

Town of Aurora
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Total
Unposted Batch Grand Totals		\$0.00	\$0.00

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Total
		Paid	Unpaid	
A00	GENERAL FUND	\$4,163.30	\$0.00	\$4,163.30
Posted Batch Grand Totals		\$4,163.30	\$0.00	\$4,163.30

Report Grand Totals

Fund	Fund Description	Invoice Batch		Total
		Paid	Unpaid	
A00	GENERAL FUND	\$4,163.30	\$0.00	\$4,163.30
Grand Totals		\$4,163.30	\$0.00	\$4,163.30

Feb 23, 2026-2025 Encumbered
Voucher 1919

Town of Aurora
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
Unposted Batch Grand Totals		\$0.00	\$0.00	\$0.00	\$0.00

Posted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
A00	GENERAL FUND	\$30,403.56	\$0.00	\$15,970.20	\$46,373.76
B00	PART TOWN FUND	\$1,918,596.00	\$0.00	\$0.00	\$1,918,596.00
DB0	HIGHWAY PART TOWN FUND	\$47,238.86	\$0.00	\$3,515.25	\$50,754.11
H70	VILLAGE BRIDGE REPAIRS	\$2,893.50	\$0.00	\$0.00	\$2,893.50
L30	CONSOLIDATED LIGHTING DIST.	\$270.67	\$0.00	\$840.60	\$1,111.27
L40	CONSOLIDATED LIGHTING DIST.	\$175.01	\$0.00	\$631.87	\$806.88
SG0	GARBAGE & RESOURCE RECOV. DIST	\$0.00	\$0.00	\$76,606.52	\$76,606.52
TA0	TRUST AND AGENCY	\$644,409.02	\$0.00	\$0.00	\$644,409.02
ZE0	WATER DISTRICT # 18	\$0.00	\$511,434.80	\$0.00	\$511,434.80
ZP0	PRIVATE WATER SYSTEM	\$96.45	\$0.00	\$22.89	\$119.34
Posted Batch Grand Totals		\$2,644,083.07	\$511,434.80	\$97,587.33	\$3,253,105.20

Report Grand Totals

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ZP0	PRIVATE WATER SYSTEM	\$96.45	\$0.00	\$22.89	\$119.34
Grand Totals		\$2,644,083.07	\$511,434.80	\$97,587.33	\$3,253,105.20

*Feb 23, 2020
Vouchers 126-177*

NOTICE OF PUBLIC HEARING

4 A1

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Aurora on the 9th day of March, 2026 at 6:30 PM at the Aurora Municipal Center located at 575 Oakwood Avenue, East Aurora, New York, 14052, at which hearing parties and interested citizens shall have an opportunity to be heard on a proposed Local Law to increase the salary of the Highway Superintendent. All interested parties are entitled to be heard upon said Local Law at said public hearing. Copies of said proposed Local Law are available for review at the offices of the Town Clerk during normal business hours or on the Town website www.townofaurora.com

By Order of the Town Board of the Town of Aurora
Jeanne Viger
Town Clerk
Town of Aurora

4 A2

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Aurora on the 9th day of March, 2026 at 6:30 PM at the Aurora Municipal Center located at 575 Oakwood Avenue, East Aurora, New York, 14052, at which hearing parties and interested citizens shall have an opportunity to be heard on Site Plan and Special Use Permit applications requesting to demolish the existing building and build a new building and parking lot at 359 Quaker Road, East Aurora, NY.

All interested parties are entitled to be heard upon said proposal at this public hearing. A copy of the proposal is available for review at the offices of the Town Clerk during normal business hours or on the Town website www.townofaurora.com

Jeanne Viger
Town Clerk
Town of Aurora

SUPERVISOR
Charles D. Snyder
(716) 652-7590
ssnyder@townofaurora.com



TOWN CLERK
Jeanne H. Viger
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA
Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

4
B1:2

To: Aurora Town Board

From: Kathleen Moffat

Date: February 23, 2026

Re: Azar Design Co. (formerly Foit-Albert) Payments: Bridge Projects

Please consider approval of the following payments to Azar Design Co:

- No. 24 in the amount of \$2,136.36 for professional services rendered from 1/1/26-1/30/26 for the Church Street culvert replacement project.
- No. 24 in the amount of \$757.14 for professional services rendered from 1/1/26-1/30/26 for the E. Fillmore culvert replacement project

Funds will be disbursed from H7 5120.210.

4
C7

WHEREAS, Empire Solar Solutions, LLC on behalf of Thomas Miller, owner, has submitted a Site Plan Review Application for solar panel installation at 50 Center Ridge Road East Aurora NY; and

WHEREAS, at their February 23, 2026 meeting the Aurora Town Planning Board recommended approval of the site plan; and

WHEREAS, the Code Enforcement Officer determined this to be an unlisted action under SEQRA and the Town Board found that the project will not result in any significant adverse environmental impacts.

Now, therefore, be it

RESOLVED that the Site Plan for 50 Center Ridge Road, East Aurora, NY, consisting of solar panel installation is approved by the Town Board.

Project: 50 Center Ridge SP

Date: 2/20/26

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The project consists of a roof mounted solar photovoltaic system that exceeds the allowable production of kW per Town Code. As such it does not have an adverse environmental impact.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency <i>Elizabeth Cassidy</i> Signature of Preparer (if different from Responsible Officer)	

PRINT FORM

Project: 50 Center Ridge Site Plan

Date: 2/20/26

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

4 C2

RESOLVED that the Town Board of the Town of Aurora declares itself as an interested agency with regard to SEQR for the Site Plan application for solar panel installation at 50 Center Ridge Road; and further

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

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

RESOLVED that a negative declaration is issued with regard to the Site Plan for solar panel installation at 50 Center Ridge Road, East Aurora, NY.

4D

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Aurora on the 9th day of March, 2026 at 6:30 PM. at the Aurora Municipal Center located at 575 Oakwood Avenue, East Aurora, New York, 14052, at which hearing parties and interested citizens shall have an opportunity to be heard on a Site Plan application for a new building construction at 600 Olean Road, East Aurora, NY.

All interested parties are entitled to be heard upon said proposal at this public hearing. A copy of the proposal is available for review at the offices of the Town Clerk during normal business hours or on the Town website www.townofaurora.com

Jeanne Viger
Town Clerk
Town of Aurora

4E

OUT OF DISTRICT WATER AGREEMENT

This Agreement is made this ___ day of _____, 2026 by and between the **Town of Aurora**, a New York State municipal corporation with offices at 575 Oakwood Avenue, East Aurora, New York 14052, hereinafter referred to as the "Town", and **Nathan Kalwicki**, owner of record at **8815 Falls Road, PO West Falls, Town of Colden, New York (SBL# 213.00-4-5.112)** hereinafter referred to as the "Applicants".

WITNESSETH:

WHEREAS, the Applicant hereby represent and warrant to the Town that he is the owner of an improved, or to be improved, property in the Town of Colden situated at 8815 Falls Road (the "Premises"), which Premises is described in Exhibit A (copy of deed) annexed hereto; and

WHEREAS, the Applicant is desirous of obtaining water from the from the Erie County Water Authority from an existing water main (formerly Water District No. 18 of the Town) to service the Premises; and

WHEREAS, the Applicant has asked the Town for permission to obtain water from the Erie County Water Authority as an out of district customer for a premises that is not in the Town of Aurora.

NOW THEREFORE, in consideration of the Town granting permission to the Applicants to obtain water from the Erie County Water Authority, the Applicants do hereby represent, warrant and agree as follows:

1. The terms, conditions and covenants contained herein shall run with the Premises and shall be binding upon subsequent owner of the Premises.
2. To advise any subsequent owner of the Premises of the terms and conditions of this Agreement.
3. Applicants agree to pay all charges and fees applicable to the Town of Aurora for this water service, including, without limitation, debt service for the bonded cost of the water main(s) (formerly Water District 18), debt service for the bonded cost of the Master Water Improvement Area, and applicable hydrant fees. This Agreement may be terminated by the Town should the Applicants fail to pay any charges or fees attributable to the services described herein in a timely manner, either through or to the Town, an independent water district of the Town, adjoining municipality, or other

entity providing water. Attached hereto as Exhibit B is a fee schedule showing the estimated first year costs for providing water service to the Premises.

4. Should a mortgagee, who has perfected a lien on the Premises prior to the effective date of this Agreement, commence a foreclosure action which by its terms could terminate this Agreement, the Town, adjoining municipality or any entity providing water to the Applicants may terminate the terms and conditions of this Agreement and said water service, unless the mortgagee in question subordinates the lien of its mortgage to the terms and conditions of this Agreement.
5. Should the Town, municipality, or entity providing water determine, in its sole discretion, that a suspension or termination of water service is necessary to protect other properties within the Town or adjoining municipality, then the Town, such municipality or such entity that provides water service to the Premises may terminate or temporarily suspend water service to the Premises without incurring any liability for any damages or losses which may result from such termination or suspension of water service.
6. Unless otherwise specifically agreed in writing, all improvements to be constructed by the Applicants to facilitate the delivery of water service to the Premises will be constructed upon the Premises by Applicants and will be owned and serviced by the Applicants.
7. This Agreement shall be binding on the heirs, assignees and legal representatives of the Applicants and, as previously indicated shall constitute covenants running with the land which will be binding upon all subsequent owner of the Premises.

IN WITNESS WHEREOF, the Town has caused this Agreement to be signed on behalf of the Town, or if appropriate, an independent water district of the Town, by the Supervisor of the Town duly authorized pursuant to a resolution of the Town Board, and the Applicants caused this Agreement to be signed as of the day and year first above written.

TOWN OF AURORA

APPLICANT

By: _____
Charles D. Snyder, Supervisor

Nathan Kalwicki

STATE OF NEW YORK)
) SS:
COUNTY OF ERIE)

On the _____ day of _____, in the year _____, before me, the undersigned, a notary public in and for said state, personally appeared Charles D. Snyder, Supervisor of the Town of Aurora, 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 executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
) SS:
COUNTY OF ERIE)

On the _____ day of _____, in the year _____, before me, the undersigned, a notary public in and for said state, personally appeared Nathan Kalwicki, 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, and that by his/her/their signature(s) on the instrument, the individual(s) executed the instrument.

Notary Public

Exhibit A

**DEED
(See attached.)**

Exhibit B

**OUT-OF-DISTRICT CUSTOMER
FIRST YEAR FEE SCHEDULE**

Owner: Nathan Kalwicki

Address: 8815 Falls Road, PO West Falls, Town of Colden

SBL#: 213.00-4-5.112

First Year Estimated Cost:

District Debt Service (Annual fee)	
\$ <u>120,000</u> /\$1,000 assessed valuation *	
x 4.848594 tax rate	\$581.83
Master Water Improvement Area fee	\$ 44.00
Hydrant fee	<u>\$ 43.00</u>
2026 Total fees	<u>\$668.83</u> **

*Assessed value (A.V.) is derived from current Colden A.V. (\$150,000) ÷ current Colden equalization rate (25%) = Full Market Value (\$600,000) x current Aurora equalization rate (20%) = A.V. (\$120,000) for debt service purposes

**Does not include metered water usage charges

Applicants' initials

Town Representative initials

SUPERVISOR
CHARLES D. SNYDER
(716) 652-7590
supervisor@townofaurora.com



5A

TOWN CLERK
JEANNE H. VIGER
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA

575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.ny.gov

MEMO

TO: Town Board

FROM: Kathleen Moffat

RE: 2025 Year End Budget Transfers & Amendments

DATE: 02/23/26

I respectfully request approval to enter the year end budget transfers and amendments as listed on the attached sheet.

FEBRUARY, 2026

FROM	TO
A 1420.417	SPECIAL COUNSEL
A 1620.414	STREET LIGHTING
A 1910	SR. CTR. FOLDING DOOR
B 599	POLICE CONTRACTUAL SERVICES
DB 9060.8	JUDGEMENTS & CLAIMS
DB 5130.217	OVERTIME
DB 9061.8	SNOW REMOVAL
DB 9040.8	MATERIALS & SUPPLIES
DB 9060.8	OVERTIME
DB 5110.410	OVERTIME
DB 9030.8	OVERTIME
DB 9061.8	OVERTIME

2025 YE BUDGET AMENDMENTS

INCREASE		INCREASE			
A 2056	EDUCATION PROGRAMS	\$ 3,597.00	A 7310,400.1	EDUCATIONAL VENDOR	\$ 3,597.00
ZP 2140	METERED WATER SALES	\$ 1,138.00	ZP 8320,401	SOURCE OF SUPPLY, POWER & PUMPING	\$ 1,138.00
ZP 2140	METERED WATER SALES	\$ 1,509.00	ZP 8350,400	COMMON WATER SUPPLY TESTING	\$ 1,509.00

5B

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
(716) 652-7590

MEMO

TO: Town Board
FROM: Supervisor Snyder
DATE: February 18, 2026
RE: ZBA Appointment

On February 5, 2026 Councilmember Joe McCann, Zoning Board Chairman Paul Ernst and I interviewed candidates for the vacant ZBA position, and we want to thank all of those that applied.

After some discussion and as discussed in the 2/17/2026 Work Session, it is our recommendation to appoint David Murray to the vacant Zoning Board of Appeals position with the term beginning immediately and ending 12/31/2030.

SUPERVISOR
Charles D. Snyder
(716) 652-7590
csnyder@townofaurora.com



5C

TOWN CLERK
Jeanne Viger
(716) 652-3280
jviger@townofaurorany.gov

TOWN OF AURORA

Aurora Municipal Center

575 Oakwood Avenue, East Aurora, NY 14052

www.townofaurorany.gov

To: Town Board

From: Jeanne Viger, Town Clerk

Date: January 13, 2026

Re: Bank Account Authorization

Please authorize the addition of Deputy Town Clerk Stephanie Meyer as an authorized agent on the Town Clerk checking account at the Bank of Holland, a designated depository for the Town of Aurora.

50

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

MEMO

TO: Supervisor Snyder and Town Board Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: February 20, 2026

The Building Department has accepted Special Use Permit (SUP) and Site Plan applications for 1196 Big Tree Rd (East Main mailing address) from Rachel Krajewski, of Carner Development Group, owner of the property. The request is to operate a campground and construct seasonal cottages, treehouses, a lodge, and convert the existing residences into sleeping rooms and an administration building.

Town Code requires the Town Board refer the applications to the Planning Board for their review and recommendation. The application shall also be referred to the Erie County Planning Department and DOT as per GML 239-m. After receiving the Planning Board recommendation the Town Board shall schedule a public hearing. A SEQRA determination is required prior to a Town Board decision on the applications.

Both applications are Unlisted actions for purposes of SEQRA.

Please contact me if you have any questions.

liz



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: Campground 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):

Campground 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

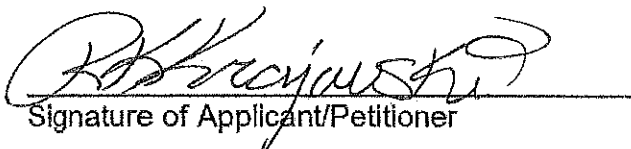
Peak hours: N/A

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*)

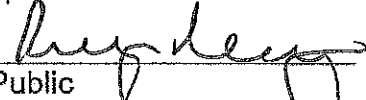

Signature of Applicant/Petitioner

Carner Development Group Inc., by Rachel Krajewski, President

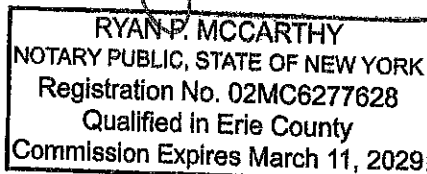
Print name of Applicant/Petitioner

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.

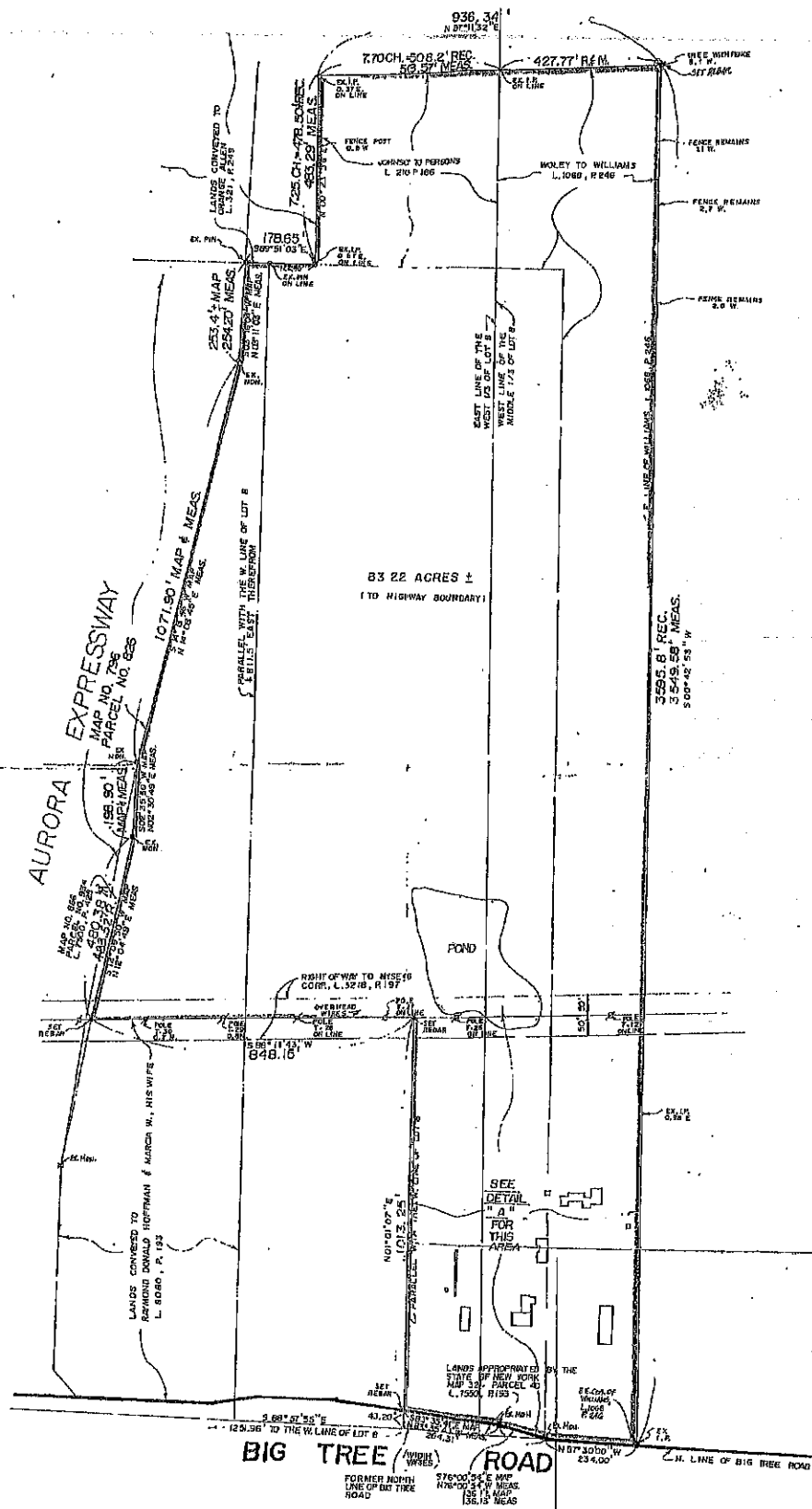

Notary Public

(Notary stamp)



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

Application reviewed by: _____



BIG TREE ROAD

PART OF L. 6 T. 9 N. 6. TOWN OF AURORA, COUNTY OF ERIE, NEW YORK

James L. Shisler

RESURVEY		
DATE	JOB	DESCRIPTION

JAMES L. SHISLER, L.S., P.C.
PROFESSIONAL LAND SURVEYOR

P.O. Box 542
EAST AURORA, NEW YORK 14022 716-655-1068

DRAWN BY DMS SCALE 1" = 200'

CHECKED BY LTS DATE MAY, 29, 1995

JOB 95059 SHEET E-1337

THIS MAP PREPARED WITHOUT THE BENEFIT OF
RECORDS OF TITLE AND IS NOT TO BE USED AS A
SUBSTITUTE FOR A RECORD MAP.

NO ALTERATION OR ADDITION
TO THIS MAP, OR ANY PART THEREOF,
SHALL BE MADE WITHOUT THE WRITTEN
CONSENT OF THE SURVEYOR.

REVISED 7/10/95 BY J.L.S. & J.E.S. AT WILLIAM'S L. 1080
L. 1080, R. 246

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)

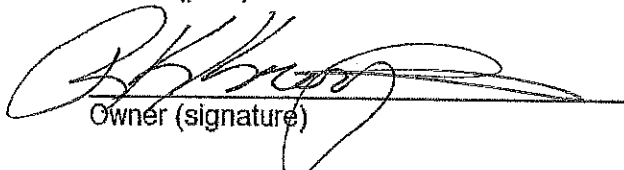
hereby authorizes Hopkins Sorgi & McCarthy PLLC (Project Attorney) to bring an application for a special use permit before the Town of Aurora Town Board for review and potential approval. The undersigned further permits the Town or its authorized representative(s) access to the property to review existing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



Special Use Permit Narrative Describing All Activities on Site

Applicant / Property Owner: Carner Development Group Inc.

Project Site: 1196 Big Tree Road, Town of Aurora, NY; SBL No. 165.00-1-28.21

Project: Campground with Wellness Theme with Accessory Uses

Zoning Districts: Agricultural and Rural Residential

The Project that is the subject of this Special Use Permit Application and accompanying Site Plan Application is a Campground which is expressly allowed in the Agricultural Zoning District by Special Use Permit (see Section 116-8.5(B)(1) Town of Aurora Zoning Code)¹.

The Project's Primary Use is a Campground which is defined by Section 116.4 of the Town of Aurora Zoning Code as "A parcel of land used or intended to be used, let or rented for occupancy by or of two or more recreational vehicles, tents or other recreational or temporary shelter or sleeping quarters of any kind." The "sleeping quarters of any kind" are:

1. Seven Seasonal Cottages to be constructed;
2. Two Treehouse Retreats to be constructed;
3. Seven Sleeping Quarters in the existing building labeled on the Site Plan at Drawing C-100 as Admin Building and Sleeping Quarters; and
4. Two Sleeping Quarters in the existing building labeled on the Site Plan at Drawing C-100 as Sleeping Quarters.

¹ The Project Site, except for the 300 feet closest to NYS Route 20A, is zoned Agricultural. The 300 feet of the Project Site closest to NYS Route 20A is zoned Rural Residential.

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law

574 Main Street, Suite 204 • East Aurora, New York 14052

Office: 716-805-7191 Ext 2 • Mobile: 716-908-3289 • E-Mail: psorgi@hsmlegal.com
hsmlegal.com

The Project also includes "Customary accessory uses and structures" which are expressly permitted in the Agricultural Zoning District at Section 116-8.5(A)(5) Town of Aurora Zoning Code which states the following are Permitted Uses: "Use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use." The "Customary accessory uses and structures" for this Project are:

1. Lodge for the Campground to be constructed as labeled on the Site Plan at Drawing C-100 as Lodge;
2. Wellness Center for the Campground to be constructed as labeled on the Site Plan at Drawing C-100 as Wellness Center;
3. Administrative Area located in the existing building labeled on the Site Plan at Drawing C-100 as Admin Building and Sleeping Quarters;
4. Vehicular, Bicycle and Pedestrian Access Areas;
5. Parking Areas; and
6. Related Site Infrastructure.

Submitted by: Peter J. Sorgi, Esq., Project Attorney

Dated: February 18, 2026

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:

LEWANDOWSKI & ASSOC
721 Center Road
West Seneca, NY 14224

Book Type: D Book: 11445 Page: 7258

Page Count: 3

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Rec Date: 05/16/2025

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Trans #: 25083680

Document Sequence Number
TT2024018738

Party 1:

CARDEA AT TWIN ELMS LLC

Party 2:

CARNER DEVELOPMENT GROUP INC

Recording Fees:

Consideration Amount: 2000000.00

RECORDING	\$35.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RP5217 CNTY \$9	\$9.00
RP5217 ST-RES \$116	\$116.00
TP584	\$10.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$28,000.00
ROAD FUND TT	\$10,000.00

Total: \$38,190.00

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kearns
Erie County Clerk

BARGAIN AND SALE DEED

Lewandowski & Associates
Attorneys at Law
721 Center Road
West Seneca, New York 14224

THIS INDENTURE, made the 6th day of May, 2025
between

CARDEA AT TWIN ELMS, LLC., a New York Limited Liability Company with offices at
1196 Big Tree Road, East Aurora NY 14052

party of the first part, and

CARNER DEVELOPMENT GROUP, INC. with offices at 16 Church Street, East Aurora
NY 14052
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Two Million Dollars
(\$2,000,000.00 dollars), lawful money of the United States, paid by the party of the second part, does
hereby grant and release unto the party of the second part and its successors and assigns forever,

Property Address: 1196 Big Tree Road (a/k/a East Main Street) East Aurora NY 14052
SBL No.: 165.00-1-28.21

SEE SCHEDULE A—LEGAL DESCRIPTION ATTACHED.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any
streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part
in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part and
its successors and assigns forever.

AND the party of the first part, covenants that it has not done or suffered anything whereby the
said premises have been encumbered in any way whatever,

AND the party of the first part, in compliance with § 13 of the Lien Law, covenants that the
party of the first part will receive the consideration for this conveyance and will hold the right to
receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the
improvement before using any part of the total of the same for any other purpose.

THE PROPERTY hereinabove described does not constitute all or substantially all of the
assets of the party of the first part.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and
year first above written.

CARDEA AT TWIN ELMS, LLC

By: Jennifer Lynn Jennings
Jennifer Lynn Jennings, Sole Member

State of New York)
County of Erie) ss.:

On the 6th day of May, 2025 before me, the undersigned, personally appeared
Jennifer Lynn Jennings, sole member of Cardea at Twin Elms, LLC, personally known to me or proved to me on
the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and
he/she acknowledged to me that she executed the same in her capacity, and that by her signature on the
instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Theresa L. Garvey
Notary Public, State of New York
Registration No. 01GA6048346
Qualified in Erie County
Commission Expires 9.18.25

Notary Public

89904
deed-2
AUR

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 8, Township 9, Range 6 of the Holland Land Company's Survey bounded and described as follows:

BEGINNING at a point in the north line of Big Tree Road at the southeast corner of lands conveyed to Alice P. Williams by deed recorded in the Erie County Clerk's Office in Liber 1068 of Deeds at page 246; thence northerly along said east line, 3,595.80 feet to the northeast corner of said Williams' land; thence westerly along the north line of said Williams' lands and the north line of lands conveyed to Persons by deed recorded in the Erie County Clerk's Office in Liber 210 of Deeds at page 186, 936.34 feet to a point in the east line of lands conveyed to Orange Allen by deed recorded in the Erie County Clerk's Office in Liber 321 of Deeds at page 249; thence southerly along the east line of said Allen's lands, 478.50 feet more or less to the southeast corner of said Allen's lands; thence westerly along the south line of said Allen's lands, 178.65 feet to land appropriated by the People of the State of New York for the Aurora Expressway and designated as Map No. 796, Parcel No. 826; thence southerly along said appropriated lands, 254.20 feet to an angle; thence continuing southwesterly along said appropriated lands, 1,071.90 feet to a point; thence southerly along lands appropriated by deed recorded in the Erie County Clerk's Office in Liber 7500 of Deeds at page 425 and designated as Map No. 866, Parcel No. 934, 198.90 feet to a point; thence southwesterly along said appropriated lands, 483.52 feet to a point in the center line of the New York State Electric & Gas Corporation right of way recorded in the Erie County Clerk's Office in Liber 3218 of Deeds at page 197; thence easterly along said center line, 848.15 feet to a point; thence southerly and parallel with the west line of Lot No. 8, 1,013.25 feet to a point in the north line of lands appropriated by the People of the State of New York by instrument recorded in the Erie County Clerk's Office in Liber 7550 of Deeds at page 153 and designated as Map No. 32, Parcel 40; thence southeasterly along said appropriated lands, 264.31 feet to an angle; thence continuing southeasterly along said appropriated lands, 136.13 feet to a point in the north line of Big Tree Road; thence easterly along said north line, 234 feet to the point or place of beginning.

For Conveyancing Only

Together with all right, title and interest of, in and to any streets and roads abutting the above described premises. Our Policy of Title Insurance includes such buildings and improvements thereon which by law constitute real property, unless specifically excepted therein.

END OF SCHEDULE A



Michael P. Kearns
Erie County Clerk
92 Franklin Street
Buffalo, New York 14202

Cardea at Twin Elms, LLC
To: _____
1196 Big Tree Road

East Aurora NY 14052

NOTICE

From
County Clerk Michael P. Kearns
regarding a change in ownership
of your property

NOTICE OF SALE OR TRANSFER OF OWNERSHIP OF YOUR RESIDENTIAL PROPERTY

To: Cardea at Twin Elms, LLC

(name of owner of record)

Our records show that you are listed as the current owner of record for residential property:

Section: 165.00 Block: 1 Lot: 28.21

Located At: 1196 Big Tree Road _____ Aurora _____, County of Erie, New York.
(street address) (city/town)

On 5-10-25, documents were filed at this office to change ownership and transfer title of your property.
(date)

Carner Development Group, Inc.
To: _____
(name of new owner)

If you have any questions regarding the validity of the documents, and wish to dispute the recording of the transfer, you should obtain legal counsel. If you believe you are a victim of a crime related to this recording, contact your local law enforcement agency or, if in the City of New York, the office of the sheriff.

FOR COUNTY USE ONLY

C1. SWIS Code

C2. Date Deed Recorded

C3. Book

C4. Page

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 1196 Big Tree Rd
 * STREET NUMBER * STREET NAME
 Aurora 14052
 * CITY OR TOWN VILLAGE * ZIP CODE

2. Buyer Name Group, Inc Carner Development
 * LAST NAME/COMPANY FIRST NAME
 LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address
 (Indicate where future Tax Bills are to be sent
 If other than buyer address, at bottom of form) LAST NAME/COMPANY FIRST NAME
 STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists ☐
 4B. Subdivision Approval was Required for Transfer ☐
 4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size X 81.20
 * FRONT FEET * DEPTH * ACRES

6. Seller Name Twin Elms LLC Cardea at
 * LAST NAME/COMPANY FIRST NAME
 LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
 B. 2 or 3 Family Residential

Check the boxes below as they apply:
 8. Ownership Type is Condominium ☐
 9. New Construction on a Vacant Land ☐
 10A. Property Located within an Agricultural District ☐
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 03/17/2025

* 12. Date of Sale/Transfer 05/13/2025

* 13. Full Sale Price 2,000,000.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☐ J. None

* Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(VY) 24 * 17. Total Assessed Value 419,700

* 18. Property Class 281 * 19. School District Name Iroquois

* 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
 165.00-1-28.21

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Glyn J. 5/6/25
 SELLER SIGNATURE DATE
Rachel Kraychuk 5/13/25
 BUYER SIGNATURE DATE

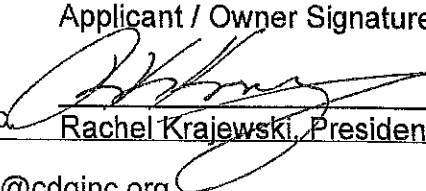
BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: if buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Carner Development Gr. Inc.
 * LAST NAME FIRST NAME
 716 725-7669
 * AREA CODE * TELEPHONE NUMBER (Ex: 0000000)
 16 Church St
 * STREET NUMBER * STREET NAME
 East Aurora NY 14052
 * CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY
 Lewandowski Brian
 LAST NAME FIRST NAME
 (716) 674-4710
 * AREA CODE * TELEPHONE NUMBER (Ex: 0000000)

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 2.18.2026 Applicant / Owner Signature
Applicant name: Carner Development Group Inc. 
Rachel Krajewski, President
Applicant Phone/Email: 716.625.7669 / Rkrajewski@cdginc.org
Applicant address: 607 Main Street, Suite 2, East Aurora, NY 14052
Property owner: Carner Development Group Inc.
Owner's address 607 Main Street, Suite 2, East Aurora, NY 14052
Property address: 1196 Main Street, Town of Aurora, NY
SBL # (s) 165.00-1-28.21
Prior owner Cardea at Twin Elms, LLC
Is site adjacent to or within 500 feet of an 'R' District? Yes

=====

Proposed Project: _____
Commercial _____ Multi family _____ Number of dwelling units _____
Zone: _____ Total property Acreage: _____ Acreage covered by bldg _____
Square footage of building: _____ Cubic footage of building: _____
Aggregate square footage of other buildings on property: _____

Fees, based on number of improved acres*

**Additional professional services, including but not limited to traffic study and SEQRA review,
utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: \$250 1.01-5 Acres: \$500 5.01-10 Acres: \$1,000 >10 Acres: \$1,500

Fee: \$ _____
Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

SEQR action: Type I (Long EAF) Type II (Long EAF) Unlisted (Short EAF)

1196 Big Tree

Submission Requirements for Town of Aurora Site Plan Review

The Applicant shall submit to the Superintendent of Building a completed Site Plan Review application as well as 15 copies of the following documents where deemed necessary.

1. ✓ A boundary survey with site plan showing proposed lots, building locations (Proposed and existing), land use areas, utility easements, right-of-way boundaries, North arrow, date, scale, existing wetlands were applicable.
2. ✓ Topographical Survey based on United States Geological Survey data to extend a reasonable distance beyond proposed site. **Also list any changes to current topography.**
3. ✓ Location of existing and proposed easements.
4. ✓ Existing natural features such as watercourses, waterbodies, wetlands, wooded areas, flood hazard areas, 15% or more slope areas. Any changes to these features are to be noted.
5. ✓ Stormwater pollution prevention plan (SWPPP), if affecting an acre or more
6. ✓ Soil ~~Test~~ regarding characteristics, capabilities and/or limitations for development according to TOA soil district *in Appendix I of SWPPP*
7. ✓ Location and design of all existing on-site as well as neighboring improvements including drainage, culvert pipes, waterlines, sanitary and storm sewer systems, retaining walls and fences.
8. ✓ Location and design of all utilities, proposed and existing, including, but not limited to electric, gas, water, cable, etc.
9. ✓ Location and design of all proposed and existing streets, parking lots, service areas, access drives, bicycle and pedestrian ways within and neighboring proposed site.
10. ✓ Location, height of buildings and front, side, and rear lot dimensions of all proposed buildings.
11. ~~NA~~ Location of all open space designated for "Green space", parks, playgrounds, landscape screening and general landscape proposals.
12. (12) Location, size and design of all proposed signage and outdoor lighting.
13. ✓ Building elevation drawings, when required.
14. ✓ Grading and drainage plan showing existing and proposed contours at intervals not exceeding 2 feet. Include measures, devices and or structures for erosion and runoff control during and after construction.
15. (15) Location of nearest fire hydrants and access for firefighters and their equipment.
16. ✓ Landscaping plan identifying plant materials, location of refuse areas, dumpsters and outdoor storage. Provisions for visual and noise screening.
17. ✓ Short EAF form – see attached
18. ✓ If not in 'B' district, notify abutting properties of proposed plans (Building Department will help).
19. ✓ Is approval needed by any other agency such as NYS Freshwater Wetland permit, US Army Corp of Engineer and Federal Wetland impact permit for this project? If so, list the approval type and time frame of approval.

Short Environmental Assessment Form

Part 1 - Project Information

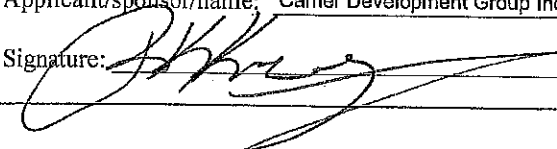
Instructions for Completing

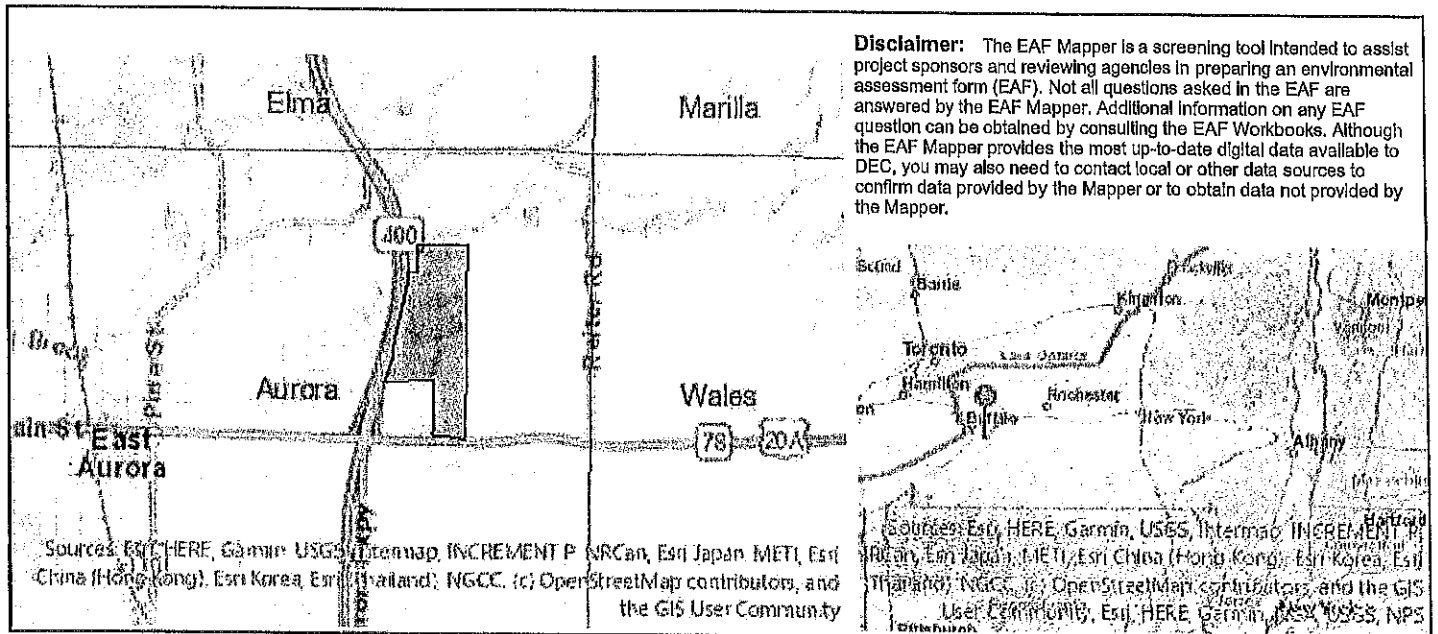
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 which 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: Campground with Wellness Theme and related accessory uses.			
Project Location (describe, and attach a location map): 1196 Big Tree Road, Town of Aurora, NY (SBL No. 165.00-1-28.21)			
Brief Description of Proposed Action: Development of Campground with Wellness Theme and related customarily incidental accessory uses consisting of: 1. Sleeping Quarters in 7 seasonal cottages to be constructed; Sleeping Quarters in 2 Treehouse Retreats to be constructed; Sleeping Quarters of 7 sleeping quarters in Sleeping Quarters / Administrative Building (existing building); and 2 sleeping quarters in additional existing building. 2. 2400 foot Lodge to be constructed; 3. Spa / Health Club in existing building; and 4. Related Site Infrastructure including total parking for 61 vehicles in compliance with Aurora Zoning Code.			
Name of Applicant or Sponsor: Carner Development Inc.		Telephone: 716.725.7669 E-Mail: Rkrajewski@cdgInc.org	
Address: 670 Main Street, Suite 2			
City/PO: East Aurora		State: NY	Zip Code: 14052
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 ☐ YES ☒
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 attached Exhibit A			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action?		83.1 acres	
b. Total acreage to be physically disturbed?		1.96 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		83.1 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☒ Other(Specify): NYS Route 400 / NYS Route 20A ☐ 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:			
<u>The proposed action will meet state energy code requirements.</u>	☐	☒	
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: _____			
On-Site wastewater treatment to be constructed pursuant to Erie County Department of Health regulations and permit to be issued.	☒	☐	
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: _____			
See attached Exhibit B from Erie County Internet Mapping showing potential USGS Stream and Waterbody and potential Federal Wetland, none of which is proposed to be impacted or altered.			

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 flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If 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:	NO	YES
	☐	☒
	☒	☐
	☐	☒
Following on-site storm detention, stormwater will ultimately flow into the NYSDOT storm system along the north side of NYS Rt 20A.		
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Carner Development Group Inc.</u> Date: <u>2.18.2026</u>		
Signature:  Title: <u>President</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
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 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Exhibit A to SEAF

SEAF Question 2

2. Does the proposed action require a permit, approval or finding from any other government Agency?
If Yes, list agency(s) name and permit or approval:

NO	YES
☐	☒

AGENCY NAME	PERMIT OR APPROVAL
Aurora Town Board	Special Use Permit and Site Plan
Aurora Building Department	Building Permit and Sign Permit
New York State Department of Environmental Conservation	SPDES Campground Permit
New York State Office of Parks, Recreation and Historic Preservation	Archeological / Historic Resources
Erie County Water Authority	Water
Erie County Department of Health	Septic

Exhibit B to SEAF

SEAF Question 13 Regarding Wetlands / Waterbodies

