



GA

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

MARTHA
(716) 652-3280
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: Budget Amendment: KFSP Permit/Labor Reimbursement
DATE: 11/25/24

The Town is in receipt of reimbursement from Moog for a picnic held in Summer. I respectfully request approval to amend the budget to account for the funds received. The amendment is as follows:

- Increase revenue line A 2025.1 Special Recreation Facilities Income - Permits by \$1,727.50
- Increase appropriation line A 7189.105 Seasonal Parks Labor by \$1,727.50

6 B



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): KATHLEEN MORRAT
 SIGNATURE: [Signature] DATE: 11/19/24

1. \$ <u>7,600.00</u>	FROM: <u>A 9040.8</u> <small>ACCT NO.</small>	<u>WORKERS COMP</u> <small>ACCT TITLE</small>	<u>7681.90</u> <small>CURRENT BALANCE</small>
	TO: <u>A 5182.411</u> <small>ACCT NO.</small>	<u>STREET LIGHTING</u> <small>ACCT TITLE</small>	<u>(1,443.92)</u> <small>CURRENT BALANCE</small>
	REASON: <u>TO CORRECT OVERDRAWN APPROPRIATION ACCT.</u>		
2. \$ _____	FROM: _____ <small>ACCT NO.</small>	_____ <small>ACCT TITLE</small>	_____ <small>CURRENT BALANCE</small>
	TO: _____ <small>ACCT NO.</small>	_____ <small>ACCT TITLE</small>	_____ <small>CURRENT BALANCE</small>
	REASON: _____		
3. \$ _____	FROM: _____ <small>ACCT NO.</small>	_____ <small>ACCT TITLE</small>	_____ <small>CURRENT BALANCE</small>
	TO: _____ <small>ACCT NO.</small>	_____ <small>ACCT TITLE</small>	_____ <small>CURRENT BALANCE</small>
	REASON: _____		
4. \$ _____	FROM: _____ <small>ACCT NO.</small>	_____ <small>ACCT TITLE</small>	_____ <small>CURRENT BALANCE</small>
	TO: _____ <small>ACCT NO.</small>	_____ <small>ACCT TITLE</small>	_____ <small>CURRENT BALANCE</small>
	REASON: _____		
5. \$ _____	FROM: _____ <small>ACCT NO.</small>	_____ <small>ACCT TITLE</small>	_____ <small>CURRENT BALANCE</small>
	TO: _____ <small>ACCT NO.</small>	_____ <small>ACCT TITLE</small>	_____ <small>CURRENT BALANCE</small>
	REASON: _____		

APPROVALS:
 SUPERVISOR SIGNATURE : _____
 TOWN BOARD MEETING APPROVAL DATE: _____

Date: _____
 Action #: _____



Town of Aurora
 Department of Parks & Recreation

60

575 Oakwood Avenue
 East Aurora, New York 14052

recreation@townofaurora.com
 www.aurorarec.com

To: Town Board
 From: Chris Musshafen
 Date: 11/14/2024
 Re: Budget Amendment

Approval is requested to amend and/or transfer the below lines as presented to reflect increases in revenue and cover overages.

Line	Description	Current Budget	Current Balance	Increase By
A00-2080-0001-0000	July 3 Sponsor	\$ 4,000.00	\$ 5,025.00 ✓	\$ 1,025.00 ✓
A00-7550-0413-0001	July 3 Vendor	\$ 8,800.00	\$ (678.73) ✓	\$ 1,025.00 ✓
A00-2052-0000-0000	Camps/Clinics	\$ 1,312.00	\$ 2,282.00 ✓	\$ 970.00 ✓
A00-7186-0411-0000	Camps/Clinics Vendor	\$ 1,312.00	\$ (684.95) ✓	\$ 970.00 ✓
A00-2061-0000-0000	Staff Training Revenue	\$ 6,110.00	\$ 7,340.00 ✓	\$ 1,230.00 ✓
A00-7989-0401-0001	Staff Training Vendor	\$ 2,550.00	\$ (1,510.35) ✓	\$ 1,230.00 ✓
A00-2026-0001-0000	Aquatic Club Registration	\$ 41,316.00	\$ 43,766.00 ✓	\$ 2,450.00 ✓
A00-7180-0113-0000	Aquatic Club Payroll	\$ 28,816.00	\$ - ✓	\$ 2,450.00 ✓

Transfers			
Amount	From Line	Acct. Title	Current Balance
\$ 2,000.00 ✓	A00-7180-0115-0000 ✓	Comm. Pool Payroll	\$ 6,815.69 ✓
	To Line	Acct. Title	Current Balance
	A00-7020-0409-0000 ✓	CC Service Charges	\$ (1,675.77) ✓
Reason: To cover an overage.			
Amount	From Line	Acct. Title	Current Balance
\$ 280.35 ✓	A00-7989-0401-0002 ✓	Staff Training Supplies	\$ 1,330.00
	To Line	Acct. Title	Current Balance
	A00-7989-0401-0001 ✓	Staff Training Vendor	\$ (280.35) ✓
Reason: Erroneously charged to wrong line			

Application # _____

6D

Application for Temporary Use Permit

Town of Aurora Parks

Submit applications to:
Town of Aurora Recreation Department
676 Oakwood Ave
East Aurora, NY 14052
Telephone (716) 652-6888 Fax: (716) 652-5046

All requests must be made no less than 30 days in advance of event/use.

1. Name of Organization: Terry's Photo Studio
2. Individual Responsible for this request: Terry Tomczyk
3. Address: 5714 West Falls Rd
West Falls NY 14170
4. Telephone number: 716
5. Fax: _____
6. Email Address: terrysphotostudio@gmail.com
7. Date(s) of event: Dec 8, 2014
8. Hours of use including set up/take down: Start 10 am/pm End 2:30 am/pm
9. Description of the event or use:
Santa photos
10. Specific area(s) requested, map attached
 JP Nicely West Falls Park
 Warner Drive Park
 Majors Park
 Community Pool Park
11. Specific equipment to be brought in to park (porta johns, tents, etc.) _____
12. Need: Water Electric
13. Estimated attendance: ?
14. Will food or drinks be served? NO If yes, describe: _____

15. Will there be sound amplification or music or a band(s)? NO If yes, describe:

16. Other services requested (describe):

Police

Parks and Recreation Department

(Provide drawings describing location, size and text of all proposed signs for this event to the Town of Aurora Building Department, 575 Oakwood Ave. Approved signs may be erected 30 days prior to the event and must be removed immediately after same.)

I make this application and agree to abide by the Guidelines for Use of Town of Aurora Parks.

Jerome Somers
Signature of Applicant

11/13/24
Date

Official Use Only Below this Line-----

Event: _____

Attachments submitted:

Indemnification Agreement

Certificate of Insurance

Map with area(s) requested to be used indicated

Copy of application for sign permit, if applicable. (Upon application approval, copy of approved sign permit must be filed with the Town Clerk NO LATER THAN 5 days prior to scheduled event.)

Application Recommended or Not recommended
by Recreation Department

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



TOWN CLERK
MARTHA L. LIBROCK
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA

575 Oakwood Ave., East Aurora, NY 14052
www.townofaurora.com

Indemnification Agreement

Town of Aurora Parks

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

Jerry Somczyk
Authorized Applicant or Officer

State of New York)
County of Erie)

Subscribed and sworn to before me this 12th day of November, 2024

Sheryla A. Miller
Notary Public

SHERYLA MILLER
Reg. #01M16128563
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 13, 2025

Qualified in Erie County, New York
My commission expires: June 13, 2025



TERRPHO-01

LBROSIUS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/13/2024

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

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

PRODUCER The Policymakers, Inc. 8810 Main Street Williamsville, NY 14221	CONTACT NAME: PHONE (A/C, No, Ext): (716) 204-0005		FAX (A/C, No): (716) 626-5057
	E-MAIL ADDRESS: _____		
INSURED Terry's Photography 574 W Falls Rd West Falls, NY 14170-9758	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Merchants Mutual Insurance Company		23329
	INSURER B: _____		
	INSURER C: _____		
	INSURER D: _____		

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			BOP101408	10/23/2024	10/23/2025	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ Included
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY	<input type="checkbox"/>	<input type="checkbox"/>				BODILY INJURY (Per person)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/>	<input type="checkbox"/>				BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB	<input type="checkbox"/>	<input type="checkbox"/>				EACH OCCURRENCE	\$
	EXCESS LIAB	<input type="checkbox"/>	<input type="checkbox"/>				AGGREGATE	\$
	DED	<input type="checkbox"/>	<input type="checkbox"/>					\$
	RETENTION \$	<input type="checkbox"/>	<input type="checkbox"/>					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>	N/A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below.						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

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

CERTIFICATE HOLDER Town of Aurora Parks Dept 575 Oakwood Ave East Aurora, NY 14052	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

Trail descriptions

Blue: Outer creek trail (1.23 mi)

The blue trail is nearly a loop trail that allows the best views of the Cazenovia creek. There are steep sections on the two southern loops.

Yellow: North ball diamond 1 (0.39 mi)

From the gravel parking lot walk north along with the wood's edge to your right in right field of diamond 1. In about 300 feet there is an entry point to the trails. The trail is narrow and follows close to the field with a steep drop to the north east toward a ravine.

Green: Diamond 1 to river access (0.22 mi)

The green trail is the most direct route to the best river access point. From the parking lot, follow the gravel road between diamonds 1 and 2. As the gravel road reaches the forest, the green trail is to the left.

Red: lower tributary access

From the blue trail, you can take a steep descent to the red trail. The red trail is not marked, and it is more of an area to explore the tributary and the access to the Cazenovia creek. This area is not suitable for bicycles.

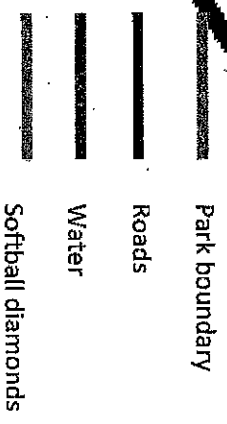
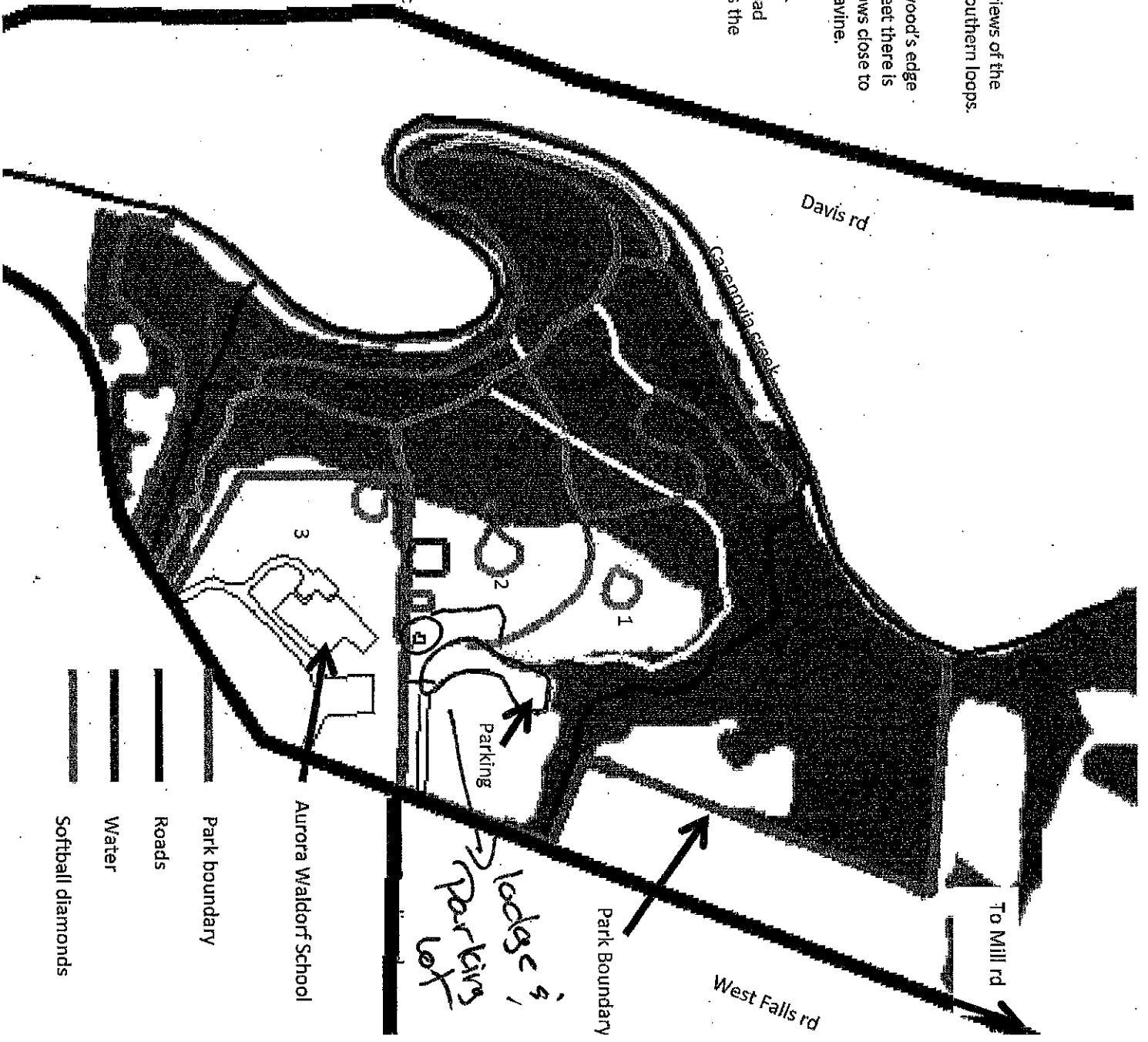
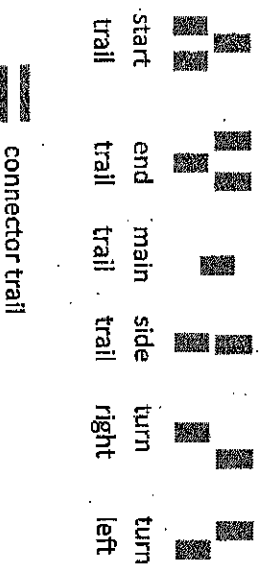
Orange: south access to blue trail (0.15 mi)

Description: The orange trail connects the blue trail to West Falls Road. The path is quite narrow with rocky areas and one foot bridge.

Pink: Diamond 3 to river access (0.25 mi)

The pink trail begins past the tennis courts at the picnic shelter behind diamond 3. It starts with a steep descent. The trail crosses the yellow and green trails and terminates near the water at the blue trails.

Trail Markers: Colored trail markers are on the right of each trail





6E

TOWN OF AURORA

Aurora Municipal Center

575 Oakwood Avenue, East Aurora, NY 14052

www.townofaurora.com

To: Supervisor Chuck Snyder & Town Board Members

From: Town of Aurora Councilman Raymond Wrazen

Date: November 20, 2024

Re: Purchase of Trail Markers from Blue Devil Design

The Open Space Committee, with the assistance of the Town Highway Department completed the marking of trails at Majors South this past Spring. Unfortunately, many of the Trail Markers that were attached directly to trees began to warp which reduced their effectiveness.

The Open Space Committee tasked the students at Blue Devil Design with developing a more robust product and they came back to us with this design and cost outlined below. The new design is twice as thick and 50% larger. Brightness was not calculated. They also gave a volume discount which will enable the committee to mark the trails at Majors North and South as well as Nicely in West Falls.

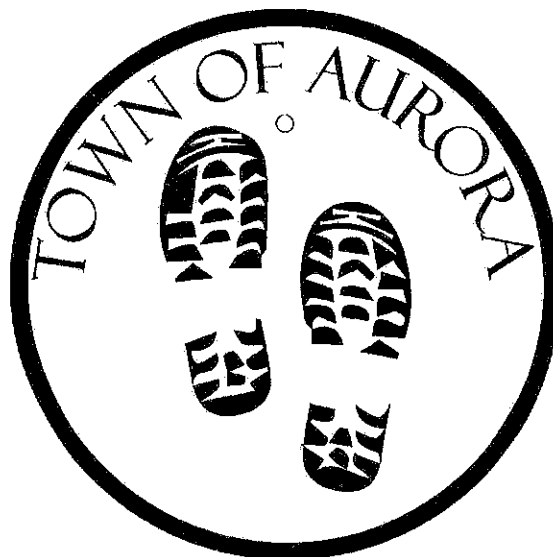
Based on this information I would like to request that we purchase 100 trail markers for \$500 and use account number A7110.454 ARPA.

Option 2

1/8" acrylic two tone material

4x4 inch Canary yellow with black background

~~\$6 per unit~~ revised to \$5 per for 100



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. JJL Bros LLC, by John Lattanzio, Member

Name (First) (Middle Initial) (Last)

2. Location of property to be rezoned: 1342 Quaker Road, Town of Aurora, NY; SBL No. 163.03-1-14.1

3. Area, in square feet, of the property to be rezoned: 47,828.88 square feet (1.098 acres)

Dimension of the property to be rezoned: Irregularly Shaped -- See Survey at Exhibit 1

4. If the petitioner is not the owner of the property:

Petitioner is Owner

Owner's Name and Address

Owner's Name and Address

What is the interest of the petitioner in the proposed rezoning?

Owner of Real Property

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. See attached Exhibit 2

7. Present zoning classification of the property: RR -- Rural Residential

8. Proposed zoning classification of the property: C2 -- Commercial

9. Present use of the property: Restaurant and Storage

10. Proposed use of the property: Restaurant and Storage

11. Description of uses on all adjacent properties and a general description of the type of neighborhood in which the subject property is located: Adjacent Uses: West: Residential;
North: Vacant Land and Residential; East: Animal Clinic / Residential; South: Residential.
Project Site is located on NYS Route 20 A. Neighborhood is mixed of single family residential
on large and smaller lots including a residential subdivision, vacant land and an animal clinic.

12. Names and Addresses of Owners of Abutting Properties:

1. Christopher W. Frick & Lindsay A. Frick: 1352 Quaker Road, Town of Aurora, NY
2. Arkadiy D. Bilgovskiy: 1320 Quaker Road, Town of Aurora, NY
3. Gerald E. Zajac & Judith M. Zajac: 5 Stewart Court, Town of Aurora, NY
4. David Janca: 1392 Quaker Road, Town of Aurora, NY
5. _____
6. _____
7. _____

13. Additional information which the petitioner believes will assist the Town Board in its consideration of this request for rezoning: See attached Grounds for Rezoning at Exhibit 3 and
see attached Environmental Assessment Form at Exhibit 4.

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: 11.20.2024

John Lattanzio
(Signature of Petitioner)

John Lattanzio
(Signature of Owner)

STATE OF NEW YORK }
COUNTY OF ERIE } SS:

On this 20th day of November, 2024 personally appeared before me
John Lattanzio, Member of JJL Bros LLC 536 Dorrance Avenue, Buffalo, NY 14218
(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.

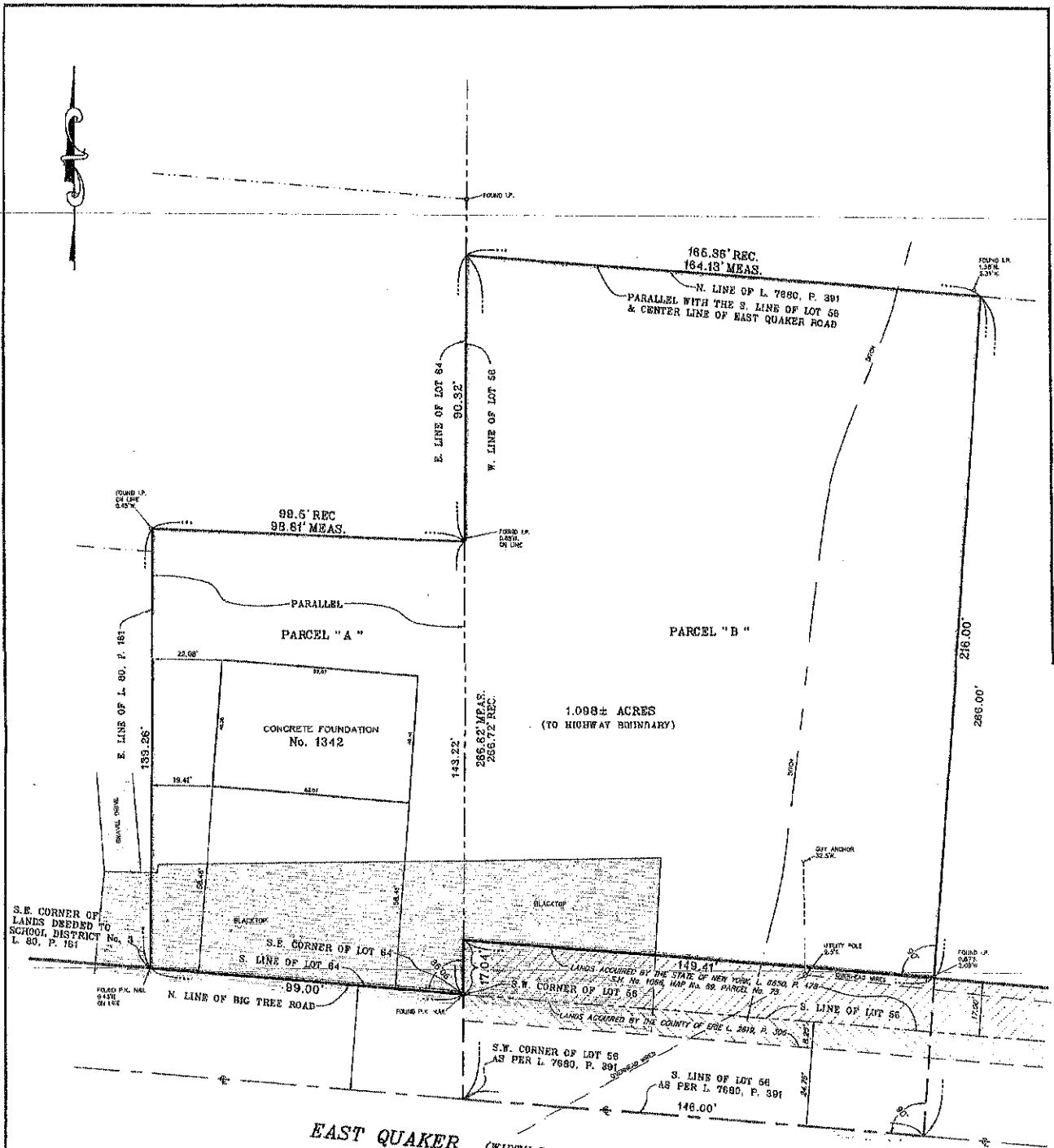
P J

(Notary Public)

PETER J. SORGI
Notary Public, State of New York
No. 02SO6102438
Qualified in Erie County
My Commission Expires 12-08-~~2026~~ **2027**

Exhibit 1

Survey



EAST QUAKER (WIDTH VARIES) ROAD
 (ALSO KNOWN AS BIG TREE ROAD)
 (ALSO KNOWN AS ORCHARD PARK-EAST AURORA ROAD)
 (ALSO KNOWN AS QUAKER ROAD)

PART OF LOTS 56 & 64, TOWNSHIP 6, RANGE 6, HOLLAND LAND COMPANY'S SURVEY, TOWN OF AURORA, COUNTY OF ERIE, STATE OF NEW YORK

RESURVEY			DESCRIPTION
DATE	JOB		

JAMES L. SHISLER, L.S., P.C.
 PROFESSIONAL LAND SURVEYOR
 WWW.SHISLERSURVEYORS.COM
 P.O. BOX 516 EAST AURORA, NEW YORK 14052-0516
 PHONE: (716) 856-1056 FAX: (716) 856-1984
 DRAWN BY: TAK SCALE: 1" = 20'
 CHECKED BY: JS DATE: 5/29/09
 JOB NO.: 05202 SHEET: D-2285

SURVEY WAS PREPARED WITHOUT THE aid of an abstract of title and is not to any state of facts that may be required by an examination of title.

NEVERED ALTERATION OR ADDITION TO ANY OF THE DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT OF A SURVEYOR WITHOUT THE PERMISSION OF THE NEW YORK STATE EDUCATION LAW

James L. Shisler

Exhibit 2

Legal Description

Legal Description

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 Number 64, Township 9, Range 6 of the Holland Land Company's Survey, described as follows:

BEGINNING at the southeast corner of Lot Number 64, which is located in the north line of Big Tree Road a/k/a Quaker Road and Orchard Park-East Aurora Road; thence west along the south line of Lot Number 64 which south line is also the north line of Big Tree Road a/k/a Quaker Road a/k/a Orchard Park-East Aurora Road, a distance of 99 feet to the southeast corner of lands deeded to School District No. 3 of the Town of Aurora, by deed recorded in the Erie County Clerk's Office in Liber 80 of Deeds at page 161; thence north on a line parallel with the east line of said Lot Number 64 and along the east line of said School District property and the continuation northerly thereof, 139.26 feet; thence east in a straight line, 99.5 feet to a point in the east line of said Lot Number 64, which point is 143.22 feet north of the point of beginning as measured along said east line; thence north south and along the east line of said Lot Number 64, a distance of 143.22 feet to the point of beginning.

And

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 Number 56, Township 9, Range 6 of the Holland Land Company's Survey described as follows:

BEGINNING at the southwest corner of said Lot Number 56, which is located at the north line of Big Tree Road a/k/a Quaker Road a/k/a Orchard Park-East Aurora Road; running thence easterly along the southerly line of said Lot Number 56 and north line of Big Tree Road a/k/a Quaker Road a/k/a Orchard Park-East Aurora Road 146 feet; thence northerly at right angles to said southerly line of Lot Number 56 and the north line of Big Tree Road a/k/a Quaker Road a/k/a Orchard Park-East Aurora Road 266 feet; thence westerly parallel with said southerly line of Lot Number 56, 165.36 feet more or less to the westerly line of said Lot Number 56; thence southerly along the westerly line of Lot Number 56, 266.72 feet more or less to the southwesterly corner of Lot Number 56 and the point or place of beginning.

EXCEPTING therefrom that part taken by the State of New York under Notice of Appropriation recorded in the Erie County Clerk's Office on May 31, 1961 in Liber 6650 of Deeds at page 478.

ALSO EXCEPTING that part lying within the bounds of Quaker Road also known as Orchard Park-East Aurora Road and Big Tree Road as now laid out, including the parcel conveyed to the County of Erie by deed recorded in the Erie County Clerk's Office October 10, 1938 in Liber 2819 of Deeds at page 306

Exhibit 3

Grounds for Rezoning



Grounds For Rezoning of 1342 Quaker Road, Town of Aurora, NY

The Legal Criteria for a Rezoning is set forth in New York Town Law § 272-a(11)(a) which states that "All land use regulations must be in accordance with a comprehensive plan adopted pursuant to the section."

The Town of Aurora does not have an adopted Comprehensive Plan. There is a Regional Comprehensive Plan for the Town of Aurora as well as the Village of East Aurora and the Towns of Elma, Holland and Wales. While the Regional Comprehensive Plan was never adopted by the Town of Aurora, it is at times used as a guide, however the Regional Comprehensive Plan offers no guidance on this Rezoning Petition.

The Property has been used for business uses since the 1980s with uses as an automotive sales lot, gas station, pool supply store, convenience store and its current use as a restaurant.

The Property is currently zoned RR – Rural Residential which does not allow for the current use or any of the previous uses, thus the Property's use is nonconforming.

In light of the lack of a Comprehensive Plan, caselaw and public policy should guide the decision to rezone this property:

1. New York Courts have repeatedly held that it is in the public interest to eliminate nonconforming uses in a manner which protects the rights of the owner of the subject property.¹
2. Zoning decisions are local in nature and best made by local officials who "possess the familiarity with local conditions."²

¹ Buffalo Crushed Stone, Inc. v. Town of Cheektowaga, 13 N.Y.3d 88, 97, 913 N.E.2d 394, 400, 885 N.Y.S.2d 8, 14 (2009): "Courts strive to see that "the public interest in eliminating nonconforming uses at a legally opportunistic time is placed in reasonable balance with the owner's interest in not having a property investment abruptly altered or terminated."

² Cowan v. Kern, 41 N.Y.2d 591, 599, 363 N.E.2d 305, 310, 394 N.Y.S.2d 579, 584 boards composed of representatives from the local community. Local officials, generally, possess the familiarity with local conditions necessary to make the often sensitive planning decisions which affect the development of their community. Absent arbitrariness, it is for locally selected and locally responsible officials to determine where the public interest

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law

574 Main Street, Suite 204 • East Aurora, New York 14052
Office: 716-805.7191 • Fax: 716-427-6501 • Mobile: 716-908-3289
psorgi@hsmlegal.com
hsmlegal.com

3. It is a common and accepted zoning tool to rezone nonconforming properties into conformity by changing the zoning of the property to the historical and current use.³
4. The rezoning of one parcel to a zoning classification different than surrounding properties does not constitute spot zoning if there is a rational basis to the rezoning.⁴

Essentially, this rezoning decision comes down to practicality and common sense. Every town has properties that are nonconforming uses. The Town of Aurora is no different. 1342 Quaker Road has historically been a non-residential, business use. If the zoning is not changed to reflect this reality, the future use of this property will be jeopardized and given that the nature of the building itself does not lend itself to being utilized for RR – Rural Residential Uses, a likely result could be a vacant building which clearly is a detriment to not only the property owner, but the surrounding area and entire Town.

Finally, it is understood that nearby residents may have reasonable concerns that a future use could be more intense than the current use. Accordingly, the Petitioner agrees that if the rezoning is granted, the following permitted C-2 Commercial uses will be prohibited by condition of the rezoning and declaration of restrictive covenants to be recorded at the Erie County Clerk's Office:

- ~~1. Hotel, motel, and short-term rentals;~~
2. Funeral home or undertaking facility with no crematorium;
3. Commercial amusement and recreation establishments such as sports facilities, indoor and outdoor theaters, bingo or dance halls and nightclubs;
4. Automotive fuel filling station, automobile and truck repair, auto body repair, and agriculture equipment repair.

in zoning lies. (*McGowan v Cohalan*, 41 NY2d 434, 438, *supra*.)

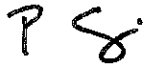
³ *Matter of Douglaston Civic Assn. v. City of New York*, 199 A.D.3d 562, 563, 159 N.Y.S.3d 23, 24, (1st Dept 2021): NY Court upholds rezoning which brought "existing properties with nonconforming lots on the rezoned block into conformity."

⁴ *Matter of Residents for Reasonable Dev. v City of New York*, 128 A.D.3d 609, 611, 11 N.Y.S.3d 116, 118 (1st Dept 2015): NY Court upholds rezoning on the basis that "the zoning map amendment does not constitute illegal spot zoning merely because it involves a single parcel only."

*Grounds For Rezoning of 1342 Quaker Road, Town of Aurora, NY
November 20, 2024*

5. New or used vehicle and equipment sales and rentals, including, but not limited to, farm equipment, snowmobiles, ATV's, trailers, motorbikes and the like.
6. Motor vehicle washing facilities.
7. Brewery, distillery, including on-site consumption; and
8. Bar, tavern.

Submitted by:



Peter J. Sorgi, Esq., Project Attorney

Exhibit 4

Environmental Assessment Form

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: Proposed Rezoning of 1342 Quaker Road, Town of Aurora, NY			
Project Location (describe, and attach a location map): 1342 Quaker Road, Town of Aurora, NY			
Brief Description of Proposed Action: Petition for Rezoning of 1342 Quaker Road in Town of Aurora from RR -- Rural Residential to B2 -- Business 2. Property currently is nonconforming use which has historically been utilized for business purposes.			
Name of Applicant or Sponsor: JL Bros LLC		Telephone: 716.908.3289 (attn: Peter Sorgi, Esq.) E-Mail: psorgi@hsmlegal.com	
Address: 536 Dorrance Avenue			
City/PO: Buffalo		State: NY	Zip Code: 14218
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 type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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?		<input type="checkbox"/>	<input type="checkbox"/>	NO YES
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input 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: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	NO YES
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? 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"/>	NO YES
		<input type="checkbox"/>	<input checked="" 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: _____ _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
		<input 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:

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? Bald Eagle	NO	YES
	<input type="checkbox"/>	<input checked="" 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, 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
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

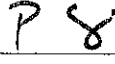
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>

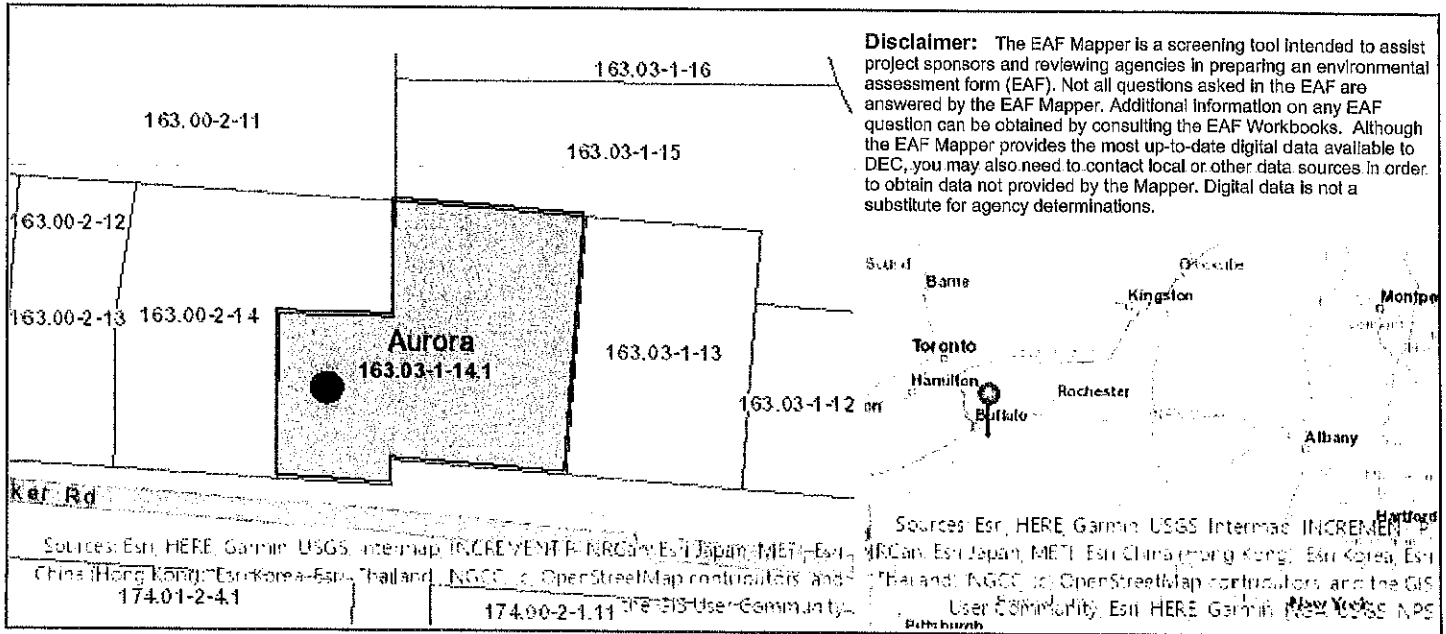
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>

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: JJL Bros LLC Date: 11.20.2024

Signature:  Peter J. Sorgi, Esq. Title: Project Attorney



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

AUTHORIZATION

JJL Bros LLC, as record owner of Real Property commonly referred to as 1342 Quaker Road, Town of Aurora, NY (SBL No. 163.03-1-14.1) hereby authorizes Hopkins Sorgi & McCarthy PLLC (Project Attorney) to file a Petition to Amend the Zoning Map of the Town of Aurora, NY, and all related documents, including SEQR documentation, for approvals and permits required from governmental agencies regarding the above-referenced Real Property.

Date: November 20, 2024

JJL Bros LLC



John Lattanzio, Member

Intent of Proposed Action: Rezoning of 1342 Quaker Road, Town of Aurora, NY from RR – Rural Residential to C2 – Commercial.

Environmental Resources that may be affected: None

65

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: November 19, 2024

The Building Department has received a site plan application for Corner Market at 1045 Davis Rd, West Falls, as submitted by WNY West Falls, Inc. The property received a site plan in 2023; however, the project has been scaled back and a new plan submitted. The project calls for an addition to the south side of the convenience store building for a beer cave, interior, and exterior renovations. No additional paving will be required, and no changes are proposed to the self-storage buildings.

The site plan shall be referred to the Planning Board for their review and recommendation. Additionally, the application shall be referred to Erie County Department of Environment and Planning due to the proximity of the property to a State Highway (Rt 240/Davis Rd).

This is a Type II action for purposes of SEQRA.

Thank you,
liz



K1 ARCHITECTURE

716-908-1755
Suite 403
567 Exchange Street
Buffalo, New York 14210

November 12, 2024

Elizabeth Cassidy
Town of Aurora/Village of East Aurora
Code Enforcement Officer
75 Oakwood Ave, East Aurora, NY 14052

Reference: WNY Energy
1045 Davis Road
West Falls NY 14170

RE: Beer Cooler Addition & Interior Renovation.
Revised Site Plan Submission.

Project Description

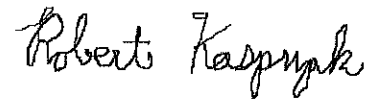
The original approved site plan in 2023 had 848 square feet of additions. The New Site Plan has only 544 square feet of additions consisting of a new single story Beer Cooler that is being built over an existing paved area (pavement will be removed and new concrete poured).

The new parking lot striping is being completed over existing paved areas. Existing Grass areas are noted on the enclosed Site/Grading Plan. Existing drainage patterns have not been changed.

I can be reached at 908-1755 if you have any questions regarding this Site Plan submission.

Sincerely yours,

K1 Architecture PLLC

A handwritten signature in black ink that reads "Robert Kasprzak". The signature is written in a cursive style with a large initial 'R' and 'K'.

Robert F. Kasprzak, AIA

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 11-12-2024

Applicant name: WNY West Falls LLC

Applicant Phone/Email: 716-544-5632 WNY Energy@hotmail.com

Applicant address: 1045 Davis rd West Falls NY

Property owner: WNY West Falls LLC

Owner's address 1868 Niagara Falls Blvd Suite 303 Tonawanda NY 14150

Property address: 1045 Davis rd West Falls NY

SBL # (s) _____

Prior owner Marc Capretto

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

=====

Proposed Project: C Store & Deli Renovation

Commercial Multi family _____ Number of dwelling units _____

Zone: C-2 Total property Acreage: 1.966 Acreage covered by bldg .05

Square footage of building: 2430 SF Cubic footage of building: 24,180

Aggregate square footage of other buildings on property: 10,060 SF

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

Fee: \$ \$ 250.00
Receipt: # _____

Received by _____
Town Clerk/Deputy Clerk

SEQOR action: ___ Type I (Long EAF) Type II (^{study}~~Long~~ EAF) ___ Unlisted (Short EAF)

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			
1045 Davis Road West Falls NY, WNY Energy INC.			
Name of Action or Project: 1045 Davis Road West Falls NY			
Project Location (describe, and attach a location map): See Attached MAP			
Brief Description of Proposed Action: Interior Renovation 1634 SF. 16'-0" x 34'-0" Beer Cave Addition			
Name of Applicant or Sponsor: WNY Energy INC.		Telephone: 716-544-5632 E-Mail: wnyenergy@hotmail.com	
Address: Suite 303, 1870 Niagara Falls Boulevard,			
City/PO: Tonawanda		State: New York	Zip Code: 14150
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: Town of Aurora/Village of East Aurora Planning Board & Building Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.95 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?		1.95 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?		NO	YES
If Yes, identify: _____	<input checked="" type="checkbox"/>		<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>		<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>		<input type="checkbox"/>
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: _____ _____	<input checked="" type="checkbox"/>		<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>		<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: _____ _____	<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?	<input checked="" type="checkbox"/>	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?	<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?	<input type="checkbox"/>	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>		<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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"/> Wetland	<input type="checkbox"/> Urban	<input 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, 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" 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: Randy Gill Date: 11-4-2024

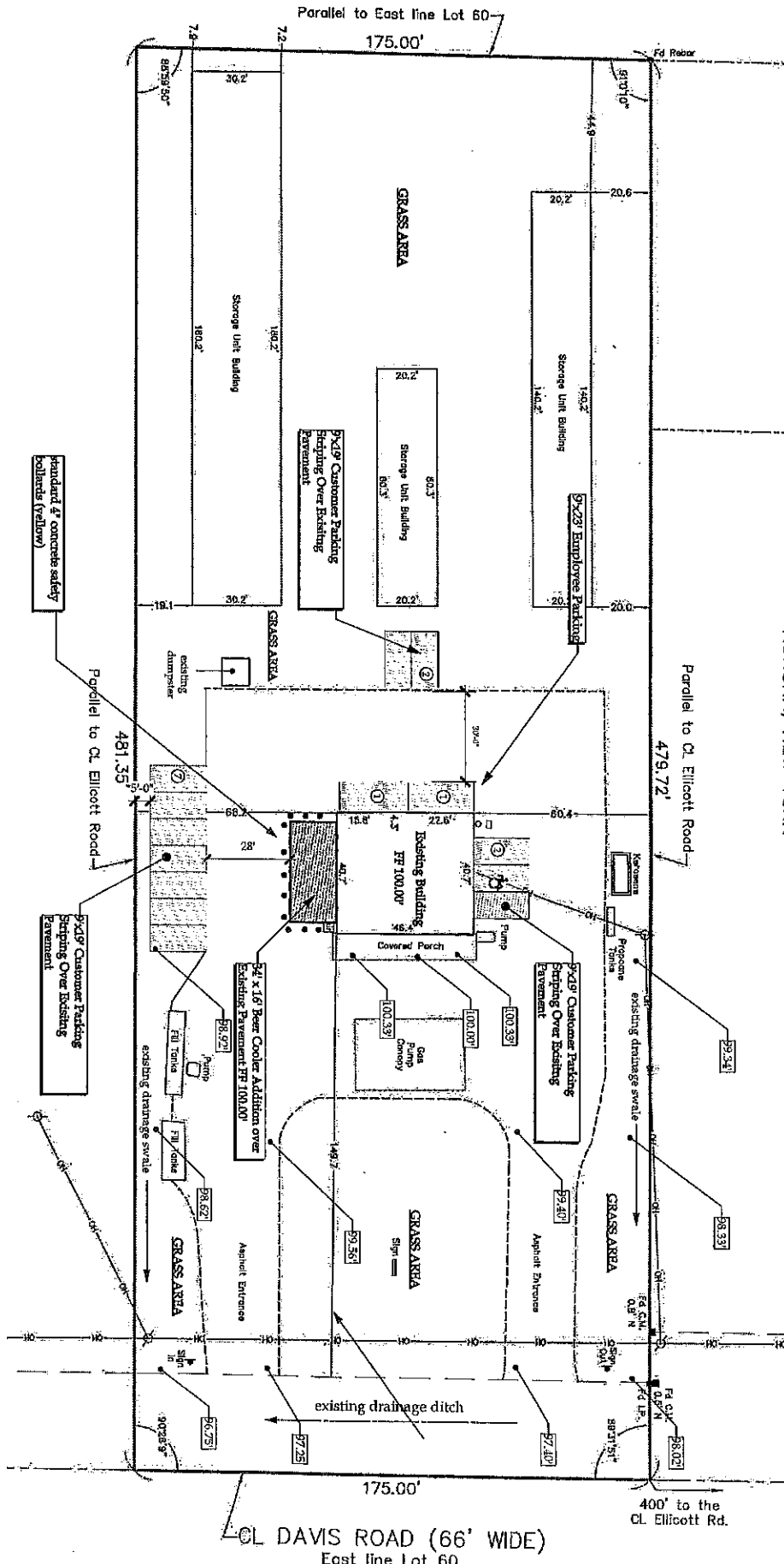
Signature: Title: VP

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to 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

SURVEY
 1045 DAVIS ROAD
 AURORA, NEW YORK



100.33 Existing Grades
98.36 Proposed Grades

Proposed Site Plan
 Scale: 1" = 30'-0"



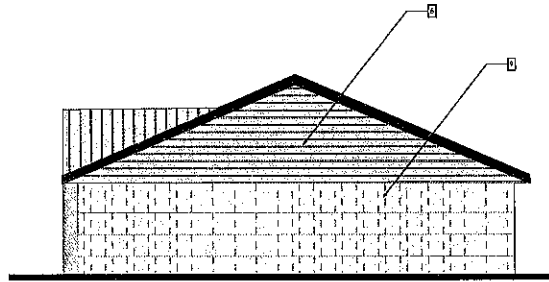
NORTH



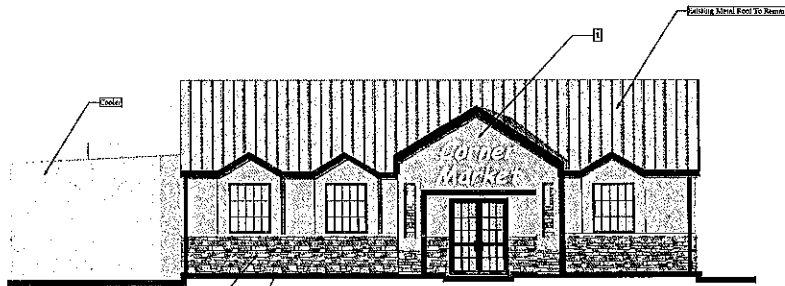
NORTH

Revised Work Schedule		
No.	Description	Start/Finish
1	Site Preparation	08/15/2017 - 08/22/2017
2	Foundation	08/22/2017 - 09/05/2017
3	Structural Steel Erection	09/05/2017 - 09/12/2017
4	Roofing	09/12/2017 - 09/19/2017
5	Exterior Wall Construction	09/19/2017 - 09/26/2017
6	Interior Wall Construction	09/26/2017 - 10/03/2017
7	Final Site Work	10/03/2017 - 10/10/2017

Final Date: 10/10/2017



② Proposed North Elevation
Scale 1/4" = 1'-0"



② Proposed East Elevation
Scale 1/4" = 1'-0"

KI Architecture PLLC
Robert F. Kampinski, AIA
200 South Street
Suite 400
Hempstead, New York 11549

Corner Market
1045 Davis Road
West Falls, NY 14170

PLANNING BOARD
RECORDING BOARD
INSURANCE
CONSTRUCTION

NO. _____

DATE _____

BY _____

DESIGNED BY: J.K.

DRAWN BY: J.K.

PROJECT NO. _____

DATE: _____

PROJECT NO. _____

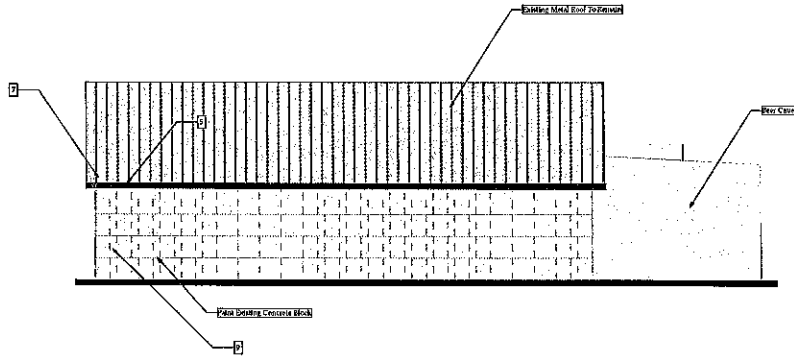
DATE: _____

Elevations

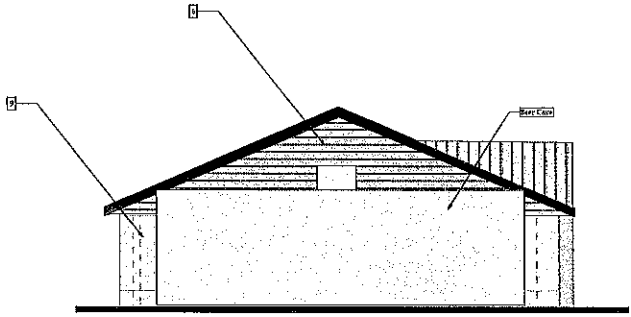
A-8

Rev. No. 10/10/17

Director Field Schedule		
No.	Description	Estimate
1	2018 1/2" x 4" x 8" Plywood	with 1/2" x 4" x 8" Plywood T&G 10000
2	2018 1/2" x 4" x 8" Plywood	with 1/2" x 4" x 8" Plywood T&G 10000
3	This is a change in the schedule as approved by the Director.	
4	2018 1/2" x 4" x 8" Plywood	with 1/2" x 4" x 8" Plywood T&G 10000
5	2018 1/2" x 4" x 8" Plywood	with 1/2" x 4" x 8" Plywood T&G 10000
6	2018 1/2" x 4" x 8" Plywood	with 1/2" x 4" x 8" Plywood T&G 10000
7	2018 1/2" x 4" x 8" Plywood	with 1/2" x 4" x 8" Plywood T&G 10000
8	2018 1/2" x 4" x 8" Plywood	with 1/2" x 4" x 8" Plywood T&G 10000
9	2018 1/2" x 4" x 8" Plywood	with 1/2" x 4" x 8" Plywood T&G 10000



② Proposed West Elevation
Scale: 1/4" = 1'-0"



① Proposed South Elevation
Scale: 1/4" = 1'-0"

K1 Architecture PLLC
Robert F. Karpman, AIA
100 West 40th Street
New York, NY 10018

FINAL FOR CONSTRUCTION

Corner Market
1045 Davis Road
West Falls, NY 14170

K1 Architecture PLLC
Robert F. Karpman, AIA
100 West 40th Street
New York, NY 10018

PLANNING BOARD

Elevations
A-9

DATE: _____

DESIGNED BY: _____

DRAWN BY: _____

DOCUMENT STATUS

DATE: MAY 29, 2025

7A

TOWN OF AURORA DEPARTMENT OF PARKS & RECREATION
DIRECTOR'S REPORT
MONTH OF: SEPTEMBER 2024

ADMINISTRATIVE:

Reports:

- We have 16,377 members registered in our recreation system.
 - Lower than previous month due to merging of accounts
- We had 343 activity registrations.
 - 258 total registrants (82% residents, 18% non-residents)
- We generated \$37,794 in sales.
- Credit card purchases totaled 85% (92% on-line, 8% office)
 - 2023 to 2024 comparison:
 - Total sales from 1/1/2023 – 9/30/2023 \$232,610
 - Total sales from 1/1/2024 – 9/30/2024 \$284,015

Fall programming is underway! EAST, Chess Club, Bowling, Rising NY Road Runners, and our Adult Volleyball programs are the most popular. A huge thank you to EA schools for accommodating many of our programs this fall.

Meaghan has been doing community outreach this fall. She has gone to Parkdale for their open house to pass out flyers. Furthermore, we will be attending the annual "Trunk or Treat" for additional outreach.

I have been working on getting aquatics going this fall. This month I began to recertify our volunteer lifeguards for our Dawn Dunkers adult morning lap swim group. We also began a session of swim lessons and EAST started practice in early September.

Submitted by: Chris Musshafen, Director of Recreation and Aquatics

7B

TOWN OF AURORA DEPARTMENT OF PARKS & RECREATION
DIRECTOR'S REPORT
MONTH OF: OCTOBER 2024

ADMINISTRATIVE:

Reports:

- We have 16,380 members registered in our recreation system.
 - Lower than previous month due to merging of accounts
- We had 118 activity registrations.
 - 93 total registrants (83% residents, 17% non-residents)
- We generated \$7,288 in sales.
- Credit card purchases totaled 90% (80% on-line, 20% office)
 - 2023 to 2024 comparison:
 - Total sales from 1/1/2023 – 10/31/2023 \$238,377
 - Total sales from 1/1/2024 – 10/31/2024 \$291,303

Fall programs are well under way and running very smoothly! Our Challenge Club, which focuses on puzzles and hands on challenges for kids in grades K-4 at Parkdale, filled with 40 participants. Our morning lap swim program, Dawn Dunkers, has also hit capacity. We are very grateful for our wonderful volunteer lifeguards that run it.

Community outreach continues! Meaghan participated in Parkdale's Trunk or Treat and passed out recreation information. Chris joined the Community Engagement Committee, hosted by East Aurora Schools, with the goal of improving communication practices of the district.

This was a big month for EAST. Chris attended and was awarded the Age Group Coach of the Year award for excellence in athletes 14 years and younger. We also attended a meet this month at ECC geared towards 12 and under development. Lastly, we finalized plans for our swim meet, sponsored by Kiwanis, at the high school which will host over 300 athletes on the first Saturday of November.

Submitted by: Chris Musshafen, Director of Recreation and Aquatics



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TOWN OF AURORA
Aurora Municipal Center
 575 Oakwood Avenue, East Aurora, NY 14052

From: Martha L. Librock, Town Clerk

Monthly Statement – Tax Collection

To: Charles D. Snyder, Town of Aurora Supervisor

Pursuant to Section 27 Subd. 1 of the Town Law, I hereby make the following statement of all fees and monies received by me during the month of **October, 2024** in connection with the collection of taxes, excepting only such fees the application and payment of which are otherwise provided for by law:

Received From	Type of Receipt	Amount
Taxes	School	\$22,386,827.05
Taxes	Penalties	27,710.30
Taxes	Interest	-0-
Taxes	Tax Acct Interest	1,536.03
Taxes		
	Total Received	\$22,416,073.38

State of New York
County of Erie
Town of Aurora

Martha L. Librock, being duly sworn, says that she is the Town Clerk of the Town of Aurora; that the foregoing is a full and true statement of all fees and monies applicable to tax collection received by her during the month stated excepting only such fees and monies the application of which are otherwise provided for by law.

 Martha L. Librock, Town Clerk

Subscribed and Sworn to before me
this 21 day of November, 2024

 Notary Public

KARIN L. DOJNIK
 Notary Public, State of New York
 Reg. # 01DO6445148
 Qualified in Erie County
 Commission Expires December 12, 2026



7D

TOWN OF AURORA
Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052

From: Martha L. Librock, Town Clerk

Monthly Statement – Tax Collection

To: Charles D. Snyder, Town of Aurora Supervisor

Pursuant to Section 27 Subd. 1 of the Town Law, I hereby make the following statement of all fees and monies received by me during the month of **September, 2024** in connection with the collection of taxes, excepting only such fees the application and payment of which are otherwise provided for by law:

Received From	Type of Receipt	Amount
Taxes	School	\$4,622,431.35
Taxes	Penalties	-0-
Taxes	Interest	-0-
Taxes	Tax Acct Interest	54.43
Taxes		
	Total Received	\$4,622,485.78

State of New York
County of Erie
Town of Aurora

Martha L. Librock, being duly sworn, says that she is the Town Clerk of the Town of Aurora; that the foregoing is a full and true statement of all fees and monies applicable to tax collection received by her during the month stated excepting only such fees and monies the application of which are otherwise provided for by law.

Martha L. Librock, Town Clerk

Subscribed and Sworn to before me
this 21 day of November, 2024

Notary Public

KARIN L. DOJNIK
Notary Public, State of New York
Reg. # 01DO6445148
Qualified in Erie County
Commission Expires December 12, 2026



7E

TOWN OF AURORA
Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052

From: Martha L. Librock, Town Clerk

Monthly Statement – Water Fee Collection

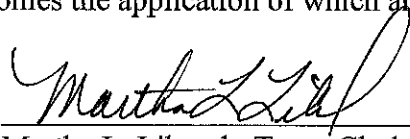
To: Charles D. Snyder, Town of Aurora Supervisor

Pursuant to Section 27 Subd. 1 of the Town Law, I hereby make the following statement of all fees and monies received by me during the month of **October 2024** in connection with the collection of water fees, excepting only such fees the application and payment of which are otherwise provided for by law:

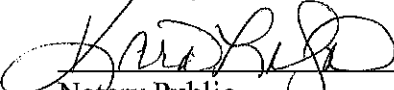
Received From	Type of Receipt	Amount
Water Billing	Water Bills	\$1,840.83
	Total Received	\$1,840.83

State of New York
County of Erie
Town of Aurora

Martha L. Librock, being duly sworn, says that she is the Town Clerk of the Town of Aurora; that the foregoing is a full and true statement of all fees and monies applicable to water fee collection received by her during the month stated excepting only such fees and monies the application of which are otherwise provided for by law.


Martha L. Librock, Town Clerk

Subscribed and Sworn to before me
this 24 day of November, 2024


Notary Public
KARIN L. DOJNIK
Notary Public, State of New York
Reg. # 01DO6445148
Qualified in Erie County
Commission Expires December 12, 2026