

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

December 6, 2023

Members Present: Doug Crow, Chairman
Jeanne Beiter
Timothy Stroth
Chris Contento
Norm Merriman
Angela Griffis

Absent/ Excused: Laurie Kutina

Also Present: Rich Miga, Code Enforcement Officer

Chairman Doug Crow presided over the meeting which began at 7:02 p.m. at the Town Hall, 575 Oakwood Avenue, East Aurora, NY. He led the recitation of the Pledge of Allegiance to the Flag

Administrative Business:

- A. Update from Town Board regarding rezoning of vacant lot on Olean Rd., for proposed miniature golf facility. No finalization has been determined yet. The consideration presently is to rezone full 14 acres as a C2, with any restriction for buffers in site plan review.
- B. A reminder of the Holiday Luncheon, hosted by James Bach, on Thursday, December 21st, at noon. Planning Board members are invited.

Chairman, Doug Crow addressed the following matters:

- 1. Requests a motion to approve the minutes from the November 1st, Planning Board meeting.

Chris Contento made a motion to accept the minutes of the November 1, 2023, meeting. Seconded by Jeanne Beiter. Motion carried unanimous.

PUBLIC COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS:

- a. **Special Use Permit for 1204 Blakeley Road, SBL 187.00-2-10.2, owned by John Hughes for the installation of a ground mounted residential Solar Electric PV System.**

The property owner, John Hughes, is not present today. John, general contractor for CIR Electrical Construction is present on Mr. Hughes behalf, to answer questions for the Planning Board.

John indicates that the system is of small size and will not require a site plan.

Rich Miga reconfirms.

Chairman, Doug Crow asks for specifications from contractor.

John indicates the system size is 7.5 kilowatts. It is equipped with multiple ways to shut down system. A DC disconnect switch, at the main service panel, as well as a rapid shut down feature.

Norm Merriman asked about safety considerations, such as signage in the event of a fire.

John states all plaques and signage required by the National Electrical Code shall be metallic or plastic, engraved or machine printed in contrasting color. They will be UV resistant. All necessary required warning signs, markings, and labels will be posted on equipment and disconnects prior to any inspections performed by the Building Department.

Norm Merriman stated that the location of the system will not be invasive to neighbors. It will be approximately 260 feet from the road. As well as, approximately, 60 feet from either side of property.

Chris Contento inquiries about system warranty.

John stated the system is warrantied for 25 years. However, 35–40year life span is anticipated.

Angela Griffins asked if there would be any environmental concerns.

John states rainwater runoff. The system is made up of 15, independent, 3x5 panels, and pitched at 26 degrees.

Tim Stroth asks for foundation plans.

John responded that the stake plans have been provided. Four helical piles will be used for installation.

Chairman, Doug Crow asks for a need for any further discussion or questions. No response from Board members. Doug concludes the discussion and asks for a motion.

Chris Contento makes a motion for a recommendation that the Town Board approve the SUP, for the installation of a residential Solar Electric PV System, at 1204 Blakeley Road.

Jeanne Beiter seconds the motion.

Chairman, Doug Crow asks for a vote from Planning Board members.

Ayes-6 noes-none Motion carried

Chairman, Doug Crow requested someone to make a motion, to adjourn meeting.

Tim Stroth made a motion to adjourn.

Chairman, Doug Crow seconded.

Motion carried.

Chairman, Doug Crow adjourns meeting at 7:28PM.