules and regulations pertinent thereto, including, but not limited to, federal policy of encouraging the participation of minority and women business enterprises as sources of suppliers, equipment, construction and services.

The attention of Bidders is particularly called to the requirements as to conditions of employment to be observed and minimum wage rates to be paid under the Contract.

Bids will not be accepted from Bidder's determined to be a "Non-Responsible Entity" by the New York State Office of General Services. This Project is a "Covered Project" under New York State Labor Law 220-I and the Bidder must hold a valid Certificate of Registration from the New York State Department of Labor to submit a Bid and at all times for the duration of the Work. Bids will not be accepted from Bidders that have not registered or that have been barred from competing on public works under General Municipal Law 5A-103-b.

The right is reserved to waive any informalities in the Bid and to reject any or all Bids.

Maureen Jerackas
Clerk - Treasurer