



Town of Aurora Town Board
575 Oakwood Avenue, East Aurora NY, 14052

Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: Camprground with Wellness theme and customarily incidental accessory uses

Business/Project Address: 1196 Big Tree Road, Town of Aurora, NY

Applicant Name: Carner Development Group Inc.

Mailing Address: 670 Main Street, Suite 2

City East Aurora State NY ZIP 14052

Phone 716.725.7669 Fax 716.427.6501 Email Rkrajewski@cdginc.org

Interest in the property (ex: owner/purchaser/developer) Property Owner / Developer / Operator

II. PROPERTY OWNER INFORMATION (If different than Applicant AND the Owner does not sign below, please submit and original, notarized "Owner Authorization" form - attached):

Property Owner(s) Name(s) Carner Development Group Inc.

If a corporate, please name a responsible party/designated officer: By Rachel Krajewski, President

Address 670 Main Street, Suite 2

City East Aurora State NY ZIP 14052

Phone 716.725.7669 Fax 716.427.6501 Email Rkrajewski@cdginc.org

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 1196 Big Tree Road, Town of Aurora, NY

SBL# 165.00-1-28.21

Describe Special Use requested (use additional pages if needed):

Camprground with Wellness theme and customarily incidental accessory uses -- see attached
narrative for more detailed Project Description

Property size in acres 83.1

Property Frontage in feet 634.44

Zoning District Agricultural and Rural Residential

Surrounding Zoning Agricultural and Rural Residential

Current Use of Property Cardea Health Spa / Wellness Center; Residential; and Vacant Structure

Size of existing building(s): several -- see attached site plan sf

Size of proposed building(s) several -- see attached site plan sf

Present/Prior tenant/use: Cardea Health Spa / Wellness Center; Residential; and Vacant Structure

Parking spaces: Existing: 20 Proposed additional spaces: 41 Total #: 61

Proposed water service: x public private (well) n/a Is this existing Y/N **Yes**
Proposed sanitary sewer: public x private (septic) n/a Is this existing Y/N **yes but to be increased**

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	ALL	ALL	ALL	ALL	ALL	ALL	ALL	N/A

Peak hours: N/A

Number of employees (if applicable): Full-time 5 Part-time 2 Seasonal 3

Upon approval of this application, the applicant intends to apply for: (Check all that apply)

- a. Building Permit x
b. Sign Permit x

IV. SIGNATURE (*This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 4*)

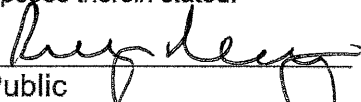

Signature of Applicant/Petitioner

Carner Development Group Inc., by Rachel Krajewski, President

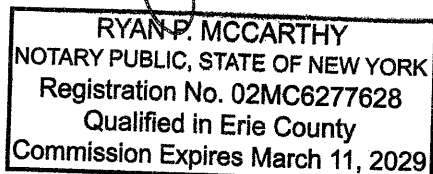
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 18th day of February in the year 2026 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.


Notary Public

(Notary stamp)



Office Use Only: Date received: _____ Receipt #: _____

Application reviewed by: _____

Town of Aurora
575 Oakwood Avenue
East Aurora, NY 14052
www.townofaurora.com

**Special Use Permit
Application
Owner Authorization**

The undersigned, who is the owner of the premises know as:

1196 Big Tree Road, Town of Aurora, NY _____, identified as Tax Map (SBL)# 165.00-1-28.21
(address)

hereby authorizes Hopkins Sorgi & McCarthy PLLC (Project Attorney) _____ to bring an application for a special use permit before the Town of Aurora Town Board for review and potential approval. The undersigned further permits the Town or its authorized representative(s) access to the property to review existing site conditions during the review process.

Carner Development Group Inc.
By Rachel Krajewski, President

2.18.2026

Owner (print)

Date


Owner (signature)

STATE OF NEW YORK)
 SS
COUNTY OF ERIE)

On this 18th day of February, 2026, before me, the undersigned, a notary public in and for said state, personally appeared Rachel Krajewski, personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public