

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
 BUILDING DEPARTMENT
 (716) 652-7591
 FAX (716) 652-3507

MEMO

TO: Chuck Snyder, and Town Board Members
 FROM: Doug Crow, Chairman, Planning Board
 DATE: May 7th, 2026

=====

The following actions were taken at May 6th, 2026, meeting of the Planning Board

Chairman, Doug Crow, acknowledged there will be 7 voting members. Ben Garvey will be a voting member.

Chairman, Doug Crow made a motion to the Planning Board to recommend to the Town Board, to approve the Site Plan request for **1196 Big Tree Road**, as submitted with the following three conditions:

- 1) Any units in the primary building that are to be deemed to be in the Rural Residential zone, once the 300 ft. line has been finalized by the Building Department and/or Zoning Board, be excluded from this project.
- 2) That any changes that need to be made to make it compliant with the fire code, be made. To include roads, fire hydrants, sprinklers, etc. Also, to all other regulatory requirements.
- 3) That the parking required by the Town be reduced as the applicant has proposed, to thirty spaces. Also, for the consideration of where the parking impacts on the adjoining properties, such as screening.

Seconded by: Tim Stroth

Upon a vote being taken:

Ayes- six

Noes- none

Abstained- one (Ben Garvey)

Motion carried

Chairman, Doug Crow made a motion to the Planning Board to recommend to the Town Board, to approve the Special Use Permit application for **1196 Big Tree Road**, as submitted with the following three conditions:

- 1) Any units in the primary building that are to be deemed to be in the Rural Residential zone, once the 300 ft. line has been finalized by the Building Department and/or Zoning Board, be excluded from this project.
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requirements.

- 3) That the parking required by the Town be reduced as the applicant has proposed, to thirty spaces. Also, for the consideration of the parking, to minimize the impact to adjoining neighbors.

Seconded by: Angela Griffis

Upon a vote being taken:

Ayes- six

Noes- none

Abstained- one (Ben Garvey)

Motion carried.

Laurie Kutina made a motion to the Planning Board to recommend to the Town Board to approve the Site Plan application for **1627 Bailey Road**, as proposed.

Seconded by: Ben Garvey

Upon a vote being taken:

Ayes- seven

Noes- none

Motion carried

Tim Stroth made a motion to the Planning Board to recommend to the Town Board to approve the revised SUP application for **298 Elliott Road** as proposed to include added amendments.

- 1) A maximum of 8 events per year for duration of four days with maximum of two hundred people based in accordance to rules set forth in the revised plans submitted tonight.
- 2) With the conditions as shown on the revised drawing for camping locations and other required requirements.
- 3) Satisfy the Erie County Department of Health requirements.
- 4) With no changes to the existing Special Use Permit.

Seconded by: Chairman, Doug Crow

Upon a vote being taken:

Ayes- seven

Noes- none

Motion carried



Town of Aurora Town Board
300 Gleed Avenue, East Aurora, New York 14052

Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: THE QUARRY 298 LLC
Business/Project Address: 298 Ellicott Rd West Falls NY 14170
Applicant Name: Neil Hopkins
Mailing Address: PO BOX 8
City West Falls State NY ZIP 14170
Phone 716-863-3632 Fax _____ Email: NHopkins@Twincoinc.com
Interest in the property (ex: owner/purchaser/developer) _____

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) Neil Hopkins
If a corporate, please name a responsible party/designated officer: _____
Address PO Box 8
City West Falls State NY ZIP 14170
Phone 716-863-3632 Fax _____ Email NHopkins@Twincoinc.com

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 8001 Ellicott Rd West Falls NY 14170
SBL# _____
Describe Special Use requested (use additional pages if needed): Borderland weekend
CAMPING 9/17-9/21
Property size in acres 200 Property Frontage in feet 1896
Zoning District X 3 Surrounding Zoning 3
Current Use of Property Recreational/Personal
Size of existing building(s): 4382 sf Size of proposed building(s) 0 sf
Present/Prior tenant/use: Weekends
Parking spaces: Existing: 250 Proposed additional spaces: _____ Total #: _____

Proposed water service: city public _____ private (well) _____ n/a Is this existing Y/N
Proposed sanitary sewer: _____ public _____ private (septic) ☒ n/a Is this existing ☒ Y/N

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	☒			☒	☒	☒	☒	

Peak hours: _____

Number of employees (if applicable): Full-time 4 Part-time _____ Seasonal _____

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

- a. Building Permit _____
- b. Sign Permit _____

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)

Robert Neil Hopkins
Signature of Applicant/Petitioner

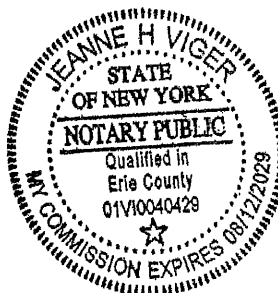
Robert Neil Hopkins
Print name of Applicant/Petitioner

State of New York; County of Erie

On the 15th day of January in the year 2020 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.

[Signature]
Notary Public

(Notary stamp)



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

Application reviewed by: _____

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
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- 3) That the parking required by the Town be reduced as the applicant has proposed, to thirty spaces. Also, for the consideration of where the parking impacts on the adjoining properties, such as screening.

Seconded by: Tim Stroth

Upon a vote being taken:

Ayes- six

Noes- none

Abstained- one (Ben Garvey)

Motion carried

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requirements.

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Seconded by: Angela Griffis

Upon a vote being taken:

Ayes- six

Noes- none

Abstained- one (Ben Garvey)

Motion carried.

Laurie Kutina made a motion to the Planning Board to recommend to the Town Board to approve the Site Plan application for **1627 Bailey Road**, as proposed.

Seconded by: Ben Garvey

Upon a vote being taken:

Ayes- seven

Noes- none

Motion carried

Tim Stroth made a motion to the Planning Board to recommend to the Town Board to approve the revised SUP application for **298 Elliott Road** as proposed to include added amendments.

- 1) A maximum of 8 events per year for duration of four days with maximum of two hundred people based in accordance to rules set forth in the revised plans submitted tonight.
- 2) With the conditions as shown on the revised drawing for camping locations and other required requirements.
- 3) Satisfy the Erie County Department of Health requirements.
- 4) With no changes to the existing Special Use Permit.

Seconded by: Chairman, Doug Crow

Upon a vote being taken:

Ayes- seven

Noes- none

Motion carried

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 4/8/26

Applicant name: Damian Parker

Applicant Phone/Email: _____

Applicant address: 1627 Bailey Rd, East Aurora NY 14052

Property owner: Damian and Victoria Parker

Owner's address 1627 Bailey Rd East Aurora NY 14052

Property address: 1627 Bailey Rd East Aurora NY 14052

SBL # (s) _____

Prior owner N/A

Is site adjacent to or within 500 feet of an 'R' District? Residential Agracultrial

=====

Proposed Project: Solar ground mount array

Commercial _____ Multi family _____ Number of dwelling units 1

Zone: RA Total property Acreage: 51 Acreage covered by bldg 0.028

Square footage of building: 1218.5 Cubic footage of building: 87152.8

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

SEQOR action: Type I (Long EAF) Type II (Long EAF) X Unlisted (Short EAF)

1627 BAILEY RD. East Aurora NY 24kw SOLAR PROJECT. CHANGING FROM CURRENT
ROOF MOUNTED PERMIT TO GROUND MOUNTED APPLICATION

We've carefully chosen the proposed ground-mounted solar array location out of both environmental responsibility and practical efficiency. Our property has significant wetland considerations, and after careful assessment, this site is the one location that ensures we stay fully compliant with DEC wetland setbacks, protecting these natural areas.

Originally, we considered placing the array on the house roof. However, we realized this would not only diminish the aesthetics of the house but also drastically reduce effectiveness. This past winter, we experienced prolonged snow cover—if the panels had been roof-mounted, they'd have been buried and ineffective for months, severely limiting energy production.

By placing the array on the ground to the right side of the property, we ensure optimal sun angles, easier snow maintenance, and year-round efficiency in meeting our electricity needs. Additionally, we've planted 250 evergreen privet along the frontage, forming a natural 10-foot green screen that will shield both the property and array from public view.

In summary, this location balances aesthetics, energy performance, and environmental stewardship—ensuring we meet the needs of both our household and the local regulations.

3B

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
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
A00	GENERAL FUND	\$8,572.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,572.09
DAO	HIGHWAY TOWN WIDE FUND	\$110.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110.86
DB0	HIGHWAY PART TOWN FUND	\$6,373.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,373.41
H30	TOWN COURT RENOVATIONS	\$2,820.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,820.00
TA0	TRUST AND AGENCY	\$364.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$364.46
W60	SW6 - WATER DISTRICT 6	\$0.00	\$0.00	\$43,815.63	\$0.00	\$0.00	\$0.00	\$43,815.63
ZP0	PRIVATE WATER SYSTEM	\$781.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$781.35
Posted Batch Grand Totals		\$19,022.17	\$0.00	\$43,815.63	\$0.00	\$0.00	\$0.00	\$62,837.80

Report Grand Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
A00	GENERAL FUND	\$8,572.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,572.09
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Grand Totals		\$19,022.17	\$0.00	\$43,815.63	\$0.00	\$0.00	\$0.00	\$62,837.80

ABSTRACT OF CLAIMS 6/8/2026
 VOUCHERS # 591 - # 627
 MANUAL CHECK VOUCHERS # 628, 629

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 22nd day of June, 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 hear public comment on a Special Use Permit application to operate a campground and construct seasonal cottages, treehouses, a lodge, and convert the existing residences into sleeping rooms and an administration building at 1196 Big Tree Road, East Aurora, NY. All interested parties are entitled to be heard upon the said application at this public hearing. A copy of the application is available for review at the offices of the Town Clerk during normal business hours or on the Town website www.townofaurorany.gov

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

TOWN OF AURORA

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Seconded by: Tim Stroth

Upon a vote being taken:

Ayes- **six**

Noes- none

Abstained- one (Ben Garvey)

Motion carried

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Seconded by: Angela Griffis

Upon a vote being taken:

Ayes- six

Noes- none

Abstained- one (Ben Garvey)

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Seconded by: Ben Garvey

Upon a vote being taken:

Ayes- seven

Noes- none

Motion carried

Tim Stroth made a motion to the Planning Board to recommend to the Town Board to approve the revised SUP application for **298 Elliott Road** as proposed to include added amendments.

- 1) A maximum of 8 events per year for duration of four days with maximum of two hundred people based in accordance to rules set forth in the revised plans submitted tonight.
- 2) With the conditions as shown on the revised drawing for camping locations and other required requirements.
- 3) Satisfy the Erie Cuntty Department of Health requirements.
- 4) With no changes to the existing Special Use Permit.

Seconded be: Chairman, Doug Crow

Upon a vote being taken:

Ayes- seven

Noes- none

Motion carried



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)

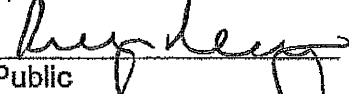

Signature of Applicant/Petitioner

Carner Development Group Inc., by Rachel Krajewski, President

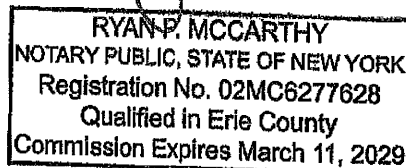
Print name of Applicant/Petitioner

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)

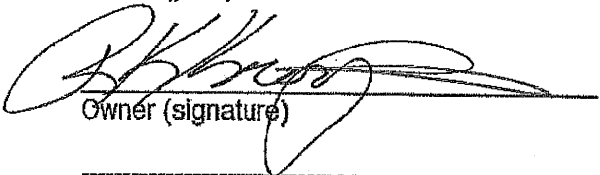
hereby authorizes Hopkins Sorgi & McCarthy PLLC (Project Attorney) to bring an application for a special use permit before the Town of Aurora Town Board for review and potential approval. The undersigned further permits the Town or its authorized representative(s) access to the property to review existing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

Carnar 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