

January 27, 2025

A meeting of the Town Board of the Town of Aurora took place on Monday, January 27, 2025, beginning at 6:30 p.m. The Board met in-person at the Aurora Municipal Center, 575 Oakwood Avenue, East Aurora, New York. The meeting was streamed via YouTube.

Present:	Joseph McCann	Councilman
	James F. Granville	Councilman
	Raymond M. Wrazen	Councilman
	Charles D. Snyder	Supervisor
Absent/Excused:	Luke Wochensky	Councilman
	Brigid Maloney	Town Attorney
Others Present:	Elizabeth Cassidy	Code Enforcement Officer
	Donna Bodekor	Senior Center Director
	David Gunner	Highway Superintendent
	Paul Ernst	ZBA Chairman
	Rod Simeone	ZBA Member
	Douglas Crow	Planning Board Chairman
	Timothy Stroth	Planning Board Member
	Patrick Welch	Chief of Police
	Elizabeth Wilber	Live Stream Coordinator

Supervisor Snyder opened the meeting at 6:30 p.m. with the recitation of the Pledge of Allegiance to the Flag.

The first item on the agenda was a Public Hearing on a Local Law for the rezoning of 1686-1688 Davis Road and vacant lot SBL#199.01-3-8.311 from R1 (residential) to C2 (commercial) as requested by the property owner, John Herbst. Supervisor Snyder opened the hearing at 6:32 p.m. and asked if anyone wished to comment. Hearing no none, the Supervisor closed the hearing at 6:33 p.m.

The next item on the agenda was a Public Hearing on a Local Law for the rezoning of 397 Old Glenwood Road from R1 (residential) to C1 (commercial). Supervisor Snyder opened the hearing at 6:34 p.m. and asked if anyone wished to comment. Hearing no one, the Supervisor closed the hearing at 6:35 p.m.

Supervisor Snyder read a memo regarding a phone call received by the Town Clerk from Karen and Michael Herington, Davis Road, whereby the Herington's stated they were opposed to rezoning 1686-1688 Davis Road and 397 Old Glenwood Road, noting that this area is mostly residential.

Councilman McCann moved to approve the consent agenda consisting of the January 13, 2025 meeting minutes and the January 27, 2025 – 2024 Encumbered Abstract of Claims, consisting of PCard voucher number 60 and vouchers 1673 to 1688, to be paid from the following funds:

General	\$ 32,532.83
Part Town	101.54
Highway/DB	3,173.21
Capital/H7	850.24
Special Districts	<u>\$ 71,188.95</u>
Grand Total Abstract	\$107,846.77

And the January 27, 2025 Abstract of Claims, vouchers 61 – 103 and prepaid voucher 104, to be paid from the following funds:

General	\$ 46,409.49
Highway/DB	41,534.71

Action #18  
 1/13/25  
 minutes;  
 1/27/25  
 abstracts  
 aprvd

Trust/Agency	\$ <u>284.86</u>
Grand Total Abstract	\$ 88,229.06

Councilman Wrazen seconded the motion. Upon a vote being taken:  
 ayes – four      noes – none      Motion carried.

AUDIENCE I: none

UNFINISHED BUSINESS:

Councilman Granville moved to adopt the following resolution;  
 seconded by Councilman Wrazen:

RESOLVED that the Town Board of the Town of Aurora declares itself lead agency with regard to SEQR for the Special Use Permit application for a short-term rental at 99 Gypsy Lane; and further

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

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

RESOLVED that a negative declaration is issued with regard to the Special Use Permit for a short-term rental at 99 Gypsy Lane, East Aurora, NY.

Action #19  
 SEQR neg  
 declaration  
 for 99 Gypsy  
 SUP adopted

Upon a vote being taken: ayes – four      noes – none      Motion carried.

Councilman McCann moved to adopt the following resolution;  
 seconded by Councilman Wrazen:

**RESOLUTION APPROVING SPECIAL USE PERMIT  
 99 Gypsy Lane**

WHEREAS, Todd Stine has applied for a Special Use Permit for a short term rental at 99 Gypsy Lane, East Aurora, NY; and

WHEREAS, Chapter 116 of the Aurora Town Code states that this type of use requires a Special Use Permit from the Town Board; and

WHEREAS, the Town Board of the Town of Aurora referred the Special Use Permit application to the Town of Aurora Planning Board for their review and recommendation; and

WHEREAS, the Planning Board voted unanimously to recommend that the Town Board approve the Special Use Permit; and

WHEREAS, as an unlisted action under SEQRA the Town Board found that the project will not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT

RESOLVED, that pursuant to Chapter 116 – Zoning, Article III of the Code of the Town of Aurora, the Town Board of the Town of Aurora does hereby grant a Special Use Permit, to Todd Stine for a short-term rental, in the accessory dwelling known as The Carriage House at Rushing Waters, at 99 Gypsy Lane, East Aurora, NY.

Action #20  
 Short-term  
 rental SUP 99  
 Gypsy aprvd

Upon a vote being taken: ayes – four      noes – none      Motion carried.

Councilman Wrazen moved to adopt the following resolution; seconded by Councilman Granville:

RESOLVED that the Town Board of the Town of Aurora declares itself lead agency with regard to SEQR for the Special Use Permit application for a short-term rental at 603 Jewett Holmwood Road; and further

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

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

RESOLVED that a negative declaration is issued with regard to the Special Use Permit for a short-term rental at 603 Jewett Holmwood Road, East Aurora, NY.

Action #21  
SEQR neg  
declaration  
for 603  
Jewett  
Holmwood  
adopted

Upon a vote being taken: ayes – four            noes – none            Motion carried.

Councilman McCann moved to adopt the following resolution; seconded by Councilman Wrazen:

RESOLUTION APPROVING SPECIAL USE PERMIT  
603 Jewett Holmwood Road

WHEREAS, Sarah Connaughton has applied for a Special Use Permit for a short term rental at 603 Jewett Holmwood Road, East Aurora, NY; and

WHEREAS, Chapter 116 of the Aurora Town Code states that this type of use requires a Special Use Permit from the Town Board; and

WHEREAS, the Town Board of the Town of Aurora referred the Special Use Permit application to the Town of Aurora Planning Board for their review and recommendation; and

WHEREAS, the Planning Board voted unanimously to recommend that the Town Board approve the Special Use Permit; and

WHEREAS, as an unlisted action under SEQRA the Town Board found that the project will not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT

RESOLVED, that pursuant to Chapter 116 – Zoning, Article III of the Code of the Town of Aurora, the Town Board of the Town of Aurora does hereby grant a Special Use Permit to Sarah Connaughton for a short-term rental, known as Best View Airbnb, in the basement level of the residence at 603 Jewett Holmwood, East Aurora, NY.

Action #22  
Short-term  
rental SUP  
603 Jewett  
Holmwood  
aprvd

Upon a vote being taken: ayes – four            noes – none            Motion carried.

\* \* \* \* \*

Councilman Wrazen moved to adopt the following resolution; seconded by Councilman McCann:

Whereas, in 2023 WNY West Falls Inc. submitted a Site Plan Review application consisting of 848 square feet of additions to the existing building and modifications to the parking area at 1045 Davis Road, West Falls, NY; and

Whereas, the Site Plan was approved by the Aurora Town Board on February 13, 2023; and

Whereas, in 2024 WNY West Falls Inc. submitted an amended, downsized, site plan which was reviewed by the Planning Board who recommended approval of the plan; and

Whereas, the Code Enforcement Officer has determined this to be a Type II action for SEQR purposes and therefore needs no further environmental review.

Now, therefore, be it RESOLVED that the amended Site Plan for 1045 Davis Road, consisting of 544 square feet of addition (single story beer cooler) to the building is approved by the Town Board.

Action #23  
Amended site  
plan for 1045  
Davis aprvd

Upon a vote being taken: ayes – four          noes – none          Motion carried.  
\* \* \* \* \*

Councilman Granville moved to approve the following 2024 budget amendment:

- Increase revenue line A4089 Federal Aid/Other by \$81,964.12
- Increase appropriation line A7110.454 Park Imprv/ARPA by \$81,964.12

And to close the ARPA bank account ending in 3870.

Councilman McCann seconded the motion. Upon a vote being taken:  
ayes – four          noes – none          Motion carried.

Action #24  
ARPA budget  
amendment  
and bank acct  
close out  
aprvd

Councilman McCann moved to authorize the Supervisor to sign the First Amendment to the Intermunicipal Agreement (IMA) with the Village of East Aurora for the CodeRed program:

FEES: Paragraph 4 of the IMA will be deleted and replaced with the following:

“4. The Village agrees to pay fifty percent (50%) of the costs incurred by the Town for the CodeRed service related to services undertaken by the Village or jointly undertaken by the parties. Such payments shall be made on a yearly basis upon submission of a statement by the Town. The Village shall be entitled to equal access and use of the CodeRed services as defined in Exhibit A”

Councilman Wrazen seconded the motion. Upon a vote being taken:  
ayes – four          noes – none          Motion carried.

Action #25  
Supv auth to  
sign CodeRed  
1<sup>st</sup> amend to  
VEA IMA

Councilman Wrazen moved to approve payment no. 16 to Azar Design Co. (formerly Foit Albert) in the amount of \$544.53 for professional services rendered from November 30 to December 31, 2024 for the East Fillmore Avenue bridge replacement project. Funds will be disbursed from H7 5120.210. Councilman McCann seconded the motion. Upon a vote being taken: ayes – four          noes – none          Motion carried.

Action #26  
Pynt #16 to  
Azar for E.  
Fillmore proj  
aprvd

Councilman Wrazen moved to approve payment no. 16 to Azar Design Co. (formerly Foit Albert) in the amount of \$305.71 for professional services rendered from November 30 to December 31, 2024 for the Church Street bridge replacement project. Funds will be disbursed from H7 5120.210.

Councilman McCann seconded the motion. Upon a vote being taken:  
ayes – four          noes – none          Motion carried.

Action #27  
Pynt #16 to  
Azar for  
Church St  
proj aprvd

Councilman McCann moved to authorize the Town Attorney to prepare a Local Law for the rezoning of 1342 Quaker Road (aka: Route 20A) from RR (rural residential) to C1 (commercial). Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – four          noes – none

Motion carried.

Action #28  
Twn Atty  
auth to  
prepare LL to  
rezone 1342  
Quaker

NEW BUSINESS:

Councilman McCann moved to amend the agenda by adding item 6J – Comp Alliance trustee appointment. Councilman Granville seconded the motion. Upon a vote being taken: ayes – four noes – none  
Motion carried.

Action #29  
6J – Comp Alliance trustee added to agenda

Councilman Granville moved to authorize the Supervisor and Councilmembers to sign the 2025 Highway 284 Agreement (Agreement for the expenditure of Highway moneys – DB fund). Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – four noes – none  
Motion carried.

Action #30  
Supv & Brd auth to sign 2025 Hwy 284 agrmt

Councilman Wrazen moved to forward the Special Use Permit application for a Dwelling Group at 145 Reiter Road to the Planning Board for review and recommendation(s). Councilman McCann seconded the motion. Upon a vote being taken: ayes – four noes – none  
Motion carried.

Action #31  
145 Reiter dwelling group referred to Planning Brd

Councilman McCann moved to approve the following actions relating to Capital Project H4 – Purchase/Improvements Senior Center and Capital Project H5 – Purchase/Improvements New Town Hall:

- 1) Transfer the \$28,334.51 cash balance from H4 Purchase/Improvements Senior Center to H5 Purchase/Improvements New Town Hall effective 12/31/2024; and
- 2) Close Capital Project H4 Purchase/Improvements Senior Center effective 12/31/2024.

Councilman Granville seconded the motion. Upon a vote being taken: ayes – four noes – none  
Motion carried.

Action #32  
Capital proj H4 budget trans and project close out aprvd

Councilman Wrazen move to approve the hiring of Barbara Halt as temporary office help/outside vendor in the Town Clerk’s office for the 2025 Town and County tax collection cycle at a rate of \$25.00 per hour. Councilman Granville seconded the motion. Upon a vote being taken: ayes – four noes – none  
Motion carried.

Action #33  
B. Halt aprvd as temp ofc help

Councilman McCann moved to approve the following 2025 budget amendment and transfer:

- 1) Add A1410.413 Town Clerk PT Contractual
- 2) Transfer from: A1410.107 PT Clerk \$1,000.00  
A1410.401 Office supplies \$1,000.00  
Transfer to: A1410.413 PT Contractual \$2,000.00

Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – four noes – none  
Motion carried.

Action #34  
Budget amendment & transfer re: B. Halt hiring aprvd

Councilman Wrazen moved to authorize a TE-9 speed study for Porterville Road (aka: Aurora Porterville Road) between the Village of East Aurora line to Girdle Road. Councilman McCann seconded the motion. Upon a vote being taken: ayes – four noes – none  
Motion carried.

Action #35  
TE-9 for Porterville Rd authorized

Discussion after the vote: Chief Welch stated this is an awkward intersection with Pine Street, Pine Street extension and Porterville Road convening at odd angles, there are no sidewalks on Porterville and it is a heavily populated area. Highway Superintendent Gunner noted there are no weight restrictions on Porterville and trucks use this route as a short-cut from the North Towns, making truck traffic an issue.

Councilman McCann moved to approve the creation of a second Working Crew Chief Civil Service position for the Town. Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried.

Action #36  
2<sup>nd</sup> working crew chief position created

Councilman Wrazen moved to approve Town employee Michael Ingelfinger filling the Working Crew Chief position at a rate of \$35.68 per hour and will receive retro pay for the difference of \$1.84 per hour for hours worked from 1/1/2025 to 1/17/2025. Councilman Granville seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried.

Action #37  
Mike Ingelfinger to fill wkg crew chief position

In a memo to the Town Board, Code Enforcement Officer Elizabeth Cassidy requested several minor amendments to Town Code section 65-6 regarding Stop Work Orders and section 116-85B regarding agricultural zoning permits.

Councilman Granville moved to refer the request to amend the Town Code regarding Stop Work Orders and agriculture zoning permits to the Planning Board for review and recommendation(s). Councilman McCann seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried.

Action #38  
Request from CEO to amend Town Code referred to Plnng Brd

Councilman McCann moved to approve the hiring of non-resident Sean Marthia, 6897 Hunters Creek Road, S. Wales as a Lifeguard PT at a rate of \$16.75 per hour. Councilman Wrazen seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried.

Action #39  
S. Marthia hired as lifeguard PT

Councilman Wrazen moved to approve Christopher Musshafen submitting an application to the American Red Cross Water Safety Instructor Academy. Councilman Granville seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried.

Action #40  
C. Musshafen to apply to WSI academy

Councilman Wrazen moved to appoint James Bach as a Comp Alliance Trustee. Councilman Granville seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried.

Action #41  
J. Bach appt Comp Alliance trustee

#### COMMUNICATIONS AND REPORTS:

- Recreation – December 2024 report
- SW Fire Company – thank you letter regarding the stop sign at Blakeley and Center and the round-about at the end of Route 400 – noting there are fewer accidents as a result of these two installations
- Erie County – CDBG funding award of \$100,700.00 for Aurora Senior Center movable wall
- NYSDOT letter re: SEQR coordination

#### BUSINESS FROM BOARD MEMBERS/LIAISONS:

Councilman Wrazen stated that a Dare-to-Repair workshop will be held at the Aurora Senior Center on July 26, 2025 from 11:00 a.m. to 2:00 p.m.; he attended the NEST meeting and received the 2024 NEST invoice; composting bins will be offered again and Highway Superintendent Gunner offered to deliver them to residents; an open house for the Comprehensive Plan will be held at the East Aurora High School on 2/26/2025 from 6:00 p.m. to 8:00 p.m.; and approximately 525 Comprehensive Plan surveys have been received and surveys will be accepted until the end of February.

Councilman McCann stated that three Narcan boxes were received and the Board needs to decide where they will be placed; he met with the tree trimming group (O'Connell Electric) and they were on Castle Hill Road today.

Councilman Wochensky spoke about the Climate Smart Community Task Force, possible Silver status by Fall of 2025, and solar on Town property.

Supervisor Snyder stated he has been in touch with NYSEG, GoNetSpeed and O'Connell regarding the tree trimming for the fiber optic installation.

#### AUDIENCE II:

Doug Crow, Planning Board Chairman, noted that there have been a lot of zoning change requests and changes in the past year and asked if a zoning moratorium should be put in place until after the Comprehensive Plan is finished.

Donna Bodekor, Center Street, stated she loves the Blakeley/Center stop sign and is very happy with the CDBG grant for the movable wall at the Senior Center.

Ira Johnson, E. Fillmore Ave., stated he works with local schools regarding STEM (science, technology, engineering, math) programs and the rocket contest that is held annually. Mr. Johnson noted he will be requesting permission to use the Town managed side of Knox Farm State Park in March for the rocket contest and will be asking that the Board consider waiving the \$120 per day user fee.

Nancy Smith, Sycamore Street, stated she is excited about the Comprehensive Plan open house.

#### STAFF REPORTS:

Police Chief Welch noted there were a couple of snow events recently and travel advisories were put in place in the Town and Village to aid in snow removal.

Highway Superintendent Gunner stated he will help with placing the Narcan boxes; in the past 165 composting bins were delivered to residents; he stated he would like to see improvements to the north end of Majors Park, possibly a kayak launch; and he commented on the road salt shortage, but noted that the Town was in good shape.

Donna Bodekor stated that there has been a Narcan box at the Senior Center for several years now.

Councilman McCann moved to adjourn at 7:30 p.m.	Seconded by	Action #42
Councilman Wrazen. Upon a vote being taken: ayes – four	noes – none	Meeting
	Motion carried.	adjourned

Martha L. Librock  
Town Clerk