2A

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 13th day of April, 2026 at 6:30 PM at the Aurora Municipal Center located at 575 Oakwood Avenue, East Aurora, New York, 14052, at which the Draft SWMP Plan and 2026 MS4 Progress reports will be presented. All interested parties are entitled to be heard upon said reports at said public hearing. Copies of said proposed reports 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
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Total
Unposted Batch Grand Totals		**$0.00**	**$0.00**	**$0.00**

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A00	GENERAL FUND	$75,097.23	$0.00	$0.00	$0.00	$75,097.23	$0.00
B00	PART TOWN FUND	$72,147.41	$0.00	$0.00	$0.00	$72,147.41	$0.00
DA0	HIGHWAY TOWN WIDE FUND	$39.08	$0.00	$0.00	$0.00	$39.08	$0.00
DB0	HIGHWAY PART TOWN FUND	$37,932.08	$0.00	$0.00	$0.00	$37,932.08	$0.00
TA0	TRUST AND AGENCY	$728.92	$0.00	$0.00	$0.00	$728.92	$0.00
WH0	WATER DISTRICT #16	$0.00	$0.00	$31,458.75	$0.00	$31,458.75	$0.00
WJ0	WATER DISTRICT 10 EXT 4	$0.00	$0.00	$3,581.25	$0.00	$3,581.25	$0.00
WK0	WATER DISTRICT 6 EXT 1	$0.00	$0.00	$21,317.50	$0.00	$21,317.50	$0.00
WL0	WATER DISTRICT 1 EXT 1	$0.00	$0.00	$18,215.63	$0.00	$18,215.63	$0.00
WN0	WATER DISTRICT 16 EXT 1	$0.00	$0.00	$2,461.25	$0.00	$2,461.25	$0.00
WO0	WATER DISTRICT 6 EXT 2	$0.00	$0.00	$11,976.25	$0.00	$11,976.25	$0.00
WP0	WATER IMPROVEMENT AREA #5	$0.00	$0.00	$23,648.75	$0.00	$23,648.75	$0.00
WQ0	WATER DISTRICT #17	$0.00	$0.00	$4,301.88	$0.00	$4,301.88	$0.00
WR0	WATER DIST 10 EXT 5	$0.00	$0.00	$21,757.50	$0.00	$21,757.50	$0.00
Posted Batch Grand Totals		**$185,944.72**	**$0.00**	**$138,718.76**	**$0.00**	**$324,663.48**	**$0.00**

Report Grand Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A00	GENERAL FUND	$75,097.23	$0.00	$0.00	$0.00	$75,097.23	$0.00
B00	PART TOWN FUND	$72,147.41	$0.00	$0.00	$0.00	$72,147.41	$0.00
DA0	HIGHWAY TOWN WIDE FUND	$39.08	$0.00	$0.00	$0.00	$39.08	$0.00
DB0	HIGHWAY PART TOWN FUND	$37,932.08	$0.00	$0.00	$0.00	$37,932.08	$0.00
TA0	TRUST AND AGENCY	$728.92	$0.00	$0.00	$0.00	$728.92	$0.00
WH0	WATER DISTRICT #16	$0.00	$0.00	$31,458.75	$0.00	$31,458.75	$0.00
WJ0	WATER DISTRICT 10 EXT 4	$0.00	$0.00	$3,581.25	$0.00	$3,581.25	$0.00
WK0	WATER DISTRICT 6 EXT 1	$0.00	$0.00	$21,317.50	$0.00	$21,317.50	$0.00
WL0	WATER DISTRICT 1 EXT 1	$0.00	$0.00	$18,215.63	$0.00	$18,215.63	$0.00
WN0	WATER DISTRICT 16 EXT 1	$0.00	$0.00	$2,461.25	$0.00	$2,461.25	$0.00

3B

WO0	WATER DISTRICT 6 EXT 2	$0.00	$0.00	$11,976.25	$0.00	$11,976.25	$0.00
WP0	WATER IMPROVEMENT AREA #5	$0.00	$0.00	$23,648.75	$0.00	$23,648.75	$0.00
WQ0	WATER DISTRICT #17	$0.00	$0.00	$4,301.88	$0.00	$4,301.88	$0.00
WR0	WATER DIST 10 EXT 5	$0.00	$0.00	$21,757.50	$0.00	$21,757.50	$0.00
Grand Totals		**$185,944.72**	**$0.00**	**$138,718.76**	**$0.00**	**$324,663.48**	**$0.00**

Vouchers 320-401
April 13, 2026 Abstract of Claims

Agency Use Only [If applicable]

Project: Chapter 35 Alarm Systems

Date: 4/7/26

5A1

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: Chapt 35 Alarm Sys

Date: 4/7/26

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The updates to Chapter 35 Alarm Systems of the Code of the Town of Aurora are primarily clerical in nature and have no impact on the environment.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Aurora	
Name of Lead Agency	Date
Charles D. Snyder	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Elizabeth Cassidy
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

SEQRA LEAD AGENCY DETERMINATION
LOCAL LAW NO. 1 -2026
(CHAPTER 35, ALARM SYSTEMS)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 1 -2026 to repeal and replace Chapter 35 "Alarm Systems" of the Town Code; and

WHEREAS, the proposed Local Law regulates alarm systems to reduce false alarms and improve the utilization of police, fire, and emergency response resources; and

WHEREAS, the proposed Local Law is subject to the State Environmental Quality Review Act ("SEQRA"), 6 NYCRR Part 617, and does not appear on the Type I or Type II Action lists, making it an Unlisted Action; and

WHEREAS, the Town Board is the only involved agency and has reviewed the Short Environmental Assessment Form ("EAF") and the criteria in 6 NYCRR § 617.7(c);

NOW, THEREFORE, BE IT RESOLVED, that the Town Board declares itself Lead Agency for SEQRA review of proposed Local Law No. 1 -2026; and be it further

RESOLVED, that the proposed Local Law is classified as an Unlisted Action under SEQRA; and be it further

RESOLVED, that based on its review of the EAF and the criteria in 6 NYCRR § 617.7(c), the Town Board determines the proposed Local Law will not have a significant adverse environmental impact and issues a Negative Declaration under 6 NYCRR § 617.7; and be it further

RESOLVED, that this Resolution shall take effect immediately.

5A2

ADOPTION OF LOCAL LAW NO. 1 -2026
(CHAPTER 35, ALARM SYSTEMS)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 1 -2026 to repeal and replace Chapter 35 "Alarm Systems" of the Town Code, originally adopted February 14, 1994, and last amended May 27, 2003; and

WHEREAS, the proposed Local Law regulates alarm systems to reduce false alarms and improve the utilization of police, fire, and emergency response resources, including provisions for automatic cutoff requirements, false alarm fees, administrative review, and penalties; and

WHEREAS, the proposed Local Law includes a severability clause and takes effect upon filing with the New York State Secretary of State under Section 27 of the Municipal Home Rule Law; and

WHEREAS, a public hearing was duly held on March 23, 2026, and the Town Board, acting as SEQRA Lead Agency, issued a Negative Declaration finding no significant adverse environmental impact; and

WHEREAS, the Town Board has reviewed the proposed Local Law, public hearing comments, and all relevant materials;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board adopts Local Law No. 1 -2026, the "Alarm Systems Code of the Town of Aurora, Erie County, and State of New York"; and be it further

RESOLVED, that the existing Chapter 35 "Alarm Systems" is repealed and replaced as set forth in the Local Law; and be it further

RESOLVED, that the Town Clerk is authorized to file the Local Law with the Secretary of State and take all actions necessary to effectuate this Resolution; and be it further

RESOLVED, that this Resolution shall take effect immediately.

TOWN OF AURORA

LOCAL LAW INTRO 2-2026

LOCAL LAW NO. 1 - 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. 1 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

Agency Use Only [If applicable]

Project: Chapter 87 Ponds

Date: 4/7/26

6 B1

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: Chapter 87 Ponds

Date: 4/7/26

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The update to Chapter 87 Ponds of the Code of the Town of Aurora removes the permit fee from the code. This change has no impact on the environment.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Aurora	
Name of Lead Agency	Date
Charles D. Snyder	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Elizabeth Cassidy
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

SEQRA LEAD AGENCY DETERMINATION
LOCAL LAW NO. 2 -2026
(CHAPTER 87, PONDS)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 2 -2026 to repeal and replace Section 2 of Chapter 87 "Ponds" of the Town Code; and

WHEREAS, the proposed Local Law updates permit requirements, construction standards, setbacks, and inspection provisions for ponds in the Town of Aurora; and

WHEREAS, the proposed Local Law is subject to the State Environmental Quality Review Act ("SEQRA"), 6 NYCRR Part 617, and does not appear on the Type I or Type II Action lists, making it an Unlisted Action; and

WHEREAS, the Town Board is the only involved agency and has reviewed the Short Environmental Assessment Form ("EAF") and the criteria in 6 NYCRR § 617.7(c);

NOW, THEREFORE, BE IT RESOLVED, that the Town Board declares itself Lead Agency for SEQRA review of proposed Local Law No. 2 -2026; and be it further

RESOLVED, that the proposed Local Law is classified as an Unlisted Action under SEQRA; and be it further

RESOLVED, that based on its review of the EAF and the criteria in 6 NYCRR § 617.7(c), the Town Board determines the proposed Local Law will not have a significant adverse environmental impact and issues a Negative Declaration under 6 NYCRR § 617.7; and be it further

RESOLVED, that this Resolution shall take effect immediately.

5B2

ADOPTION OF LOCAL LAW NO. 2 -2026
(CHAPTER 87, PONDS)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 2 -2026 to repeal and replace Section 2 of Chapter 87 "Ponds" of the Town Code, originally adopted January 13, 2003; and

WHEREAS, the proposed Local Law updates pond permit requirements, construction standards including NRCS/SWCD conformance or professional engineer approval, site plan requirements, setbacks, drainway standards, maintenance obligations, and inspection provisions; and

WHEREAS, the proposed Local Law includes a severability clause and takes effect upon filing with the New York State Secretary of State under Section 27 of the Municipal Home Rule Law; and

WHEREAS, a public hearing was duly held on March 23, 2026, and the Town Board, acting as SEQRA Lead Agency, issued a Negative Declaration finding no significant adverse environmental impact; and

WHEREAS, the Town Board has reviewed the proposed Local Law, public hearing comments, and all relevant materials;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board adopts Local Law No. 2 -2026, the "Ponds Code of the Town of Aurora, Erie County, and State of New York"; and be it further

RESOLVED, that the existing Section 2 of Chapter 87 "Ponds" is repealed and replaced as set forth in the Local Law; and be it further

RESOLVED, that the Town Clerk is authorized to file the Local Law with the Secretary of State and take all actions necessary to effectuate this Resolution; and be it further

RESOLVED, that this Resolution shall take effect immediately.

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 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. 2 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.

Agency Use Only [If applicable]

Project:	Chapter 93 Sewers
Date:	4/7/26

5C1

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

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Agency Use Only [If applicable]

Project: Chapter 93 Sewers

Date: 4/7/26

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The changes to Chapter 93 Sewers of the Code of the Town of Aurora are clerical in nature and do not impact the environment.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Aurora	
Name of Lead Agency	Date
Charles D. Snyder	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Elizabeth Cassidy
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

SEQRA LEAD AGENCY DETERMINATION
LOCAL LAW NO. 3 -2026
(CHAPTER 93, SEWERS)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 3 -2026 to amend Article I of Chapter 93 "Sewers," Section 1 "Definitions" of the Town Code; and

WHEREAS, the proposed Local Law redefines "Superintendent" to mean the Superintendent of Highways of the Town of Aurora; and

WHEREAS, the proposed Local Law is subject to the State Environmental Quality Review Act ("SEQRA"), 6 NYCRR Part 617, and does not appear on the Type I or Type II Action lists, making it an Unlisted Action; and

WHEREAS, the Town Board is the only involved agency and has reviewed the Short Environmental Assessment Form ("EAF") and the criteria in 6 NYCRR § 617.7(c);

NOW, THEREFORE, BE IT RESOLVED, that the Town Board declares itself Lead Agency for SEQRA review of proposed Local Law No. 3 -2026; and be it further

RESOLVED, that the proposed Local Law is classified as an Unlisted Action under SEQRA; and be it further

RESOLVED, that based on its review of the EAF and the criteria in 6 NYCRR § 617.7(c), the Town Board determines the proposed Local Law will not have a significant adverse environmental impact and issues a Negative Declaration under 6 NYCRR § 617.7; and be it further

RESOLVED, that this Resolution shall take effect immediately.

5C2

ADOPTION OF LOCAL LAW NO. 3 -2026
(CHAPTER 93, SEWERS)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 3 -2026 to amend Article I of Chapter 93 "Sewers," Section 1 "Definitions" of the Town Code, originally adopted March 13, 1989; and

WHEREAS, the proposed Local Law amends the definition of "Superintendent" to mean the Superintendent of Highways of the Town of Aurora; and

WHEREAS, the proposed Local Law includes a severability clause and takes effect upon filing with the New York State Secretary of State under Section 27 of the Municipal Home Rule Law; and

WHEREAS, a public hearing was duly held on March 23, 2026, and the Town Board, acting as SEQRA Lead Agency, issued a Negative Declaration finding no significant adverse environmental impact; and

WHEREAS, the Town Board has reviewed the proposed Local Law, public hearing comments, and all relevant materials;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board adopts Local Law No. 3 -2026, the "Sewers Code of the Town of Aurora, Erie County, and State of New York"; and be it further

RESOLVED, that Article I of Chapter 93 "Sewers," Section 1 "Definitions" is amended as set forth in the Local Law; and be it further

RESOLVED, that the Town Clerk is authorized to file the Local Law with the Secretary of State and take all actions necessary to effectuate this Resolution; and be it further

RESOLVED, that this Resolution shall take effect immediately.

TOWN OF AURORA

LOCAL LAW INTRO 4 -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 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. 3 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.

Agency Use Only [If applicable]

Project: Chapter 95 Site Plan

Date: 4/7/26

501

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: Chapt 95 Site Plan

Date: 4/7/26

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The changes to Chapter 95 Site Plan of the Code of the Town of Aurora are clerical in nature and do not impact the environment.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Aurora	
Name of Lead Agency	Date
Charles D. Snyder	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Elizabeth Cassidy
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

SEQRA LEAD AGENCY DETERMINATION
LOCAL LAW NO. 4 -2026
(CHAPTER 95, SITE PLAN REVIEW)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 4 -2026 to repeal and replace Chapter 95 "Site Plan Review" of the Town Code; and

WHEREAS, the proposed Local Law updates site plan review procedures, submission requirements, waiver provisions, and decision-making processes to ensure development aligns with community standards, environmental protection, and public welfare; and

WHEREAS, the proposed Local Law is subject to the State Environmental Quality Review Act ("SEQRA"), 6 NYCRR Part 617, and does not appear on the Type I or Type II Action lists, making it an Unlisted Action; and

WHEREAS, the Town Board is the only involved agency and has reviewed the Short Environmental Assessment Form ("EAF") and the criteria in 6 NYCRR § 617.7(c);

NOW, THEREFORE, BE IT RESOLVED, that the Town Board declares itself Lead Agency for SEQRA review of proposed Local Law No. 4 -2026; and be it further

RESOLVED, that the proposed Local Law is classified as an Unlisted Action under SEQRA; and be it further

RESOLVED, that based on its review of the EAF and the criteria in 6 NYCRR § 617.7(c), the Town Board determines the proposed Local Law will not have a significant adverse environmental impact and issues a Negative Declaration under 6 NYCRR § 617.7; and be it further

RESOLVED, that this Resolution shall take effect immediately.

5D2

ADOPTION OF LOCAL LAW NO. 4-2026
(CHAPTER 95, SITE PLAN REVIEW)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 4-2026 to repeal and replace Chapter 95 "Site Plan Review" of the Town Code, originally adopted January 11, 1999; and

WHEREAS, the proposed Local Law establishes updated site plan review regulations, including applicability and exceptions, review procedures, submission requirements, waiver provisions, and decision and filing procedures; and

WHEREAS, the proposed Local Law includes a severability clause and takes effect upon filing with the New York State Secretary of State under Section 27 of the Municipal Home Rule Law; and

WHEREAS, a public hearing was duly held on March 23, 2026, and the Town Board, acting as SEQRA Lead Agency, issued a Negative Declaration finding no significant adverse environmental impact; and

WHEREAS, the Town Board has reviewed the proposed Local Law, public hearing comments, and all relevant materials;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board adopts Local Law No. 4-2026, the "Site Plan Review Code of the Town of Aurora, Erie County, and State of New York"; and be it further

RESOLVED, that the existing Chapter 95 "Site Plan Review" is repealed and replaced as set forth in the Local Law; and be it further

RESOLVED, that the Town Clerk is authorized to file the Local Law with the Secretary of State and take all actions necessary to effectuate this Resolution; and be it further

RESOLVED, that this Resolution shall take effect immediately.

TOWN OF AURORA

LOCAL LAW INTRO 5 - 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 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. 4 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.

Agency Use Only [If applicable]

Project: Chapter 95A Solar Energy Systems

Date: 4/7/26

SE1

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: Chapter 95A Solar

Date: 4/7/26

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The changes to Chapter 95A Solar Energy Systems of the Code of the Town of Aurora are clerical in nature and do not impact the environment.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Aurora	
Name of Lead Agency	Date
Charles D. Snyder	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Elizabeth Cassidy
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

SEQRA LEAD AGENCY DETERMINATION
LOCAL LAW NO. 5 -2026
(CHAPTER 95A, SOLAR ENERGY SYSTEMS)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 5 -2026 to repeal and amend Article I of Chapter 95A "Solar Energy Systems" and Article II of Chapter 95A, Section 8 "Special Use Permit Requirements" of the Town Code; and

WHEREAS, the proposed Local Law updates regulations for solar energy systems, including use districts, permitting requirements, general criteria, setbacks, and special use permit conditions for utility-scale solar energy systems; and

WHEREAS, the proposed Local Law is subject to the State Environmental Quality Review Act ("SEQRA"), 6 NYCRR Part 617, and does not appear on the Type I or Type II Action lists, making it an Unlisted Action; and

WHEREAS, the Town Board is the only involved agency and has reviewed the Short Environmental Assessment Form ("EAF") and the criteria in 6 NYCRR § 617.7(c);

NOW, THEREFORE, BE IT RESOLVED, that the Town Board declares itself Lead Agency for SEQRA review of proposed Local Law No. 5 -2026; and be it further

RESOLVED, that the proposed Local Law is classified as an Unlisted Action under SEQRA; and be it further

RESOLVED, that based on its review of the EAF and the criteria in 6 NYCRR § 617.7(c), the Town Board determines the proposed Local Law will not have a significant adverse environmental impact and issues a Negative Declaration under 6 NYCRR § 617.7; and be it further

RESOLVED, that this Resolution shall take effect immediately.

5E2

ADOPTION OF LOCAL LAW NO. 5 -2026
(CHAPTER 95A, SOLAR ENERGY SYSTEMS)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 5 -2026 to repeal and amend Article I of Chapter 95A "Solar Energy Systems" and Article II of Chapter 95A, Section 8 "Special Use Permit Requirements" of the Town Code, originally adopted March 13, 2017; and

WHEREAS, the proposed Local Law updates solar energy system regulations, including use districts, permitting for rooftop-mounted, building-mounted, ground-mounted, and utility-scale systems, general criteria, site plan requirements, and special use permit conditions including setbacks, height limitations, screening, and decommissioning requirements; and

WHEREAS, the proposed Local Law includes a severability clause and takes effect upon filing with the New York State Secretary of State under Section 27 of the Municipal Home Rule Law; and

WHEREAS, a public hearing was duly held on March 23, 2026, and the Town Board, acting as SEQRA Lead Agency, issued a Negative Declaration finding no significant adverse environmental impact; and

WHEREAS, the Town Board has reviewed the proposed Local Law, public hearing comments, and all relevant materials;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board adopts Local Law No. 5 -2026, the "Solar Energy Systems Code of the Town of Aurora, Erie County, and State of New York"; and be it further

RESOLVED, that the existing Article I of Chapter 95A "Solar Energy Systems" and Article II of Chapter 95A, Section 8 "Special Use Permit Requirements" are repealed and replaced as set forth in the Local Law; and be it further

RESOLVED, that the Town Clerk is authorized to file the Local Law with the Secretary of State and take all actions necessary to effectuate this Resolution; and be it further

RESOLVED, that this Resolution shall take effect immediately.

TOWN OF AURORA

LOCAL LAW INTRO 6-2026

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 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. 5 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.

Agency Use Only [If applicable]

Project:	Chapter 99 Subdivision of Land
Date:	4/7/26

5F1

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: Chapter 99 Subdivision

Date: 4/7/26

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The changes to Chapter 99 Subdivision of Land & Open Development Area of the Code of the Town of Aurora are clerical in nature and do not impact the environment.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Aurora	
Name of Lead Agency	Date
Charles D. Snyder	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Elizabeth Cassidy
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

SEQRA LEAD AGENCY DETERMINATION
LOCAL LAW NO. 6 -2026
(CHAPTER 99, SUBDIVISION OF LAND AND ODA)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 6 -2026 to repeal and replace Article II, Section 6 "Approval Procedures" and Article VI, Section 31 "Supplementary Regulations/Minimum Standards" of Chapter 99 "Subdivision of Land and Open Development Area" of the Town Code; and

WHEREAS, the proposed Local Law updates subdivision review procedures, open development area standards, setback requirements, and access roadway specifications; and

WHEREAS, the proposed Local Law is subject to the State Environmental Quality Review Act ("SEQRA"), 6 NYCRR Part 617, and does not appear on the Type I or Type II Action lists, making it an Unlisted Action; and

WHEREAS, the Town Board is the only involved agency and has reviewed the Short Environmental Assessment Form ("EAF") and the criteria in 6 NYCRR § 617.7(c);

NOW, THEREFORE, BE IT RESOLVED, that the Town Board declares itself Lead Agency for SEQRA review of proposed Local Law No. 6 -2026; and be it further

RESOLVED, that the proposed Local Law is classified as an Unlisted Action under SEQRA; and be it further

RESOLVED, that based on its review of the EAF and the criteria in 6 NYCRR § 617.7(c), the Town Board determines the proposed Local Law will not have a significant adverse environmental impact and issues a Negative Declaration under 6 NYCRR § 617.7; and be it further

RESOLVED, that this Resolution shall take effect immediately.

5F2

ADOPTION OF LOCAL LAW NO. 6 -2026
(CHAPTER 99, SUBDIVISION OF LAND AND ODA)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 6 -2026 to repeal and replace Article II, Section 6 "Approval Procedures" and Article VI, Section 31 "Supplementary Regulations/Minimum Standards" of Chapter 99 "Subdivision of Land and Open Development Area" of the Town Code, originally adopted December 27, 2021; and

WHEREAS, the proposed Local Law updates subdivision review phases, including preliminary meeting requirements, sketch plan approval, preliminary and final plat approval procedures, and open development area standards including lot size, setback, access roadway, and minimum habitable floor area requirements; and

WHEREAS, the proposed Local Law includes a severability clause and takes effect upon filing with the New York State Secretary of State under Section 27 of the Municipal Home Rule Law; and

WHEREAS, a public hearing was duly held on March 23, 2026, and the Town Board, acting as SEQRA Lead Agency, issued a Negative Declaration finding no significant adverse environmental impact; and

WHEREAS, the Town Board has reviewed the proposed Local Law, public hearing comments, and all relevant materials;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board adopts Local Law No. 6 -2026, the "Subdivision of Land and Open Development Area Code of the Town of Aurora, Erie County, and State of New York"; and be it further

RESOLVED, that Article II, Section 6 and Article VI, Section 31 of Chapter 99 are repealed and replaced as set forth in the Local Law; and be it further

RESOLVED, that the Town Clerk is authorized to file the Local Law with the Secretary of State and take all actions necessary to effectuate this Resolution; and be it further

RESOLVED, that this Resolution shall take effect immediately.

TOWN OF AURORA

LOCAL LAW INTRO 1 -2026

LOCAL LAW NO. 10 - 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. 10 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.

Agency Use Only [If applicable]

Project: Chapter 116 Zoning

Date: 4/7/26

561

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: Chapter 116 Zoning

Date: 4/7/26

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The changes to Chapter 116 Zoning of the Code of the Town of Aurora are clerical in nature and do not impact the environment.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Aurora	
Name of Lead Agency	Date
Charles D. Snyder	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Elizabeth Cassidy
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

SEQRA LEAD AGENCY DETERMINATION
LOCAL LAW NO. 7 -2026
(CHAPTER 116, ZONING)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 7 -2026 to amend Article I of Chapter 116 "Zoning," Section 4 "Definitions," Section 8.5 "District Regulations," and Section 8.6 "Commercial Districts Generally" of the Town Code; and

WHEREAS, the proposed Local Law amends the definition of "Building, Height of" and permanently rescinds Sections 8.5D(3), 8.5E(3), and 8.6E(3); and

WHEREAS, the proposed Local Law is subject to the State Environmental Quality Review Act ("SEQRA"), 6 NYCRR Part 617, and does not appear on the Type I or Type II Action lists, making it an Unlisted Action; and

WHEREAS, the Town Board is the only involved agency and has reviewed the Short Environmental Assessment Form ("EAF") and the criteria in 6 NYCRR § 617.7(c);

NOW, THEREFORE, BE IT RESOLVED, that the Town Board declares itself Lead Agency for SEQRA review of proposed Local Law No. 7 -2026; and be it further

RESOLVED, that the proposed Local Law is classified as an Unlisted Action under SEQRA; and be it further

RESOLVED, that based on its review of the EAF and the criteria in 6 NYCRR § 617.7(c), the Town Board determines the proposed Local Law will not have a significant adverse environmental impact and issues a Negative Declaration under 6 NYCRR § 617.7; and be it further

RESOLVED, that this Resolution shall take effect immediately.

5G2

ADOPTION OF LOCAL LAW NO. 7-2026
(CHAPTER 116, ZONING)

WHEREAS, the Town Board of the Town of Aurora (the "Town Board") has proposed Local Law No. 7 -2026 to amend Article I of Chapter 116 "Zoning," Section 4 "Definitions," Section 8.5 "District Regulations," and Section 8.6 "Commercial Districts Generally" of the Town Code, originally adopted June 20, 2022; and

WHEREAS, the proposed Local Law amends the definition of "Building, Height of" to include "shed" with respect to roof types, and permanently rescinds Sections 8.5D(3), 8.5E(3), and 8.6E(3) of the Town Zoning Code; and

WHEREAS, the proposed Local Law includes a severability clause and takes effect upon filing with the New York State Secretary of State under Section 27 of the Municipal Home Rule Law; and

WHEREAS, a public hearing was duly held on March 23, 2026, and the Town Board, acting as SEQRA Lead Agency, issued a Negative Declaration finding no significant adverse environmental impact; and

WHEREAS, the Town Board has reviewed the proposed Local Law, public hearing comments, and all relevant materials;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board adopts Local Law No. 7 -2026, the "Zoning Code of the Town of Aurora, Erie County, and State of New York"; and be it further

RESOLVED, that Article I of Chapter 116, Section 4 "Definitions" is amended, and Sections 8.5D(3), 8.5E(3), and 8.6E(3) are permanently rescinded, as set forth in the Local Law; and be it further

RESOLVED, that the Town Clerk is authorized to file the Local Law with the Secretary of State and take all actions necessary to effectuate this Resolution; and be it further

RESOLVED, that this Resolution shall take effect immediately.

TOWN OF AURORA

LOCAL LAW INTRO 8-2026

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 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. 7 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.

5H

RESOLUTION APPROVING SITE PLAN
690 South Street
SBL#176.09-1-13

Whereas, Dan Mirsky/EA Baseball and Softball has submitted a Site Plan Review Application to place a prebuilt shed on the Community Pool Park property adjacent to the snack shack and utilize it for storage of equipment and field maintenance supplies SBL#176.09-1-13 at 690 South Street, East Aurora NY; and

Whereas, at their April 1, 2026 meeting the Aurora Town Planning Board recommended approval of the site plan; and

Whereas, the Site Plan application and documents were sent to Erie County Department of Environment and Planning for review who cascaded it to Erie County Department of Public Works and stated no concerns; and

Whereas, the Code Enforcement Officer determined this to be a Type II Action under SEQR and does not require a determination by the Town Board.

Now, therefore, be it

RESOLVED that the Site Plan for SBL#176.09-1-13 690 South Street, East Aurora, NY, to place a prebuilt shed on the Community Pool Park property is approved by the Town Board.

5F

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 27th day of April, 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 proposed Local Law 8-2026 to increase the salary of the Highway Superintendent. All interested parties are entitled to be heard upon said Local Law at said public hearing. Copies of said proposed Local Law are available for review at the Town Clerk office during normal business hours or on www.townofaurorany.gov.

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

TOWN OF AURORA

LOCAL LAW INTRO 8 - 2026

LOCAL LAW ___ - 2026

A Local Law to Increase the Salary of the Town Highway Superintendent During the Term of Office

Be it enacted by the Town Board of the Town of Aurora as follows:

Section 1: Legislative Intent

It is the intent of this local law to provide an increase in the annual salary for the elected office of David Gunner for the remainder of 2026, in accordance with the provisions of the New York State Municipal Home Rule Law. This increase is in excess of the amount specified in the notice of the public hearing on the preliminary budget published pursuant to Town Law § 108.

Section 2: Authority

This local law is enacted pursuant to Municipal Home Rule Law § 10. To the extent necessary, this local law supersedes any inconsistent provisions of the Town Law or other applicable laws relating to the timing or adjustment of salaries of elected town officers, consistent with the authority conferred by the Municipal Home Rule Law.

Section 3: Salary Increase

Effective as hereinafter provided, the annual salary for the Highway Superintendent shall be increased from the current amount of $110,331.00, to the new amount of $115,331.00 for the year 2026, effective as of January 1, 2026.

Section 4: Budgetary Authorization

The Town Board hereby authorizes and directs that the Town budget be amended as necessary to fund the salary established herein, including any inter-fund or intra-fund transfers and modifications in accordance with applicable law and fiscal procedures.

Section 5: Severability

If any clause, sentence, paragraph, or section of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not impair the validity of the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, or section directly involved in the controversy.

Section 6: Subject to Permissive Referendum

Pursuant to Municipal Home Rule Law § 24, this local law is subject to a referendum on petition (permissive referendum). This local law shall not take effect until (i) thirty (30) days have elapsed after its adoption without the filing of a valid petition requesting that the local law be submitted to the electors for approval, or (ii) if a valid petition is filed within such period, until approved by a majority of the qualified electors voting thereon at a duly held referendum.

Section 7. Notice; Filing; Publication and Posting

The Town Clerk is hereby directed to:

- cause to be published and/or posted, in the manner required by law, a notice setting forth an abstract of this local law and stating that it is subject to a permissive referendum; and
- file a certified copy of this local law with the New York State Secretary of State as required by law.

Section 8: Effective Date

This local law shall take effect in accordance with Section 6 above, upon the expiration of the period for filing a petition for a permissive referendum without such a petition being filed, or, if a valid petition is filed, upon approval by a majority of the qualified electors voting thereon and subsequent filing with the Secretary of State.

5J

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 27th day of April, 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 hear public comment on Special Use Permit and Site Plan applications for a former restaurant and bar to be converted into indoor play and separate part areas, and the outdoor areas to be used seasonally at 612 Buffalo Road, East Aurora, NY. All interested parties are entitled to be heard upon the said proposals at said public hearing. A copy of the proposals are available for review at the offices of the Town Clerk during normal business hours or 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
FAX (716) 652-3507

MEMO

TO: Chuck Snyder, and Town Board Members
FROM: Doug Crow, Chairman, Planning Board
DATE: April 2nd, 2026

==========

The following actions were taken at the April 1st, 2026, meeting of the Planning Board

Chairman, Doug Crow, acknowledged there will be 7 voting members. Ben Garvey will be a voting member.

Laurie Kutina made a motion to the Planning Board to recommend to the Town Board, to approve the SUP request for **612 Buffalo Road**, requested by tenant, Casey Caldiero, owner of Village Play, as submitted.

Seconded by: Ben Garvey
Upon a vote being taken:
Ayes- seven Noes- none Motion carried.

Tim Stroth made a motion to the Planning Board to recommend to the Town Board, to approve the Site Plan for **612 Buffalo Road**, requested by tenant, Casey Caldiero, owner of Village Play, as submitted.

Seconded by: Ben Garvey
Upon a vote being taken:
Ayes- seven Noes- none Motion carried.

Tim Stroth made a motion to the Planning Board to table the application for **298 Ellicott Road**. Applicant not present. Additional information required for review.

Seconded by: Chris Contento
Upon a vote being taken:
Ayes- seven Noes- none Motion tabled.

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: March 17, 2026

The Building Department has accepted Special Use Permit (SUP) and Site Plan applications for 612 Buffalo Rd, by Casey Caldiero of Village Play, as tenant. The request is to relocate her children's play center from the Village to the property on Buffalo Rd. The former restaurant and bar will be converted into indoor play area and separate party areas, and the outdoor areas will be used seasonally. The kitchen will remain. The property is zoned C3 and this use is a commercial recreational facility, which is allowed by Special Use Permit in the C2 District.

The site plan has been requested because of the play structures that will be constructed on the property. The plan is that the play area will be located on the volleyball court and the outdoor patio seating will remain for patrons. The majority of the code requirements for a site plan do not apply for this particular application.

Town Code requires the Town Board refer the applications to the Planning Board for their review and recommendation. The application shall also be referred to the Erie County Planning Department as per GML 239-m. After receiving the Planning Board recommendation the Town Board shall schedule a public hearing. A SEQR determination is required prior to a Town Board decision on the applications.

Both applications are Unlisted actions for purposes of SEQRA.

Please contact me if you have any questions.

liz

Town of Aurora Town Board
575 Oakwood Avenue, East Aurora NY, 14052

Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: Village Play
Business/Project Address: 612 Buffalo Rd. East Aurora NY 14052
Applicant Name: Casey Caldiero
Mailing Address: 105 Walnut St.
City East Aurora State NY ZIP 14052
Phone 716-544-2188 Fax _____ Email casey@village-play.com
Interest in the property (ex: owner/purchaser/developer) Tenant/operator

II. PROPERTY OWNER INFORMATION (If different than Applicant AND the Owner does not sign below, please submit and original, notarized "Owner Authorization" form - attached):

Property Owner(s) Name(s) 612 Buffalo 1033, LLC
If a corporate, please name a responsible party/designated officer: Jordan Litwiniak
Address 2730 Transit Rd
City West Seneca State NY ZIP 14224
Phone 716-228-8487 Fax _____ Email jlitwiniak@regerholdings.com

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 612 Buffalo Rd. East Aurora NY 14052
SBL# 164.00-1-14
Describe Special Use requested (use additional pages if needed): Childrens play center, coffee bar, lunch menu, outdoor play and banquet facility
Property size in acres 1.46 Property Frontage in feet 261
Zoning District C3 Surrounding Zoning C3, RR, A
Current Use of Property Vacant restaurant
Size of existing building(s): 8000 sf Size of proposed building(s) N/A sf
Present/Prior tenant/use: Restaurant and bar
Parking spaces: Existing: 150 Proposed additional spaces: N/A Total #: 150

Proposed water service: X public ____ private (well) ____ n/a Is this existing Y/N

Proposed sanitary sewer: ____ public X private (septic) ____ n/a Is this existing Y/N

Hours of operation (if applicable):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	By Appt.
Hours	9-7	9-7	9-7	9-7	9-7	9-7	9-7	

Peak hours: 10am

Number of employees (if applicable): Full-time ____ Part-time 7 Seasonal ____

Upon approval of this application, the applicant intends to apply for: (Check all that apply)

a. Building Permit X

b. Sign Permit ____

IV. SIGNATURE (*This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 4)*

Casey Caldiero Casey Caldiero

Signature of Applicant/Petitioner

Casey Caldiero

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 2nd day of March in the year 2026 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

Notary Public

(Notary stamp)

JEANNE H VIGER
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Erie County
01VI0040429
MY COMMISSION EXPIRES 08/12/2029

Office Use Only: Date received: 3/6/26 Receipt #: 713595

Application reviewed by: _____

Narrative Description of Proposed Activities

Village Play – 612 Buffalo Road, East Aurora

Village Play is proposing to relocate its existing business from 651 Oakwood Ave to 612 Buffalo Road within East Aurora. The relocation will allow the business to operate in a larger, safer, and more accessible facility while expanding programming and services to better serve local families.

Village Play is an indoor children's play and enrichment center designed primarily for children ages infant through elementary and their caregivers. The proposed location will include a large indoor play floor featuring age-appropriate play structures and activity stations. Open play will be offered daily from 9:00 AM to 7:00 PM.

In addition to open play, the business will host birthday parties and will have the ability to accommodate multiple parties simultaneously in designated rental areas. The space will also be available for private rentals such as baby showers, community gatherings, and third-party vendor-led classes.

The proposed site includes outdoor space that will be used for seasonal and weather-permitting activities, such as climbing structures, water tables, a sand-digging/play area, and other supervised outdoor programming like summer camps. Summer offerings may include ice cream sales as part of the food and beverage program. We do not have plans for outdoor music.

The business currently employs 7 staff members and anticipates expanding to approximately 10 employees with the larger facility and increased programming. The proposed site includes approximately 150 parking spaces, which will adequately support the anticipated use and occupancy levels for the facility.

The facility will also feature:

- A small coffee bar and expanded food and beverage service for patrons
- Daytime co-working and small office rental opportunities
- Kitchen rental availability for small local food businesses during designated hours

All activities will be supervised by staff. The business will operate as a family-focused community space designed to provide safe recreational play, educational enrichment, and small-scale private event hosting.

Village Play is committed to maintaining a well-managed, clean, and safe environment that aligns with the character of the surrounding community.

Thanks!

Casey Caldiero

Owner | **Village Play** & **Village Play Voyager**
716.544.2188 | www.Village-Play.com

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

Village Play

Name of Action or Project: Village Play

Project Location (describe, and attach a location map): 612 Buffalo Rd East Aurora NY 14052

Brief Description of Proposed Action: Move existing business Village Play, a Children's play center and open coffee bar, lunch menu, outdoor play and banquet facility (food)

Name of Applicant or Sponsor: Casey Caldiero

Telephone: 716-544-2188

E-Mail: casey@villageplay.com

Address: 105 Walnut St.

City/PO: East Aurora State: NY Zip Code: 14052

	NO	YES
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.	☐	☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Board approval	☐	☒

3. a. Total acreage of the site of the proposed action? 1.46 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.46 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☒ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
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?	☒	☐
b. Are public transportation services available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐

	NO	YES
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:	☒	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☒

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: private septic	☒	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☒	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

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

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☒	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☒	☐
If Yes, explain the purpose and size of the impoundment:		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Casey Caldiero Date: 3/2/26

Signature: Casey Caldiero Title: 3/2/26

PRINT FORM