

MINUTES OF A MEETING AS HELD BY THE
TOWN OF AURORA PLANNING & CONSERVATION BOARD

January 7th, 2026

Members Present: Chairman, Doug Crow
Laurie Kutina
Angela Griffis
Chelsea Root

Alternate Member: Ben Garvey
William Heidt

Absent/ Excused: Chris Contento
Norm Merriman
Tim Stroth

Also Present: Shannon Murphy, with Empire Solar Solutions, representing Thomas Miller
owner of 50 Center Ridge Road
Rich Miga, Assistant Code Enforcement Officer

Chairman, Doug Crow presided over the meeting which began at 7:01 p.m. at the Town Hall, 575 Oakwood Avenue, East Aurora, NY. He led the recitation of the Pledge of Allegiance to the Flag.

Angela Griffis makes a motion to approve December 3rd, 2025 minutes. Second by Chelsea Root. Motion carried

ADMINISTRATIVE BUSINESS:

Chairman, Doug Crow states there are 6 voting members present.

Chairman, Doug Crow states that in December, the Town Board passes a continuing resolution to re-appoint anybody who's term is expiring. All members have been re-appointed with one member change. Alternate members are a one-year appointment. One permanent member, Chris Contento's term is expiring and he wishes to be re-appointed.

Comprehensive Plan: Angela Griffis received an email from Ray Wrazen stating that Labella should hear back from the County on January 9th. The Comprehensive Plan has been submitted to the county. There is a 30-day time frame for their response, which brings us to January 9th. It is scheduled for a public hearing with the Town Board on January 26th. It is hopeful the Plan will be adopted February 9th.

Chairman, Doug Crow states he and Tim Stroth have been invited to a code review, working group meeting. Present will be 2 members from each board. Planning Board, Town Board, Zoning Board, Town Clerks office, and Building Department. It is scheduled for January 14th.

The meetings are to review and make necessary changes to our code. Once the Comprehensive Plan is adopted, there may be code changes required based on the plan.

NEW BUSINESS: The Building Department has accepted a Site Plan application for 50 Center Ridge Road, SBL #187.02-2-17, as submitted by Empire Solar. The application is for the installation of a rooftop solar system with a 32.190 kW DC output, with 74 panels on a single-family dwelling.

Shannon Murphy, from Empire Solar, representing Thomas Miller, owner of 50 Center Ridge Road, starts the discussion with the installation of the system. Empire Solar will install 74 Hyundai 435 w panels with two Tesla Powerwall 3 inverters, utilizing all roof planes, excluding small rear canopy. All fire setbacks will be abided by for the town code. There is a good amount of natural screening on the property minimizing the view from surrounding properties and road. They are black on black panels with anti-glare glass and will blend with existing roof color. There are battery backups that creates back up for excess storage.

Chairman, Doug Crow states that the code working group is presently discussing a battery energy storage code.

Angela Griffis reconfirms there is no commercial use for the system at this location. It is strictly residential.

Shannon Murphy states the system size is based off the owner's request. The previous 6-month bills are used as references to help determine the need, which is very evident in this case. As much data as possible is used to create the proper and most efficient system. There is a very large heated in-ground pool on the property.

Laurie Kutina asks why the town currently has a 25-kw limit?

CEO, Rich Miga states it is unclear where the legacy of that number originated.

Chairman, Doug Crow states that due to the size of some homes and the amount of the amenities, such as pools, may need to be restructured. A discussion to be had with the Code Review Committee.

Shannon Murphy also states that the utility company also requires proof of the need for the requested amount of power. They can reject the project entirely if the applicant cannot provide documentation for the requested amount.

Multiple people talking.

Chelsea Root asks for the average length of time the process takes from design and estimate to installation and completion.

Shannon Murphy states it is usually 2 months, without any obstacles, such as the need for additional meetings to receive approvals, and the different municipality criteria. Sometimes it may be 3 months.

Laurie Kutina makes a motion to the Planning Board to recommend to the Town Board to approve the Site Plan application as proposed for 50 Center Ridge Road, owned by Thomas Miller

Second by Angela Griffis

Upon a vote being taken:

Ayes- 6

Noes- 0

Motion carried.

OLD BUSINESS: None

CORRESPONDENCE: None

Members had an informal discussion

Chairman, Doug Crow stated the NY Forward Grant for West Falls Center for Performing Arts is getting close and nearing discussion, or possible Site Plan review. Possibly the next Planning Board meeting in February.

Chelsea Root brought up the topic of a 5-point checklist.

Chairman, Doug Crow states we could come up with our own review list, which would provide more structure. We presently do not have one.

Angela Griffis states it may be more beneficial to break it down by Site Plan, or by Special Use Permits.

Chairman, Doug Crow asked Chelsea Root to make a preliminary list which the Planning Board can review and customize.

Chairman, Doug Crow also mentions a residential development on Snyder Road possibly coming in for a concept discussion in near future.

Laurie Kutina makes a motion to adjourn.

Second by Chairman, Doug Crow

Upon a vote being taken:

Ayes- 6

Noes- 0

Motion carried.

Meeting adjourned at 7:41 pm

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY February 4th, 7:00 P.M. AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK