

Village of East Aurora Planning Commission

Agenda

Tuesday, April 5, 2022, at 7 p.m.

Call to Order Chair

Introduction of Planning Commission Members Chair

Approval of Meeting Minutes Chair

March 1, 2022

New Business

- **669 Main Street**-Mud, Sweat and Gears-Site Plan Application

Adjournment

Randy West – Chair

Daniel Castle – Member

Allen A. Ott. Jr. – Member

Geoff Hintz – Member

Arron Fisher – Member

Dale Morris – Member

Stacy Oar - Member

Cornell “Bud” Babcock – Alternate Member

Elizabeth Cassidy – Code Enforcement Officer

Chris Trapp – Village Attorney

Jessica Taneff – Planning Commission Secretary

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: February 25, 2022

The Building Department has accepted a Site Plan Application for a two-story commercial addition at Mud Sweat and Gears located at 669 Main St.

Village Code section 285-51.5 requires the Village Board to refer the Site Plan application to the Planning Commission for their review and recommendation. The Village Board shall then schedule a public hearing prior to the SEQR determination and decision.

Village Code section 285-50.4C requires the Village to submit the application to Erie County Department of Environment and Planning for their review and comment due to proximity to a State highway (Main St/20A).

This is an Type II action for purposes of SEQR.

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

VILLAGE OF EAST AURORA
 571 Main Street, East Aurora, New York 14052
 716-652-6000
 In conjunction with
Town of Aurora Building Department
 300 Gleed Ave, East Aurora, NY 14052
 716-652-7591

Building Dept:	
Date Received	2/16/22
Complete App	2/24/22
Village Clerk:	
Date Received	2/25/22
Amount \$	125
Receipt #	0011395

SITE PLAN APPLICATION

PROPOSED PROJECT MJD, SWEAT & GEARS SBL#: 176.05-1-272
 LOCATION 669 MAIN STREET ZONING DISTRICT VC

The applicant agrees to reimburse the Village for any additional fees required for consultant's review of submitted technical data, including but not limited to, traffic studies, drainage, lighting, water and sewer plans.

APPLICANT NAME JAKE FLITTON
 ADDRESS P.O. Box 80 EAST AURORA NY 14052
 TELEPHONE 716-646-8351 FAX _____ E-MAIL JAKE@HAVENARCHITECTURE.com
 SIGNATURE [Signature]

OWNER NAME _____
 ADDRESS _____
 TELEPHONE _____ FAX _____ E-MAIL _____
 SIGNATURE _____

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
 NAME JAKE FLITTON FIRM HAVEN ARCHITECTURE
 ADDRESS PO BOX 80 EAST AURORA NY
 TELEPHONE _____ FAX _____ E-MAIL _____
 SIGNATURE [Signature] AFFIX STAMP

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Twenty (20) Sets – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-51.3
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.jerackas@east-aurora.ny.us. Larger files may be submitted on a USB drive or CD Rom.
- Application fee \$25.00 and Public Hearing fee \$100.00 – Total \$125 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____ Minor Project written request to waive PC mtg Y/N/NA: VB Decision Y/N

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Historic Preservation	_____	_____
ZBA	_____	_____
EC Div of Planning	_____	_____
NYS DOT	_____	_____
Town Notification	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQR ACTION:
 ___ Type 1 ___ Type 2 ___ Unlisted

VILLAGE BOARD ACTION:

	Mtg/Mail Date	
Public Hearing	_____	
Notices Mailed	_____	
Posted Notice-VEA Hall	_____	
Posted Notice-Prop	_____	
Approval/Denial Date	_____	Attach Village Board resolution with noted conditions.

Short Environmental Assessment Form

Part 1 - Project Information

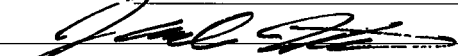
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Mud, Sweat & Gears							
Project Location (describe, and attach a location map): 669 Main Street, East Aurora NY 14052							
Brief Description of Proposed Action: Rear two-story addition onto existing building.							
Name of Applicant or Sponsor: Jacob Flitton- Haven Architecture		Telephone: 716-646-8251					
		E-Mail: jake@havenarchitecture.com					
Address: PO Box 80							
City/PO: East Aurora		State: NY	Zip Code: 14052				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? 0.0649 acres b. Total acreage to be physically disturbed? 0.0153 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Roof drains will connect to existing storm sewer drain lines. In addition a large trench drain will be installed behind the building to accommodate any run-off not gathered by the new storm sewer lines and connections.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Jacob Flitton Date: 02.24.2022 Signature: 		

MUD, SWEAT N' GEARS STORE IMPROVEMENT PLAN

669 MAIN STREET,
EAST AURORA, NY 14052
JANUARY 27, 2022



**NOT FOR
CONSTRUCTION
PRELIMINARY
PLANS**

[illegible]

MUD, SWEAT
N'GEARS
669 MAIN ST,
EAST AURORA,
NY 14052

669 MAIN ST,
EAST AURORA,
NY 14052

SHEET TITLE

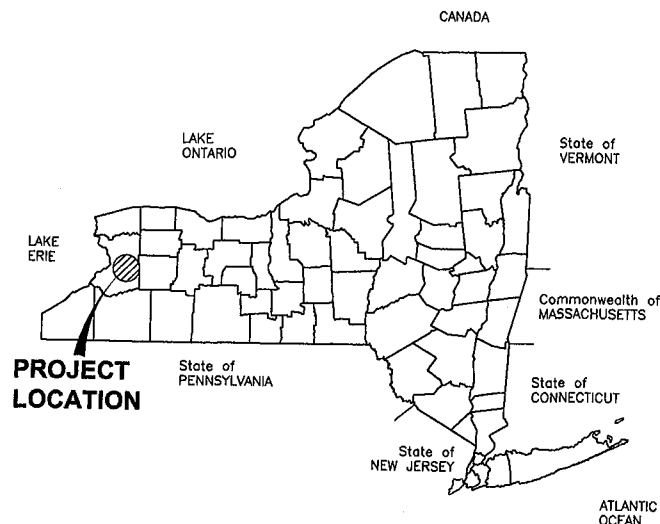
TITLE PAGE

DRAWN BY MJK	DATE JAN. 2022
CHECKED BY ATH	D&K PROJECT # 127739
PROJ. ENG. ATH	D&K ARCHIVE #

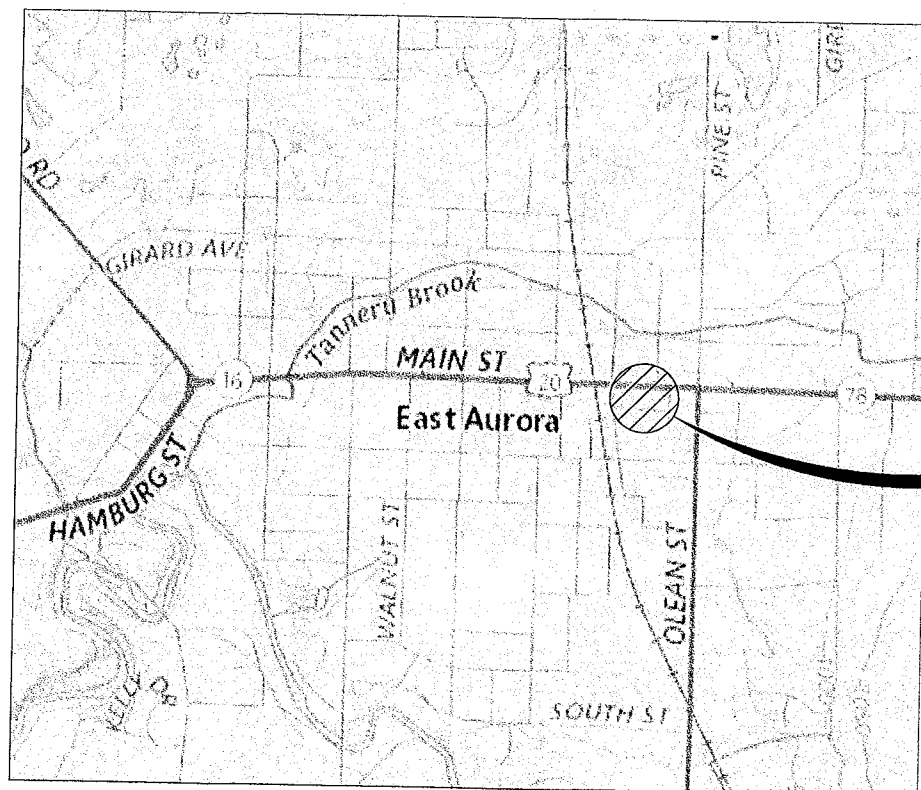
SHEET NUMBER

1

SHEET 1 OF 3



LOCATION MAP
NOT TO SCALE



AREA MAP
SCALE: 1" = 1000'

PROJECT AREA

DuBois & King inc.

engineering









planning

management





development

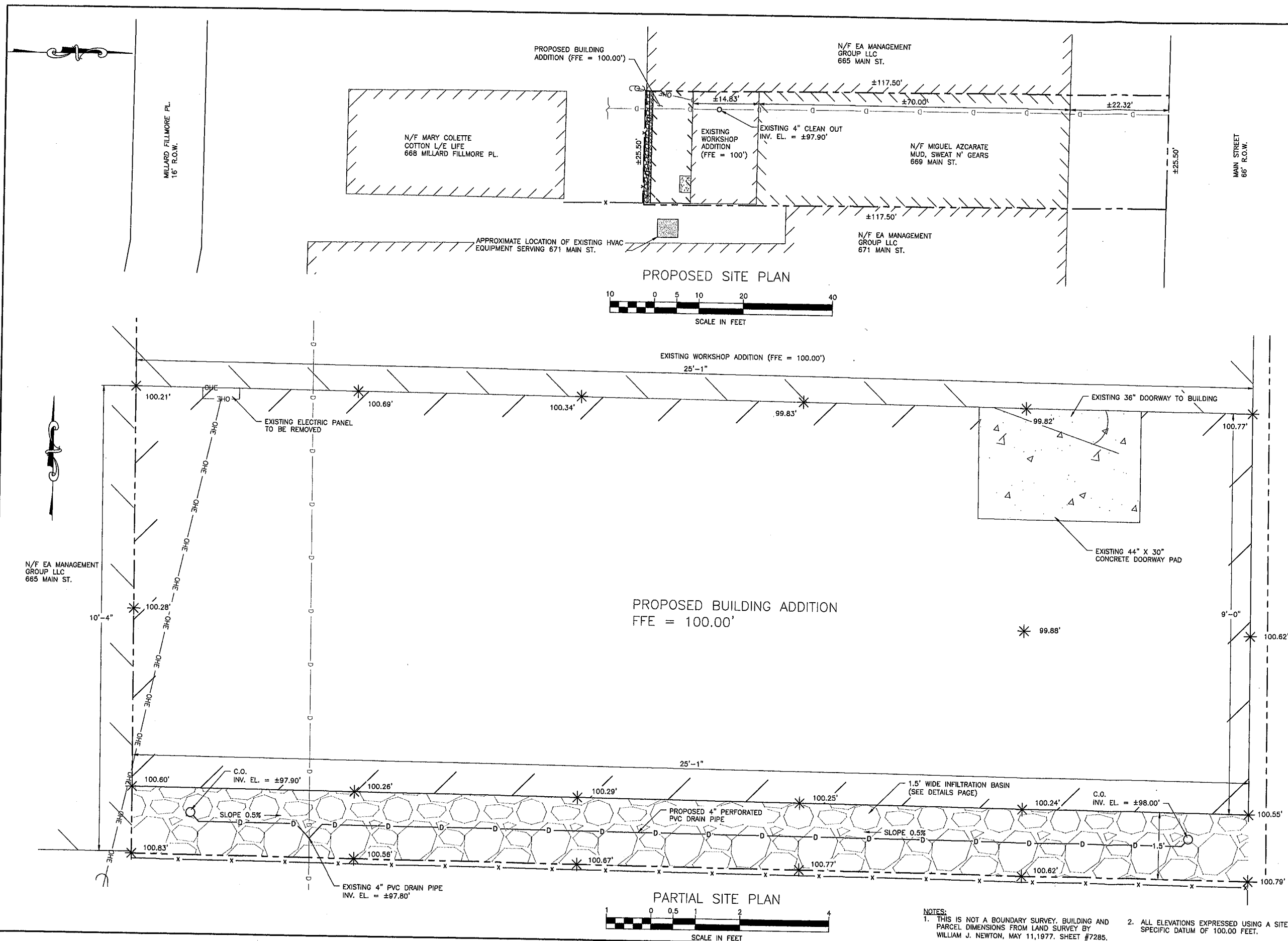
LIST OF DRAWINGS	
<u>SHEET TITLE</u>	<u>SHEET NO.</u>
TITLE SHEET	1
SITE PLANS	2
DETAILS	3

EXISTING LEGEND:

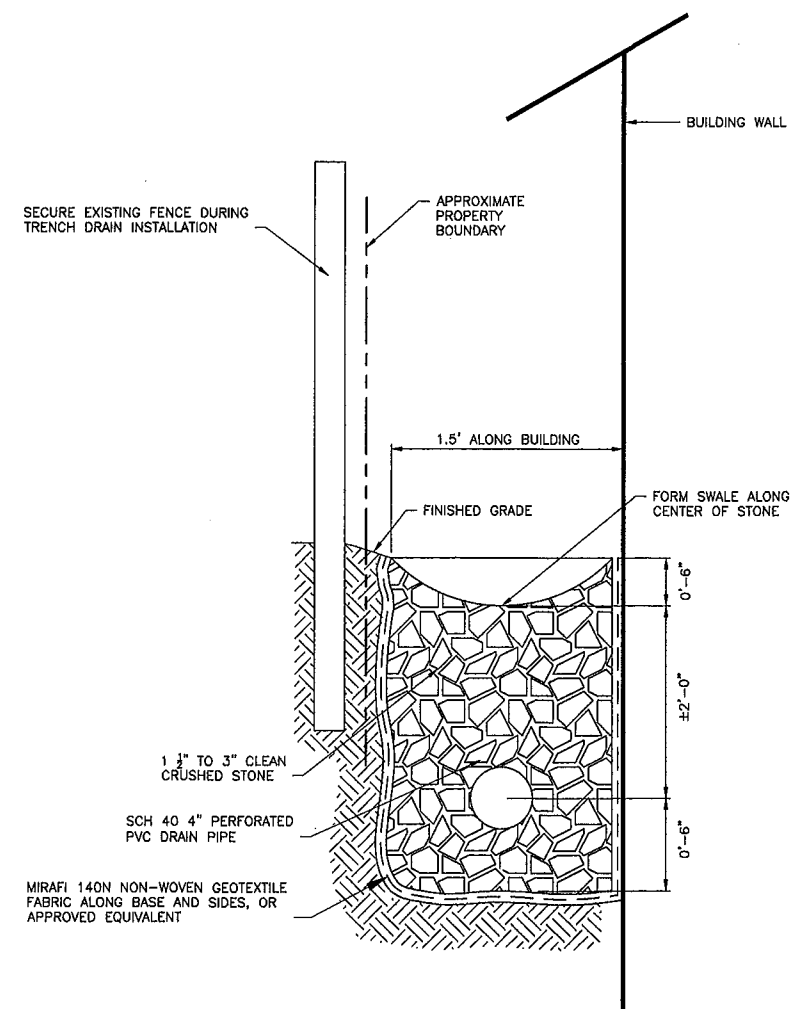
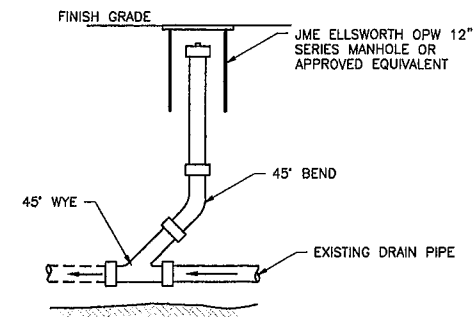
	EXISTING BUILDING LOCATION
	EXISTING DRAIN PIPE
	PROPERTY BOUNDARY
	FENCE
	EXISTING ROAD
	EXISTING OVERHEAD ELECTRIC
	EXISTING CONCRETE PAD
	EXISTING UTILITY POLE

PROPOSED LEGEND:

 PROPOSED BUILDING LOCATION
 PROPOSED DRAIN PIPE
 PROPOSED TRENCH DRAIN
 PROPOSED DRAIN CLEAN OUT



**DuBois
& King inc.**



DRAINAGE TRENCH DETAIL
NOT TO SCALE

**DuBois
& King inc.**

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BRANDON, VT
BEDFORD, NH LACONIA, NH
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PROFESSIONAL SEAL

**NOT FOR
CONSTRUCTION
PRELIMINARY
PLANS**

[illegible]

MUD, SWEAT
N'GEARS
669 MAIN ST,
EAST AURORA,
NY 14052

669 MAIN ST,
EAST AURORA,
NY 14052

SHEET TITLE

SITE PLANS

DRAWN BY MJK	DATE JAN. 2022
CHECKED BY ATH	D&K PROJECT # 127739
PROJ. ENG. ATH	D&K ARCHIVE #

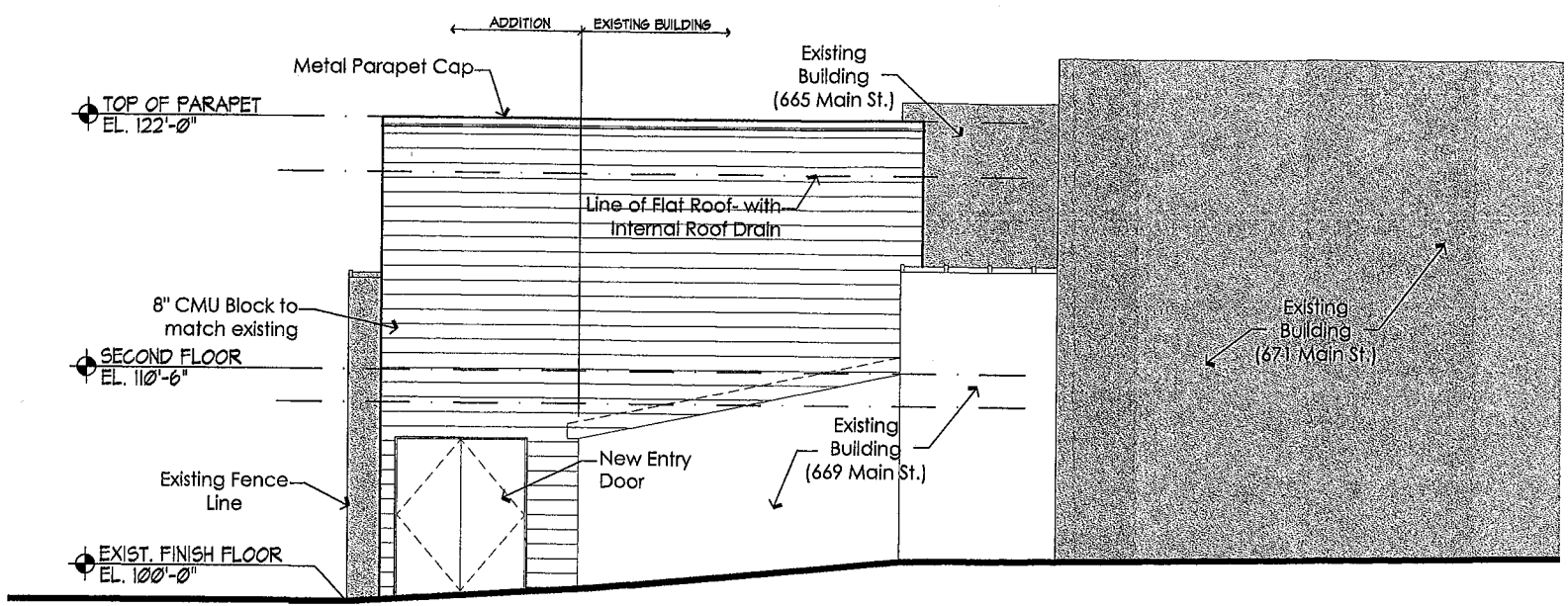
SHEET NUMBER

3

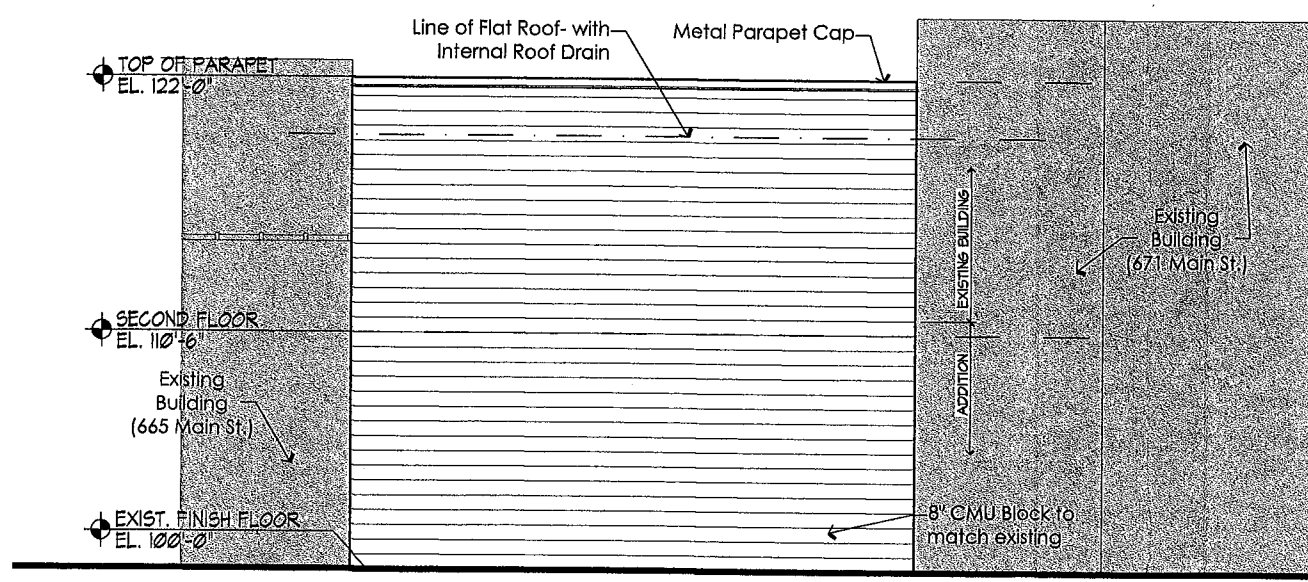
SHEET 3 OF 3

- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL COMPLY AND BE IN ACCORDANCE WITH THE MOST RECENT RESIDENTIAL CODE AS ADOPTED BY NEW YORK STATE.
 2. THE STRUCTURAL DESIGN OF THIS BUILDING IS BASED ON THE FULL INTERACTION OF ALL THE COMPONENT PARTS, WITH NO PROVISIONS MADE FOR CONDITIONS OCCURRING DURING THE CONSTRUCTION. THEREFORE IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE BRACING DURING CONSTRUCTION.
 3. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES OR DISCREPANCIES IN WRITTEN FORM FOR APPROVAL.
 4. ANY OMISSION AND OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING.
 5. ARCHITECT IS NOT RESPONSIBLE FOR CONTRACTORS PERFORMANCE AND DOES NOT GUARANTEE CONTRACTORS WORK.
 6. ARCHITECT IS NOT RESPONSIBLE FOR JOB SITE SAFETY.
 7. CONTRACTOR SHALL MAINTAIN A CLEAN JOB-SITE DURING CONSTRUCTION, AND SHALL CLEAN UP DEBRIS AT THE END OF EACH WORK DAY.
 8. CONTRACTOR SHALL MAINTAIN AND TAKE CARE TO PROTECT ANY EXISTING MATERIALS, CONSTRUCTION, ETC.
 9. THE DETAILS SHOWN ON THESE PLANS OR ATTACHED ILLUSTRATE TYPICAL GENERAL CONSTRUCTION AND ARE A PART OF THE CONSTRUCTION DOCUMENTS. SPECIFIC INFORMATION PERTAINING TO THIS AND/ OR AMEND THE DETAILS ATTACHED.

- DEMOLITION NOTES:**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTIMATING QUANTITIES OR WORK AND DEBRIS.
 2. THE CONTRACTOR SHALL INSPECT ALL ELEMENTS TO BE REMOVED PRIOR TO DEMOLITION TO VERIFY THEIR LOAD BEARING STATUS. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY ELEMENTS FOUND TO BE LOAD BEARING WHICH ARE NOT INDICATED AS SUCH IN THESE DRAWINGS. DEMOLITION SHALL NOT COMMENCE ON THOSE ELEMENTS UNTIL DIRECTION IS RECEIVED IN WRITING FROM THE ARCHITECT.
 3. ALL REMOVED MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER. THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND RECYCLE AS MUCH MATERIAL AS POSSIBLE.
 4. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATION AND SAFE AND LEGAL REMEDIATION AND DISPOSAL OF ANY AND ALL SUSPECTED HAZARDOUS MATERIALS.
 5. CUTTING OR PATCHING OF STRUCTURAL ELEMENTS IN ANY WAY WHICH DIMINISHES THE LOAD BEARING CAPACITY IS PROHIBITED.
 6. THE CONTRACTOR IS RESPONSIBLE FOR PROPER DESIGN, INSTALLATION AND MAINTENANCE OF ALL NECESSARY TEMPORARY SHORING AND BRACING REQUIRED FOR SAFE DEMOLITION.
 7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE DEMOLITION WITH THE INSTALLATION OF REQUIRED PERMANENT STRUCTURAL MEMBERS.



A PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



B PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY

HAVEN
architecture
716.646.8251
www.havenarchitecture.com

WARNING: IT IS A VIOLATION OF SECTION 2014, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER IN ANY MANNER THE SPECIFICATIONS OR INSTRUCTIONS TO PREPARE THE DESIGN OF A BUILDING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DOCUMENT STATUS

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> PROGRESS
<input type="checkbox"/> BID SET	<input type="checkbox"/> PERMIT SET
<input type="checkbox"/> FINAL FOR CONSTRUCTION	

ISSUED BY JACOB FLITTON ARCHITECT PLLC

MUD, SWEAT N' GEARS
669 Main St.
East Aurora NY 14052

Job # 21-054
Revisions
Date: 2022.02.15

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PROPERTY RIGHTS TO THESE DOCUMENTS SHALL NOT BE LOST UNDER BANKRUPTCY OR FORFEITURE ACTIONS THAT MAY ARISE AS A RESULT OF THE DESIGN OF THIS PROJECT.

Title: Proposed Exterior Elevations
TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HAVE PREPARED ALL PLANS, DRAWINGS, SPECIFICATIONS, ETC., IN ACCORDANCE WITH THE NEW YORK STATE EDUCATION LAW AND THE NEW YORK STATE ENERGY CODE.

Sheet: **A1.0**