

Town of Aurora
Warrant Report

Unposted Batch Totals	
Fund	Fund Description
	Invoice Batch
	Total
Unposted Batch Grand Totals	
	\$0.00
	\$0.00

Posted Batch Totals	
Fund	Fund Description
	Invoice Batch
	Total
	Paid
	Unpaid
	Paid
	Unpaid
Posted Batch Grand Totals	
	\$111,436.31
	\$0.00
	\$111,436.31
	\$0.00

Report Grand Totals	
Fund	Fund Description
	Invoice Batch
	Total
	Paid
	Unpaid
	Paid
	Unpaid
Report Grand Totals	
	\$111,436.31
	\$0.00
	\$111,436.31
	\$0.00

Mar 9, 2026 Abstract of Claims
Voucher # 178-256

3B

5A

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Aurora on the 23rd day of March, 2026 at 6:30 PM at the Aurora Municipal Center located at 575 Oakwood Avenue, East Aurora, New York, 14052, at which hearing parties and interested citizens shall have an opportunity to be heard on seven proposed Local Laws that update Lighting Code. All interested parties are entitled to be heard upon said Local Law at said public hearing. Copies of said proposed Local Laws are available for review at the offices of the Town Clerk during normal business hours and available on the Town website www.townofaurorany.gov.

By Order of the Town Board of the Town of Aurora
Jeanne Viger
Town Clerk
Town of Aurora

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Town of Aurora Local Law Amendments (2026)

DRAFT
2/23/2026

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Alarm Systems Chapter 35

35-1 Title. This chapter of the Aurora Town Code shall be known as the "Town of Aurora Alarm Code."

35-2 Purpose. The purpose of this chapter is to protect and promote the health, safety and general welfare of the residents of the Town of Aurora by reducing the number of false alarms, via proprietary alarm systems of fire, intrusion, holdup, emergency medical systems or other emergencies which contribute to ineffective utilization of police and fire and emergency response agencies. Such emergency responses are susceptible to high accident rates, interfere with genuine emergencies (responses) and produce unnecessary alarm noise to the surrounding community.

35-3 Definitions. For the purpose of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Alarm System: a device or an assembly of equipment which is designed to detect smoke, abnormal rise in temperature, fire, water flow, medical emergency or an entry into or exit from a building, structure or facility or a holdup alarm and, by reason thereof, emits an audible response intended to alert persons outside of the premises and/or transmit a signal or message to an emergency agency, either directly or through a private or commercial relay facility.

Automatic dialer: a device that automatically dials and relays a prerecorded message to an emergency agency or to a commercial relay facility.

Emergency Agency: The Police Department or Fire Department, Central Fire Alarm Office, Emergency Medical Services (EMS), or other emergency dispatch center.

False Alarm: An activation of an alarm system where either an emergency situation does not exist or the activator does not have a reasonable basis to believe that an emergency situation does exist.

35-4 Existing alarm systems. The owners and lessees of premises having existing alarm system shall comply with §35-5 and §35-6 of this chapter within 90 days of the effective date described in §35-14.

35-5 Automatic cutoff system.

- A. No person shall install or maintain an external alarm system which does not contain an operational automatic cutoff system which turns off the external audible alarm once activated after a period not to exceed 10 minutes.
- B. An automatic dialer connected directly to an emergency agency shall automatically disconnect and/or terminate its message after the message has been transmitted a maximum of two times. Notwithstanding the foregoing, however, the total transmission time of all messages shall not exceed five minutes.

35-6 Direct communication to emergency agency. There shall be no automatic alarm system with direct communication to any type of an emergency agency without prior written authorization from the emergency agency where the alarm terminates.

35-7 Charges for false alarms. An owner or lessee of real property to which an emergency agency responds as a result of a false alarm shall pay a fee for each such response in each calendar year as follows:

- A. Police Department response.
 - (1) First false alarm response: no charge.

- (2) Second false alarm response: \$50.
 - (3) Third or more false alarm responses: \$100 each.
- B. Fire Department response.
 - (1) First false alarm response: no charge.
 - (2) Second false alarm response: \$50.
 - (3) Third or more false alarm responses: \$100 each.
- C. EMS response.
 - (1) First false alarm response: no charge.
 - (2) Second false alarm response: \$50.
 - (3) Third or more false alarm responses: \$100 each.

35-8 Notice of excessive use: The owner or lessee of real property which received an emergency response by reason of a false alarm shall be notified, in writing, by means of first-class mail, of all false alarms, including police alarms, fire alarms, and/or EMS alarms, in a calendar year. The letter shall inform the owner or lessee of the times and types of emergency responses provided to the address location and, where applicable, contain a copy of the Alarm Code and notify the owner or lessee of any charges due pursuant to §35-7 of this chapter.

35-9 Administrative review: The Chief of Police whose jurisdiction is the Town of Aurora, or his designee, and/or the Code Enforcement Officer of the Town of Aurora, or his designee, shall establish a policy and procedure whereby an owner of real property or lessee thereof on which an alarm system has been installed and who has been notified of a false alarm may present evidence as to why any such alarm should not be classified as a false alarm. The Chief of Police, or his designee, and/or the Code Enforcement Officer, or his designee, shall designate one or more members of their departments, which may include themselves, not to exceed three in total, to receive such evidence and make recommendations and findings of fact concerning such classification. The Chief of Police, or his designee, and/or the Code Enforcement Officer, or his designee, shall make the final determination concerning a classification, which determination shall be reviewable only pursuant to procedures under Article 78 of the New York Civil Practice Law and Rules. To challenge the classification of an alarm as a false alarm, the real property owner or lessee thereof shall, in writing, notify the Chief of Police and/or the Code Enforcement Officer within 10 days after receipt of notice of the alarm, which will be presumed to have been received three days after mailing pursuant to §35-8 of this chapter. The failure to give such timely notice shall be deemed a waiver of the right to review any such determination.

35-10 Payment of charges. Charges for false alarms shall be paid to the Town Clerk of the Town of Aurora at the Aurora Municipal Center, within 30 days of the mailing date of any notice provided pursuant to §35-8 of this chapter.

35-11 Failure to remit charges. Failure of a real property owner or lessee of property on which an alarm system is installed to pay any false alarm charges, as defined in §35-7 of this chapter, within 30 days of the mailing date of a notice of the amount due provided pursuant to §35-8 of this chapter shall be deemed a violation of this chapter and may result in said real property owner or lessee, as the case may be, being served with a summons.

35-12 Enforcement. The Chief of Police shall enforce this chapter for alarm systems which detect intrusions or holdup alarms at a building, structure or facility. The Code Enforcement Officer shall enforce this chapter for alarm systems which detect smoke, fire, water flow or abnormal rate of rise in temperature or emergency medical systems. If both Police Department and Fire Department alarms are activated, the Code Enforcement Officer will enforce this chapter.

35-13 Penalties for offenses. Any person or persons, association or corporation committing an offense against this chapter or any section or provision thereof is guilty of a violation punishable by a fine not exceeding \$250 or imprisonment for a period not exceeding 15 days for each such offense, or by both such fine and imprisonment.

35-14 Effective date. This chapter shall become effective on the latter of the first day of March 1994 or its proper filing with the Secretary of State of New York in a manner consistent with §27 of the New York Municipal Home Rule Law.

TOWN OF AURORA
LOCAL LAW INTRO~~2~~2026
LOCAL LAW NO. 2 - 2026

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 "ADOPTION OF CODE" ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, BY REPEALING AND RESCINDING CHAPTER 35 "ALARM SYSTEMS".

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. TITLE.

This Local Law shall be known as Local Law No. 2 of the year 2026 and titled the "Alarm Systems Code of the Town of Aurora, Erie County, and State of New York."

SECTION 2. PURPOSE AND INTENT.

The purpose of this local law is to repeal and rescind Chapter 35 "Alarm Systems" and replace and enact a new Chapter 35 "Alarm Systems".

SECTION 3. AMENDMENT.

Chapter 35 of the Code of the Town of Aurora originally adopted on February 14, 1994, amended in its entirety on May 27, 2003, is hereby repealed and rescinded. Chapter 35 of the Code of the Town of Aurora originally adopted on February 14, 1994 is hereby repealed and replaced as follows:

SECTION 1. TITLE.

This chapter of the Aurora Town Code shall be known as the "Town of Aurora Alarm Code."

SECTION 2. PURPOSE.

The purpose of this chapter is to protect and promote the health, safety and general welfare of the residents of the Town of Aurora by reducing the number of false alarms, via proprietary alarm systems of fire, intrusion, holdup, emergency medical systems or other emergencies which contribute to ineffective utilization of police and fire and emergency response agencies. Such emergency responses are susceptible to high accident rates, interfere with genuine emergencies (responses) and produce unnecessary alarm noise to the surrounding community.

SECTION 3. DEFINITIONS.

For the purpose of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

ALARM SYSTEM

A device or an assembly of equipment which is designed to detect smoke, abnormal

rise in temperature, fire, water flow, medical emergency or an entry into or exit from a building, structure or facility or a holdup alarm and, by reason thereof, emits an audible response intended to alert persons outside of the premises and/or transmit a signal or message to an emergency agency, either directly or through a private or commercial relay facility.

AUTOMATIC DIALER

A device that automatically dials and relays a prerecorded message to an emergency agency or to a commercial relay facility.

EMERGENCY AGENCY

The Police Department or Fire Department, Central Fire Alarm Office, Emergency Medical Services (EMS), or other emergency dispatch center.

FALSE ALARM

An activation of an alarm system where either an emergency situation does not exist or the activator does not have a reasonable basis to believe that an emergency situation does exist.

SECTION 4. EXISTING ALARM SYSTEMS.

The owners and lessees of premises having existing alarm system shall comply with §35-5 and §35-6 of this chapter within 90 days of the effective date described in §35-14.

SECTION 5. AUTOMATIC CUTOFF SYSTEM.

- A. No person shall install or maintain an external alarm system which does not contain an operational automatic cutoff system which turns off the external audible alarm once activated after a period not to exceed 10 minutes.
- B. An automatic dialer connected directly to an emergency agency shall automatically disconnect and/or terminate its message after the message has been transmitted a maximum of two times. Notwithstanding the foregoing, however, the total transmission time of all messages shall not exceed five minutes.

SECTION 6. DIRECT COMMUNICATION TO EMERGENCY AGENCY.

There shall be no automatic alarm system with direct communication to any type of an emergency agency without prior written authorization from the emergency agency where the alarm terminates.

SECTION 7. CHARGES FOR FALSE ALARMS.

An owner or lessee of real property to which an emergency agency responds as a result of a false alarm shall pay a fee for each such response in each calendar year as follows:

D. Police Department response.

- (4) First false alarm response: no charge.
- (5) Second false alarm response: \$50.
- (6) Third or more false alarm responses: \$100 each.

E. Fire Department response.

- (4) First false alarm response: no charge.
- (5) Second false alarm response: \$50.
- (6) Third or more false alarm responses: \$100 each.

F. EMS response.

- (4) First false alarm response: no charge.
- (5) Second false alarm response: \$50.
- (6) Third or more false alarm responses: \$100 each.

SECTION 8. NOTICE OF EXCESSIVE USE.

The owner or lessee of real property which received an emergency response by reason of a false alarm shall be notified, in writing, by means of first-class mail, of all false alarms, including police alarms, fire alarms, and/or EMS alarms, in a calendar year. The letter shall inform the owner or lessee of the times and types of emergency responses provided to the address location and, where applicable, contain a copy of the Alarm Code and notify the owner or lessee of any charges due pursuant to §35-7 of this chapter.

SECTION 9. ADMINISTRATIVE REVIEW.

The Chief of Police whose jurisdiction is the Town of Aurora, or his designee, and/or the Code Enforcement Officer of the Town of Aurora, or his designee, shall establish a policy and procedure whereby an owner of real property or lessee thereof on which an alarm system has been installed and who has been notified of a false alarm may present evidence as to why any such alarm should not be classified as a false alarm. The Chief of Police, or his designee, and/or the Code Enforcement Officer, or his designee, shall designate one or more members of their departments, which may include themselves, not to exceed three in total, to receive such evidence and make recommendations and findings of fact concerning such classification. The Chief of Police, or his designee, and/or the Code Enforcement Officer, or his designee, shall make the final determination concerning a classification, which determination shall be reviewable only pursuant to procedures under Article 78 of the New York Civil Practice Law and Rules. To challenge the classification of an alarm as a false alarm, the real property owner or lessee thereof shall, in writing, notify the Chief of Police and/or the Code Enforcement Officer within 10 days after receipt of notice of the alarm, which will be presumed to have been received three days after mailing pursuant to §35-8 of this chapter. The failure to give such timely notice shall be deemed a waiver of the right to review any such determination.

SECTION 10. PAYMENT OF CHARGES.

Charges for false alarms shall be paid to the Town Clerk of the Town of Aurora at the Aurora Municipal Center, within 30 days of the mailing date of any notice provided pursuant to §35-8 of this chapter.

SECTION 11. FAILURE TO REMIT CHARGES.

Failure of a real property owner or lessee of property on which an alarm system is installed to pay any false alarm charges, as defined in §35-7 of this chapter, within 30 days of the mailing date of a notice of the amount due provided pursuant to §35-8 of this chapter shall be deemed a violation of this chapter and may result in said real property owner or lessee, as the case may be, being served with a summons.

SECTION 12. ENFORCEMENT.

The Chief of Police shall enforce this chapter for alarm systems which detect intrusions or holdup alarms at a building, structure or facility. The Code Enforcement Officer shall enforce this chapter for alarm systems which detect smoke, fire, water flow or abnormal rate of rise in temperature or emergency medical systems. If both Police Department and Fire Department alarms are activated, the Code Enforcement Officer will enforce this chapter.

SECTION 13. PENALTIES FOR OFFENSES.

Any person or persons, association or corporation committing an offense against this chapter or any section or provision thereof is guilty of a violation punishable by a fine not exceeding \$250 or imprisonment for a period not exceeding 15 days for each such offense, or by both such fine and imprisonment.

SECTION 14. EFFECTIVE DATE

This chapter shall become effective on the latter of the first day of March 1994 or its proper filing with the Secretary of State of New York in a manner consistent with §27 of the New York Municipal Home Rule Law.

SECTION 4. SEVERABILITY.

If any part or provision of this Local Law or the application thereof to any person or circumstances be adjusted invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances and the Town Board of the Town of Aurora hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 5. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of

State in accordance with section 27 of the Municipal Home Rule Law.

Ponds Chapter 87

87-2A: A building permit pursuant to this chapter must be issued prior to construction, at a fee set by the Town Board by resolution.

87-2A(3): Pond site plan approval shall be by the Town Code Enforcement Officer.

TOWN OF AURORA
LOCAL LAW INTRO³-2026
LOCAL LAW NO. 3 - 2026

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 "ADOPTION OF CODE" ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, BY REPEALING AND RESCINDING CHAPTER 87 "PONDS" SECTION 2 "PERMIT REQUIRED; CONSTRUCTION REQUIREMENTS; MAINTENANCE; INSPECTION".

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. TITLE.

This Local Law shall be known as Local Law No. ³ of the year 2026 and titled the "Ponds Code of the Town of Aurora, Erie County, and State of New York."

SECTION 2. PURPOSE AND INTENT.

The purpose of this local law is to repeal and rescind Chapter 87 Section 2 "Permit required; construction requirements; maintenance; inspection" and replace as described herein.

SECTION 3. AMENDMENT.

Chapter 87, Section 2 of the Code of the Town of Aurora originally adopted on January 13, 2003 is hereby repealed and replaced as follows:

SECTION 2. PERMIT REQUIRED; CONSTRUCTION REQUIREMENTS; MAINTENANCE; INSPECTION.

- A. A building permit pursuant to this chapter must be issued prior to construction, at a fee set by the Town Board by resolution.
 - (1) All new ponds shall either:
 - (a) Conform to the requirements of and be approved by the U.S. Department of Agriculture, Natural Resource Conservation Service (NRCS), or the Erie County Soil and Water Conservation District (SWCD), or their successor agencies; or
 - (b) Be designed and sealed by a licensed professional engineer or landscape architect.
 - (2) Site plan. All pond building permit applications shall be accompanied by a site plan, drawn to scale, showing the total acreage of the property, property lines, existing features and structures (i.e., dwellings, accessory structures, drives, septic fields, wells, floodplains, wetlands, streams and topographical features), and the proposed pond location.
 - (3) Pond site plan approval shall be by the Town Code Enforcement Officer.
 - (4) A pond shall not be constructed within 50 feet of any property lines nor within 100 feet of existing or proposed septic fields or sewage disposal systems. If a subdivision of the site occurs, the fifty-foot setback requirement remains.
 - (5) Pond drainways shall flow to a natural stream, creek or other suitable outlet. Man-made ditches may be utilized to effect this and avoid flowing onto neighboring property.
- B. New and preexisting ponds shall be maintained so as to assure that they do not become offensive to neighboring properties by reason of leaking.
- C. The Town of Aurora reserves the right to have a representative enter onto the property to review

pond construction and investigate any complaints concerning pond construction or leakage onto neighboring property.

SECTION 4. SEVERABILITY.

If any part or provision of this Local Law or the application thereof to any person or circumstances be adjusted invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances and the Town Board of the Town of Aurora hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 5. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

Sewers Chapter 93

93-1 Superintendent: The Superintendent of Highways of the Town of Aurora.

TOWN OF AURORA
LOCAL LAW INTRO~~4~~-2026
LOCAL LAW NO. 4 - 2026

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 "ADOPTION OF CODE" ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, BY AMENDING ARTICLE I CHAPTER 93 "SEWERS" SECTION 1 "DEFINITIONS".

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. TITLE.

This Local Law shall be known as Local Law No. 4 of the year 2026 and titled the "Sewers Code of the Town of Aurora, Erie County, and State of New York."

SECTION 2. PURPOSE AND INTENT.

The purpose of this local law is to amend Article 1 of Chapter 93, Section 1 "Definitions".

SECTION 3. AMENDMENT.

Article 1 of Chapter 93, Section 1 of the Code of the Town of Aurora originally adopted on March 13, 1989 is hereby amended as follows:

SECTION 1. DEFINITIONS.

- A. The definition of 'Superintendent' in Section 1 of the Sewer Code is hereby amended to include the word 'Highways.' The revised definition shall read as follows:

SUPERINTENDENT

Superintendent: The Superintendent of Highways of the Town of Aurora.

SECTION 4. SEVERABILITY.

If any part or provision of this Local Law or the application thereof to any person or circumstances be adjusted invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances and the Town Board of the Town of Aurora hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 5. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

Site Plan Chapter 95

95-1 Intent: The intent of a site plan review is as follows:

- A. To evaluate the intended building design in its arrangement to and its suitability to natural site conditions and the compatibility with surrounding land uses.
- B. To permit the Town of Aurora to analyze development proposals in terms of their impacts on local growth and the need for facilities and services.
- C. To protect and provide for the public health, safety and general welfare of the Town.
- D. To conform with current zoning, the Official Map, and Comprehensive Plan, if any, now or in the future.
- E. To protect the value of land throughout the Municipality, to encourage orderly and beneficial development upon the land, and to minimize misunderstanding in the interpretation of intended land uses set forth in current zoning restrictions.
- F. To prevent the pollution of air and water, to assure the adequacy of proper drainage methods, and to safeguard the natural water table through responsible sewage removal/treatment.
- G. To provide for the preservation of open spaces through the most efficient design and layout of buildings, including but not limited to the use of cluster development of buildings on a parcel of land.

95-2 Applicability; exceptions.

- A. All applications for building permits shall be accompanied by a site plan as approved by the Town Board, based on the review and recommendations of the Town Planning Board and, if appropriate, the Town's Engineer, Highway Superintendent and/or Code Enforcement Officer and upon the opinions and concerns brought up at a required public hearing(s), if any.
- B. An approved site plan need not accompany an application for a building permit to construct any of the following:
 - 1. A one-family or two-family dwelling and its permitted accessory uses or structures.
 - 2. A commercial improvement, either in the form of an addition to an existing structure or the construction of a new structure, which upon completion, will be less than 2,500 square feet. Notwithstanding this exception, if an applicant, during any three-year period, has engaged in a series of small improvements on his, her, or its property which, in the opinion of the Code Enforcement Officer, are intended to circumvent the requirements for a site plan review, Code Enforcement Officer may, in his or her reasonable judgement view all of those improvements in the aggregate in determining whether or not any such improvement or improvements would be excluded from the requirement of a site plan because of the amount of improved square footage involved.
 - 3. Improvements on agricultural properties or farms within the Town of Aurora which would either not otherwise be subject to the issuance of a building permit or which are located in the rear of existing improvements, provided that such improvements are located on a parcel of land of 10 acres or more.
 - 4. Construction for the purposes of accessibility.
- C. Notwithstanding any other provision contained in this §95-2, a site plan review will be required for any commercial improvement constructed on a property which immediately adjoins or is

directly across the street from or is within 500' of a property which is zoned residential by the Town

95-3 Review Procedures

- A. Upon applying for a building permit which requires a site plan review, the Code Enforcement Officer will advise the applicant of the specific materials which need to be submitted to the Planning Board and/or Town Board for review. This step is designed to save the applicant from possible future delays. The Code Enforcement Officer will review the basic site design concept and advise the applicant as to potential problems and concerns and will assist the applicant in determining the information needed to begin a preliminary site plan review. In order to accomplish these objectives, the applicant shall provide sketches of the proposed development, together with an area map showing the location of the site in relation to neighboring points of interest.
- B. At this time, the Town's designated state environmental quality review (SEQR) officer will decide if an environmental review is necessary.
- C. All materials needed for a site plan review will be filed with the Code Enforcement Officer, together with a completed site plan review application to be developed by and obtained from the Code Enforcement Officer. A nonrefundable fee, the exact amount of which will be established from time to time by resolution by the Town Board, shall be paid at that time to the Town Clerk. Thereafter, the Code Enforcement Officer will distribute the application to the Town Board for referral to the Planning Board, as well as to any other individuals, agencies or bodies that may be appropriate for their review, report and recommendation.
- D. Upon receiving the information required on the site plan submittal checklist (which is to be attached to the site plan review application) and a complete set of plans, drawings, maps, surveys and other materials deemed reasonably necessary and appropriate, the Planning Board will review and make an initial assessment of materials and notify the applicant of any additional materials needed to complete the site plan review. If variations from the submission requirements are to be granted, they will be mutually agreed upon by the applicant and the Planning Board at this initial consultation. This will be the preliminary stage of the site plan review.
- E. To further aid in determining public opinion and concerns, an optional public hearing may, but need not be, scheduled by the Planning Board within 45 days of receipt of a completed application for site plan review.
- F. The Planning Board shall act on such an application and notify the Town Board an applicant, in writing, of its action, which shall be to recommend either the acceptance or rejection of an application or the conditional acceptance of any application or the acceptance of an application conditioned upon certain changes in the proposed project or development.
- G. Final site plan approval or disapproval will be given by the Town Board following its receipt of a written recommendation by the Planning Board to approve, disapprove, or approve with modification an applicant's site plan review application. Such a written recommendation shall be made by the Planning Board within 60 days of any public hearing held by the Planning Board or the submission of a completed site plan review application to the Planning Board.

- H. Any time limits set forth herein may be extended by mutual consent of the Planning Board and/or Town Board and the applicant to allow all interested parties to comment upon or modify any pending proposal. Notwithstanding the above, if the Town Board determines that it is in the best interest of the Town to expedite the review and approval or disapproval of a pending application, subject to the provisions of this chapter, the Town Board may notify the Planning Board of this determination, in which event the Planning Board will make a written recommendation to the Town Board to either accept a pending application without change, to accept a pending application subject to certain changes, conditions or modifications or to reject a pending application within 60 days of the date of the Town Board's written request.
- I. Within 45 days of receiving a recommendation from the Planning Board, and to further aid in determining public opinion and concerns, the Town Board shall schedule a public hearing.
- J. Within 45 days of, the public hearing, the Town Board shall approve, disapprove or approve with modifications an applicant's final site plan. In the event that the Town Board rules that the site plan does not comply with Town standards or regulations or is unacceptable to the Town Board for any other reason, then the record of such determination shall be delivered to the applicant, including a separate statement setting forth, in as much detail as needed for the applicant to understand the basis for such determination, the criteria used by the Town Board and others in the determination of disapproval.
- K. Upon approval by the Town Board, a complete final site plan review package will be sent to the Code Enforcement Officer after which a building permit will be issued to the applicant if he, she, or it complies with all other applicable rules and regulations.
- L. All costs incurred by the Planning Board and/or Town Board or other individuals involved in the site plan review for consultation fees or other expenses in connection with the review procedure shall be charged to and paid by the applicant, in the Town's discretion either before or after they are incurred.

95-4 Submission requirements.

- A. The site plan submittal checklist will assist in providing the Town's Planning Board with a basis for reaching a final decision regarding the recommendation of a final site plan to the Town Board for approval, disapproval or approval with modifications. An applicant's proposed site plan and all supporting data will be submitted by and bear the official and signature of a licensed architect, landscape architect, professional engineer or land surveyor.
- B. Site plan components, as allowed or required by state law, which will, to the extent deemed appropriate, be considered by the Town Board, Planning Board and others as part of an analysis of an applicant's site plan will include the following: legal data, impact on the environs, natural features, existing man-made features, proposed development, impact on stormwater pollution and other information or materials. If a stormwater pollution prevention plan (SWPPP) is submitted pursuant to §95-4B(6) of this chapter, such SWPPP shall be considered by the Town Board, Planning Board and others as part of an analysis of an applicant's site plan, and the site plan and SWPPP shall not be approved unless they comply with the performance and design criteria and standards in Chapter 96, Stormwater Management, of the Code.
 - 1. Legal data

- a. The name, address, email and phone number of the applicant and authorization of the owner if different from the applicant; the name and address of the owner(s) of record, if different from the applicant; and the name, address, email and phone number of the person or firm preparing the site plan and any related maps or sketches.
- b. Ownership intentions of the applicant others, such as future options, rights-of-way etc.
- c. Current zoning classification of the property, including exact zoning boundary if in more than one district.
- d. Property boundary lines plotted to scale by a licensed surveyor, including distances, angles, North arrow, scale and date.
- e. The locations, widths, elevations, and names of existing and proposed adjacent streets.
- f. A description of all existing deed restrictions or covenants applying to the property.
- g. The identification and record of the application and approval status of all necessary state and county permits as part of the final stage of any applicant's site plan review.

2. Impact of proposal on environs:

- a. Relationship to:
 - i. Adjacent and nearby land uses, both public and private.
 - ii. Existing and proposed traffic patterns.
 - iii. Existing and projected water supply, sewage disposal and similar service capabilities
 - iv. The community's ability to provide adequate recreation, education and fire protection.
- b. Visual compatibility with surroundings.
- c. Effect on air and water quality standards applicable to commercial site plans.
- d. Effect on energy consumption and conservation.
- e. Whether the designated lead agency deems the proposal to be significant pursuant to the State Environmental Quality Review Act, in which event a draft environmental impact statement, followed by an environmental impact statement, will be required and reviewed.

3. Natural features:

- a. Geological features, such as depth to bedrock and the locations of rock outcrops.
- b. Topographical features, including a map showing existing contour intervals of no more than five feet. Two-foot contour intervals will be required if the topography is relatively flat. Areas of steep slopes should be delineated as necessary.
- c. Soil characteristics, such as load-bearing capacity and drainage capacity.
- d. Hydrologic features, which should include drainage and natural runoff patterns, flood zones, noted wetlands, vegetative cover and average depth to groundwater.

4. Existing development and infrastructure:
 - a. The location and dimensions of major buildings and structures.
 - b. The location and width of roads, private drive and paths, including site access.
 - c. The location, size and flow direction of sewers, water supply lines, and culverts; all utilities to be identified.
 - d. Other existing developments adjacent to the site, including setback and lot line dimensions.
5. Proposed development:
 - a. The intended use of the completed project.
 - b. A grading and drainage plan.
 - c. Site placement of buildings, accessory structures, fences, parking lots, sidewalks, storage tanks, waste-disposal units, etc.
 - d. The location and size of water and sewer lines and appurtenances.
 - e. The location, size and design of all outdoor lighting facilities, public-address systems and outdoor signs, including those posted on buildings.
 - f. A general landscaping plan and planting schedule, including buffer zones and green space.
 - g. An estimated project schedule and phasing plan (final site plan).
 - h. A performance bond, if determined to be appropriate, with the amount, completion schedule, public improvements covered and inspection and bond approval.
6. Impact on stormwater pollution:
 - a. A stormwater pollution prevention plan (SWPPP), if required for the proposed development under Chapter 96, Stormwater Management, of the Code.
 - b. The recommendation of the Stormwater Management Officer to approve, approve with modifications, or disapprove the SWPPP pursuant to Chapter 96 of the Code.
7. Other: any other information or materials with the Town Board, Planning Board, Town's Engineer, Highway Superintendent and/or Code Enforcement Officer deems reasonably necessary and/or appropriate to complete a meaningful site plan review in connection with the applicant's proposed improvements or development project.

95-5 Waiver of review process. The Town Board may waive the applicability of all or any portion of the site plan review process to a particular applicant or project if it determines that such review is not in the interest of public health, safety or general welfare or is inappropriate to a particular site plan or project, except that the requirements of §95-4B(6) of this chapter shall not be waived.

95-6 Decision; notice and filing

- A. Prior to reaching a final decision on a site plan review application, the Code Enforcement Officer shall, if required, mail notice of such proposed action to the Erie County Department of Environment and Planning.

- B. The decision of the Town Board on any site plan application shall be filed in the office of the Town Clerk within five business days after such decision is rendered and a copy mailed to the applicant.

95-7 Effective date. This chapter shall take effect the 11th day of January 1999.

TOWN OF AURORA
LOCAL LAW INTRODUCED 2026
LOCAL LAW NO. 5 - 2026

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 "ADOPTION OF CODE" ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, BY REPEALING AND RESCINDING CHAPTER 95 "SITE PLAN REVIEW".

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. TITLE.

This Local Law shall be known as Local Law No. 5 of the year 2026 and titled the "Site Plan Review Code of the Town of Aurora, Erie County, and State of New York."

SECTION 2. PURPOSE AND INTENT.

The purpose of this local law is to repeal and rescind Chapter 95 "Site Plan Review" and replace and enact a new Chapter 95 Site Plan Review.

SECTION 3. AMENDMENT.

Chapter 95 of the Code of the Town of Aurora originally adopted on January 11, 1999, is hereby repealed and rescinded as follows:

SECTION 1. INTENT.

The intent of a site plan review is as follows:

- H. To evaluate the intended building design in its arrangement to and its suitability to natural site conditions and the compatibility with surrounding land uses.
- I. To permit the Town of Aurora to analyze development proposals in terms of their impacts on local growth and the need for facilities and services.
- J. To protect and provide for the public health, safety and general welfare of the Town.
- K. To conform with current zoning, the Official Map, and Comprehensive Plan, if any, now or in the future.
- L. To protect the value of land throughout the Municipality, to encourage orderly and beneficial development upon the land, and to minimize misunderstanding in the interpretation of intended land uses set forth in current zoning restrictions.
- M. To prevent the pollution of air and water, to assure the adequacy of proper drainage methods, and to safeguard the natural water table through responsible sewage removal/treatment.
- N. To provide for the preservation of open spaces through the most efficient design and layout of buildings, including but not limited to the use of cluster development of buildings on a parcel of land.

SECTION 2. APPLICABILITY; EXCEPTIONS.

- D. All applications for building permits shall be accompanied by a site plan as approved by the Town Board, based on the review and recommendations of the Town Planning Board and, if appropriate, the Town's Engineer, Highway Superintendent and/or Code Enforcement Officer and upon the opinions and concerns brought up at a required public hearing(s), if any.
- E. An approved site plan need not accompany an application for a building permit to construct any of the following:
 - 5. A one-family or two-family dwelling and its permitted accessory uses or structures.
 - 6. A commercial improvement, either in the form of an addition to an existing structure or the construction of a new structure, which upon completion, will be less than 2,500 square feet. Notwithstanding this exception, if an applicant, during any three-year period, has engaged in a series of small improvements on his, her, or its property which, in the opinion of the Code Enforcement Officer, are intended to circumvent the requirements for a site plan review, Code Enforcement Officer may, in his or her reasonable judgement view all of those improvements in the aggregate in determining whether or not any such improvement or improvements would be excluded from the requirement of a site plan because of the amount of improved square footage involved.
 - 7. Improvements on agricultural properties or farms within the Town of Aurora which would either not otherwise be subject to the issuance of a building permit or which are located in the rear of existing improvements, provided that such improvements are located on a parcel of land of 10 acres or more.
 - 8. Construction for the purposes of accessibility.
- F. Notwithstanding any other provision contained in this §95-2, a site plan review will be required for any commercial improvement constructed on a property which immediately adjoins or is directly across the street from or is within 500' of a property which is zoned residential by the Town

SECTION 3. REVIEW PROCEDURES.

- M. Upon applying for a building permit which requires a site plan review, the Code Enforcement Officer will advise the applicant of the specific materials which need to be submitted to the Planning Board and/or Town Board for review. This step is designed to save the applicant from possible future delays. The Code Enforcement Officer will review the basic site design concept and advise the applicant as to potential problems and concerns and will assist the applicant in determining the information needed to begin a preliminary site plan review. In order to accomplish these objectives, the applicant shall provide sketches of the proposed development, together with an area map showing the location of the site in relation to neighboring points of interest.
- N. At this time, the Town's designated state environmental quality review (SEQR) officer will decide if an environmental review is necessary.
- O. All materials needed for a site plan review will be filed with the Code Enforcement Officer, together with a completed site plan review application to be developed by and obtained from the Code Enforcement Officer. A nonrefundable fee, the exact amount of which will be established from time to time by resolution by the Town Board, shall be paid at that time to the Town Clerk. Thereafter, the Code Enforcement Officer will distribute the application to the Town Board for referral to the Planning Board, as well as to any other individuals, agencies or bodies that may be appropriate for their review, report and recommendation.

- P. Upon receiving the information required on the site plan submittal checklist (which is to be attached to the site plan review application) and a complete set of plans, drawings, maps, surveys and other materials deemed reasonably necessary and appropriate, the Planning Board will review and make an initial assessment of materials and notify the applicant of any additional materials needed to complete the site plan review. If variations from the submission requirements are to be granted, they will be mutually agreed upon by the applicant and the Planning Board at this initial consultation. This will be the preliminary stage of the site plan review.
- Q. To further aid in determining public opinion and concerns, an optional public hearing may, but need not be, scheduled by the Planning Board within 45 days of receipt of a completed application for site plan review.
- R. The Planning Board shall act on such an application and notify the Town Board an applicant, in writing, of its action, which shall be to recommend either the acceptance or rejection of an application or the conditional acceptance of any application or the acceptance of an application conditioned upon certain changes in the proposed project or development.
- S. Final site plan approval or disapproval will be given by the Town Board following its receipt of a written recommendation by the Planning Board to approve, disapprove, or approve with modification an applicant's site plan review application. Such a written recommendation shall be made by the Planning Board within 60 days of any public hearing held by the Planning Board or the submission of a completed site plan review application to the Planning Board.
- T. Any time limits set forth herein may be extended by mutual consent of the Planning Board and/or Town Board and the applicant to allow all interested parties to comment upon or modify any pending proposal. Notwithstanding the above, if the Town Board determines that it is in the best interest of the Town to expedite the review and approval or disapproval of a pending application, subject to the provisions of this chapter, the Town Board may notify the Planning Board of this determination, in which event the Planning Board will make a written recommendation to the Town Board to either accept a pending application without change, to accept a pending application subject to certain changes, conditions or modifications or to reject a pending application within 60 days of the date of the Town Board's written request.
- U. Within 45 days of receiving a recommendation from the Planning Board, and to further aid in determining public opinion and concerns, the Town Board shall schedule a public hearing.
- V. Within 45 days of, the public hearing, the Town Board shall approve, disapprove or approve with modifications an applicant's final site plan. In the event that the Town Board rules that the site plan does not comply with Town standards or regulations or is unacceptable to the Town Board for any other reason, then the record of such determination shall be delivered to the applicant, including a separate statement setting forth, in as much detail as needed for the applicant to understand the basis for such determination, the criteria used by the Twon Board and others in the determination of disapproval.
- W. Upon approval by the Town Board, a complete final site plan review package will be sent to the Code Enforcement Officer after which a building permit will be issued to the applicant if he, she, or it complies with all other applicable rules and regulations.
- X. All costs incurred by the Planning Board and/or Town Board or other individuals involved in the site plan review for consultation fees or other expenses in connection with the review

procedure shall be charged to and paid by the applicant, in the Town's discretion either before or after they are incurred.

SECTION 4. SUBMISSION REQUIREMENTS.

- C. The site plan submittal checklist will assist in providing the Town's Planning Board with a basis for reaching a final decision regarding the recommendation of a final site plan to the Town Board for approval, disapproval or approval with modifications. An applicant's proposed site plan and all supporting data will be submitted by and bear the official and signature of a licensed architect, landscape architect, professional engineer or land surveyor.
- D. Site plan components, as allowed or required by state law, which will, to the extent deemed appropriate, be considered by the Town Board, Planning Board and others as part of an analysis of an applicant's site plan will include the following: legal data, impact on the environs, natural features, existing man-made features, proposed development, impact on stormwater pollution and other information or materials. If a stormwater pollution prevention plan (SWPPP) is submitted pursuant to §95-4B(6) of this chapter, such SWPPP shall be considered by the Town Board, Planning Board and others as part of an analysis of an applicant's site plan, and the site plan and SWPPP shall not be approved unless they comply with the performance and design criteria and standards in Chapter 96, Stormwater Management, of the Code.

8. Legal data

- a. The name, address, email and phone number of the applicant and authorization of the owner if different from the applicant; the name and address of the owner(s) of record, if different from the applicant; and the name, address, email and phone number of the person or firm preparing the site plan and any related maps or sketches.
- b. Ownership intentions of the applicant others, such as future options, rights-of-way etc.
- c. Current zoning classification of the property, including exact zoning boundary if in more than one district.
- d. Property boundary lines plotted to scale by a licensed surveyor, including distances, angles, North arrow, scale and date.
- e. The locations, widths, elevations, and names of existing and proposed adjacent streets.
- f. A description of all existing deed restrictions or covenants applying to the property.
- g. The identification and record of the application and approval status of all necessary state and county permits as part of the final stage of any applicant's site plan review.

9. Impact of proposal on environs:

- a. Relationship to:
 - i. Adjacent and nearby land uses, both public and private.
 - ii. Existing and proposed traffic patterns.
 - iii. Existing and projected water supply, sewage disposal and similar service capabilities

- iv. The community's ability to provide adequate recreation, education and fire protection.
 - b. Visual compatibility with surroundings.
 - c. Effect on air and water quality standards applicable to commercial site plans.
 - d. Effect on energy consumption and conservation.
 - e. Whether the designated lead agency deems the proposal to be significant pursuant to the State Environmental Quality Review Act, in which event a draft environmental impact statement, followed by an environmental impact statement, will be required and reviewed.
10. Natural features:
- a. Geological features, such as depth to bedrock and the locations of rock outcrops.
 - b. Topographical features, including a map showing existing contour intervals of no more than five feet. Two-foot contour intervals will be required if the topography is relatively flat. Areas of steep slopes should be delineated as necessary.
 - c. Soil characteristics, such as load-bearing capacity and drainage capacity.
 - d. Hydrologic features, which should include drainage and natural runoff patterns, flood zones, noted wetlands, vegetative cover and average depth to groundwater.
11. Existing development and infrastructure:
- a. The location and dimensions of major buildings and structures.
 - b. The location and width of roads, private drive and paths, including site access.
 - c. The location, size and flow direction of sewers, water supply lines, and culverts; all utilities to be identified.
 - d. Other existing developments adjacent to the site, including setback and lot line dimensions.
12. Proposed development:
- a. The intended use of the completed project.
 - b. A grading and drainage plan.
 - c. Site placement of buildings, accessory structures, fences, parking lots, sidewalks, storage tanks, waste-disposal units, etc.
 - d. The location and size of water and sewer lines and appurtenances.
 - e. The location, size and design of all outdoor lighting facilities, public-address systems and outdoor signs, including those posted on buildings.
 - f. A general landscaping plan and planting schedule, including buffer zones and green space.
 - g. An estimated project schedule and phasing plan (final site plan).
 - h. A performance bond, if determined to be appropriate, with the amount, completion schedule, public improvements covered and inspection and bond approval.
13. Impact on stormwater pollution:
- a. A stormwater pollution prevention plan (SWPPP), if required for the proposed development under Chapter 96, Stormwater Management, of the Code.

- b. The recommendation of the Stormwater Management Officer to approve, approve with modifications, or disapprove the SWPPP pursuant to Chapter 96 of the Code.
- 14. Other: any other information or materials with the Town Board, Planning Board, Town's Engineer, Highway Superintendent and/or Code Enforcement Officer deems reasonably necessary and/or appropriate to complete a meaningful site plan review in connection with the applicant's proposed improvements or development project.

SECTION 5. WAIVER OF REVIEW PROCESS.

The Town Board may waive the applicability of all or any portion of the site plan review process to a particular applicant or project if it determines that such review is not in the interest of public health, safety or general welfare or is inappropriate to a particular site plan or project, except that the requirements of §95-4B(6) of this chapter shall not be waived.

SECTION 6. DECISION; NOTICE AND FILING.

- C. Prior to reaching a final decision on a site plan review application, the Code Enforcement Officer shall, if required, mail notice of such proposed action to the Erie County Department of Environment and Planning.
- D. The decision of the Town Board on any site plan application shall be filed in the office of the Town Clerk within five business days after such decision is rendered and a copy mailed to the applicant.

SECTION 4. SEVERABILITY.

If any part or provision of this Local Law or the application thereof to any person or circumstances be adjusted invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances and the Town Board of the Town of Aurora hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 5. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

Solar Energy Systems Chapter 95A

95A-4C: Utility-scale solar energy systems are only permitted in C-1, C-2, and C-3 zoning districts.

95A-5E: Utility-scale solar energy systems and all solar energy systems over 25 kw shall be subject to all provisions of this chapter and permitted only in the approved districts (C-1, C-2, and C-3) zoning districts. These systems shall require a special use permit, site plan approval from the Town Board and a building permit from the Town of Aurora Building Department.

95A-6C(5): The total surface area of a non-utility-scale solar energy system on a lot situated in an Agriculture (A) and Commercial (C1, C2, and C3) District shall not exceed 5% of the total square footage of the entire lot.

95A-6C(6): The total surface area of a utility-scale solar energy system on a lot which is greater than two acres situated in Commercial (C1, C2, and C3) District shall not exceed 10% of the total square footage of the entire lot.

95A-8B(2): As regulated for accessory structures in the Commercial (C1, C2, and C3) uses in Chapter 116 of the Town Code.

TOWN OF AURORA
LOCAL LAW INTRO~~1~~⁶-2026
LOCAL LAW NO. 6 - 2026

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 "ADOPTION OF CODE" ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, BY REPEALING AND AMENDING ARTICLE I OF CHAPTER 95A "SOLAR ENERGY SYSTEMS"; AND ARTICLE II OF CHAPTER 95A, SECTION 8 "SPECIAL USE PERMIT REQUIREMENTS".

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. TITLE.

This Local Law shall be known as Local Law No. 6 of the year 2026 and titled the "Solar Energy Systems Code of the Town of Aurora, Erie County, and State of New York."

SECTION 2. PURPOSE AND INTENT.

The purpose of this local law is to repeal and amend Article I of Chapter 95A "Solar Energy Systems" and replace and enact a new Article I of Chapter 95A "Solar Energy Systems"; and repeal and amend Article II of Chapter 95A, Section 8 "Special Use Permit Requirements" and replace and enact a new Article II of Chapter 95A, Section 8 "Special Use Permit Requirements".

SECTION 3. AMENDMENT NO. 1.

Article I of Chapter 95A of the Code of the Town of Aurora originally adopted on March 13, 2017, is hereby repealed and amend as follows:

SECTION 1. PURPOSE.

The Town finds that restrictions of regulations in regard to the use of land within the Town for solar power projects or private solar projects are appropriate to properly address community impact, concerns or issues in a manner in which is meaningful and consistent with the Comprehensive Plan of the Town.

SECTION 2. FINDINGS.

The Town Board of the Town of Aurora makes the following findings:

- A. The Town Board of the Town of Aurora recognizes that solar energy is a clean, readily available and renewable energy source, and the Town of Aurora intends to accommodate the use of solar energy systems.
- B. However, the Town Board finds a growing need to properly site solar energy systems within the boundaries of the Town of Aurora to protect residential, business areas and other land uses, to preserve the overall beauty, nature and character of the Town of Aurora, to promote the effective and efficient use of solar energy resources, and to protect the health, safety and general welfare of the citizens of the Town of Aurora.
- C. Prior to the adoption of this chapter, no specific procedures existed to address the siting of solar energy systems. Accordingly, the Town Board finds that the promulgation of this chapter is

necessary to direct the location and construction of these systems.

- D. Solar energy systems need to be regulated for removal when no longer utilized.

SECTION 3. DEFINITIONS.

The following definitions shall apply to this chapter:

APPLICANT

The person or entity filing an application and seeking an approval under this chapter; the owner of a solar energy system or a proposed solar energy system project; the operator of a solar energy system or a proposed solar energy system project; any person acting on behalf of an applicant, solar energy system or proposed solar energy system. Whenever the term "applicant," "owner," or "operator" is used in this chapter, said term shall include any person acting as an applicant, owner or operator.

BUILDING-MOUNTED SOLAR ENERGY SYSTEMS

A solar energy system that is affixed to the side(s) of a building or other structure either directly or by means of support structures or other mounting devices, but not including those mounted to the roof or top surface of a building. Said system is designed and intended to generate energy primarily for on-site consumption.

GROUND-MOUNTED SOLAR ENERGY SYSTEM

A solar energy system that is affixed to the ground either directly or by support structures or other mounting devices. Said system is an accessory structure, designed and intended to generate electricity primarily for on-site consumption.

ROOFTOP-MOUNTED SOLAR ENERGY SYSTEM

Any solar energy system that is affixed to the roof of a building and wholly contained within the limits of the roof surface. Said system is designed and intended to generate energy primarily for on-site consumption.

UTILITY-SCALE SOLAR ENERGY SYSTEM

Any solar energy system that cumulatively on a lot is designed and intended to supply energy primarily into a utility grid for offsite sale or consumption.

SECTION 4. USE DISTRICTS.

Use districts where allowed. Subject to the provisions of this chapter, solar energy systems shall be allowed as follows:

- A. Rooftop-mounted and building-mounted solar energy systems are permitted in all zoning districts in the Town.
- B. Ground-mounted solar energy systems are permitted as accessory structures in all zoning districts of the Town subject to the restrictions in § 95A-7.
- C. Utility-scale solar energy systems are only permitted in C-1, C-2, and C-3 zoning districts.
- D. Any inconsistent provisions of the Zoning Law which purport to or may be interpreted to allow solar energy systems in other districts are hereby superseded.
- E. The provisions of this chapter apply to solar electricity generation and solar water heating systems.

SECTION 5. GENERAL REGULATIONS.

General regulations. The placement, construction, and major modification of all solar energy systems within the boundaries of the Town of Aurora shall be permitted only as follows:

- A. All proposed solar energy systems are required to follow at least the minimum standards set forth by the New York State Building Codes, and all specifications for such systems must be accompanied by a set of drawings stamped by a New York State-certified engineer or registered architect and code review checklist.
- B. All solar energy systems are required to obtain a permit from the Town of Aurora Building Department.
- C. Building-mounted, ground-mounted and roof-mounted solar energy systems capable of producing 25 kw of energy or less require a permit from the Town of Aurora Building Department.
- D. Building-mounted, ground-mounted and roof-mounted solar energy systems capable of producing more than 25 kw of energy require site plan approval from the Town Board and a building permit from the Town of Aurora Building Department.
- E. Utility-scale solar energy systems and all solar energy systems over 25 kw shall be subject to all provisions of this chapter and permitted only in the approved districts (C-1, C-2, and C-3) zoning districts. These systems shall require a special use permit, site plan approval from the Town Board and a building permit from the Town of Aurora Building Department.
- F. All solar energy systems existing on the effective date of this chapter shall be allowed to continue usage as they presently exist. Routine maintenance (including replacement with a new system of like construction and size) shall be permitted on such existing systems. New construction other than routine maintenance shall comply with the requirements of this chapter.
- G. No solar energy system shall hereafter be used, erected, moved, reconstructed, changed or altered except in conformity with these regulations.
- H. Any applications (including variance applications) pending for solar energy systems on the effective date of this chapter shall be subject to the provisions of this chapter.
- I. This chapter shall take precedence over any inconsistent provisions of the Zoning Law of the Town of Aurora.
- J. This chapter shall not apply to any lot owned by a municipality.

SECTION 6. GENERAL CRITERIA.

- A. Rooftop-mounted solar energy systems shall meet the height requirements of the underlying zoning district. All proposed installations must be accompanied with a set of drawings stamped by a New York State-licensed engineer or registered architect verifying the structural integrity of the building and a New York State code compliance checklist.
 - (1) Pitched roof: Solar energy panels shall not be more than three feet higher than the finished roof to which they are mounted.
 - (2) Flat roof: The maximum height of a solar energy panel at its highest pitch shall be no more than eight feet above the parapet wall.
- B. Building-mounted solar energy systems shall not be more than 18 inches from the building wall, and in no instance shall any part of the system extend beyond the eaveline or top of a parapet wall. All proposed installations must be accompanied by a set of drawings stamped by a New York State-

licensed engineer verifying the structural integrity of the building and a New York State code compliance checklist.

- C. Ground-mounted solar energy systems shall be subject to the following requirements:
- (1) The location of said solar energy system shall be placed no closer than two times the standard setback requirements for an accessory building/structure of the zoning district in which it is located.
 - (2) The location of said solar energy system shall only be located in the side or rear yard.
 - (3) The height of said solar energy system shall not exceed 15 feet when oriented at maximum tilt.
 - (4) The total surface area of said solar energy system on a lot shall not exceed 800 square feet per acre in an R-1, R-2, R-3 or RR.
 - (5) The total surface area of a non-utility-scale said solar energy system on a lot situated in an Agriculture (A) and Commercial (C1, C2, and C3) District shall not exceed 5% of the total square footage of the entire lot.
 - (6) The total surface area of a utility-scale solar energy system on a lot which is greater than two acres situated in Commercial (C1, C2, and C3) District shall not exceed 10% of the total square footage of the entire lot.
- D. Site plan requirements for ground-mounted solar energy systems. If site plan approval is required by this chapter for a ground-mounted solar energy system or a site plan is requested by the Building Inspector for any ground-mounted solar energy system, the applicant shall be required to submit a site plan in accordance with the Town of Aurora's site plan requirements and also drawn in sufficient detail as set forth below:
- (1) Plans and drawings of the solar energy system installation signed by a New York State-certified engineer or registered architect showing the proposal layout of the solar energy system along with a description of all components, existing vegetation, any proposed clearing and grading of the lot involved, any stormwater or erosion disturbances, and utility lines, both above and below the ground, on the site and adjacent to the site;
 - (2) Property lot lines and the location and dimensions of all existing structures and uses within 500 feet of the solar panels.
 - (3) Any proposed fencing and/or screening for said project.
 - (4) Any such additional information as may be required by the Town's professional engineer or consultant, Town Board, Town Attorney, Building Inspector or other Town entity; and
 - (5) A public hearing on said site plan may be waived by the Town Board.
- E. Solar storage batteries. When solar storage batteries are included as part of any solar energy system, they shall be placed in secure container or enclosure meeting the requirements of the New York State Building Code.
- F. All solar energy systems shall adhere to all applicable federal, state, county and Town of Aurora laws, regulations and building, plumbing, electrical, and fire codes.
- G. Any solar energy system shall be accessible for all emergency service vehicles and personnel complying with the requirements of the New York State Building Code.
- H. All structures and devices used to support solar collectors shall be nonreflective and/or painted a subtle or earth-tone color.
- I. The design, construction, operation, and maintenance of any solar energy system shall prevent the misdirection and/or reflection of solar rays onto neighboring properties, public roads, and public

parks in excess of that which already exists.

- J. The development and operation of a solar energy system shall not have a significant adverse impact on fish, wildlife, or plant species or their critical habitats, or other significant habitats identified by the Town of Aurora or other federal or state regulatory agencies.
- K. Artificial lighting of any solar energy system shall be limited to lighting required for safety and operational purposes and shall be shielded from all neighboring properties and public roads.
- L. If the use of an approved solar energy system which required a special use permit is discontinued, the owner or operator shall notify the Building Inspector within 30 days of such discontinuance. If a solar energy system is to be retained and reused, the owner or operator shall further inform the Building Inspector of this in writing at such time and obtain any necessary approvals within one year, otherwise it shall be automatically deemed abandoned.
- M. Any solar energy system to be used strictly for agricultural use purposes in accordance with New York State Agriculture and Markets Law may have some of the requirements of this chapter waived by the Building Inspector or Town Board.

SECTION 4. AMENDMENT NO. 2.

Article II of Chapter 95A, Section 8 of the Code of the Town of Aurora originally adopted on March 13, 2017, is hereby repealed and amended as follows:

SECTION 8. SPECIAL USE PERMIT CRITERIA.

Special use permits issued for utility-scale solar energy systems shall meet the following conditions:

- A. Maximum lot area: The maximum lot area shall be 15 acres.
- B. Setbacks. In addition to the setback requirements of the underlying district, any utility-scale solar energy system shall adhere to the following setbacks:
 - (1) A minimum 100 feet from all property lot lines bordering a residential (R) use district.
 - (2) As regulated for accessory structures in the Commercial (C1, C2, and C3) uses in Chapter 116 of the Town Code.
 - (3) From public roads and railroads: a minimum of 75 feet from any public road or railroad (measured from the road right-of-way or property line).
 - (4) From schools, public parks: a minimum of 750 feet from all property lot lines bordering a school or public park.
- C. Maximum overall height. The height of a utility-scale solar energy system shall not exceed 15 feet when oriented at maximum tilt.
- D. There shall only be allowed one utility-scale solar energy systems per lot.
- E. A utility-scale solar energy system shall adhere to all applicable federal, state, county and Town of Aurora laws, regulations, building, plumbing, electrical, and fire codes.
- F. Development and operation of a utility-scale solar energy system shall not have a significant adverse impact on fish, wildlife, or plant species or their critical habitats, or other significant habitats identified by the Town of Aurora or other federal or state regulatory agencies.
- G. The design, construction, operation, and maintenance of a utility-scale solar energy system shall prevent the misdirection and/or reflection of solar rays onto neighboring properties, public roads, and public parks in excess of that which already exists.
- H. All structures and devices used to support solar collectors shall be nonreflective and/or painted a subtle or earth-tone color.
- I. All transmission lines and wiring associated with a utility-scale solar energy system shall be buried or utilize existing overhead transmission line structures and include necessary encasements in

accordance with the National Electric Code and Town requirements. The applicant is required to show the locations of all proposed overhead and underground electric utility lines, including substations and junction boxes and other electrical components for the project on the site plan.

- J. All transmission lines and electrical wiring shall be in compliance with the utility company's requirements for interconnection.
- K. Artificial lighting of utility-scale solar energy systems shall be limited to lighting required for safety and operational purposes and shall be shielded from all neighboring properties and public roads.
- L. All utility-scale solar energy systems shall be enclosed by fencing to prevent unauthorized access. Warning signs with the owner's contact information shall be placed on the entrance and perimeter of the fencing.
- M. Any signage used to advertise the solar energy facility shall be in accordance with the Town's signage regulations.
- N. A berm, landscape screen, or other opaque enclosure, or any combination thereof acceptable to the Town capable of screening the site, may be required along any property line that abuts an existing residence.
- O. After completion of a utility-scale solar energy system, the applicant shall provide a post-construction certification from a professional engineer registered in New York State that the project complies with applicable codes and industry practices and has been constructed and is operating according to the design plans.
- P. Compliance with regulatory agencies. The applicant is required to obtain all necessary regulatory approvals and permits from all federal, state, county, and local agencies having jurisdiction and approval related to the completion of a utility-scale solar energy system.
- Q. Clearing, grading, stormwater and erosion control:
 - (1) Before the Town of Aurora shall issue a clearing, grading, stormwater or building permit for a utility-scale solar energy system, the applicant shall submit a SWPPP to the Town engineering consulting firm for its review and approval; and
 - (2) The SWPPP shall minimize the potential adverse impacts on wetlands and Class I and II streams and the banks and vegetation along those streams and wetlands and minimize erosion or sedimentation.

SECTION 5. SEVERABILITY.

If any part or provision of this Local Law or the application thereof to any person or circumstances be adjusted invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances and the Town Board of the Town of Aurora hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 6. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

Subdivision of Land and ODA Chapter 99

Add 99-6B: Prior to submittal of an application, a preliminary meeting with the developer, property owner, Town Supervisor, Superintendent of Highways, and Code Enforcement Officer is required to discuss the proposed subdivision. This meeting will review the basic site design concept and advise the developer as to potential problems or concerns and will assist the developer in determining the information required to begin the process. [move all subsequent sections down one]

99-31A(5): Front Yard Setback

- A. 200 feet from the boundary line parallel to the street right-of-way
- B. No accessory building/structure shall be erected in the front yard.

TOWN OF AURORA
LOCAL LAW INTRO¹-2026
LOCAL LAW NO. 7 - 2026

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 "ADOPTION OF CODE" ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, BY REPEALING AND RESCINDING ARTICLE II OF CHAPTER 99, SECTION 6 "APPROVAL PROCEDURES"; AND REPEALING AND RESCINDING ARTICLE VI OF CHAPTER 99, SECTION 31 "SUPPLEMENTARY REGULATIONS/MINIMUM STANDARDS".

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. TITLE.

This Local Law shall be known as Local Law No. 7 of the year 2026 and titled the "Subdivision of Land and Open Development Area Code of the Town of Aurora, Erie County, and State of New York."

SECTION 2. PURPOSE AND INTENT.

The purpose of this local law is to repeal and rescind Article II of Chapter 99, Section 6 "Approval Procedures" and replace and enact a new Article II of Chapter 95 "Approval Procedures"; and repeal and rescind Article VI of Chapter 99 Section 31 "Supplementary Regulations/Minimum Standards" and replace and enact a new Article VI of Chapter 99 Section 31 "Supplementary Regulations/Minimum Standards".

SECTION 3. AMENDMENT NO. 1.

Article II of Chapter 99, Section 6 of the Code of the Town of Aurora originally adopted on December 27, 2021 is hereby repealed and rescinded as follows:

SECTION 6. SUBDIVISION REVIEW PHASES.

- A. Whenever any subdivision of land is proposed, and before any contract for the sale of or any offer to sell any lots in such subdivision or any part thereof is made, and before any permit for the erection of any structure in such proposed subdivision shall be granted, the subdivider or his duly authorized agent shall apply, in writing, for approval of such proposed subdivision in accordance with the following procedures.
- B. Prior to submittal of an application, a preliminary meeting with the developer, property owner, Town Supervisor, Superintendent of Highways, and Code Enforcement Officer is required to discuss the proposed subdivision. This meeting will review the basic site design concept and advise the developer as to potential problems or concerns and will assist the developer in determining the information required to begin the process.
- C. The sequence of procedures for development within the Town of Aurora is fundamentally a three-phase procedure. The three phases are referred to as follows:
 - (1) Sketch plan (concept) approval.
 - (2) Preliminary plat approval.
 - (3) Final plat approval.

D. Phases of approval.

- (1) Sketch plan (concept) approval is the initial presentation by the developer of the general overall information and data showing how he intends to develop the property and the effect such development may have upon the adjoining property. The availability of utilities, the effect on natural watercourses and other environmental concerns, as well as drainage problems shall be answered at this time.
- (2) At preliminary plat approval, a formal public hearing will be held, at which time the developer will make a public presentation of his intentions and plans regarding the property.
- (3) At final plat approval, the developer submits all the remaining specific data and information as required by the Planning Board, the Town Board and the local laws and regulations. Upon completion of this last phase, the developer shall submit his final plat map for execution by the Town Board prior to recording the map in the Erie County Clerk's office.

SECTION 4. AMENDMENT NO. 2.

Article VI of Chapter 99, Section 31 of the Code of the Town of Aurora originally adopted on December 27, 2021, is hereby repealed and rescinded as follows:

SECTION 31. SUPPLEMENTARY REGULATIONS/MINIMUM STANDARDS.

- A. The creation of an open development area will not create a nonconforming lot. The following requirements will be a minimum:
- (1) Minimum lot size will be three acres exclusive of the "flagpole" portion of the property.
 - (2) The flagpole portion of the lot must have a minimum of 75 feet of frontage on an existing state, county, or Town road and maintain a minimum 75 feet wide right of way retained by the property owner.
 - (3) All access roadways will be located on a private right-of-way at least 75 feet wide.
 - (4) All access roadways will be a minimum of 20 feet wide from the street right-of-way to the residence, with required apron at the street, and constructed of gravel, asphalt or other hard surface. In all cases, access roadways will be sufficient to support the weight of fire apparatus and safety vehicles. Such design will be approved and inspected by the Town Engineer.
 - (a) At every increment of 150 feet of access roadway length, there will be an additional vehicle pass-by bump-out measuring a minimum six feet wide and 25 feet long.
 - (b) At a point between the interior termination of the 75 feet wide private right-of-way and the residence, a fire apparatus hammerhead, "Y," or cul-de-sac turnaround must be created as approved by the Building Inspector.
 - (c) Access roadways will not exceed 10% in grade.
 - (d) The minimum turning radius in an access roadway will be 28 feet.
 - (5) Front yard setback:
 - (a) 200 feet from the boundary line parallel to the street right-of-way.
 - (b) No accessory building/structure shall be erected in the front yard.
 - (6) Side yard setback: 50 feet.

- (7) Rear yard setback: 50 feet.
- (8) Minimum lot width: 200 feet for boundary line parallel to the street right-of-way.
- (9) Minimum distance between ingress/egress right of ways: 100 feet.
- (10) The flagpole portion of the open development area shall not be an easement, but shall be owned in fee title by the owner of the open development area.
 - (a) The flagpole portion of ODA lots in existence as of the date of adoption of this amended code must have benefit of an existing easement on an existing road if not owned in fee.

(11) Other conditions that the Town Board in its sole discretion determines to be appropriate for the specific development.

- B. Minimum habitable floor area. The required minimum habitable floor area shall be the minimum floor area of dwellings determined by Chapter 116, Zoning. The maximum mean height for a principal building shall not exceed 2 1/2 stories or 35 feet.

SECTION 5. SEVERABILITY.

If any part or provision of this Local Law or the application thereof to any person or circumstances be adjusted invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances and the Town Board of the Town of Aurora hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 6. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

Zoning Chapter 116

116-4 Building, Height of: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs and to the mean height between eaves and ridge for gable, shed, hip and gambrel roofs.

Delete 116-8.5D(3)

Delete 116-8.5E(3)

Delete 116-8.6E(3)

TOWN OF AURORA
LOCAL LAW INTRO §-2026
LOCAL LAW NO. § - 2026

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 "ADOPTION OF CODE" ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, BY AMENDING ARTICLE I OF CHAPTER 116 "ZONING": SECTION 4 "DEFINITIONS"; SECTION 8.5 "DISTRICT REGULATIONS"; AND SECTION 8.6 "COMMERCIAL DISTRICTS GENERALLY".

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. TITLE.

This Local Law shall be known as Local Law No. § of the year 2026 and titled the "Zoning Code of the Town of Aurora, Erie County, and State of New York."

SECTION 2. PURPOSE AND INTENT.

The purpose of this local law is to amend Article I of Chapter 116, Section 4 "Definitions"; and repeal and rescind parts of Article I of Chapter 116 Section 8.5 "A Agriculture" and Section 8.6 "Commercial Districts Generally".

SECTION 3. AMENDMENT NO. 1.

Article I of Chapter 116, Section 4 of the Code of the Town of Aurora originally adopted on June 20, 2022 is hereby amended as follows:

SECTION 4. DEFINITIONS.

- A. The definition of 'Building, Height of' in Section 4 of the Town Zoning Code is hereby amended to include the word 'shed' with respect to site lines. The revised definition shall read as follows:

BUILDING, HEIGHT OF

The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs and to the mean height between eaves and ridge for gable, shed, hip, and gambrel roofs.

SECTION 4. AMENDMENT NO. 2.

Article I of Chapter 116, Section 8.5 and 8.6 of the Code of the Town of Aurora originally adopted on June 20, 2022 is hereby permanently rescinded as follows:

SECTION 8.5. DISTRICT REGULATIONS.

- A. Article I of Chapter 116, Section 8.5D(3) is permanently rescinded.
B. Article I of Chapter 116, Section 8.5E(3) is permanently rescinded.

SECTION 8.6. COMMERCIAL DISTRICTS GENERALLY.

- A. Article I of Chapter 116, Section 8.6E(3) is permanently rescinded.

SECTION 5. SEVERABILITY.

If any part or provision of this Local Law or the application thereof to any person or circumstances be adjusted invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances and the Town Board of the Town of Aurora hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 6. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

5B

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Aurora on the 23rd day of March, 2026 at 6:30 PM at the Aurora Municipal Center located at 575 Oakwood Avenue, East Aurora, New York, 14052, at which hearing parties and interested citizens shall have an opportunity to be heard on Site Plan application for the placement of a prebuilt shed for storage of sports equipment and field maintenance supplies on the Pool Park property at 690 South Street, East Aurora, NY. All interested parties are entitled to be heard upon said Local Law at said public hearing. Copies of said proposed site plan are available for review at the offices of the Town Clerk during normal business hours and available on the Town website www.townofaurorany.gov.

By Order of the Town Board of the Town of Aurora
Jeanne Viger
Town Clerk
Town of Aurora

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: February 4, 2026

The Building Department has accepted Site Plan application for 690 South St by Dan Mirsky of East Aurora Baseball and Softball. The request is to place a prebuilt shed on the Pool Park property adjacent to the snack shack and utilize it for storage of equipment and field maintenance supplies. A site plan is required due to the proximity of properties zoned residential.

Town Code section 95-5 states that "The Town Board may waive the applicability of all or any portion of the site plan review process to a particular applicant or project if it determines that such review is not in the interest of public health, safety or general welfare or is inappropriate to a particular site plan."

If the Town Board does not waive the referral, then the application shall be referred to the Planning Board for their review and recommendation. After receiving the recommendation, the Town Board shall schedule a public hearing.

Due to the proximity of the property to the municipal boundary, a referral to Erie County Department of Environment and Planning is required as per GML §239-m.

This is a Type II Action for purposes of SEQRA and does not require a determination by the Town Board.

Please contact my office with any questions.

Liz Cassidy

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 2/2/26

Applicant name: East Aurora Baseball & Softball

Applicant address: PO Box 105, East Aurora, NY 14052

Property owner: Town of Aurora

Owner's address: 515 Oakwood Ave East Aurora

Property address: 690 South St

SBL # (s) 176.09-1-13

Prior owner

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

=====

Proposed Project: New shed for baseball and softball storage

Commercial X Multi family Number of dwelling units

Zone: OS Total property Acreage: 1.4 Acreage covered by bldg .004

Square footage of building: 200' (20' x 10') Cubic footage of building: 1600

Aggregate square footage of other buildings on property: ~3500

FEE SCHEDULE

Up to 5000 cu ft (20 x 25 x 10) - \$50 plus (+) \$100 per acre or fraction of acre.

Up to 10,000 cu ft - \$75 plus (+) \$100 per acre or fraction of acre.

Over 10,000 cu ft - \$75 plus (+) \$5 per 1,000 cu ft over 10,000 cu ft plus (+) \$100 per acre or fraction of acre.

Fee: \$
Receipt #

Received by [Signature]
Town Clerk/Deputy Clerk

Base fee for cu ft \$
Each 1,000 cu ft over 10,000 \$
Acres \$

SEOR action: Type I (Long EAF) X Type II (Long EAF) Short EAF Unlisted (Short EAF)

690 South St

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. *partial*

waved

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.

NA 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.

NA Stormwater pollution prevention plan (SWPPP), if affecting an acre or more

NA 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.

waved

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. *existing*

NA Location, size and design of all proposed signage and outdoor lighting.

13. Building elevation drawings, when required. *photos submitted*

NA 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.

*at corner of South
Ocean St*

NA 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).

NA 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.

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: New shed for East Aurora Baseball and Softball storage							
Project Location (describe, and attach a location map): Next to existing Snack Shack							
Brief Description of Proposed Action: We would like to install a 20' x 10' storage shed next to the existing Snack Shack structure. This shed will be used to store baseball and softball equipment, and field maintenance supplies.							
Name of Applicant or Sponsor: East Aurora Baseball & Softball		Telephone: 716-289-1349 (Dan Mirsky) E-Mail: info.eabaseball@gmail.com					
Address: PO Box 105							
City/PO: East Aurora		State: NY	Zip Code: 14052				
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="width: 50%;">NO</td> <td style="width: 50%;">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 governmental Agency? If Yes, list agency(s) name and permit or approval: Building Permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">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? _____ 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, adjoining and near the proposed action. ☐ 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? If Yes, identify: _____	NO	YES	
	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
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: N/A	NO	YES	
	☒	☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: N/A	NO	YES	
	☒	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: N/A	NO	YES	
	☒	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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 plain?	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? ☐ NO ☐ YES	☒	☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☐ NO ☐ YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Dan Mirsky, President EA Baseball & Softball</u> Date: <u>2/2/26</u> Signature: <u><i>Dan Mirsky</i></u>		









