

(Submit in Triplicate)

Fee: \$150.00

GD

PETITION

TO AMEND THE ZONING MAP OF THE TOWN OF AURORA, NEW YORK

TO: THE TOWN BOARD OF THE TOWN OF AURORA, NEW YORK

Pursuant to Article IX of the Zoning Ordinance of the Town of Aurora, the undersigned owner(s) and petitioner(s) hereby request that the Zoning Map of the Town of Aurora, be amended as follows:

I.	Conor	W.	Schneider
	_____	_____	_____
	Name (First)	(Middle Initial)	(Last)

2. Location of property to be rezoned: 397 Old Glenwood Road, West Falls, NY 14170
199.01-3-13

3. Area, in square feet, of the property to be rezoned: 0.87 Acres / 37,897 sq. ft.
 Dimension of the property to be rezoned: 464.90' x 141.97' x 502.63'

4. If the petitioner is not the owner of the property:
N/A

 Owner's Name and Address

 Owner's Name and Address

What is the interest of the petitioner in the proposed rezoning?
 Commerical use desired to reopen the West Falls Depot for public use.
 See attached for more information.

5. Petitioner understands and agrees to furnish any of the following if requested by the Town Board or its agencies: An accurate survey map prepared by a licensed surveyor showing all dimensions, including interior angles or bearing of lines, and the location, proposed use and height of all buildings; location of all parking and truck loading areas, with access and egress drives thereto; location of outdoor storage, if any; location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; description of method of sewage disposal and location of such facilities; location and size of all signs; location and proposed development of buffer areas; location and design of lighting facilities; and the amount of building area proposed for retail sales, if any.

6. Attach the legal description of the property to be rezoned.

7. Present zoning classification of the property: R-1

8. Proposed zoning classification of the property: C-1

9. Present use of the property: Vacant Historic Train Station / Under Restoration

10. Proposed use of the property: Restored mix-use museum, leasable commercial space, and upstairs studio rental unit

11. Description of uses on all adjacent properties and a general description of the type of neighborhood in which the subject property is located; Primarily R-1 residential.

R-1 and Agricultural along west side of Old Glenwood Road

RR along east side of Old Glenwood Road / west side of railroad

R-2 on east side of railroad / west side of Davis Road

12. Names and Addresses of Owners of Abutting Properties:

1. Mark I. Pifher & Cynthia S. Pifher - 1739 Davis Road

2. Bryan S. Hitchcock & Kelly Hitchcock - 1745 Davis Road

3. Genesee & Wyoming Railroad Inc. - immediately adjacent to western edge of property

4. Marissa A. Vincent & Robert Wodzinski - 1707 Davis Road

5. Dorothy J. Doty - 1756 Davis Road

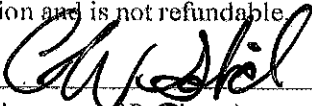
6. John H. Herbst & Stacy L. Herbst - 1602 Davis Road

7. Joseph J. DiPasquale & Tanya L. Zabinski - 357 Old Glenwood Road


13. Additional information which the petitioner believes will assist the Town Board in its consideration of this request for rezoning: See attached documentation.

14. Petitioner(s) acknowledge that payment of the application fee is for administrative and advertising expense to the Town as a result of this application and in no way relates to either approval or disapproval of the application and is not refundable.

Date: September 24, 2024



(Signature of Petitioner)



(Signature of Owner)

STATE OF NEW YORK }
COUNTY OF ERIE } SS:

On this 24th day of September personally appeared before me

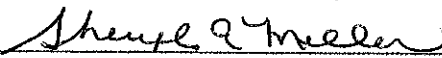
Conor W. Schneider

249 Old Glenwood Rd, West Falls, NY 14170

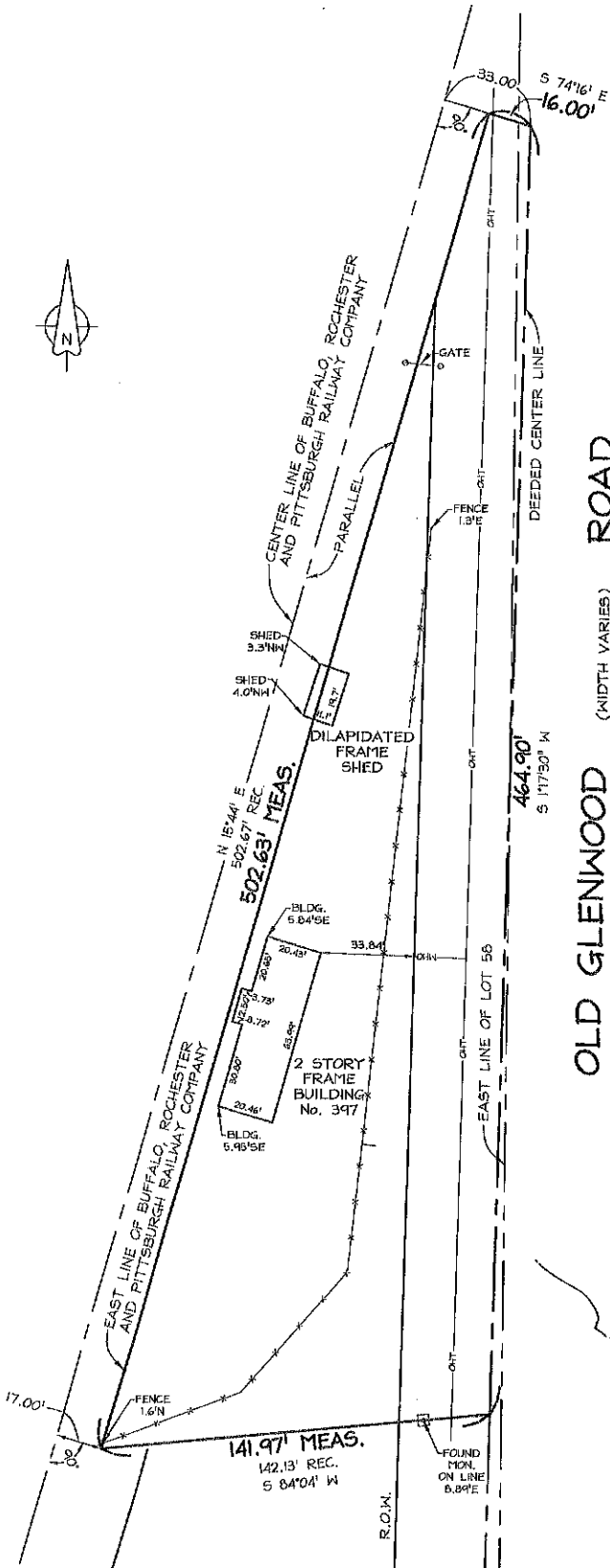
(Name)

(Address)

the petitioner, to me known to be the same person described in and who signed and executed the foregoing petition and who duly acknowledged to me the execution of the same for the purpose therein mentioned.



(Notary Public)
SHERYL A. MILLER
Reg. #01MI6128663
Notary Public, State of New York
Qualified In Erie County
Commission Expires June 13, 2025



OLD GLENWOOD ROAD
 (WIDTH VARIES)
 (ALSO KNOWN AS MAIN STREET)

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

509 Main Street, P.O. Box 516, East Aurora, NY 14052
 p (716) 655-1058 f (716) 655-1994 www.nusclarke.com

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.



BOUNDARY SURVEY
397 OLD GLENWOOD ROAD
 Part of Lot 58, Township 9, Range 6
 Holland Land Company's Survey
 Town of Aurora
 County of Erie, State of New York

Thornton A. Kenyon

Date of Survey: 10/11/2022 Scale: 1" = 40' Project No.: 22J3-0658

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			
Rezoning Application of 397 Old Glenwood Road - West Falls Depot			
Name of Action or Project: West Falls Depot			
Project Location (describe, and attach a location map): 397 Old Glenwood Road, West Falls, NY 14170 (SBL 199.01-3-13)			
Brief Description of Proposed Action: The proposed action aims to rezone the 0.87-acre parcel containing the historic West Falls Depot from R-1 (Residential) to C-1 (Commercial) to support its restoration and return to public use, honoring its original function as a community-serving train station. This rezoning will enable the depot's transformation into a vibrant mixed-use facility, featuring a community and railroad heritage museum, leasable commercial space, and a studio apartment rental, reconnecting it with the community while preserving its historical importance.			
Name of Applicant or Sponsor: Conor W. Schneider		Telep _____	_____
Address: 249 Old Glenwood Road		E-Mail _____	_____
City/PO: West Falls	State: NY	Zip Code: 14170	
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.87 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.87 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Former railroad converted to recreational trail			
<input type="checkbox"/> Parkland			


5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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? The Depot has been determined to be eligible and application to list it on the National Register is in process.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Conor W. Schneider</u> Date: <u>09/24/2024</u>		
Signature: <u></u> Title: _____		

PRINT FORM

WEST FALLS DEPOT

Rezoning Application



**THE BUFFALO, ROCHESTER & PITTSBURGH RAILWAY:
WEST FALLS FREIGHT AND PASSENGER STATION**

Conor W. Schneider

September 24, 2024

Summary of NY Forward Grant Application and Requested Rezoning

As part of the NY Forward Grant process, the proposed project seeks to restore and adaptively reuse the historic West Falls Depot, ensuring that it once again serves as a public space for the community. To achieve this vision and allow full public access to the property, a rezoning from R-1 (Residential) to C-1 (Commercial) is necessary. This change will enable the depot to function as a mixed-use space, including its role as a community and railroad heritage museum, a leasable small commercial or retail space, and offering an apartment/rental unit along the developing Erie Cattaraugus Rail Trail, thereby, revitalizing both the site and the surrounding area while preserving its historical significance.

1. Existing Conditions:

- **Historical Background:** Built in 1917 by the Buffalo, Rochester & Pittsburgh Railway, the West Falls Depot operated as a passenger and freight station until 1955. After its closure, it was partially demolished by mistake before being sold to Christian Nagel, who converted it into a private residence. In 1988, Terry Sprague purchased the depot with plans for restoration, but external challenges prevented the project's completion. In 2022, I became involved and eventually purchased the property with the goal of preserving and restoring this historic asset.
- **Current Conditions:** The exterior of the depot is largely intact and closely resembles its original specifications. The interior of the depot has been recently stripped of its last remaining 1960s modifications and remains unrestored. This project is essential for the revitalization of this historic structure and restoring the building's former role as a mixed-use community center and reopening its doors to the public for the first time in 70 years. This project will preserve local history and be a catalyst for future economic growth by providing a venue for commercial and recreational opportunities through its connection to the greater West Falls community through the adjacent Erie Cattaraugus Rail Trail.

2. NY Forward Project Description:

- **Historical Significance and Future Role:** The West Falls Depot was once a hub of transportation and commerce that fueled economic growth in the area. The project envisions restoring this important historical site and transforming it into a space that celebrates local heritage while contributing to the community's future.
- **Mixed-Use Concept:** The depot will serve as a heritage museum, a leasable commercial space for local business (e.g., café or shop), and an upstairs studio apartment rental, providing a recreational stop along the developing Erie Cattaraugus Rail Trail.
- **Restoration Details:**
 - **Structural Upgrades:** Lift the building to replace aging wooden ground supports and excavate 9' concrete foundation, effectively doubling the building's usable space and accommodating modern utilities.
 - **Interior Restoration:** Convert the upstairs into a studio-style rental unit. Restore the waiting room and agent's office to their original specifications, creating a living museum that educates visitors on the depot's historical significance.
 - **Commercial Development:** Transform the baggage room and outdoor 300' brick platform into a leasable commercial space for cafes, bakeries, or similar operations for other community gatherings.

- **Site Enhancements:** Reinstall the original brick platform, railroad tracks, and landscape street-side hill to spell “West Falls” in white lettering, reminiscent of the original BR&P style. Install period-appropriate harp-lamps along the platform and reconnect sidewalks to Old Glenwood Road and Davis Road.
- **Historical Artifacts:** Plans to acquire and display a BR&P Bobber Caboose from the Western New York Railway Historical Society, enhancing the historical ambiance, making the depot an educational resource for both locals and visitors.

3. Rezoning Request Rationale:

- As part of the NY Forward Grant process, the proposed rezoning of the West Falls Depot from R-1 (Residential) to C-1 (Commercial) is critical to restore public access and allow the depot to fulfill its original purpose of serving the community. Under the current R-1 zoning, the depot’s potential is severely limited, restricting public access to a property that was historically the lifeblood of the hamlet, engaging in interstate commerce as a key transportation hub for goods and people. The depot was built to serve the public, and rezoning it to C-1 is a logical step to restore its historical function as a community and commercial center.
- R-1 zoning does not accommodate the types of public-facing activities and commercial uses required to unlock the depot’s potential as a mixed-use space. Given the depot’s past role in facilitating commerce and its critical importance to the economic and social fabric of West Falls, it is only fitting that its former commercial role be recognized by rezoning it to C-1. The C-1 designation aligns with the project’s vision, as it is intended for community-oriented commercial spaces that have minimal impact on residential neighborhoods, and it allows a range of small-scale commercial, cultural, and service-oriented uses. This includes professional offices, cafes, retail stores, and community centers—perfectly suited to the depot’s planned transformation into a heritage museum, short-term rental, and local commercial venue.
- Moreover, C-1 zoning, as outlined in § 116-8.7, allows for modest-sized commercial buildings (under 5,000 square feet) and a variety of permitted and special-use businesses that would enable the depot to thrive as a community hub without overwhelming the surrounding residential area. By allowing uses such as cafes, tourism-related shops, and community spaces, C-1 zoning supports the depot’s adaptive reuse and ensures it can serve as an accessible and vibrant part of West Falls, reconnecting the community with both its historical roots and future opportunities for growth and engagement.

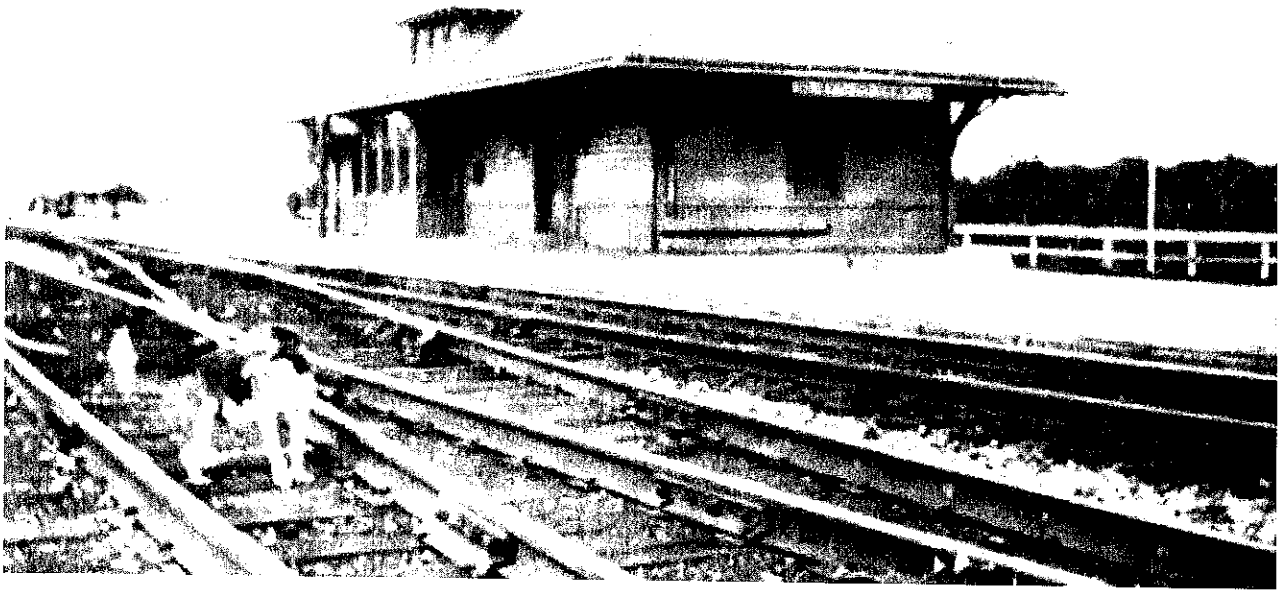


WEST FALLS DEPOT

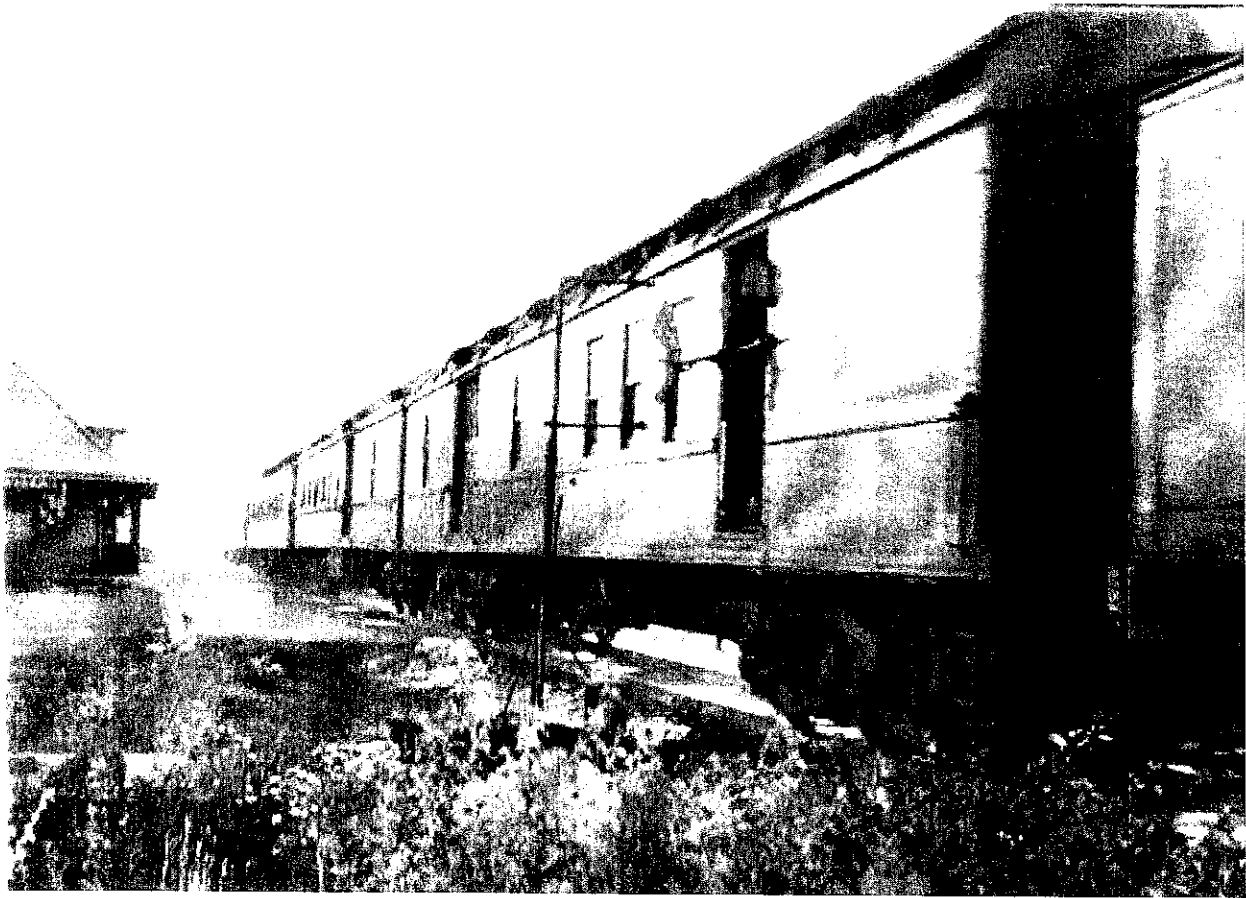
397 Old Glenwood Road | West Falls, New York 14170

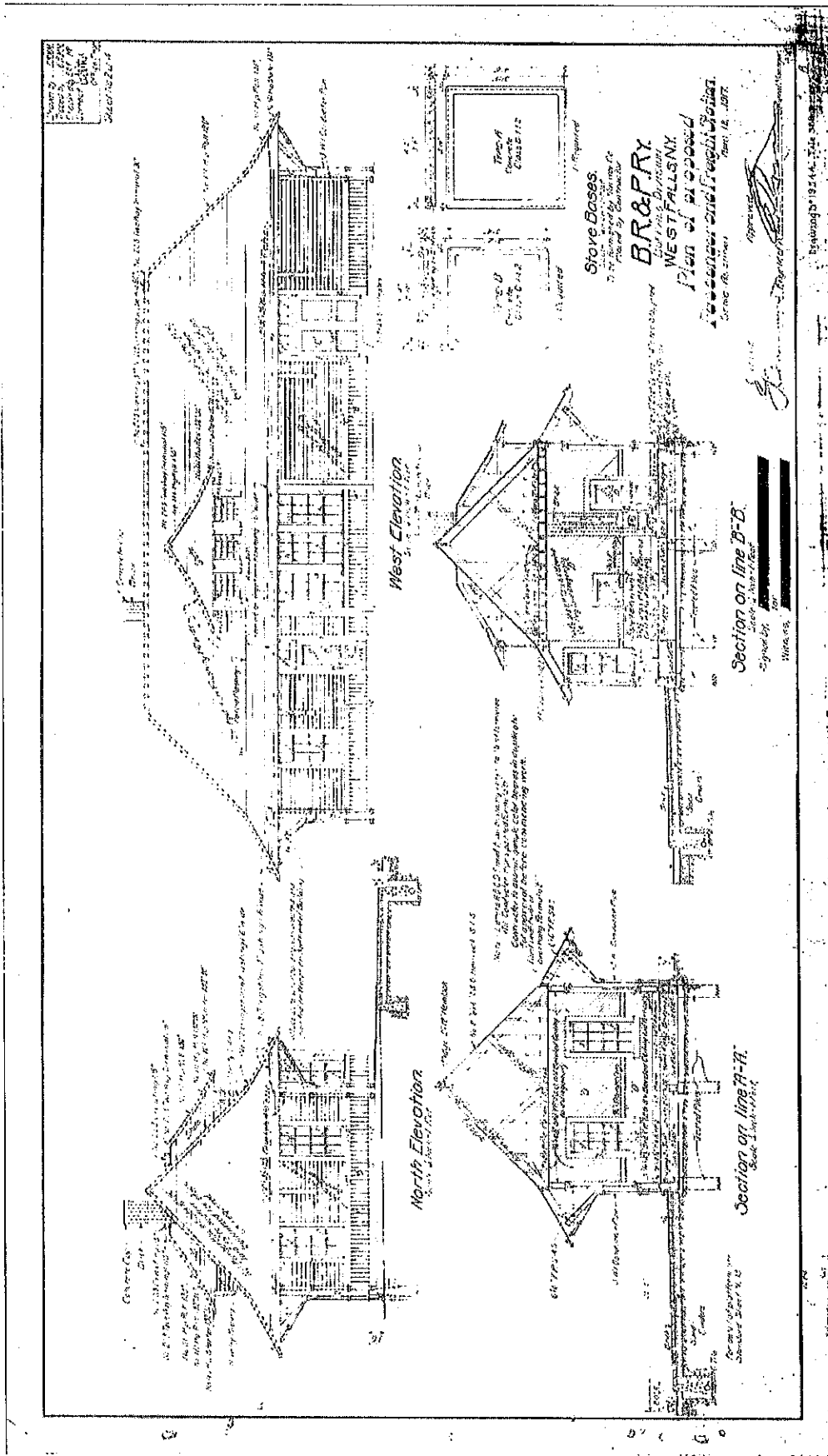
SUPPORTING DOCUMENTS

- A. Historic Photos of the Depot from the 1920s, included to demonstrate desired original appearance.
- B. Original blueprints and site plans, included to demonstrate desired original appearance.
- C. Proposed Site Plan, with illustrative examples of certain improvements.
- D. Draft NY Forward Renderings of Existing & Proposed Conditions.

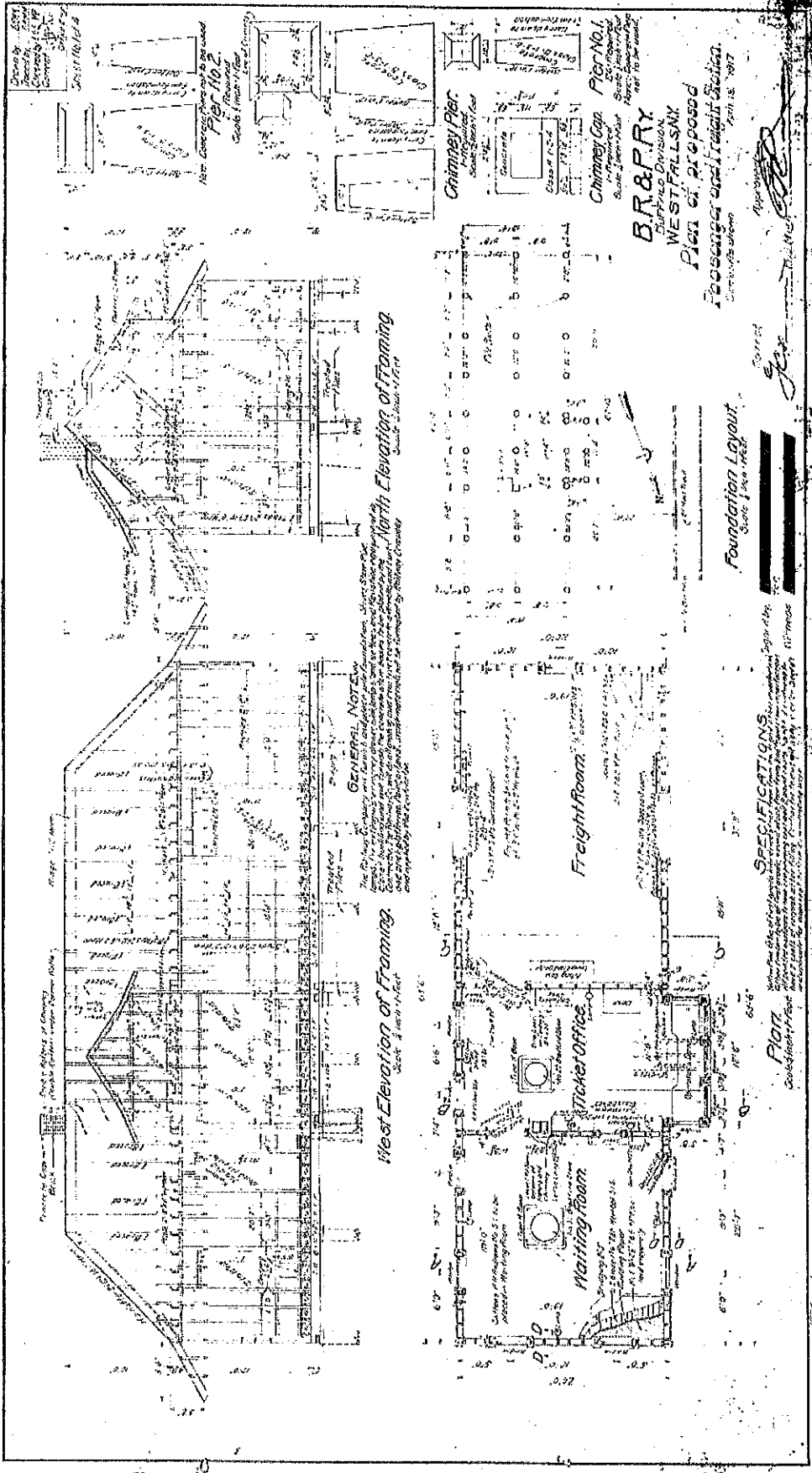


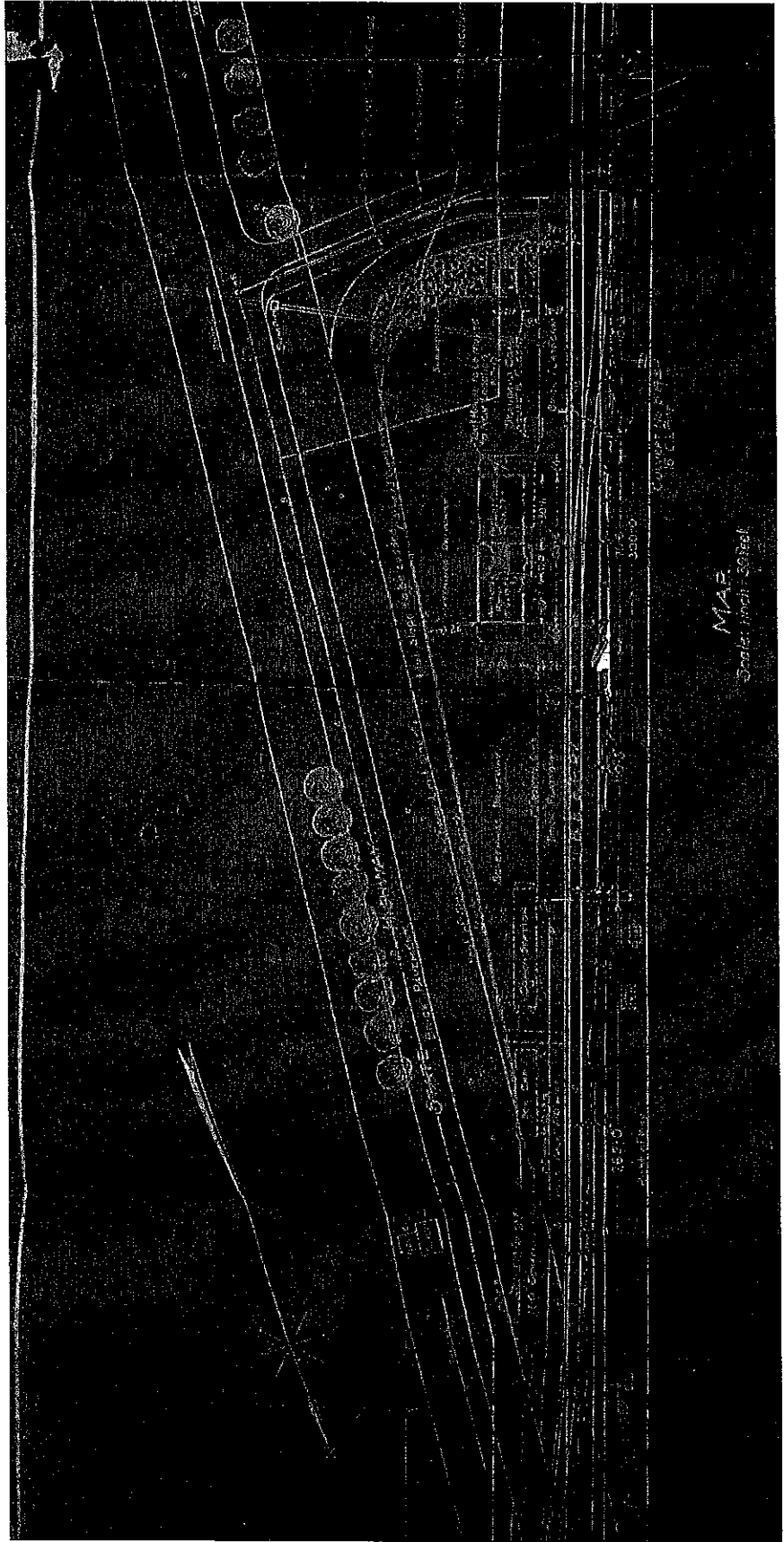
A. Historic Photos of the Depot from the 1920s, included to demonstrate desired original appearance.





B. Original blueprints and site plans, included to demonstrate desired original appearance.

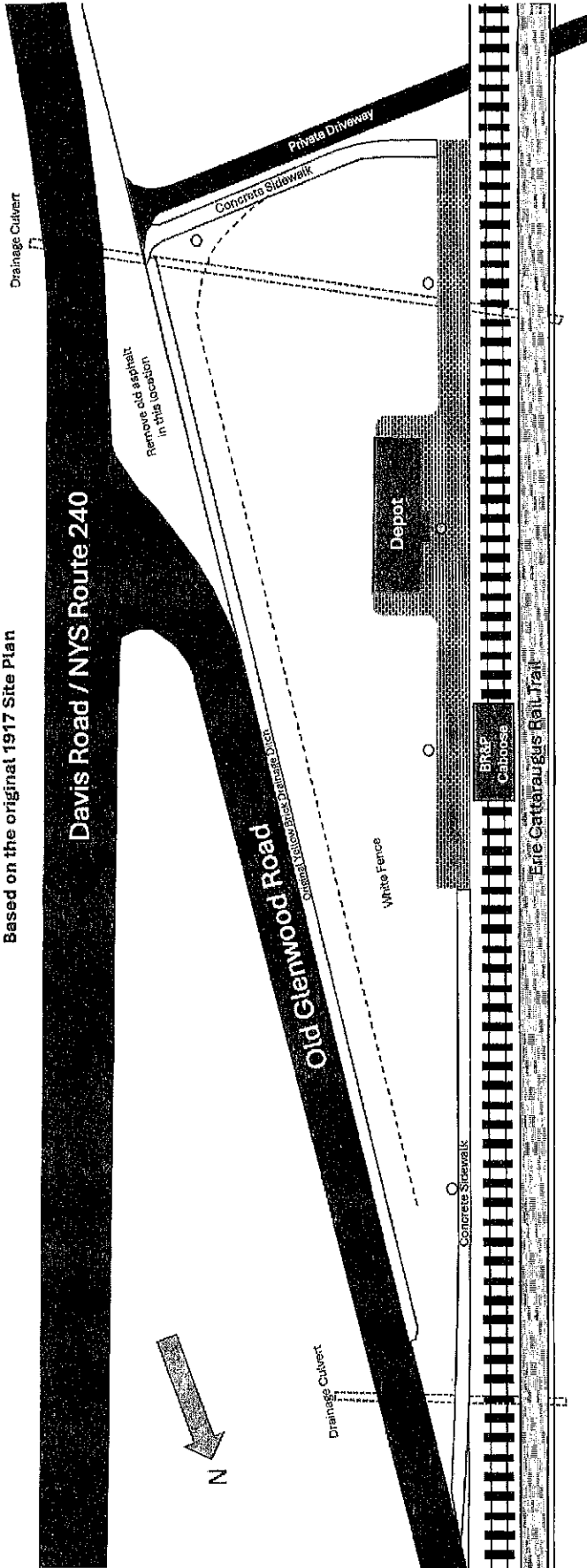




MAE
Grain: Inchi - Sobel

West Falls Depot Proposed Site Plan

Based on the original 1917 Site Plan

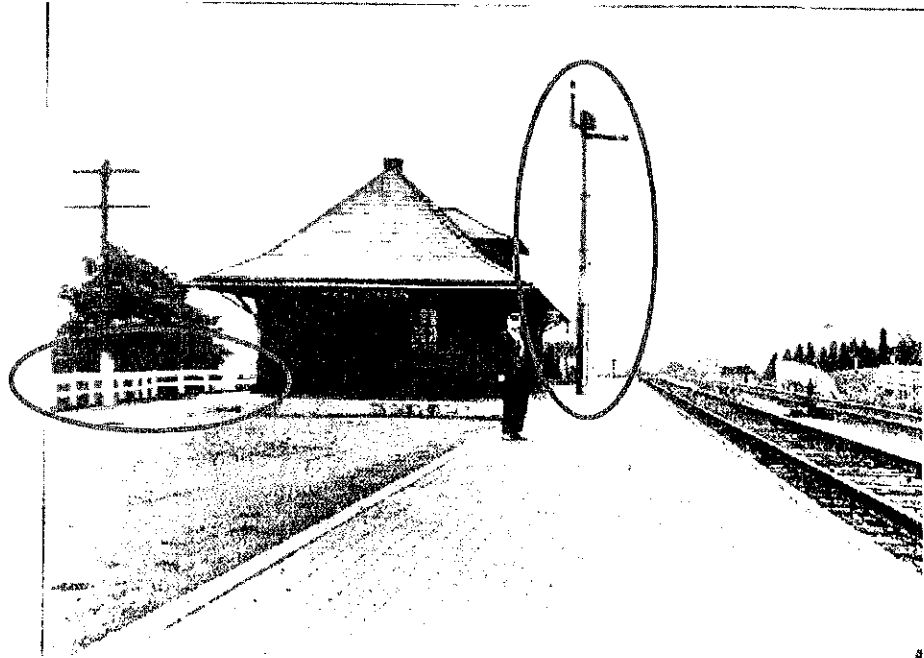


- BR&P Herp-Shaped Platform Lamps
- ⊙ Train Order Semaphore

C. Proposed Site Plan, with illustrative examples of certain improvements.

Train Order Semaphore to be re-installed

Fence to be re-installed

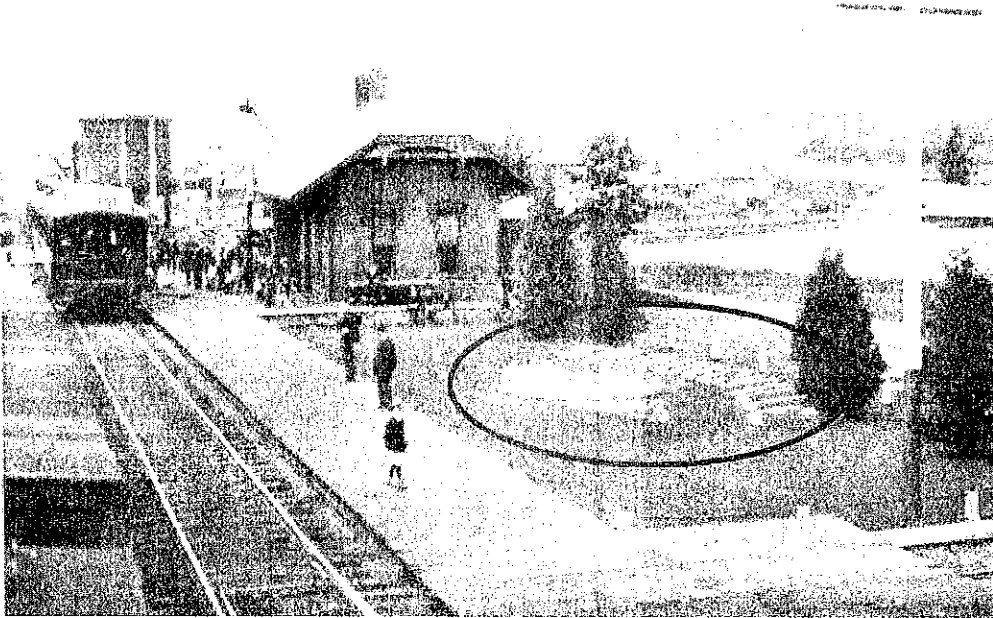


Brick Platform to be re-installed

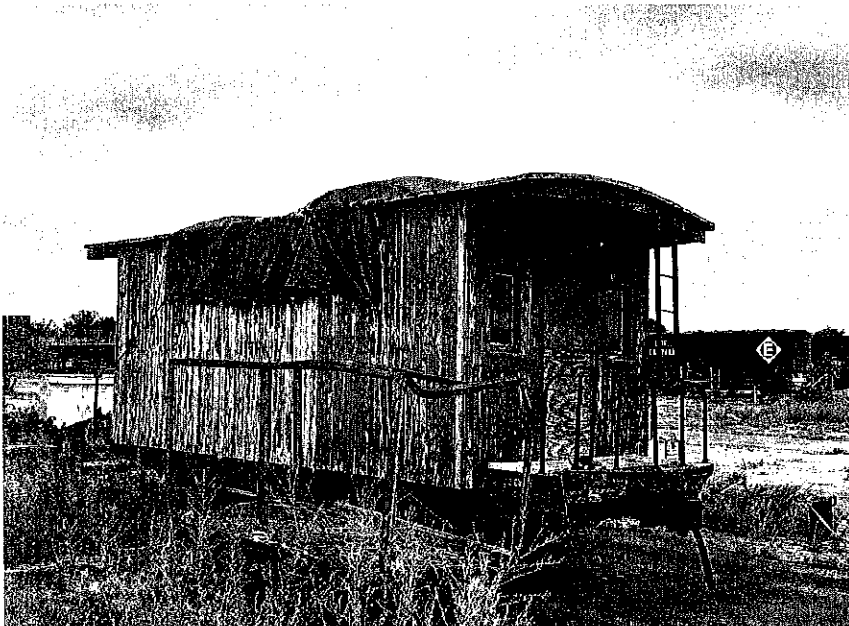
*ORCHARD PARK N.Y.
PASSENGER STATION*



BR&P Harp-lamps
to be installed, as
shown at Orchard
Park Depot

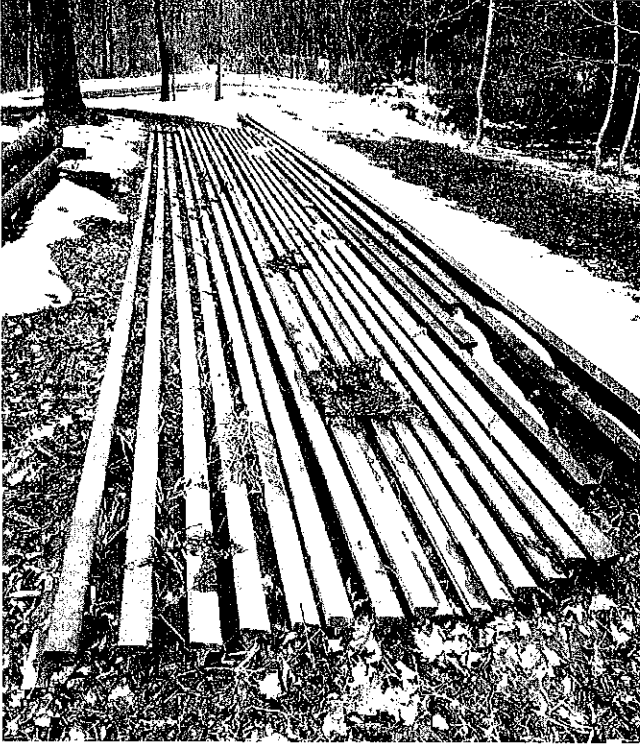


BR&P lettering to be installed on side hill, spelling out "WEST FALLS" as shown at Springville Depot

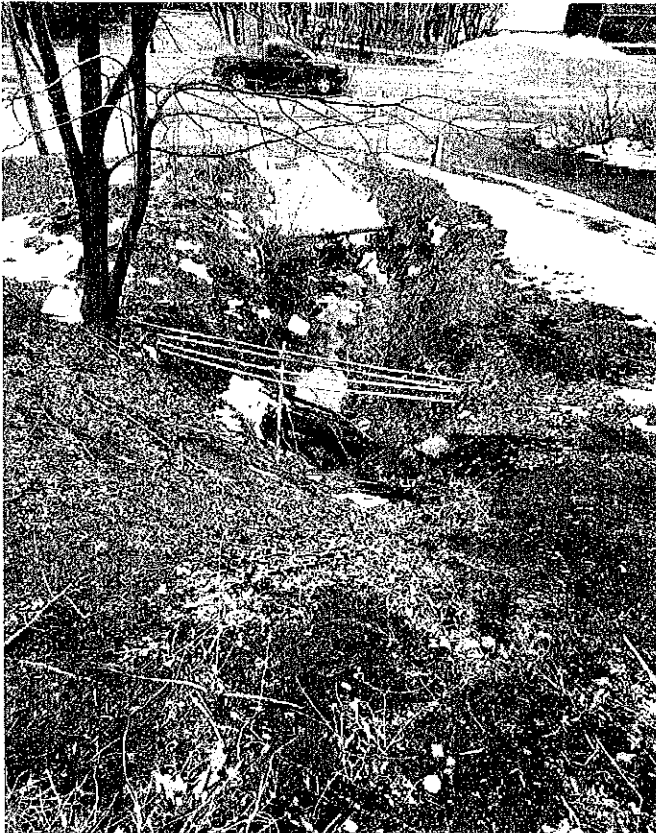


BR&P Bobber Caboose (left) to be acquired from WNYRHS and restored, as shown passing West Falls Depot (below)

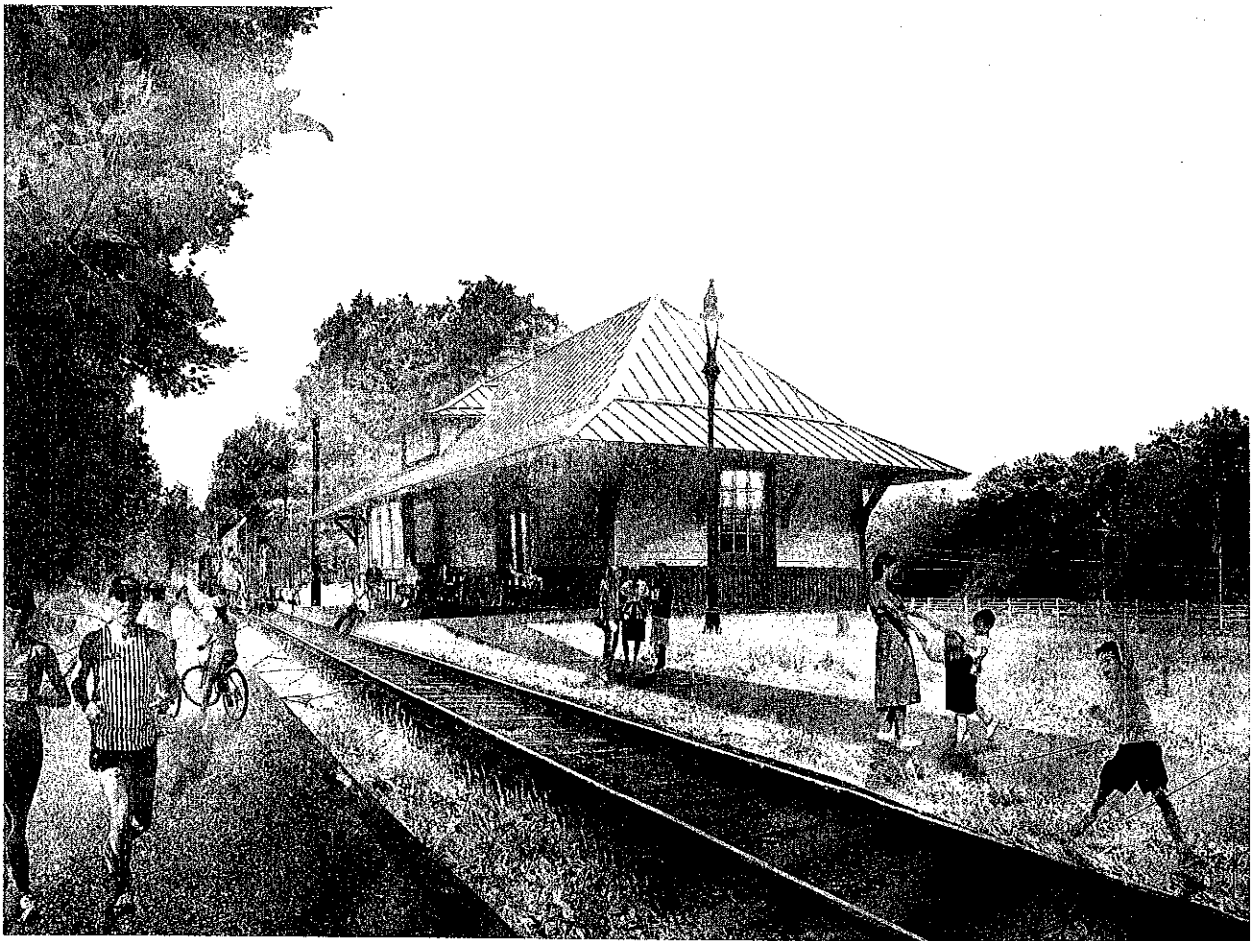




Rails to be re-installed next to depot for display of BR&P Bobber Caboose



Culvert to be connected with NYSDOT pipe and covered



D. Draft NY Forward Renderings of Existing & Proposed Conditions.

COE

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: October 7, 2024

Attached is a proposal from Camie Jarrell, PE to review a SWPPP for a single-family dwelling at 595 Snyder Rd. The review fee is not to exceed \$1000. Please authorize the Supervisor to sign the proposal.

Thank you,
liz



285 Delaware Avenue, Suite 500
Buffalo, New York 14202
United States
www.ghd.com



Ref: 11207908

September 30, 2024

Martha Librock, Town Clerk
Town of Aurora
575 Oakwood Avenue
East Aurora, New York 14052

Proposal for Stormwater Pollution Prevention Plan Review – Single-Family Home – 595 Snyder Road

Dear Ms. Librock:

GHD Consulting Services Inc. (GHD) is pleased to submit this proposal to assist the Town of Aurora (Town) during the review of the Stormwater Pollution Prevention Plan (SWPPP) for the above referenced project located at 595 Snyder Road, Town of Aurora, New York.

1. Scope of Services

GHD will review the SWPPP to assure that it adequately meets all regulations and requirements as outlined in Chapter 96 (Stormwater Management) of the Town Code, the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities, Permit No. GP-0-20-001, and the NYS Stormwater Management Design Manual, latest revision.

Upon completion of our review, GHD will provide the Town with the SWPPP review checklist and a written recommendation to approve or a summary of comments to be addressed by the applicant prior to approval. If there are comments, GHD will conduct up to two follow-up reviews of responses and provide a final recommendation to approve. Any additional reviews are considered outside of the scope of this proposal.

2. Schedule and Fee

GHD is prepared to begin work immediately upon receipt of written authorization.

We propose to complete the above scope of services for a not-to-exceed fee of \$1,000. The Town will be invoiced monthly based on the actual hours of work completed in the previous month. Please note that per Chapter 96 of the Town Code, the Town should be compensated by the developer for this fee.

Should this proposal meet with your approval, please sign the attached Amendment/Change Form and return an electronic copy to us for our files.

Attachment 1

Amendment/Change Form



Q1403

Amendment/Change Form

This Amendment/Change is effective this 30th day of September 2024, (the "Effective Date") between GHD Consulting Services Inc. (hereinafter "GHD") and Town of Aurora (hereinafter "Client"). In consideration of the mutual promises set forth herein, GHD and Client agree to modify the project details for the Original Agreement between GHD and Client referenced herein.

Project details

Project name: 2024 Town Engineering Services **Project number:** 11207908

Effective Date of Original Agreement: January 1, 2024 **Project Manager:** Camie Jarrell

Description of proposed change:

Proposed single-family residence project SWPPP Review – GHD to provide review of the Stormwater Pollution Prevention Plan for a proposed single-family residence at 595 Snyder Road, Aurora NY. The SWPPP will be reviewed for compliance with engineering standards and state regulations associated with the SPDES Permit for Stormwater Discharges from Construction Activities. GHD's deliverable will be a review letter and recommendation.

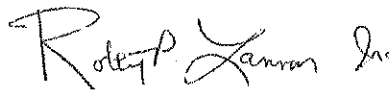
Current budgeted effort \${Enter value} **Current completion date:** January 1, 2025

This change (variation) \$1,000

Revised budgeted effort total \${Enter value} **Revised completion date:** 1 January 2025

In witness whereof, GHD and Client have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

GHD
GHD Consulting Services Inc.



Robert P. Lannon Jr., PE
Project Director
September 30, 2024

Client

Name:
Title:
Date:

GF

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

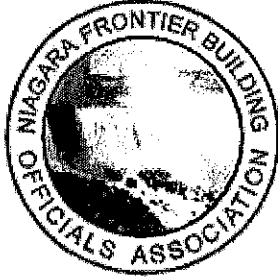
DATE: October 1, 2024

I am requesting approval for me to attend the Niagara Frontier Building Officials Conference on January 27-29, 2025 at the Buffalo/Niagara Marriott on Millersport Hwy in Amherst. The attendance will qualify as continuing education credits required annually by New York State.

The cost for NFBOA members, which I am, is \$300. This will be taken from budget line A3620.404 for 2025. It is assumed that this budget line will begin 2025 with a balance of \$2000.00. The mileage would be approximately \$26/day.



liz



Niagara Frontier Building Officials Association

INVOICE

October 1, 2024

INVOICE No: CE1000773 - 2025

Payable To:
NFBOA EDUCATION COMMITTEE
P O Box 435
Tonawanda NY 14150

email: nfboa@outlook.com

Attendee:
ELIZABETH CASSIDY
575 OAKWOOD AVE
EAST AURORA NY 14052

Attendance at The Niagara Frontier Building Officials Education Conference January 27-29, 2025	\$300.00
2025 Annual Dues	\$ 50.00
TOTAL AMOUNT DUE	\$350.00

**PLEASE MAKE CHECKS PAYABLE TO: NFBOA EDUCATION COMMITTEE
SORRY WE DO NOT ACCEPT CREDIT CARDS**

**TAX ID: 22-2946384
NYS VENDOR ID: 1000030486**

**CASSIDY, ELIZABETH
REGISTRATION CONFIRMATION**



CE1000773

**PLEASE PRINT ALL PAGES OF
THIS DOCUMENT IMMEDIATELY**

ELIZABETH

**Congratulations. You have been confirmed for Attendance at
The Niagara Frontier Building Officials Education Conference
January 27-29, 2025**

**The Conference will be held at:
The Buffalo/Niagara Marriott
1340 Millersport Hgwy
Amherst NY 14221
716-689-6900**

**Registration will begin Monday January 27, 2025 7:00AM
You must check-in at the Registration Desk every morning.
Class starts at 8:00AM sharp**

Please carefully review all information below for accuracy.

email any corrections to register@codesclass.com

**Last Name: CASSIDY
First Name: ELIZABETH
Middle Initial:
Address Line 1: 575 OAKWOOD AVE
Address Line 2:
City: EAST AURORA
State: NY
Zip: 14052
email: ecassidy@townofaurora.com
Municipality or firm: TOWN OF AURORA
Title: CODE ENFORCEMENT OFFICER
NY Training Id Num: CE1000773
FDID Num: 15806
Phone Number: 716-652-7591
Fax Number:**

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



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

MEMORANDUM

TO: Charles Snyder, Supervisor
Luke Wochensky, Councilman
James F. Granville, Councilman
Joseph M. McCann, Councilman
Raymond M. Wrazen, Councilman

FROM: Stephen R. Pigeon, Assessor

DATE: **July 31, 2024**

RE: West Herr Properties (Article 7 tax certiorari case)

West Herr Properties filed Article 7 on July 26, 2023, and they have filed again for 2024. The assessor's office requested three appraisal bids for the six properties involved with the West Herr tax certiorari case as they haven't accepted any counteroffers.

The first bid is from David Barnett from GAR Associates for the preliminary appraisal which is \$6,500. The court-ready appraisal is an additional \$8,400. The pre-trial preparation is \$200/hour. The court testimony/trial is \$250/hr.

The second bid is from Patrick Lester from Property Assessment Consultants of WNY for the preliminary appraisal is \$19,700. The court ready appraisal is an additional \$9,800. The pre-trial preparation is \$135/hour. The court testimony/trial is \$195/hour.

The third appraiser that I reached out to was Todd Thurston from Thurston, Casale & Ryan, LLC and they didn't submit any bid as they were too busy to accommodate us.

Please advise on which appraisal company we would like to hire for the tax certiorari case.



Real Estate Appraisal, Consulting & Software Solutions

David M. Barnett, MAI, SRA
President, Government Division



July 30, 2024

Stephen Pigeon, Assessor
Town Of Aurora
575 Oakwood Avenue
East Aurora, NY 14052
spigeon@townofaurora.com

Re: Request for Appraisal of:

- 1.) 1906 Davis Rd (SBL# 199.03-2-12.12)
- 2.) 527 Main St (SBL# 164.20-9-6)
- 3.) 755 Main St (SBL# 176.05-2-5)
- 4.) Olean Rd (SBL# 175.00-2-19.22)
- 5.) 451 Olean Rd (SBL# 175.00-2-19.12)
- 6.) 591 Olean Rd (SBL# 176.00-4-29)

Town of Aurora, Erie County, NY
GAR Bid No.: B-24054*

Dear Mr. Pigeon:

Pursuant to your request we can prepare Real Estate Appraisal Services regarding the above-referenced properties with fees and timing dependent upon the scope of services needed.

The client is the Town of Aurora. The "intended use" of the appraisal is for "tax certiorari" purposes. The "intended users" of the appraisal will also depend upon the scope of work and type of appraisal ordered. For a preliminary appraisal, the intended users would include the client and the municipality. For a court-ready appraisal, the intended users would also include the Court.

- 1.) The property entails a 7,065 sf storage building on .45 acres.
- 2.) The property entails a 34,376 building on 1.4 acres.
- 3.) The property is a .29 acre vacant commercial lot.
- 4.) The property is a 2.44 acre parking lot.
- 5.) The property is a .57 acre parking lot.
- 6.) The property is a 24.7 acre parking lot.

The scope of work would include the 2024/25 tax year.

Our fees to prepare "Preliminary" and "Court-Ready Self-Contained" appraisal reports, along with our rate for pre-trial preparation and court testimony are as follows:

A) Preliminary Appraisal:	\$6,500 6 weeks turnaround
B) Update to Court-Ready Appraisal:	Additional \$8,400, 2 month turnaround
C) Pre-Trial Preparation:	\$200/hour
D) Court Testimony & Trial:	\$250/hour

CORPORATE OFFICE:

5500 MAIN STREET, SUITE 348 WILLIAMSVILLE, NY 14221

CAPITAL REGION OFFICE:

855 NY-146, SUITE 130 CLIFTON PARK, NY 12065
TEL.518.579.3770 ~ FAX 518.579.3773 ~ TOLL FREE: 1.800.836.038



Stephen Pigeon, Assessor
July 30, 2024

Page 2

Note that the cost for the preliminary appraisal would be \$6,500. The additional cost to update to a Court ready appraisal would be \$8,400.

Attached is a copy of our standard engagement contract, which you or your client are to sign and return, in order to formally engage us.

Information that we will need in order to complete the assignment includes the following:

- 1) Complaint on Real Property Assessment
- 2) Major capital improvements over the past 10 years (items and costs)
- 3) Legal surveys
- 4) Deferred maintenance / capital needs (items and costs)
- 5) Any other documentation provided to petitioner's appraiser
- 6) Name, phone number and email address of contact for inspection

Please do not hesitate to contact me if you have any questions pertaining to this proposal and thank you for considering GAR Associates for your real estate appraisal and consulting needs.

Respectfully,

GAR Associates LLC

David M. Barnett, MAI, SRA
President, Government Division

DMB:af

CORPORATE OFFICE:

5500 MAIN STREET, SUITE 348 WILLIAMSVILLE, NY 14221

CAPITAL REGION OFFICE:

855 NY-146, SUITE 130 CLIFTON PARK, NY 12065
TEL.518.579.3770 ~ FAX 518.579.3773 ~ TOLL FREE: 1.800.836.038

**STATEMENT OF BASIC
ASSUMPTIONS AND LIMITING CONDITIONS**

FOR THE PURPOSE OF THIS APPRAISAL IT IS ASSUMED:

1. That the title to the property is marketable.
2. That the property is free and clear of all liens.
3. That there are no encumbrances or defects of title.
4. That there is and will continue to be responsible ownership and competent management.

THE APPRAISAL IS MADE SUBJECT TO THE FOLLOWING LIMITING CONDITIONS:

1. No responsibility is assumed for matters of a legal nature.
2. Unless otherwise stated in this report, no responsibility is assumed for subsurface soil conditions; soil conditions are presumed stable and free of any natural or man-made contaminants.
3. If improved, the building is assumed free of any hazardous building materials (e.g., asbestos, urea formaldehyde) unless otherwise stated in this report.
4. Information, estimates, and opinions furnished to the appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.
5. No engineering survey of the property was made, and the appraiser assumes no responsibility in this connection. The sketches in this report are approximate only, included to assist the reader in visualizing the property.
6. This appraisal was made for the purpose stated and should not be used for any other purpose.
7. The values assigned to the land and improvements are their value in relation to each other and should not be used separately.
8. The appraiser is not required to give testimony or attendance in Court or any hearing unless arrangements have been made in advance of the acceptance of the appraisal assignment and the fees are based upon this knowledge by the Appraiser. If this knowledge is not known at the time of employment, then negotiations must be made with Appraiser at the time the knowledge becomes known or the Appraiser may decline to testify and permission to use the appraisal for any purpose may be withdrawn.

**STATEMENT OF BASIC
ASSUMPTIONS AND LIMITING CONDITIONS**
(continued)

9. In instances of new construction, additions, rehabilitations and remodeling of improvements, we assume compliance with State and local building codes with respect to design and construction materials.
10. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of Uniform Standards of Professional Appraisal Practice and the code of Professional Ethics set forth by the Appraisal Institute.
11. The use of this report is subject to the requirements of the Appraisal Institute, relating to review of its duly authorized representatives.
12. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute, or to the MAI, RM, SRPA, SRA designations), shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the Appraiser. We are aware that the report may be submitted to individuals requesting a copy under the Freedom of Information Act.
13. **MARKET VALUE** is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
 - (1) Buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.



Property Assessment Consultants of WNY

145 Glen Ave | Williamsville | NY 14221
716-906-8104 | customerservice@pacwny.com

July 24, 2024

Town of Aurora
Assessor’s Office
The Aurora Municipal Center
575 Oakwood Avenue
East Aurora, New York 14052

Stephen R. Pigeon, Assessor

Re: West Herr Properties Appraisal
Address/SBL #s:
1906 Davis Rd /199.03-2-12.12; 527 Main St/164.20-9-3.1;
755 Main St/176.05-2-3.111; Olean Rd/175.00-2-19.22;
451 Olean Rd/175.00-2-19.12; 591 Olean Rd/176.00-4-29

Mr. Pigeon:

At your request, herein is my proposed fee to provide a narrative appraisal report, or reports, for the above-referenced properties. Quote assumes a 75 day turnaround time, beginning on the day I, Patrick Lester, receive authorization to proceed. Patrick Lester, MAI, SRA, IAO will personally conduct the inspections, will research supporting necessary data, and will be the sole signer of the report, taking full responsibility.

The scope of the work for this preliminary assignment will include researching nearby comparable sales. If a court-ready appraisal report is required in the future, an expansion of the data will be undertaken, and more detailed descriptions will be provided.

My proposed fees are as follows:

Preparation of a preliminary narrative appraisal report.....\$19,700

Preparation of a court-ready narrative appraisal report.....\$29,500*

Note*: If a court-ready report is necessitated after a preliminary report has been prepared, I will rebate a portion of the cost of the preliminary appraisal, resulting in an additional cost of **\$14,000** (\$29,500 less \$15,500).



Property Assessment Consultants of WNY

145 Glen Ave | Williamsville | NY 14221
716-906-8104 | customerservice@pacwny.com

Tax Certiorari Court Appearance Rates - If I am required to give court testimony, my fees are as follows:

Court Time Associated with Trial including Testimony: \$195 per hour, including travel time, ½ day minimum

Related services, ie., Consulting, revisions to appraisal report, Conferences, Correspondence, etc. pertaining to preparation for Trial: \$135 per hour

Feel free to call me to discuss further if you have any questions regarding my proposal.

Thank you for the opportunity to submit this proposal.

Best regards,

Patrick Lester

Patrick Lester, MAI, SRA, IAO
NYS Certified General Appraiser
145 Glen Ave
Williamsville, NY 14221
716-913-1458 - Cell Phone

Stephen Pigeon

From: Todd Thurston <tpt@tcrappraisal.com>
Sent: Tuesday, July 30, 2024 3:44 PM
To: Stephen Pigeon
Subject: RE: West Herr Properties

Stephen,

With apologies, I must decline to participate in your RFP. As we discussed, I am not taking very many litigation assignments these days.

Good luck with it however...

Todd P. Thurston, MAI
Principal
Thurston, Casale & Ryan, LLC
1080 State Fair Blvd
Syracuse, NY 13209
315.433.1380 x112
No Fax

From: Stephen Pigeon <spigeon@townofaurora.com>
Sent: Tuesday, July 30, 2024 2:53 PM
To: Todd Thurston <tpt@tcrappraisal.com>
Subject: West Herr Properties

Dear Mr. Thurston,

Can you please submit a bid for the preliminary and court ready appraisals for the six properties listed in the attachment. Thank you and have a wonderful day.

Stephen R. Pigeon
Assessor
Town of Aurora
575 Oakwood Avenue
East Aurora, NY 14052
(716)652-0011



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



towncler

6H

TOWN OF AURORA

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

TOWN COUNCIL MEMBERS

October 8, 2024

Luke Wochensky
lwochensky@townofaurora.com

James F. Granville
jgranville@townofaurora.com

Joseph M. McCann
jmccann@townofaurora.com

Raymond M. Wrazen
rwrazen@townofaurora.com

SUPT. OF HIGHWAYS
David M. Gunner
(716) 652-4050
highway@townofaurora.com

CODE ENFORCEMENT
OFFICER
Elizabeth Cassidy
(716) 652-7591
building@townofaurora.com

ASSESSOR
Stephen R. Pigeon
assessor@townofaurora.com
(716) 652-0011

DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
chris@townofaurora.com

TOWN ATTORNEY
Brigid M. Maloney

TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507

To: Town Board Members

I respectfully request the Town Board change the job title and rate of pay for Joe Kenefick. He is currently a laborer at \$20.19 per hour.

Joe recently passed his CDL test and is doing an outstanding job working at the Highway Department.

Effective October 26, 2024 his new job title will be Truck driver at \$24.70 per hour.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Gunner".

David M. Gunner
Superintendent of Highways

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



towncle

6T

TOWN OF AURORA

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

TOWN COUNCIL MEMBERS

Luke Wochensky
lwochensky@townofaurora.com

James F. Granville
jgranville@townofaurora.com

Joseph M. McCann
jmccann@townofaurora.com

Raymond M. Wrazen
rwrazen@townofaurora.com

SUPT. OF HIGHWAYS
David M. Gunner
(716) 652-4050
highway@townofaurora.com

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Elizabeth Cassidy
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building@townofaurora.com

ASSESSOR
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assessor@townofaurora.com
(716) 652-0011

DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
chris@townofaurora.com

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Anthony DiFilippo IV

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507

October 4, 2024

To: Town Board Members

I respectfully request the town board approve of the purchase of a new 2025 X-Treme Vac ODB Model DCL800SM25 Peterbilt 220 Leaf vacuum truck.

This is being purchased off of the Sourcewell #031121-ODB government contract for the price of \$272,093.67 from Stephenson Equipment.

It will be paid out of the 2026 budget line DB5130.217 contingent on funding and passing of the 2026 budget.

This is the second of 3 items that have been applied for grant reimbursement of 50% cost share from NYSDEC Grant #DEC01-MWRR-2021-0019.

The vendor Stephenson Equipment is aware that the purchase is contingent on funding and approval of the 2026 budget.

Sincerely,

A handwritten signature in black ink, appearing to read "David M. Gunner".

David M. Gunner
Superintendent of Highways



STEPHENSON EQUIPMENT
 6018 DROTT DRIVE
 SYRACUSE NY 13057

T/O AURORA
 251 QUAKER RD
 EAST AURORA, NY 14052
 Sourcewell #

10/3/2024

Sourcewell Contract # 031121-ODB

SKU#			MSRP
DCL800SM25	X-TREME VAC BY ODB MODEL DCL800SM25	\$	131,495.90
	SOURCEWELL DISCOUNT 4.5%	\$	(5,917.32)
K87PSM	Kubota WSG3800 3.8L Gasoline 87hp@2600rpm (Multi Axis)	\$	-
	25 cubic yard		
	28" suction impeller with six 3/8" thick T-1 steel blades		
	3 groove power band belt driven		
	40 gallon polyethylene fuel tank		
	Electronic engine controls with safety shut downs		
	13" clutch assembly with 2.25" PTO shaft & safety engagement		
	Hydraulic hose boom powered by 12v electric/hydraulic pump		
	16x120" rubber suction hose w/steel nozzle. Straight intake ducting (Swivel intake is now an option!)		
	Boxed perforated radiator screen		
	Gear driven Hydraulic pump powers 15.2 ton capacity hoist		
	Rear back up camera with 5.6" color screen		
	LED type DOT lights		
	2 amber LED oval flashers		
	Light bar on hopper with 4 front facing amber fishing LED lights		
	Combined Rating 24,000lbs: 800TM25 & 800TM30		
2279XZ	Peterbilt 220 33K, 25 cyd, RHS Only	\$	143,815.09
	Customer to pick up completed unit at factory	\$	-
	NOTE** Requested September 2025 build per Aurora, ODB and SEI	\$	-
	Chassis to be Peterbilt 220 Cabover Right Hand Steer	\$	-
Equipment Total:		\$	269,393.67
Pre delivery inspection PDI		\$	2,700.00
Freight:		\$	-
Total Price Offered To Sourcewell Member:		\$	272,093.67

Make Purchase Orders Out To: ODB 5118 Glen Alden Dr, Richmond, VA 23231
Contact: MJ Dubois Phone: 410-924-1004 Email: MJDUBOIS@DUCOLLC.COM

Send copy of PO to: odbsales@odbco.com (Please include Delivery State in the subject line.)





Pennsylvania Locations:
Harrisburg, PA • Philadelphia, PA • Pittsburgh, PA • Wilkes-Barre, PA

New York Locations:
Albany, NY • Syracuse, NY

Maryland Location:
Aberdeen, MD (*Service Only*)

Corporate Office: 7201 Paxton Street Harrisburg, PA 17111 **Phone:** 717-564-3434 **Fax:** 717-564-7580 **Toll Free:** 800-325-6455
Syracuse Office: 6018 Drott Drive Syracuse, NY 13057 **Phone:** 315-432-0779 **Fax:** 315-432-0676 **Toll Free:** 800-368-6455

10/4/24

Town of Aurora
Re: ODB Truck Mounted Leaf Vacuum

To whom it may concern,

Stephenson Equipment understands that the Town of Aurora's ODB truck mounted leaf vacuum purchase is predicated on budget approval for 2026.

Stephenson also understands if budget approved payment will be January 1st 2026.

Best Regards,

Tim Garrett
SEI WNY Territory Manager CE & Crane



GETTING MORE DONE™. Efficiently!



GETTING MORE DONE™. Efficiently!

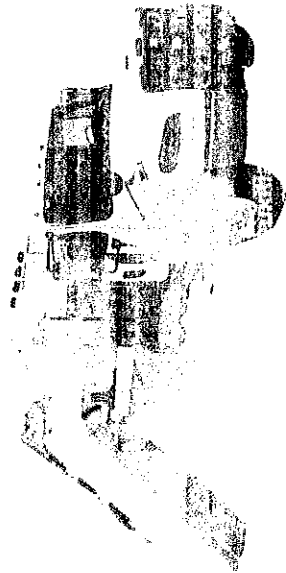


GETTING MORE DONE™. Efficiently!



Walkaround Outline for the ODB DCL800SM

The Most Proven Debris & Leaf Collection Truck System



- **Single-Person Operation**
- ✓ *Reduced Labor Costs & Management*
- ✓ *One DCL800SM can do the work of 3 tow-behinds with 6-9 workers*

■ In-Cabin Controls

- ✓ *Optimal Safety*
- ✓ *Reduced Worker Fatigue*

■ High Performance, High-Capacity, High Compaction

- ✓ *More Power to the Impeller per HP*
- ✓ *High Vacuum, Rapid Collection*
- ✓ *More Cubic Miles in Less Time & Trips*
- ✓ *14, 20, 25, or 30 cubic yard options*

■ Dual Steering Control – Standard

■ Patented ECO-MODE™ Available

- ✓ *35% Reduced Fuel Consumption*

ECO-MODE™ AVAILABLE

SPECIFICATIONS: DCL800SM

Chassis

- Dual steering controls - Standard
- FL M2 106 chassis 33,000 GVW 30YD 35,000GVW
- Engine forward less particulate matter buildup
- Cummins 6.7L 260 HP 660 LB-FT @1600 RPM
- Turbo Diesel 18.7 CFM Compressor
- Block heater Phillips 1000 W / 115 Volt
- Allison 2500 Auto transmission
- Detroit Fuel / Water separator w/heater
- Dual premium high back air suspension seats w integrated lumbar support, adjustable shock absorber
- 14,600# Front leaf suspension
- 21,000# Rear axle
- Michelin XZE2 11R22.5 14 PLY Radial Front tires
- Michelin X 11R22.5 14 PLY Radial Rear tires
- A/C, Power windows, AM/FM Radio

Auxiliary Engine

- Kubota 3.8L 87HP Gas engine standard
- 74 HP John Deere Tier 4 - Option
- Patented ECO-MODE™ system controls which reduces fuel consumption upwards of 35% (~3.1 fewer gal/hr, 15-18 less gallons per day), noise (50%), dust (40%), and wear & tear
- Radiator air screen pleated and boxed protective, with tool free access
- Fuel tank 40 Gallon polyethylene

Engine/Vacuum System Skid

- Tab and Slot construction throughout
- All metal laser-cut for precision

Boom/Hose

- Single Axis: Nozzle mounted hydraulic controls
- Power-up and flow-controlled gravity down
- Nozzle mounted hydraulic controls
- 2 and 3-axis available
- Remote control available for 2 and 3-axis
- Clearly-Safe™ 68" + Mailbox avoidable design
- Hydraulic powered 12V system
- 16"x120" HD flexible rubber hose w/steel nozzle
- Option: Urethane vacuum hose w/steel nozzle

Clutch

- PTO engage / disengage
- Automotive style 13"
- 2.25" shaft
- Belt drive reduces shock and vibration
- Easily adjustable

Hoist

- 16,000 LB single cylinder
- Welded into frame

SPECIFICATIONS: DCL800SM (continued)

Fan / Impeller

- 28" fan standard - 30% Compaction
- Option: 30" Fan - 25% Compaction
- Option: SHRED-MASTER™ Fan - 40+% Compaction
- Self-clearing
- Scalloped design reduces decibel level
- Back plate protects bearings and shaft
- Fans are robotically welded, stress relieved and statically and dynamically balanced
- AR400 material

Fan Bearings

- Proprietary Quad-Glide™ sealed bearings
- Designed in partnership with Timken engineering
- Grease zerk located outside housing with high pressure feed lines

Fan Housing

- Robotically welded
- Clearly-Safe™ 68" high cleanout door accessibility
- Cleanout door is safety interlocked
- Replaceable ¼" steel liners

Active Dust Control

- Bottom exhaust vents top-down street side
- Reduced velocity of air speed
- Shut off for dump mode
- Drives a 4 groove power band

Rear Door

- Single operator controlled, w/in-cab dump control
- Top hinge door
- Chipper door option
- Back up camera
- Pintle hitch
- Gear driven pump
- 15.2 Ton hydraulic hoist
- Dump angle 52 degrees
- High door clearance 18" at full dump
- Disengage fan for easier door latching
- Higher RPM faster dumping w/o fan
- Heavy duty bumper
- LED type DOT w/two amber flashers

Hopper Construction

- Heavy duty 11-gauge steel
- Integrated floor drainage system
- Regular perforated steel with mesh overlay vents
- Performed stainless steel vents - Option
- Paint Standard white custom available

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Materials Management, Bureau of Solid Waste Management
Waste Transport and State Assistance
625 Broadway, Albany, New York 12233-7251
P: (518) 402-8792 | F: (518) 402-9034
www.dec.ny.gov

March 13, 2024

David Gunner
Town of Aurora
251 Quaker Road
East Aurora, NY 14052

Dear Mr. Gunner,

Re: Municipal Waste Reduction & Recycling (MWRR) State Assistance Program
Town of Aurora – Residential Yard Waste Vehicles
GG Applic.: DEC01-MWRR-2021-00109
State Share Requested: \$353,925

This letter is in reference to your application for funding under the Municipal Waste Reduction and Recycling (MWRR) State assistance program.

Your project has been assigned **Application No. DEC01-MWRR-2021-00109** and the application has been added to the MWRR wait list at position **#1504**. We have reached MWRR wait list position #1405 with current State budget appropriations. It may require three to five years after an application is submitted for funding to become available. We ask for your patience during this waiting time.

Per Part 369-2.1(b), costs incurred more than one calendar year before the date the application is received are ineligible for reimbursement under the MWRR program. Therefore, the 500 recycle bins on line 4 of your budget worksheet are ineligible for funding under this grant.

Please be advised that your application is currently incomplete as the Recyclables Tonnage Summary Worksheet did not include figures for Materials Collected for Disposal or Recycling Rates if the project is approved. Your previously submitted form is attached for your convenience. Please submit the updated form as soon as possible to: RecyclingGrants@dec.ny.gov.

Please also be advised that application acceptance is NOT a guarantee of funding. Grant projects can only be funded after the complete application is reviewed and approved by the NYS Department of Environmental Conservation (DEC). Expenditures made in advance of DEC approval are the responsibility of the applicant until the project is reviewed and determined by DEC to be eligible for MWRR funding.

Please read the enclosed information for additional notes about MWRR applications. If you have any questions, or if you disagree with this partial denial, you may contact us via e-mail at RecyclingGrants@dec.ny.gov, or call 518-402-8678. Thank you for your interest in the MWRR program.

Sincerely,

Laura Stevens Digitally signed by Laura Stevens
Date: 2024.03.13 07:27:32 -0400

Laura Stevens, Supervisor
Waste Transport and State Assistance
Section

MWRR Budget Format – Equipment

For projects involving equipment purchases, list the equipment with estimated or actual cost and date of purchase. Provide a brief use summary for each piece of equipment. Add more rows or pages, if necessary. If relevant to the project, type in the necessary information and upload this form in the Grants Gateway.

Ref No.	Equipment Name Make and Model	Quantity/Unit Cost	Grant Requested (50% of Total Cost)	Purchase Date (& Check Number, if purchased)
		Total Cost		
1	ODB X-Treme Vac Model DGL8005 M141L Leaf Jaww	1 @ \$126,000 \$126,000	\$63,000	TBD
2	ODB X-Treme Vac Model DGL8005 25 Leaf Jaww Peterbilt Model 220 chassis	1 @ \$280,000 \$280,000	\$140,000	TBD
3	Peterson TL-3 Grapple loader with freight liner M2106 chassis	1 @ \$290,000 \$290,000	\$145,000	TBD
4		@ \$ \$	\$	
5		@ \$ \$	\$	
6		@ \$ \$	\$	
7		@ \$ \$	\$	
8		@ \$ \$	\$	

Copy the amounts from the Grant Funds column to Forms Menu > Expenditure Budget > Equipment

9	Total Equipment Costs:	\$ 696,000
10	State Share Requested (50% of line 9):	\$ 348,000
11	Local Match (50% of line 9):	\$ 348,000

Vendor Responsibility Review:

Type the name of any vendor(s) who were paid more than \$100,000 under this budget. If items are not yet purchased, please ensure that bid requirements include registration in the NYS VendRep database.

Not yet purchased

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



M. 65

townclerk@townofaurora.com

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

MEMO

TO: Aurora Town Board
FROM: Kathleen Moffat
RE: Health Insurance Renewal 1/1/25
DATE: 10/15/24

I respectfully request approval for the Supervisor to sign the Independent Health Account Size Verification Form and the Independent Health 2025 Rate Form as part of the 1/1/25 renewal.

The premiums for the four plans offered by the Town have increased between 19 and 25%. Hartloff Benefits presented premiums for similar plans with Highmark and Univera. These premiums are slightly less than the IH plans, but IH offers better wellness extras and better customer service so it is recommended to stay with Independent Health.



ACCOUNT SIZE VERIFICATION FORM

ACCOUNT INFORMATION

Account Name Town of Aurora

Doing Business As _____

Account Number 15326 Renewal Month/Year 01/2025

ACCOUNT SIZE VERIFICATION

Please check the box indicating your group size based on the definitions below and provide your company's total # of full-time equivalent (FTE) employees.

Account Size Is Large (Total FTE employees is greater than 100 over the previous calendar year)
Total # of FTE employees: _____

Account Size Is Small (Total FTE employees is between 1-100 over the previous calendar year)
Total # of FTE employees: 28

Note: Upon your upcoming effective date, you must have at least one common law employee who is not the sole owner of the business or the spouse of the sole owner of the business. For more information please visit: <https://www.irs.gov/businesses/small-businesses-self-employed/employee-common-law-employee>

For more information about calculating group size, visit: https://www.dfs.ny.gov/consumers/small_businesses/small_group_expansion_faqs

Total Number of Employees: 115 (over the previous calendar year)

Required by CMS for Medicare Secondary Payer reporting. More information can be found here - <https://www.cms.gov/medicare/coordination-benefits-recovery/mandatory-insurer-reporting-group-health-plans>

ADDITIONAL ACCOUNT INFORMATION

Do you offer other carriers? Yes No If Yes, please specify _____

Please check here if your business is not subject to ERISA

For more information about ERISA, visit: <https://www.dol.gov/general/topic/health-plans/erisa>

I certify that all the information furnished on this form is current, true and complete to the best of my knowledge and I have read and agreed to this statement and that I have authority to sign on behalf of the abovenamed group. I understand that any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime, and subject to a civil penalty not to exceed \$5,000 and that stated value of the claim for each such violation. I understand that Independent Health, reserves the right to request additional information prior to approving my application for insurance. I understand that Independent Health may conduct an audit to ensure compliance with laws and regulations regarding sale of insurance to small groups, if there is an audit, we may be required to provide verification of the information submitted on this form.

Account Administrator's Signature: _____ Fax #: _____

Account Administrator's Name (print): Charles Snyder Date: _____

Account Administrator's email address (please print): _____

Please fax the completed form to (716) 250-7125 OR Email to: Sales.Administration@Independenthealth.com

If you have any questions or require additional information, please call (716) 631-5392 or 1-800-453-1910, option 4, to reach a member of our Sales Department.



Account Information

Town of Aurora
 575 Oakwood Ave
 East Aurora, NY 14052-2353

Rate Effective Date*: January 1, 2025
 Rate End Date: This rate is good for 12 months.
 Account #: 15326
 Quote ID: 50738

Quote

Rate Information

Product Name	Coverage Type	Single	Employee & Spouse	Employee & Child(ren)	Family
FlexFit Platinum Option 2	Monthly Premium	\$ 955.18	\$ 1,910.36	\$ 1,623.81	\$ 2,722.26
iDirect Gold Copay Option 3	Monthly Premium	\$ 821.51	\$ 1,643.02	\$ 1,396.57	\$ 2,341.30
iDirect Silver Copay HSAQ	Monthly Premium	\$ 721.50	\$ 1,443.00	\$ 1,226.55	\$ 2,056.28
iDirect Silver Coinsurance HSAQ	Monthly Premium	\$ 672.64	\$ 1,345.28	\$ 1,143.49	\$ 1,917.02

Domestic Partner

Please sign this contract below as acceptance of the terms and conditions set forth herein and the attached plan design(s) and confirmation that the group information above is true and correct.

By signing this contract, you are confirming that your business meets the small group definition of 100 or fewer full-time equivalent employees nationwide as required by state and federal law. More information about these requirements can be found on the Department of Financial Services website; and that each of your Independent Health subscribers has received at least sixty (60) days written notice of any rate change prior to your group's renewal date.

ACCEPTED BY: Town of Aurora

Independent Health Association, Inc.

Signature*:

Name: Charles Snyder

Title: Town Supervisor

Date: _____

*If group accepts these plans for a plan effective date other than the one specified in this agreement, a revised agreement must be issued and the monthly premium may be different.

Town of Aurora
Health Insurance Renewal
Effective: January 2025
Presented by: April Hartloff - Hartloff Benefits

Health Insurance	Independent Health	Independent Health
	Current Option #1	Renewal Option #1
	FlexFit Platinum Option 2	FlexFit Platinum Option 2
RX	\$5/\$30/\$100	\$5/\$30/\$100
Employee Only	\$801.44	\$955.18
Employee & Child(ren)	\$1,362.45	\$1,623.81
Employee & Spouse	\$1,602.88	\$1,910.36
Family	\$2,284.10	\$2,722.26
% of Change		19%
PCP / Specialist Copay	\$10/\$25	\$10/\$25
Deductible	N/A In-Network	N/A In-Network
Max Out of Pocket	\$3,500/\$7,000	\$4,000/\$8,000

Health Insurance	Independent Health	Independent Health
	Current Option #2	Renewal Option #2
	iDirect Gold Copay Option 3	iDirect Gold Copay Option 3
RX	\$10/\$35/50%	\$10/\$35/50%
Employee Only	\$687.39	\$821.51
Employee & Child(ren)	\$1,168.56	\$1,396.57
Employee & Spouse	\$1,374.78	\$1,643.02
Family	\$1,959.06	\$2,341.30
% of Change		20%
PCP / Specialist Copay	\$25/\$40 after Deductible	\$25/\$40 after Deductible
Deductible	\$600/\$1200	\$600/\$1200
Max Out of Pocket	\$5,900/\$11,800	\$6,250/\$12,500

Health Insurance	Independent Health	Independent Health
	Current Option #3	Renewal Option #3
	iDirect Silver Copay HSAQ	iDirect Silver Copay HSAQ
RX	\$15/\$50/50% after Deductible	\$15/\$50/50% after Deductible
Employee Only	\$581.88	\$721.50
Employee & Child(ren)	\$989.20	\$1,226.55
Employee & Spouse	\$1,163.76	\$1,443.00
Family	\$1,658.36	\$2,056.28
% of Change		24%
Deductible	\$2,000/\$4,000	\$2,000/\$4,000
PCP / Specialist Copay	\$35/\$60 after Deductible	\$35/\$60 after Deductible
Max Out of Pocket	\$7,500/\$15,000	\$7,500/\$15,000

Health Insurance	Independent Health	Independent Health
	Current Option #4	Renewal Option #4
	iDirect Silver Coinsurance HSAQ	iDirect Silver Coinsurance HSAQ
RX	\$15/20%/50% after Deductible	\$15/\$50/50% after Deductible
Employee Only	\$539.18	\$672.64
Employee & Child(ren)	\$916.61	\$1,143.49
Employee & Spouse	\$1,078.36	\$1,345.28
Family	\$1,536.66	\$1,917.02
% of Change		25%
Deductible	\$3,000/\$6,000	\$3,000/\$6,000
PCP / Specialist after Deductible	20% after Deductible	25% after Deductible
Max Out of Pocket	\$7,500/\$15,000	\$7,500/\$15,000

HS COMPANY 1	
Tax Year: 2024	Tax Year: 2025
Individual: \$4,150	Individual: \$4,300
Family: \$8,300	Family: \$8,550
Health Savings catch-up contributions age 55 or older = \$1,000	

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



MAR
[townclerk@](mailto:townclerk@townofaurora.com)

OK

TOWN OF AURORA

575 Oakwood Avenue, East Aurora, NY 14052

www.townofaurora.com

MEMO

TO: Aurora Town Board
FROM: Kathleen Moffat
RE: Budget Amendment: Restitution Funds for Knox Farm State Park Damage
DATE: 10/15/24

The Town is in receipt of \$500 from the County as restitution from a case involving damage done to Knox Farm State Park that has since been repaired. I respectfully request approval to amend the budget to account for the funds. The amendment is as follows:

- Increase revenue line A 2389 Miscellaneous Revenue, Other Governments by \$500.
- Increase appropriation line A 7189.105 Seasonal Parks Labor KFSP



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BUDGET TRANSFER REQUEST FORM

Please note the following guidelines:

- A shortage of **less than \$750 per line** can be satisfied with this form requesting a budget transfer(s) between lines that are **within the responsibility of a single Department Head**. These will require the **approval of the Supervisor**.
- A shortage of **\$750 or more per line** can be satisfied with this form requesting a budget transfer(s) between lines that are **within the responsibility of a single Department Head**. These will require the approval of the Town Board.
- A shortage of **any amount** can be satisfied with this form requesting a budget transfer(s) between lines which fall under **the responsibility of different Department Heads**. These will require the approval of the Town Board.
- Budget transfers must be made **PRIOR** to the expenditure.
- **All budget transfers must be submitted to the Supervisor's Office using this form.**

Department Head Name (printed): David Gunner

Signature: [Signature] Date: 10/9/24

I am requesting the following budget transfer(s):

1. \$ 43,651 From (account number): DB 5112.433 ✓ Current Balance \$ 65,355.71 ✓
 To (account number): DB 5142.100 New Balance ~~\$ 21,704.71~~
 Reason: PREVENT BALANCE PAYROLL SHORTAGE \$ 120,635.36

2. \$ 21,704.71 From (account number): DB 5112.433 ✓ Current Balance 21,704.71 ✓
 To (account number): DB 5130.217 New Balance ~~21,704.71~~ (+112,295.68)
 Reason: BALANCE EQUIPMENT LINE SHORTAGES

3. \$ 15,000 From (account number): DB 5112.413 ✓ Current Balance \$ 15,000 ✓
 To (account number): DB 5130.217 New Balance ~~15,000~~ (-47,295.68)
 Reason: BALANCE EQUIPMENT LINE SHORTAGE

Approvals:
 Supervisor Signature: _____ Date: _____
 Town Board Approval Meeting Date: _____ Action #: _____



Town of Aurora
 Department of Parks & Recreation

575 Oakwood Avenue
 East Aurora, New York 14052

Office
 Fax

recreation@t...
 www.aurorarec...

GM

To: Town Board
 From: Chris Musshafen
 Date: 10/9/24
 Re: Budget Amendment

Approval is requested to amend the below lines to represent the increase in revenue and to cover current or future expenses.

Increase Line	Description	Current Budget	Current Balance	Increase By
A00-2088-0001-0000	Playground Registration	\$62,000.00 ^v	\$63,836.00 ^v	\$1,836.00 ^v
A00-7140-0113-0000	Day Camps Payroll	\$36,000.00 ^v	(\$1,236.25) ^v	\$1,236.25 ^v
A00-7140-0400-0002	Playground Supplies	\$7,000.00 ^v	\$2,790.31 ^v	\$599.75 ^v
A00-2056-0000-0000	Youth Education Programs	\$23,872.00 ^v	\$38,089.00 ^v	\$14,217.00 ^v
A00-7310-4000-0001	You Educational Vendor	\$22,222.00 ^v	(\$3,237.60) ^v	\$14,217.00 ^v
A00-2055-0000-0000	Summer Playground Sports	\$13,100.00 ^v	\$14,182.00 ^v	\$1,082.00 ^v
A00-7142-0400-0001	Summer Playground Vendors	\$4,000.00 ^v	(\$1,002.25) ^v	\$1,082.00 ^v
A00-2026-0000-0000	Aquatic Club Registration	\$37,500.00 ^v	\$41,316.00 ^v	\$3,816.00 ^v
A00-7180-0113-0000	Aquatic Club Payroll	\$25,000.00 ^v	(\$1,015.98) ^v	\$3,816.00 ^v

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LEGAL NOTICE
TOWN OF AURORA
PUBLIC HEARING
on the
2025 Preliminary Operating Budget

Notice is hereby given that the Preliminary Operating Budget of the Town of Aurora for the fiscal year beginning January 1, 2025 has been completed and filed in the office of the Aurora Town Clerk where it is available for inspection by any interested persons during regular business hours, and

Further notice is hereby given that the Aurora Town Board will meet and review said budget and hold a public hearing thereon at 6:30 p.m. on the 28th day of October, 2024 in the Aurora Municipal Center meeting room, 575 Oakwood Avenue, East Aurora, New York, and that at such hearing any person may be heard in favor of or against the budget as compiled, or for or against any item or items therein contained, and

Further notice is hereby given pursuant to Section 108 of New York State Town Law that the following are proposed yearly salaries of the Town of Aurora Officials to wit:

Councilman \$13,253.00; Councilman \$13,253.00; Councilman \$13,253.00;
Councilman \$13,253.00; Town Justice \$39,542.00; Town Justice \$39,542.00; Supervisor \$46,632.00; Town Clerk \$76,383.00; Town Clerk-Registrar \$1,014.00; Town Clerk – Grant Coordinator - \$5,627.00; Superintendent of Highways \$76,383.00; Superintendent of Highways-Parks \$12,674.00; Superintendent of Highways - Building \$6,462.00; Superintendent of Highways - Water Director \$1,061.00; Superintendent of Highways - Dog Control Director \$4,910.00; Superintendent of Highways – Bridge Director \$5,627.

Martha L. Librock
Town Clerk