

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

December 3rd, 2025

Members Present: Chairman, Doug Crow
Tim Stroth
Chelsea Root
Norm Merriman
Chris Contento

Absent/ Excused: Ben Garvey
Laurie Kutina
William Heidt
Angela Griffis

Also Present: Liz Cassidy, Code Enforcement Officer
Harrison Kelly, Owner of 600 Olean
Paul Ernst, Chair, Town ZBA
Rod Simeone, ZBA member
3 members of public

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.

Chairman, Doug Crow states that all 5 members present at tonight's meeting are voting members.

Chairman, Doug Crow asks for a motion to approve the minutes from November 5th, 2025

Chelsea Root makes a motion to approve the minutes from November 5th, 2025

Second by Chris Contento

Upon a vote being taken:

Ayes- 5

Noes-0

Motion carried

ADMINISTRATIVE BUSINESS:

- a. Comprehensive Plan Update: Angela Griffis not present

Chairman, Doug Crow acknowledged a new anticipated timeline.

CEO, Liz Cassidy stated the hope is for February 2026.

b. Chairman, Doug Crow reminds the Board of training that may be due.

OLD BUSINESS: None

NEW BUSINESS:

Chairman, Doug Crow moved to 5b. on the agenda due to applicant for 5a. not present.

- a. The Building Department has received a revised Site Plan application and SUP application for 600 Olean Road, SBL 176.00-4-25.1 as submitted by Harrison Kelly to construct a 13,982 sq ft building to house indoor golf simulators and indoor miniature golf course. The outdoor miniature golf course has been eliminated from the original plan.

Chairman, Doug Crow reminds all present, the original application for the Site Plan was approved in April of 2024. The parcel was also rezoned Commercial, as well.

Chairman, Doug Crow asks Mr. Kelly, what has changed. Also, did the Town Board ask for any specific changes.

Harrison Kelly states the Town Board requested a Historical Survey, as well as provide information regarding fencing, lighting, and signs.

Greg Schneider states the size and location of the building and parking have changed to the northwest of the parcel, further from the wetlands. Both have been revised to work around the size of the septic system. The septic system will be installed to the front left corner of the property.

Harrison Kelly states the revised plan eliminates the full kitchen and provides a catering kitchen due to septic system size limitations. There will be ovens, a freezer, and cooler. There will not be a fryer, however a grease trap will still be required.

Chris Contento asks about the configuration of the indoor golf.

Harrison Kelly states there will be nine holes on the main floor, and nine holes on the lower level. He also added, with the DEC regulation changes made this year, regarding wetlands, the outdoor miniature golf has been tabled.

Chairman, Doug Crow acknowledged the SWPPP was received.

CEO, Liz Cassidy confirms the SWPPP is under review.

Norm Merriman asks if there has been any mitigation done.

Harrison Kelly responds, no. The prior site of dumping, the debris will be cleaned. The south end wetland will remain undisturbed, other than removal of dead timber, and fenced off.

Chairman, Doug Crow reminds the Planning Board this application was previously approved in April of 2024. The present vote will be based on the revisions made. He asks if anyone would like to make a motion.

Chairman, Doug Crow makes a motion to the Planning Board to recommend to the Town Board to approve the project as purposed subject to the final feedback from engineer providing SWPPP is acceptable.

Seconded by: Tim Stroth

Upon a vote being taken:

Ayes- 5

Noes- 0

Motion carried

- b. Referral from the Town Board for review and recommendation of an ODA application for 1073 Davis Road, SBL 186.00-5-38, submitted by RNH 1055 LLC, to construct an addition on the west side of an existing building, on the existing non-conforming ODA lot.

Chairman, Doug Crow acknowledges the applicant is not present. However, the application has already been presented to the ZBA. The requested variances have been approved. The applicant Request to construct an unheated enclosure on the west side of an existing building to store his RV.

CEO, Liz Cassidy states construction more than 400 square feet would still need to go through the ODA approval process. The existing structure is a pole barn and the proposed construction will continue that style but will not be conditioned.

Chairman, Doug Crow reconfirms that the addition will not infringe on the property line.

CEO, Liz Cassidy states it is 28 feet from the property line.

Chris Contento made a motion to the Planning Board to recommend to the Town Board to approve the ODA as submitted by Robert Hopkins to build the addition on an existing building on an existing nonconforming ODA.

Seconded by: Tim Stroth

Upon a vote being taken:

Ayes- 5

Noes: 0

Motion carried

CORRESPONDENCES: none

PUBLIC COMMENTS: none

Tim Stroth makes a motion to adjourn at 7:40 pm

Seconded by: Chairman, Doug Crow

Upon a vote being taken:

Ayes-5

Noes-0

Motion carried

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