

TOWN OF AURORA

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

MEMO

TO: Town Supervisor Snyder and Town Board
FROM: Richard Miga, Assistant Code Enforcement Officer
DATE: December 8, 2025

The Building Department has accepted a Site Plan application for 50 Center Ridge Road, (SBL #187.02-2-17), as submitted by Empire Solar, is located in the Rural Residential - zoning district. This application is for the installation of rooftop solar system with a 32.190 kW DC output and of 76 panels in total on a single-family dwelling.

Town Code section 95A-5D requires site plan approval for any building-mounted, ground-mounted and roof-mounted solar energy systems capable of producing more than 25 kW of energy.

Town Code section 95-2A requires the Town Board to refer to the Site Plan application to the Planning Board for their review and recommendation.

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 10/22/2025

Applicant name: Empire Solar Solutions LLC

Applicant Phone/Email: (845) 317-8019, permits@empiresolarny.com

Applicant address: 2-8 Johnes St. Newburgh, NY 12550

Property owner: Thomas Miller

Owner's address 50 Center Ridge Rd. East Aurora, NY 14052

Property address: 50 Center Ridge Rd. East Aurora, NY 14052

SBL # (s) 187.02-2-17

Prior owner _____

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

=====

Proposed Project: New installation for a 32.19 kW roof mounted solar array. 74 Hyundai 435 W panels w/ 2 Tesla Powerwall 3 Inverters.

Commercial _____ Multi family _____ Number of dwelling units 1

Zone: RR Total property Acreage: 0.75 Acreage covered by bldg 0.056

Square footage of building: _____ Cubic footage of building: _____

Aggregate square footage of other buildings on property: _____

Fees, based on number of improved acres*

**Additional professional services, including but not limited to traffic study and SEQRA review, utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: \$250 1.01-5Acres: \$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 (Long EAF) Unlisted (Short EAF)

Submission Requirements for Town of Aurora Site Plan Review

The Applicant shall submit to the Superintendent of Building a completed Site Plan Review application as well as 15 copies of the following documents where deemed necessary.

1. A boundary survey with site plan showing proposed lots, building locations (Proposed and existing), land use areas, utility easements, right-of-way boundaries, North arrow, date, scale, existing wetlands were applicable.
2. Topographical Survey based on United States Geological Survey data to extend a reasonable distance beyond proposed site. **Also list any changes to current topography.**
3. Location of existing and proposed easements.
4. Existing natural features such as watercourses, waterbodies, wetlands, wooded areas, flood hazard areas, 15% or more slope areas. Any changes to these features are to be noted.
5. Stormwater pollution prevention plan (SWPPP), if affecting an acre or more
6. Soil Test, regarding characteristics, capabilities and/or limitations for development according to TOA soil district
7. Location and design of all existing on-site as well as neighboring improvements including drainage, culvert pipes, waterlines, sanitary and storm sewer systems, retaining walls and fences.
8. Location and design of all utilities, proposed and existing, including, but not limited to electric, gas, water, cable, etc.
9. Location and design of all proposed and existing streets, parking lots, service areas, access drives, bicycle and pedestrian ways within and neighboring proposed site.
10. Location, height of buildings and front, side, and rear lot dimensions of all proposed buildings.
11. Location of all open space designated for "Green space", parks, playgrounds, landscape screening and general landscape proposals.
12. Location, size and design of all proposed signage and outdoor lighting.
13. Building elevation drawings, when required. **PHOTOS & RENOVATIONS**
14. Grading and drainage plan showing existing and proposed contours at intervals not exceeding 2 feet. Include measures, devices and or structures for erosion and runoff control during and after construction.
15. Location of nearest fire hydrants and access for firefighters and their equipment.
16. Landscaping plan identifying plant materials, location of refuse areas, dumpsters and outdoor storage. Provisions for visual and noise screening.
17. Short EAF form – see attached
18. If not in 'B' district, notify abutting properties of proposed plans (Building Department will help).
19. Is approval needed by any other agency such as NYS Freshwater Wetland permit, US Army Corp of Engineer and Federal Wetland impact permit for this project? If so, list the approval type and time frame of approval.

Thomas Miller Residence

50 Center Ridge Rd. East Aurora, NY 14052



FRONT OF HOUSE

Thomas Miller Residence

50 Center Ridge Rd. East Aurora, NY 14052



BACK OF HOUSE

Thomas Miller Residence

50 Center Ridge Rd. East Aurora, NY 14052



View of 50 Center Ridge Rd. from 55 Center Ridge Rd

Thomas Miller Residence

50 Center Ridge Rd. East Aurora, NY 14052



View of 50 Center Ridge Rd. from 45 Center Ridge Rd

Thomas Miller Residence

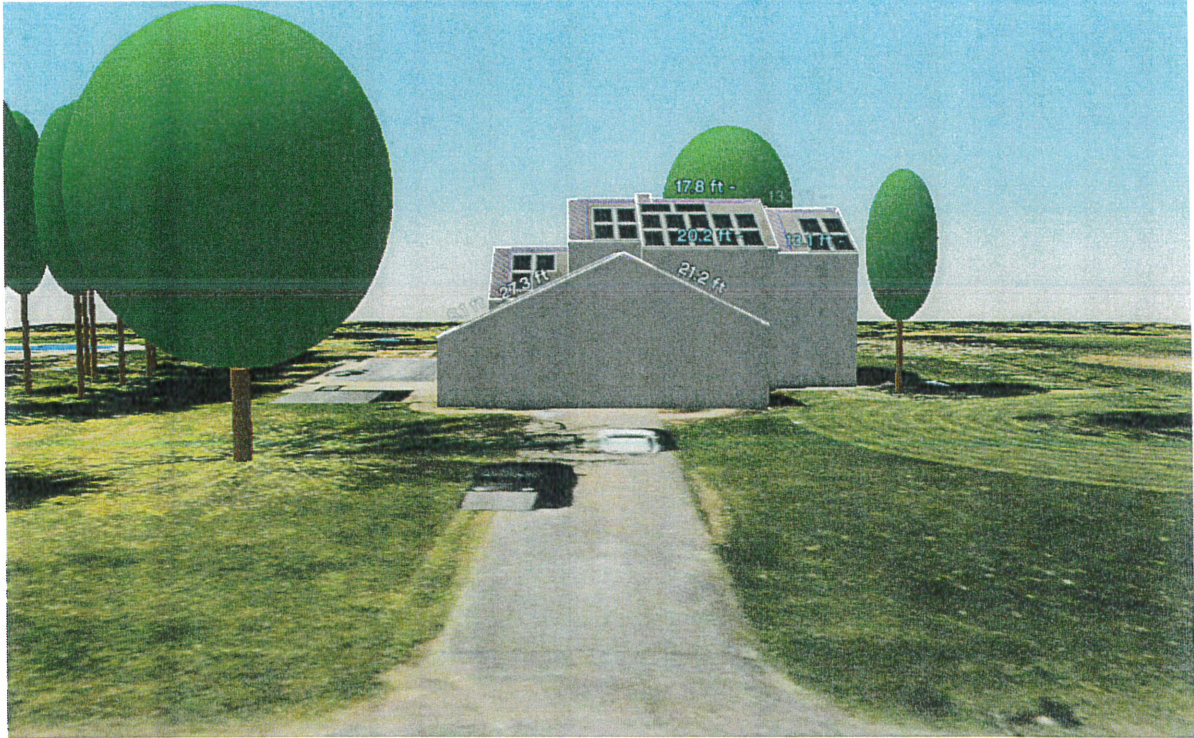
50 Center Ridge Rd. East Aurora, NY 14052



3D Rendering of Panels – Aerial View of Neighborhood

Thomas Miller Residence

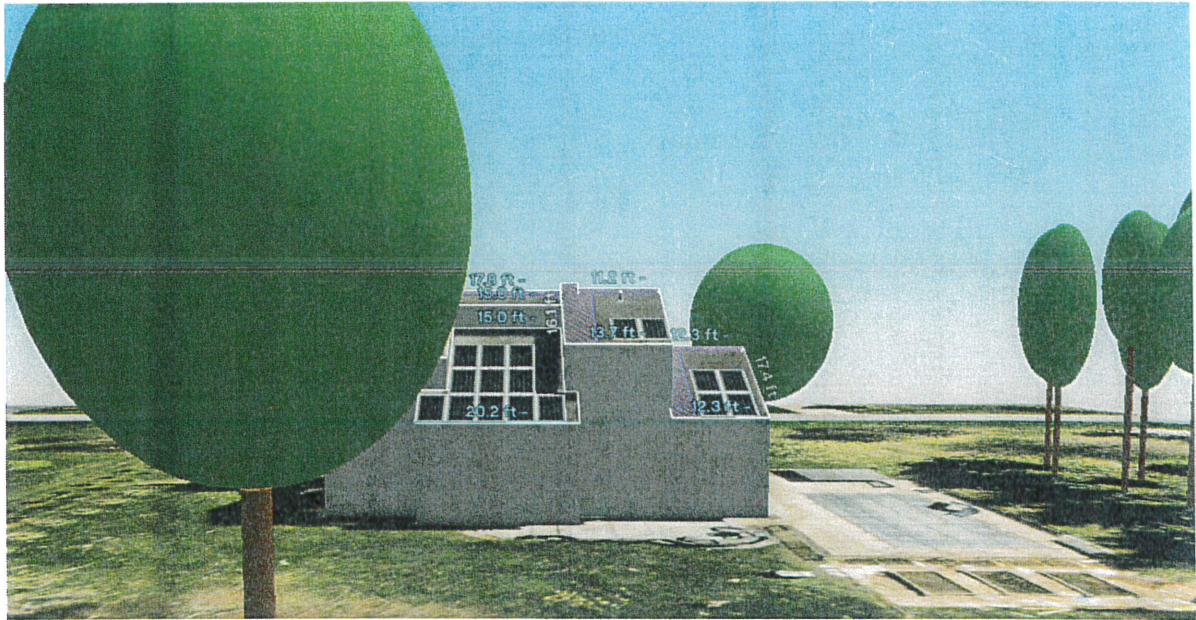
50 Center Ridge Rd. East Aurora, NY 14052



3D Rendering of Panels – Front of House

Thomas Miller Residence

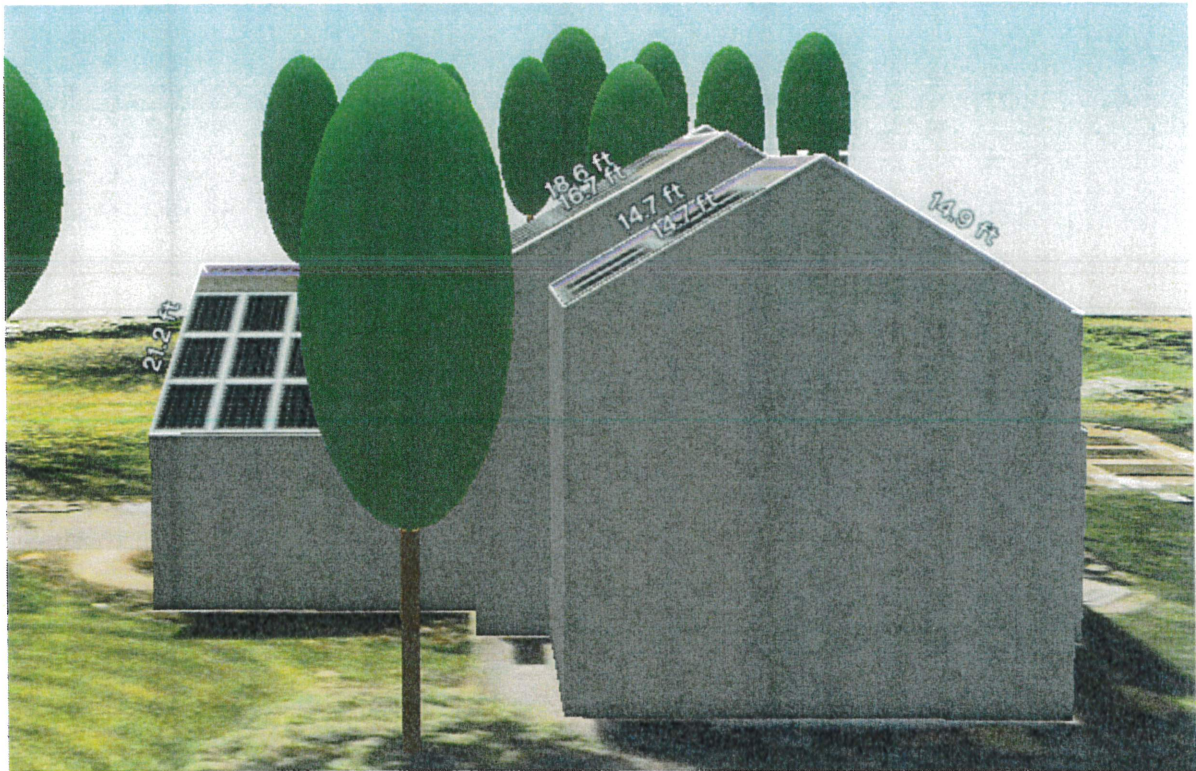
50 Center Ridge Rd. East Aurora, NY 14052



3D Rendering of Panels – Back of Home

Thomas Miller Residence

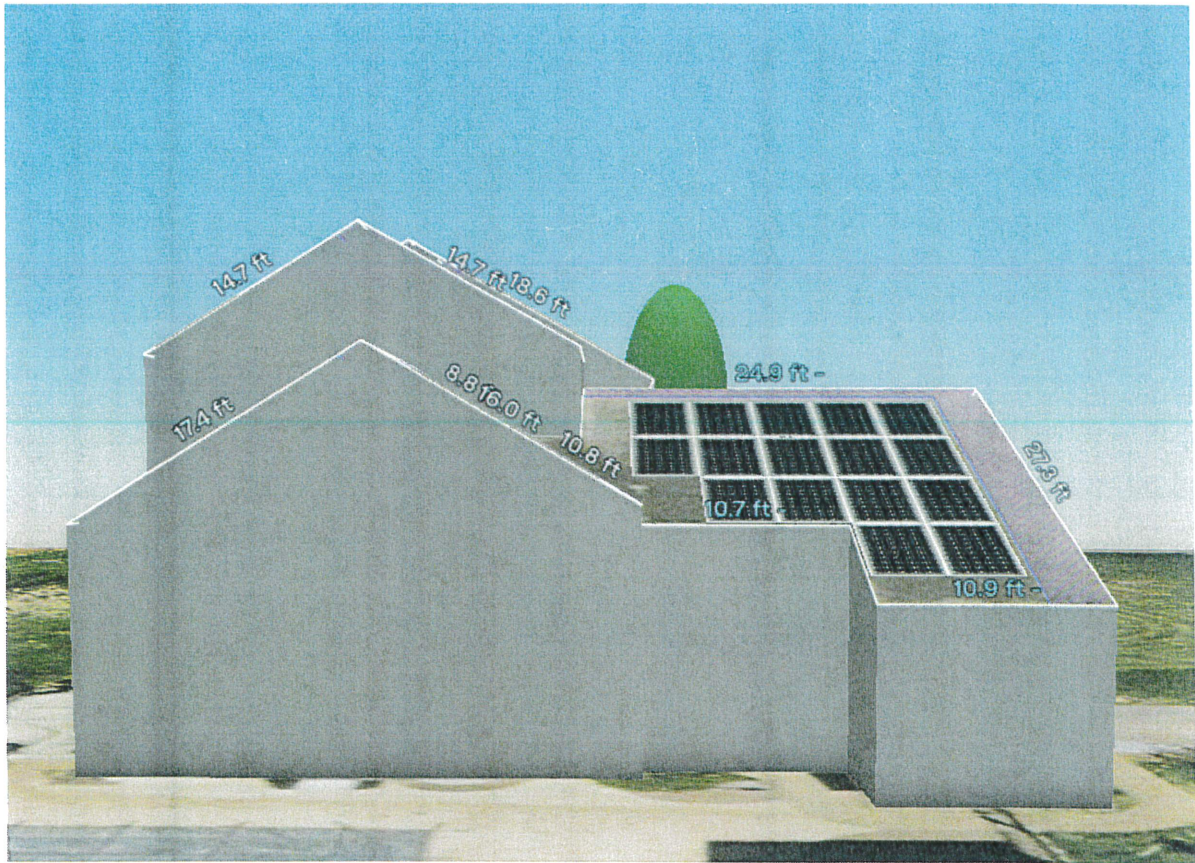
50 Center Ridge Rd. East Aurora, NY 14052



3D Rendering of Panels – North Side of Home

Thomas Miller Residence

50 Center Ridge Rd. East Aurora, NY 14052



3D Rendering of Panels – South Side of Home

Short Environmental Assessment Form

Part 1 - Project Information

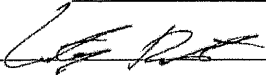
Instructions for Completing

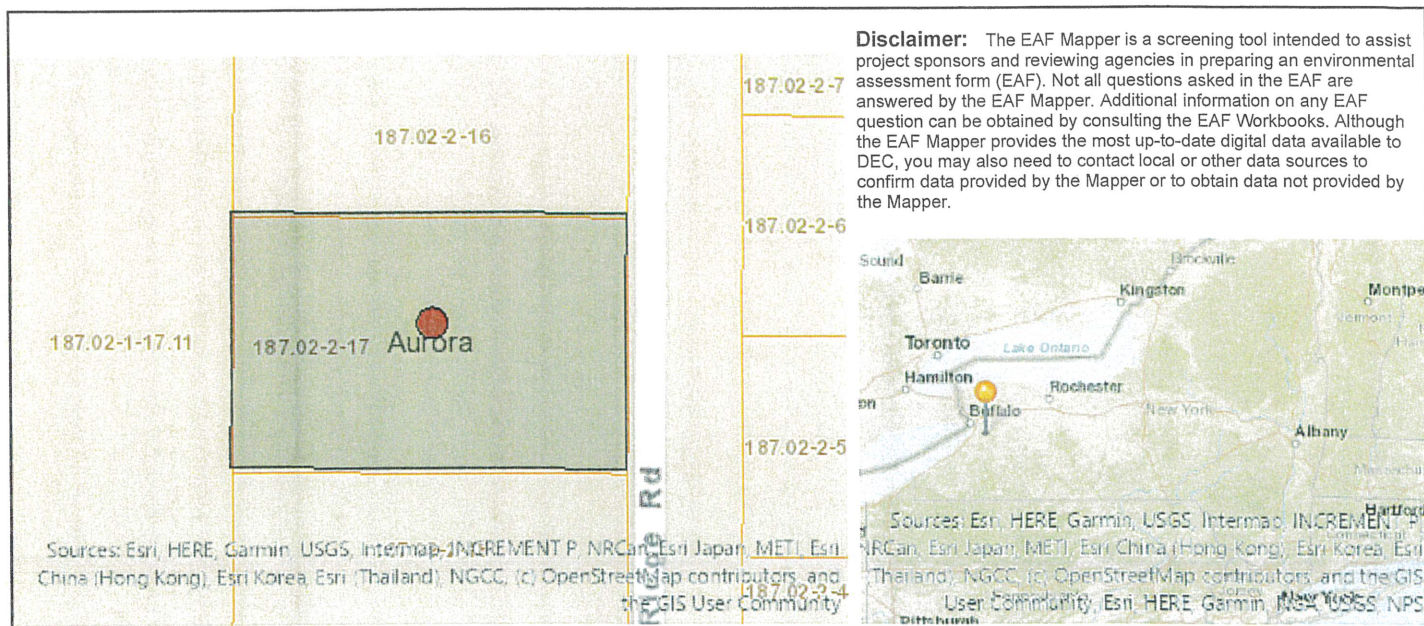
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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							
Empire Solar Solutions LLC							
Name of Action or Project: Roof mounted Solar System							
Project Location (describe, and attach a location map): 50 Center Ridge Rd. East Aurora, NY 14052							
Brief Description of Proposed Action: New installation for a 32.19 kW roof mounted solar array. 74 Hyundai 435 W panels w/ 2 Tesla Powerwall 3 Inverters.							
Name of Applicant or Sponsor: Courtney Roberts from Empire Solar Solutions LLC		Telephone: (845) 317-8019 E-Mail: Permits@empiresolarny.com					
Address: 2-8 Johnes St.							
City/PO: Newburgh,		State: NY	Zip Code: 12550				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		.755 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?		.755 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☒	☐	
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: _____	☒	☐	
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?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
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: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
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?	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?	☒	☐	
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?	NO	YES	
	☐	☒	
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: _____ _____ _____			

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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: _____ _____		
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
	☒	☐
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Courtney Roberts From Empire Solar Solutions</u> Date: <u>11/21/2025</u> Signature: <u></u> Title: <u>Contractor Agent</u>		



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, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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