

Village of East Aurora Planning Commission

Agenda

Tuesday, June 7, 2022, at 7 p.m.

Call to Order	Chair
Introduction of Planning Commission Members	Chair
Approval of Meeting Minutes	Chair

May 3, 2022

New Business

- **472 Girard Avenue**-Jonathan Morris- Special Use Permit-Auxiliary Dwelling Unit
- **59 Center Street**-Abstract Architect- Special Use Permit-Auxiliary Dwelling Unit
- **591 Main Street**- East Aurora Co-Op- Special Use Permit
- **408 Main Street**- Cristina Finnerty- Site Plan- Exterior Renovations

Old Business

- Further Discussion of regulatory framework of the AutoZone 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: April 14, 2022

Jonathan Morris, AIA of Carmina Wood Morris DPC has submitted a Special Use Permit application for an Accessory Dwelling Unit (ADU) at his client's property at 472 Girard Ave. The proposed structure would be a detached two-car garage with a one bedroom ADU on the second floor. The proposed structure meets all zoning requirements for an accessory building.

Village Code section 285-52.1 requires the Village Board to refer the Special Use Permit 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 of a municipal boundary (Town of Aurora).

This is an Unlisted 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 Glead Ave, East Aurora, NY 14052
716-652-7591

Building Dept:	
Date Received	4/12/22
Complete App	4/13/22
Village Clerk:	
Date Filed	4/14/22
Amount \$	180
Receipt #	CASH

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT Cananagh Residence SBL#: 164.16-2-49
LOCATION 472 Girard Avenue ZONING DISTRICT 210-R SFR

The applicant agrees to reimburse the Village for any additional fees required for consultant's review.

APPLICANT NAME Jonathan H. Morris, AIA
ADDRESS 183 Crosby Avenue, Kenmore, NY 14217
TELEPHONE (716) 587-1324 E-MAIL jmorris@cwm-ae.com
SIGNATURE [Signature]

OWNER NAME Kevin and Danni Cavanagh
ADDRESS 11284 Pyrites Way, Gold River, CA 95670 / 472 Girard Avenue, East Aurora, NY 14052
TELEPHONE (916) 997-1200 FAX _____ E-MAIL kcavanagh@jadegroupinc.com
SIGNATURE _____

DEVELOPER NAME N/A
ADDRESS _____
TELEPHONE _____ FAX _____ E-MAIL _____
SIGNATURE _____

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- One (1) – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-52.2
- 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 or by Dropbox.
- Application fee \$25.00, Permit fee \$25.00, and Public Hearing fee \$100.00 – Total \$150 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
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.

CHECK LIST FOR SPECIAL USE PERMIT APPLICATION

- ☒ A cover letter to the Village board with a narrative of all proposed uses and structures, including but not limited to: hours of operation, number of employees, maximum seat capacity, and required number of parking spaces.
- ☒ A narrative report describing how the proposed use will satisfy the criteria set forth in the special use permit review criteria of Chapter §285-52.4 (also listed below), as well as any other applicable requirements relating to the specific use proposed.
 - ☒ Will be generally consistent with the goals of the Village Comprehensive Plan.
 - ☒ Will meet all relevant criteria set forth in Chapter §285-52.3 and §285-52.4.
 - ☒ Will be compatible with existing uses adjacent to and near the property.
 - ☒ Will not create a hazard to health, safety or the general welfare of the public.
 - ☒ Will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents.
 - ☒ Will not be a nuisance to neighboring land uses in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.
 - ☒ Will not cause undue harm to or destroy existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water, or degradation of water quality.
 - ☒ Will not destroy or adversely impact significant historic and/or cultural resource sites.
 - ☒ Will provide adequate landscaping, screening or buffering between adjacent uses which are incompatible with the proposed project.
 - ☒ Will not otherwise be detrimental to the public convenience and welfare.
- ☒ All SEQR Documentation as required by New York State Law.

Jennifer Calkins

From: Jon Morris <jmorris@CWM-AE.COM>
Sent: Tuesday, April 12, 2022 12:27 PM
To: maureen.jerackas@east-aurora.ny.us
Cc: Kevin Cavanagh; Jennifer Calkins
Subject: Application for Special Use Permit, 472 Girard Avenue
Attachments: A-1 Survey, Site and Roof Plan.pdf; A-7 Exterior Elevations.pdf; A-8 Exterior Elevations.pdf; A-9 Exterior Elevations.pdf; Cover Letter_2022-04-12.pdf; SEAF_2022-04-12.pdf; Special Use Permit Application_2022-04-12.pdf

Maureen and Elizabeth –

Please find the required application materials for the Village Board's consideration of a Special Use Permit for an accessory dwelling unit at 472 Girard Avenue. The unit is a one-bedroom apartment proposed for the second floor above a new, detached 2-car garage (the current home does not have a garage). The property owners, Kevin and Dannin Cavanagh, are sending the required \$150 application fee to your office under separate cover.

Thank you for your assistance; please do not hesitate to contact me if you need any further information.

Jonathan H. Morris, AIA | VP Architecture



487 Main Street Ste 500 Buffalo, NY 14203

P: 716.842.3165 x102 F: 716.842.0263

The information in this e-mail and any attachments is confidential and may be subject to legal professional privilege. It is intended solely for the attention and use of the named addressee(s). If you are not the intended recipient, or person responsible for delivering this information to the intended recipient, please notify the sender immediately. Unless you are the intended recipient or his/her representative you are not authorized to, and must not, read, copy, distribute, use or retain this message or any part of it.

April 12, 2022

Ms. Elizabeth Cassidy, Code Enforcement Officer
Village of East Aurora Building Department
575 Oakwood Avenue
East Aurora, New York 14052
building@townofaurora.com

Ref.: Cavanagh Residence – Addition and Alterations
472 Girard Avenue, East Aurora, NY 14052

Dear Ms. Cassidy:

My wife Dannin Cavanagh and myself Kevin Cavanagh (home owners) purchased our second home in East Aurora with several considerations for future plans.

My business has used a long-term lease corporate apartment in Kenmore, New York for several years while our company continues to grow in the Buffalo area. With the first of many considerations, I have terminated our lease in Kenmore and will now be staying in our Girard Avenue home during our frequent business trips to Western New York. In addition, my wife and I have several friends who call East Aurora home and while visiting often, we have decided to spend more time in the Village of East Aurora Village in the years to come.

Our first intent is to embark on an extensive renovation of the home to further tailor the house to our needs. Included in those plans is a much-needed garage on the property and we've designed a preliminary plan for a small, one-bedroom "accessory use" dwelling above the garage space for our soon to be college-age son. The new structure is planned on the site to align with the west wall of the existing house. The +/- 8'-0" side yard setback (the property line is not exactly parallel to the house) complies with the ordinance for fully detached structures; separate overlapping roof structures will provide covered access from the back door of the house to the garage.

Given the scope of the intended work, these renovations will be best performed while we are not residing full-time in the property. We intend to phase the work to allow us to live in the house while the garage/apartment is completed, then use the apartment as a place to stay while the balance of the home renovation is finished. When both phases are complete, we can enjoy the entire home and apartment space with our family.

Moving into the next 18 months, we plan on residing in the home 8 months of the year with interim stays all throughout the year attending to our local growing business.

We hope this fully explains our desires for residency in East Aurora and we are growing in our excitement for becoming a longer-term resident of the East Aurora community in the years to come.

Please accept this letter of explanation and note our permission to have our architect, Jonathan Morris, AIA to act on our behalf as Agent for Owner with regards to any and all applications, submittals, plans, specifications, building department, planning department and permit approvals for all needs concerning our home renovation and addition project located 472 Girard Ave., East Aurora, NY.

Thank you for your consideration and help in extending our permission for Jon Morris to act as our agent in the process.

Best regards,

Kevin Cavanagh

President

Jade Group Inc. / Jade-Ex LLC

Headquarters: 1870 Buford Hwy
Duluth GA 30097

California Office: 11284 Pyrites Way
Gold River California, 95670
Office: (916) 671-5848
Fax: (916) 671-1717
Direct Line: (916) 997-1200

kcavanagh@jadegroupinc.com

Short Environmental Assessment Form

Part 1 - Project Information

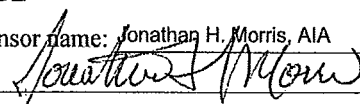
Instructions for Completing

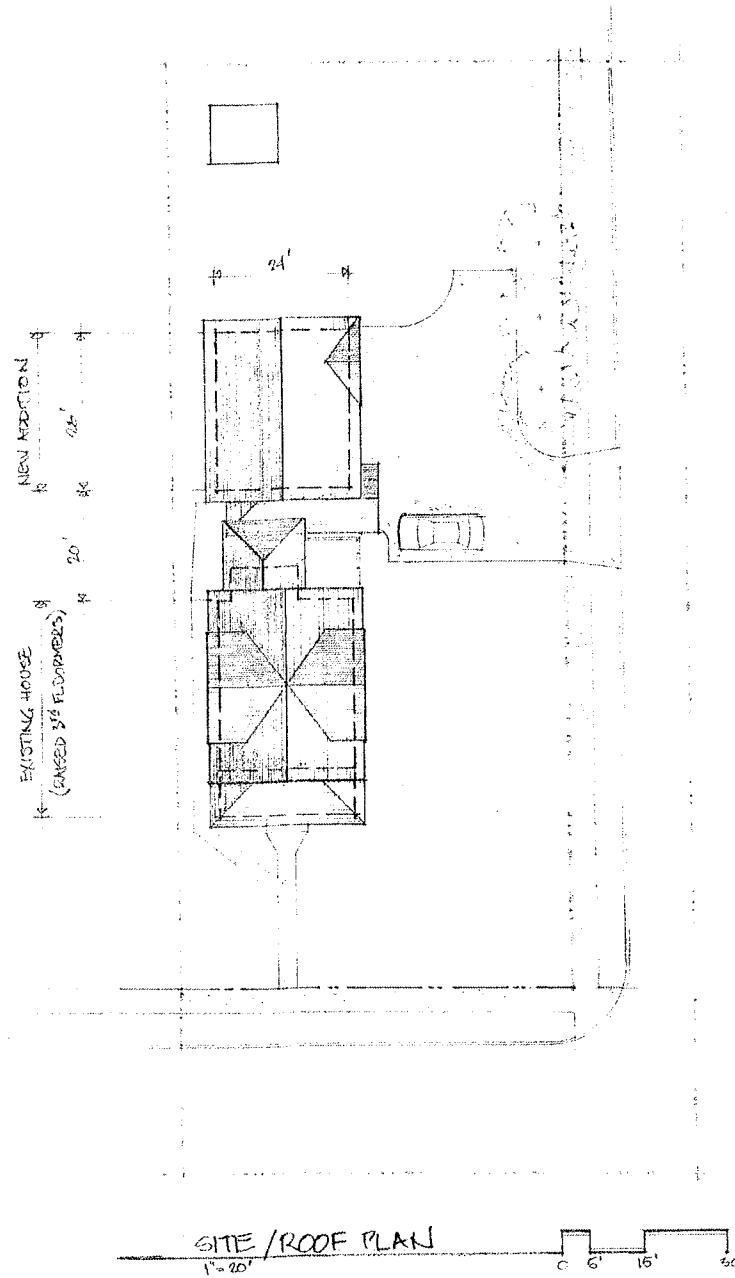
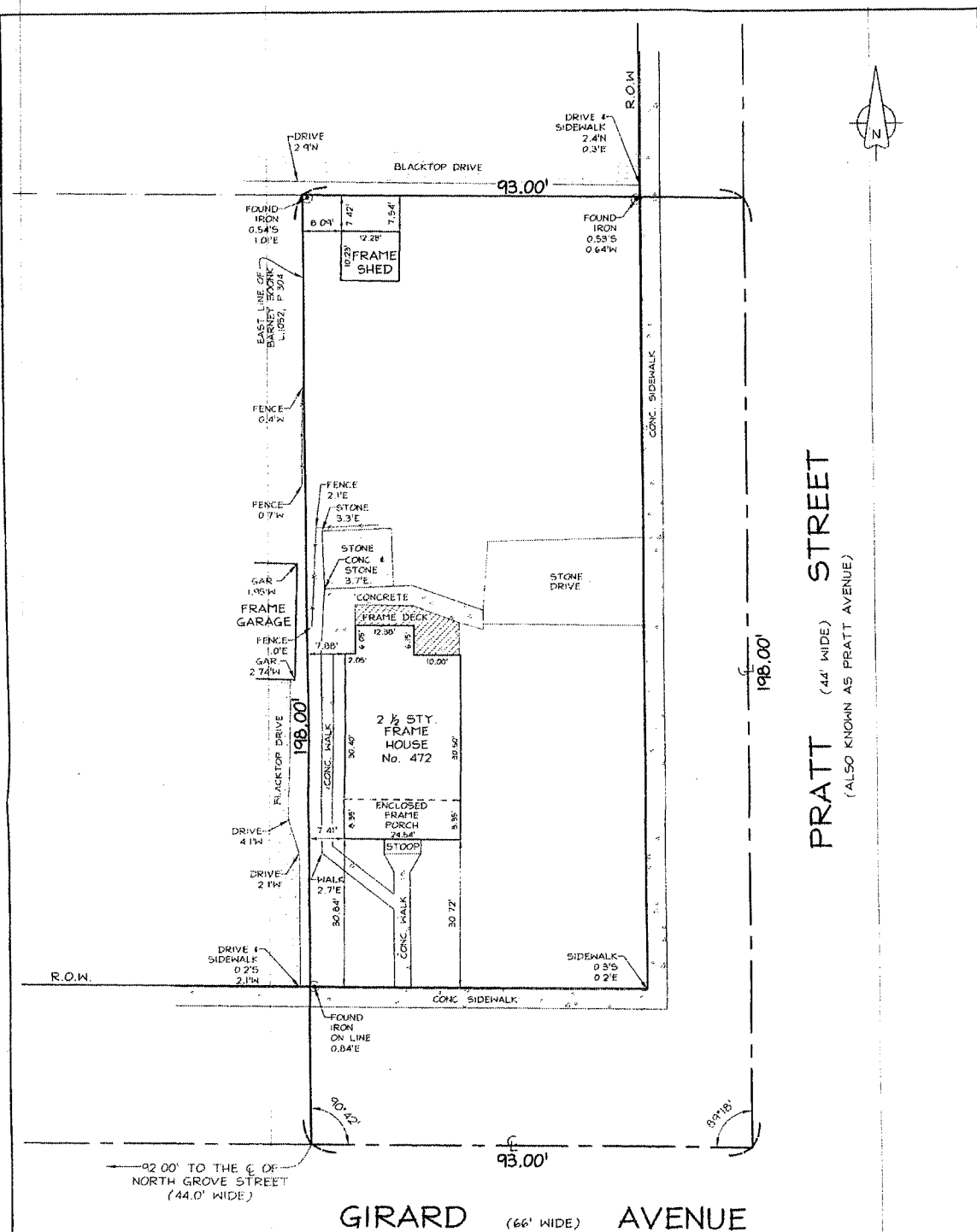
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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							
Name of Action or Project: Cavanagh Residence - Addition & Alterations							
Project Location (describe, and attach a location map): 472 Girard Avenue, East Aurora, NY 14052							
Brief Description of Proposed Action: Interior renovations to an existing single-family residence and construction of a new, detached accessory structure containing a ground floor 2-car garage and second-floor one-bedroom apartment above.							
Name of Applicant or Sponsor: Jonathan H. Morris, AIA		Telephone: (716) 587-1324 E-Mail: jmorris@cwm-ae.com					
Address: 183 Crosby Avenue							
City/PO: Kenmore		State: NY	Zip Code: 14217				
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%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><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: East Aurora Building Department permit			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.422 acres					
b. Total acreage to be physically disturbed?		0.015 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.422 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 type="checkbox"/> Commercial <input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/> Urban <input checked="" 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: _____	<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	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Jonathan H. Morris, AIA</u> Date: <u>April 12, 2022</u> Signature: <u></u>		



Architect:
Jonathan H. Morris, AIA
Carmina Wood Morris, LPC
487 Main Street, Suite 500
Buffalo, New York 14203
(716) 587-1324

Cavanagh Residence - Addition & Alterations

472 Girard Avenue, East Aurora, NY 14052

Title:
General Notes
Site and Roof Plans

Date:

Sheet No.:

A-1

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

509 Main Street, P.O. Box 516, East Aurora, NY 14052
p (716) 655-1058 f (716) 655-1964 www.nussclarke.com

NUSSBAUMER & CLARKE, INC.
ENGINEERS AND SURVEYORS
EST. 1993

BOUNDARY SURVEY
472 Girard Avenue
Part of Lot 24, Township 9, Range 6
Holland Land Company's Survey
Village of East Aurora, Town of Aurora
County of Erie, State of New York

Thornton A. Keayon

Date of Survey: 9/17/2021 Scale: 1" = 20' Project No.: 2133-0642

Architect:
Jonathan H. Morris, AIA
Carmina Wood Morris, DPC
487 Main Street, Suite 600
Buffalo, New York 14203
(716) 587-1324

Cavanagh Residence - Addition & Alterations

472 Girard Avenue, East Aurora, NY 14052

Title:
Exterior Elevations

Date:

Sheet No.:

A-7





Architect:
Jonathan H. Morris, AIA
Carmina Wood Morris, DPC
487 Main Street, Suite 600
Buffalo, New York 14203
(716) 587-1324

Cavanagh Residence - Addition & Alterations

472 Girard Avenue, East Aurora, NY 14052

Title:
Exterior Elevations

Date:

Sheet No.:

A-8

Architect:
Jonathan H. Morris, AIA
Carmina Wood Morris, DPC
487 Main Street, Suite 600
Buffalo, New York 14203
(716) 587-1324

Cavanagh Residence - Addition & Alterations

472 Girard Avenue, East Aurora, NY 14052

Title:
Exterior Elevations

Date:
December 2021

Sheet No.:

A-9



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: March 24, 2022

Michael Anderson, RA from Abstract Architectural PC, has submitted a Special Use Permit application for an Accessory Dwelling Unit (ADU) at his client's property at 59 Center St. The proposed structure would be a one-bedroom ADU with artist/living space. The proposed structure meets all zoning requirements for an accessory building.

Village Code section 285-52.1 requires the Village Board to refer the Special Use Permit 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 County highway (Center St).

This is an Unlisted 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 _____
Complete App _____
Village Clerk:
Date Filed _____
Amount \$ _____
Receipt # _____

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT Residential Auxiliary Dwelling Unit (ADU) SBL#: 164.20-13-13
LOCATION 59 Center Street, East Aurora NY 14052 ZONING DISTRICT LDR

The applicant agrees to reimburse the Village for any additional fees required for consultant's review.

APPLICANT NAME Michael Anderson - Abstract Architectural PC
ADDRESS 313 Broadway, Buffalo NY 14204
TELEPHONE (716) 812-2596 FAX _____ E-MAIL MikeA@AbstractArch.com
SIGNATURE _____

OWNER NAME Kathleen & James Ray Flynn
ADDRESS 59 Center Street, East Aurora NY 14052
TELEPHONE (818) 601-7760 FAX _____ E-MAIL Jimmy luckyseven@gmail.com
SIGNATURE _____

DEVELOPER NAME N/A
ADDRESS _____
TELEPHONE _____ FAX _____ E-MAIL _____
SIGNATURE _____

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- One (1) – Cover letter to Village Board, Supporting Documents, and SEQR as required in §285-52.2
- 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 or by Dropbox.
- Application fee \$25.00, Permit fee \$25.00, and Public Hearing fee \$100.00 – Total \$150 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
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.



Letter: Proposed ADU

Tuesday, March 08, 2022

Mayor Peter Mercurio
Village Board, Village of East Aurora
575 Oakwood Avenue
East Aurora NY 14052

Re: 59 Center Street – Auxiliary Dwelling Unit

Peter,

My clients, Jimmy & Kathleen, wish to construction a small Auxiliary Dwelling Unit (ADU) on their existing single-family, residential property location at 59 Center Street. The proposed 812sf single-story structure will resolve two limitations to the existing home for them. The existing house is small, which was absolutely part of the charm that attracted them to the property. The size results in several functional spatial issues for them.

Jimmy is an Artist, and the garage is no longer cutting it as a studio space. Once the cost of developing the garage as an Artists working space, we weren't all that far from the cost of a new structure. We had also eliminated the only tangible location for storage on the property. The primary desire for the ADU is to create a studio space from which he can work. He requires lots of natural light and the ability to clean up after working sessions. This program opened the door to a conversation about other elements that the proposed studio space could also resolve with the primary residence for them. Jimmy & Kathleen's extended family live on the west coast, when they come to visit it is typically for extended periods. The existing residence second bedroom barely functions as an office space. The ADU is intended to serve as the "second" bedroom for visiting family. For convenience, the utility space was upgraded to a simple, efficiency kitchenette.

Obviously as an extension to an existing private dwelling, there will be no hours of operation, employees or customers associated with this project. No additional parking beyond the existing driveway and garage will be added.

Please feel free to contact me with any questions you may have, but we look forward to presenting this project before the Village Board.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Michael C. Anderson', with a long horizontal line extending to the right.

Michael C. Anderson, AIA LEED AP+

Abstract Architecture PC
313 Broadway
Buffalo NY 14204

(716) 812-2596



Letter: Special Use Permit

Tuesday, March 08, 2022

Elizabeth Cassidy
Village of East Aurora
Town of Aurora Building Dept
575 Oakwood Avenue
East Aurora NY 14052

Re: 59 Center Street – Auxiliary Dwelling Unit

Elizabeth,

Per the guidelines of the Village of East Aurora Special Use Permit application we have the following information for your consideration related to my client's desire to construction a small Auxiliary Dwelling Unit (ADU) on their property. The intended use of the proposed ADU is personal, it will be an Artist studio and as auxiliary space for the primary residence and meets all the criteria of Chapter 285-54.3 & 285.54.4. The proposed structure also meets the following criteria:

1. Is consistent with the goals of the Village Comprehensive Plan.
2. Is compatible with existing uses of adjacent properties.
3. Will not create a hazard to health, safety or general welfare of the public.
4. Will not alter the essential character of the neighborhood or be detriment to neighboring residents.
5. Will not be a nuisance to adjacent land uses, producing no obnoxious or objectionable elements as listed in the criteria outlined by the village.
6. Will cause no harm to existing sensitive natural features on the site or in the surrounding area. The ADU has been placed to preserve as many of the existing old growth trees as possible. No erosion, sedimentation, flooding, or ponding will occur as a result.
7. Will not have any adverse impact on significant historic and/or cultural resources.
8. Preservation of the existing trees and proposed landscaping will maintain, if not improve privacy of adjacent residential properties.
9. Will not otherwise be detrimental to the public convenience and welfare.

Please feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Michael C. Anderson', followed by a long horizontal line extending to the right.

Michael C. Anderson, AIA LEED AP+

Abstract Architecture PC
313 Broadway
Buffalo NY 14204

(716) 812-2596

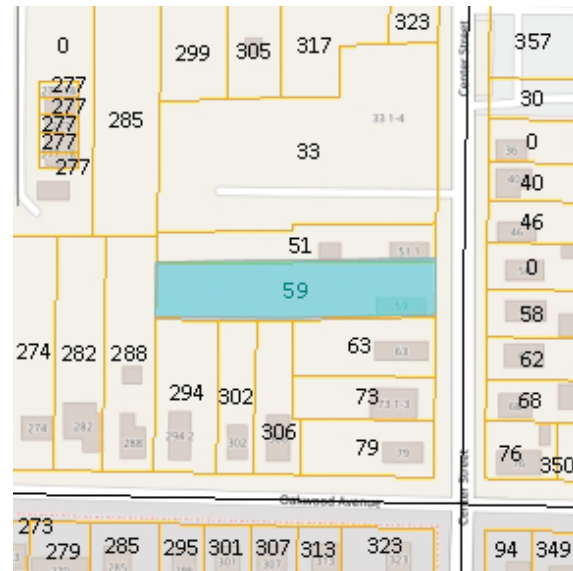
Erie County On-Line Mapping System

Parcel Detail Report

Report generated:
3/8/2022 8:21:12 AM



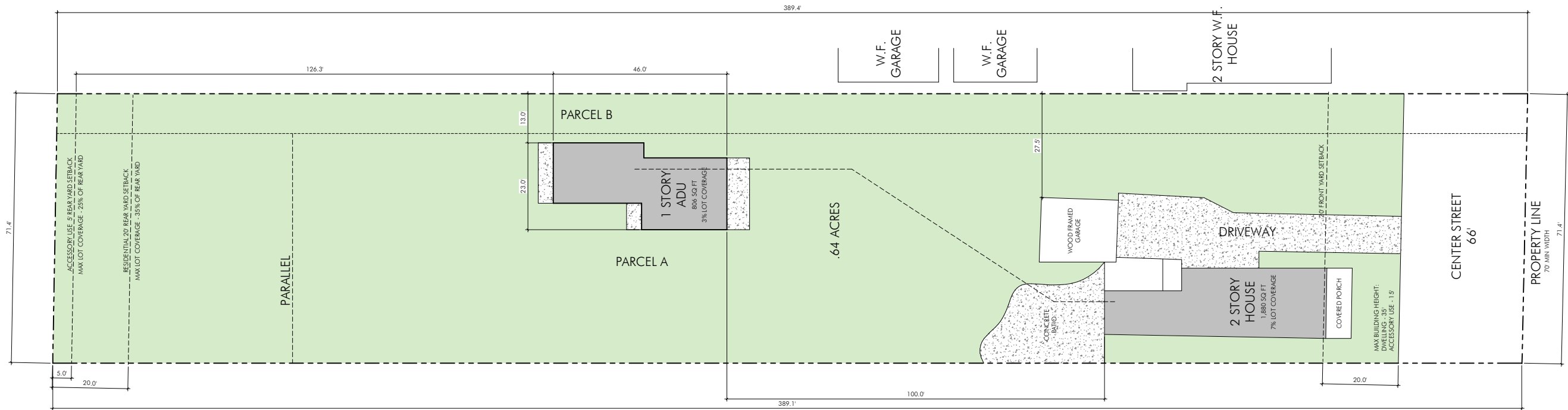
Parcel Overview Map

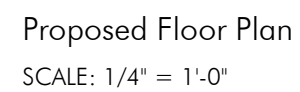


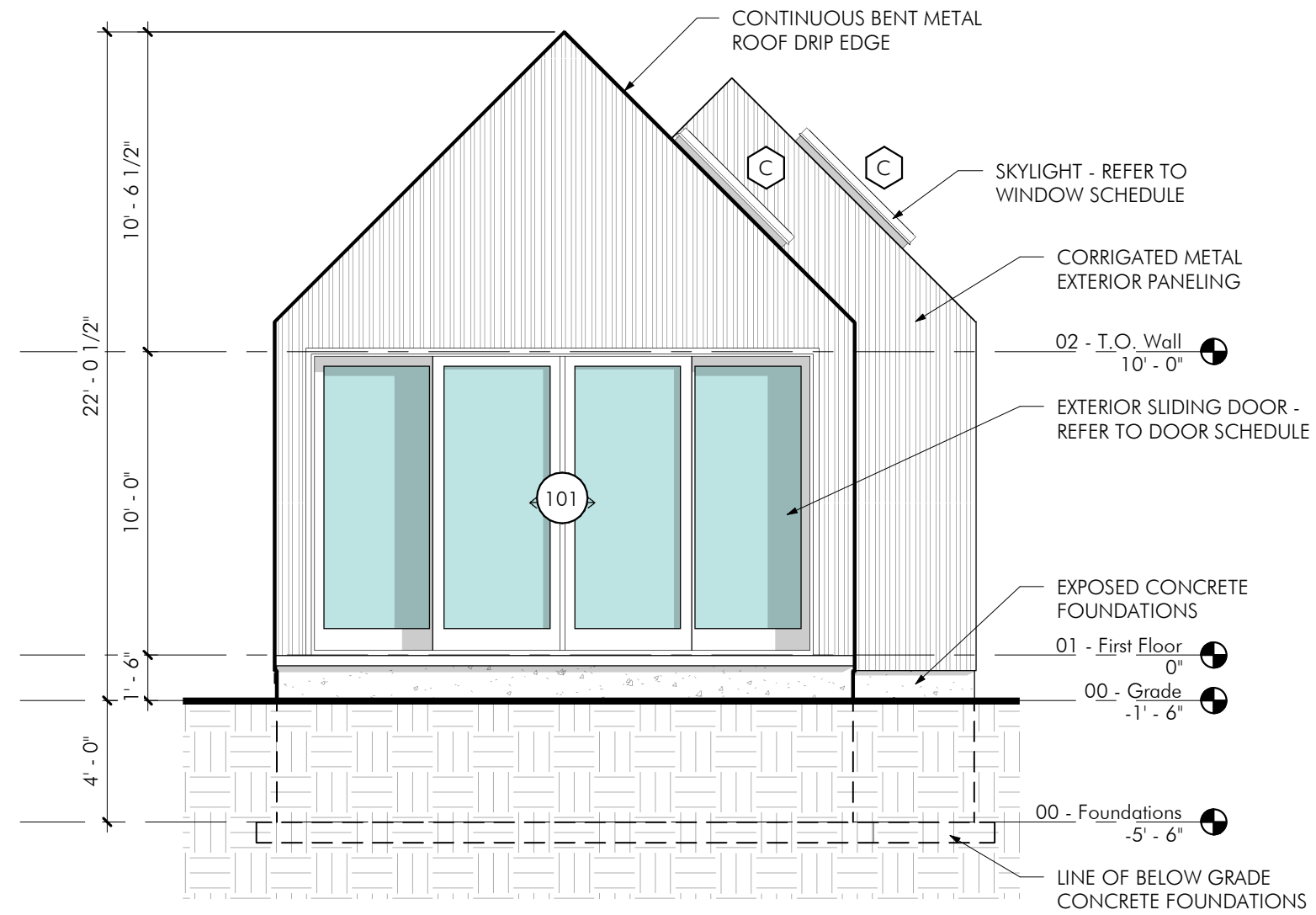
Parcel Detail Map

PIN: 1424011642000013013000
SBL: 164.20-13-13
Address: 59 CENTER ST
Owner 1: FLYNN KATHLEEN M
Owner 2: ARONE JAMES P
Mailing Address: 59 CENTER ST
City/Zip: EAST AURORA NY 14052
Municipality: Vill of East Aurora
Property Class: 210
Class Description: R - 1 Family Res
Front: 71.38
Depth: 389.4
Deed Roll: 1
Deed Book: 11366
Deed Page: 4275
Deed Date:

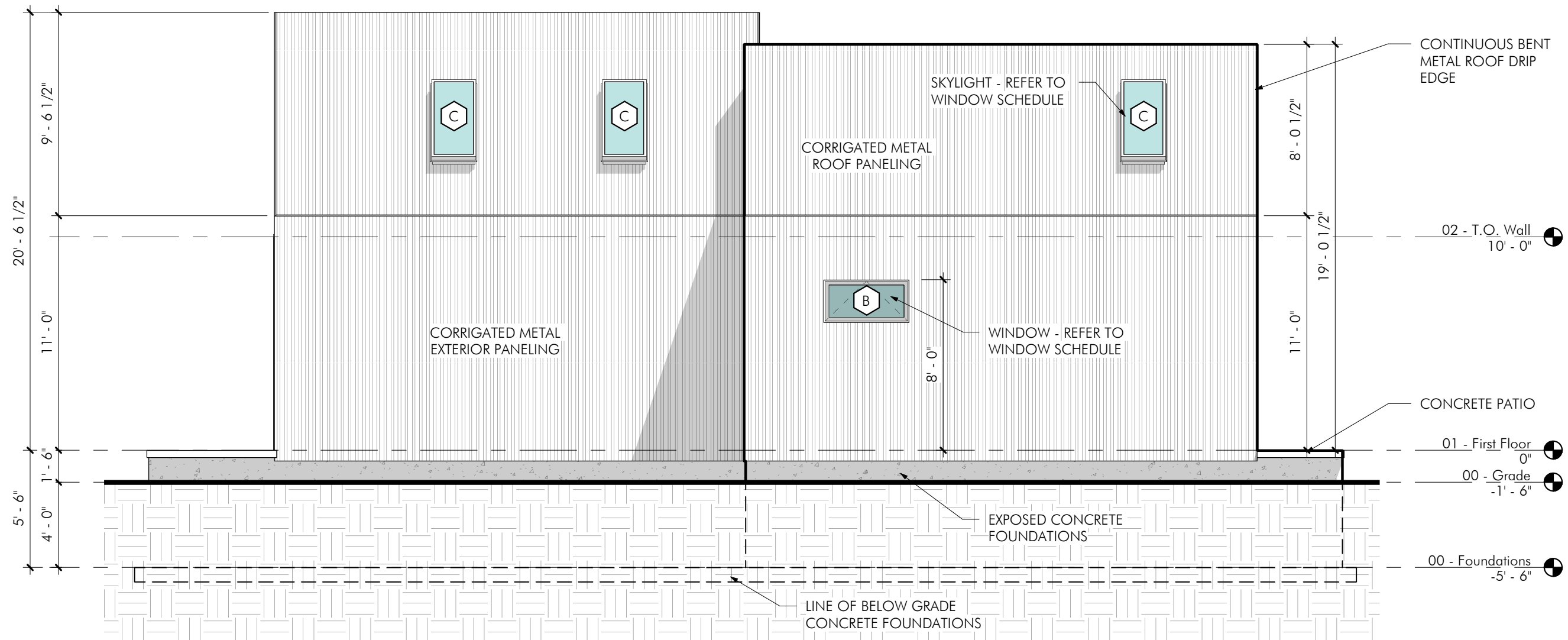
Acreage: 0.60195673
Total Assessment: \$58,000
Land Assessment: \$7,500
County Taxes: \$58,000
Town Taxes: \$0
School Taxes: \$0
Village Taxes: \$0
School District: EAST AURORA UNION FREE DISTRICT #1
Year Built: 1880
Sqft Living Area: 1488
Condition: 0
Heating: 0
Basement: 0
Fireplace: 0
Beds: 2
Baths: 1.5



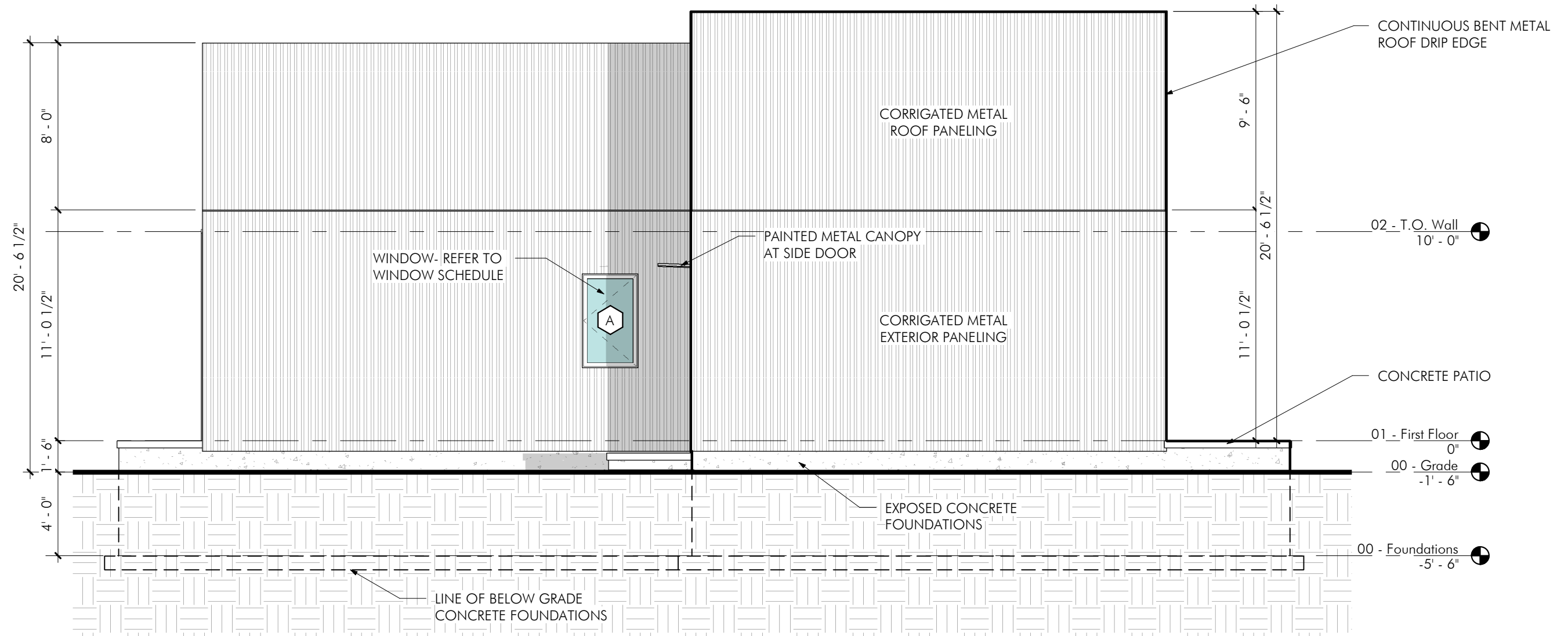




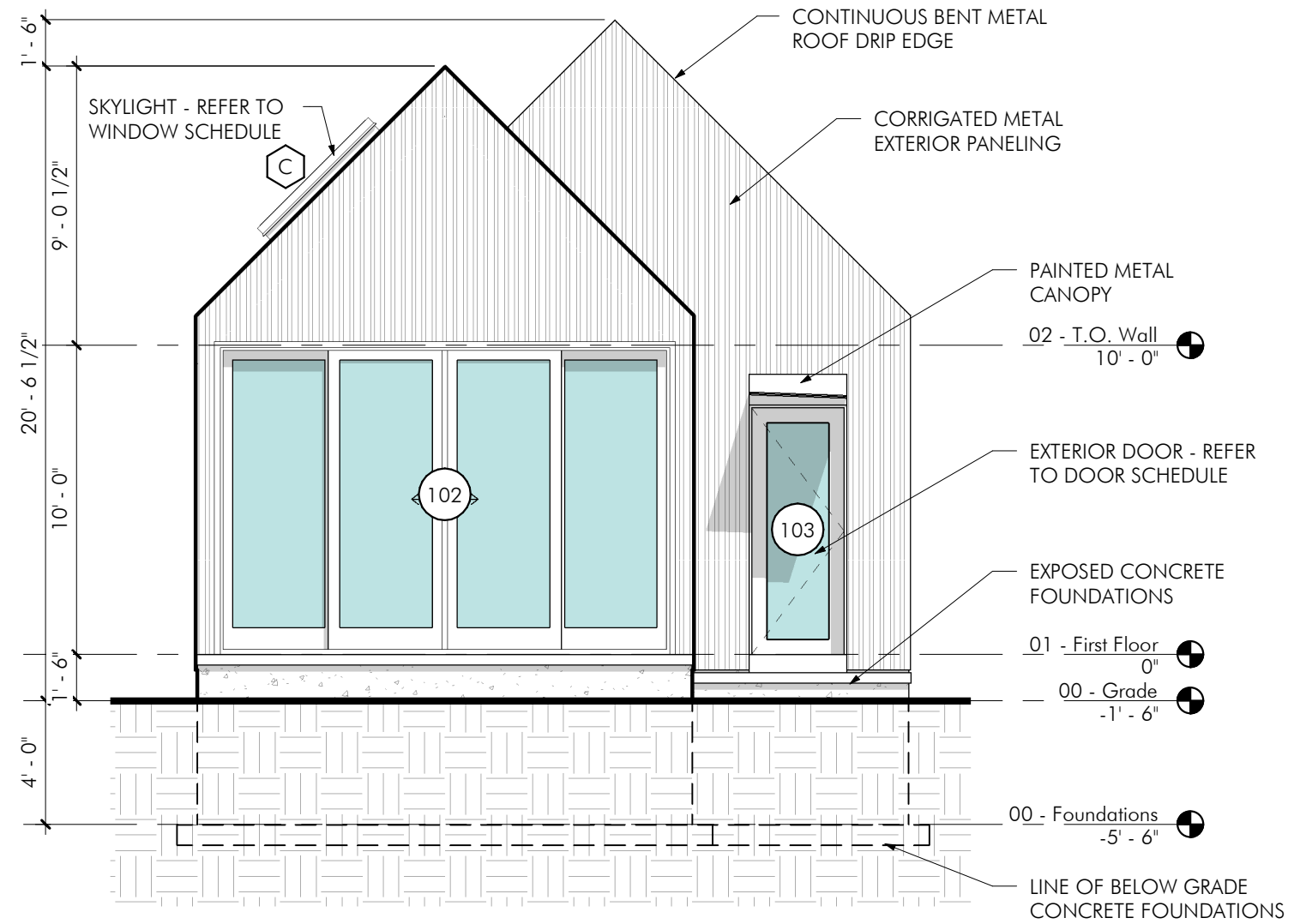
Proposed East Elevation
SCALE: 3/16" = 1'-0"



Proposed North Elevation
SCALE: 3/16" = 1'-0"



Proposed South Elevation
SCALE: 3/16" = 1'-0"



Proposed West Elevation
SCALE: 3/16" = 1'-0"

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: Center Street ADU			
Project Location (describe, and attach a location map): 59 Center Street, East Aurora NY 14052			
Brief Description of Proposed Action: Construction of a new Auxiliary Dwelling Unit on an existing residential lot.			
Name of Applicant or Sponsor: Michael Anderson - Abstract Architecture PC		Telephone: (716) 812-2569	
		E-Mail: MikeA@AbstractArch.com	
Address: 313 Broadway			
City/PO: Buffalo		State: NY	Zip Code: 14204
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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: Building Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.60 acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.60 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
All electrical and plumbing fixtures meet or exceed NYS energy code requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> all on-site storm-water discharge will be handled on site <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>		
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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Michael Anderson - Abstract Architecture PC</u> Date: <u>3/8/2022</u></p> <p>Signature: _____ Title: <u>Architect</u></p>		

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: May 12, 2022

The Building Department has accepted an amended Special Use Permit for the East Aurora Cooperative Market at 591 Main St. The request is for permanent use of the front patio for outdoor music and occasional sales events seasonally.

Village Code section 285-51.5 requires the Village Board to refer the Special Use Permit 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 Unlisted action for purposes of SEQR.

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

VILLAGE OF EAST AURORA

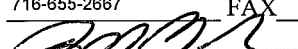
585 Oakwood Ave, East Aurora, New York 14052
716-652-6000
In conjunction with
Town of Aurora Building Department
575 Oakwood Ave, East Aurora, NY 14052
716-652-7591

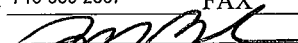
Building Dept:	
Date Received	5/4/22
Complete App	5/11/22
Village Clerk:	
Date Filed	
Amount \$	
Receipt #	
pd 5/11 w/ temporary permit	

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT Music & food sales on East Aurora Co-op patio SBL#: 164.20-8-1
LOCATION East Aurora Cooperative Market - 591 Main St. East Aurora, NY 14052 ZONING DISTRICT VC

The applicant agrees to reimburse the Village for any additional fees required for review by consultants hired by the Village.

APPLICANT NAME Jessica Armbrust, General Manager
ADDRESS East Aurora Cooperative Market, 591 Main St. East Aurora, NY 14052
TELEPHONE 716-655-2667 FAX E-MAIL gm@eastaurora.coop
SIGNATURE 

OWNER NAME East Aurora Cooperative Market
ADDRESS 591 Main Street, East Aurora, NY 14052
TELEPHONE 716-655-2667 FAX E-MAIL gm@eastaurora.coop
SIGNATURE 

DEVELOPER NAME
ADDRESS
TELEPHONE FAX E-MAIL
SIGNATURE

Request is for: ☐ Restaurant, Indoor Dining and/or ☐ Restaurant, Outdoor Dining
☐ Gas Station ☐ Car Wash ☐ Other
☒ Outdoor music or other noise impact; if yes please include a quick summation of request:
Request to allow occasional live music and outdoor food sales

Days and hours of operation (indoor) 8am - 8pm
Days and hours of operation (outdoor) 8am - 8pm

Will alcoholic beverages be served? ☐ Yes ☒ No

Will there be outdoor music? ☒ Yes ☐ No If yes, what type of music: Blues/Jazz/Rock
Days and times of music 11am - 8pm on occasional weekends or evenings during warm weather months

Are premises handicap accessible? ☒ Yes ☐ No If not, premises must be made ADA compliant
If yes, contact building department at 716-652-7591
Will there be any renovations ☐ Yes ☒ No

THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- One Cover Letter to Village Board, Supporting Documents and SEQR as required in §285-52.2
- One 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, Permit fee \$25.00 and Public Hearing fee \$100.00 – Total \$150 at time of application

OFFICE USE ONLY: Sketch Plan Meeting Date _____

REQUIRED MEETINGS/REFERRALS:

	Mtg/Mail Date	Conditions/Comments, if applicable:
Planning Commission	_____	_____
Safety Committee	_____	_____
VEA DPW	_____	_____
OTHER (specify)	_____	_____

SEQR ACTION:

___ Type 1 ___ Type 2 ___ Unlisted

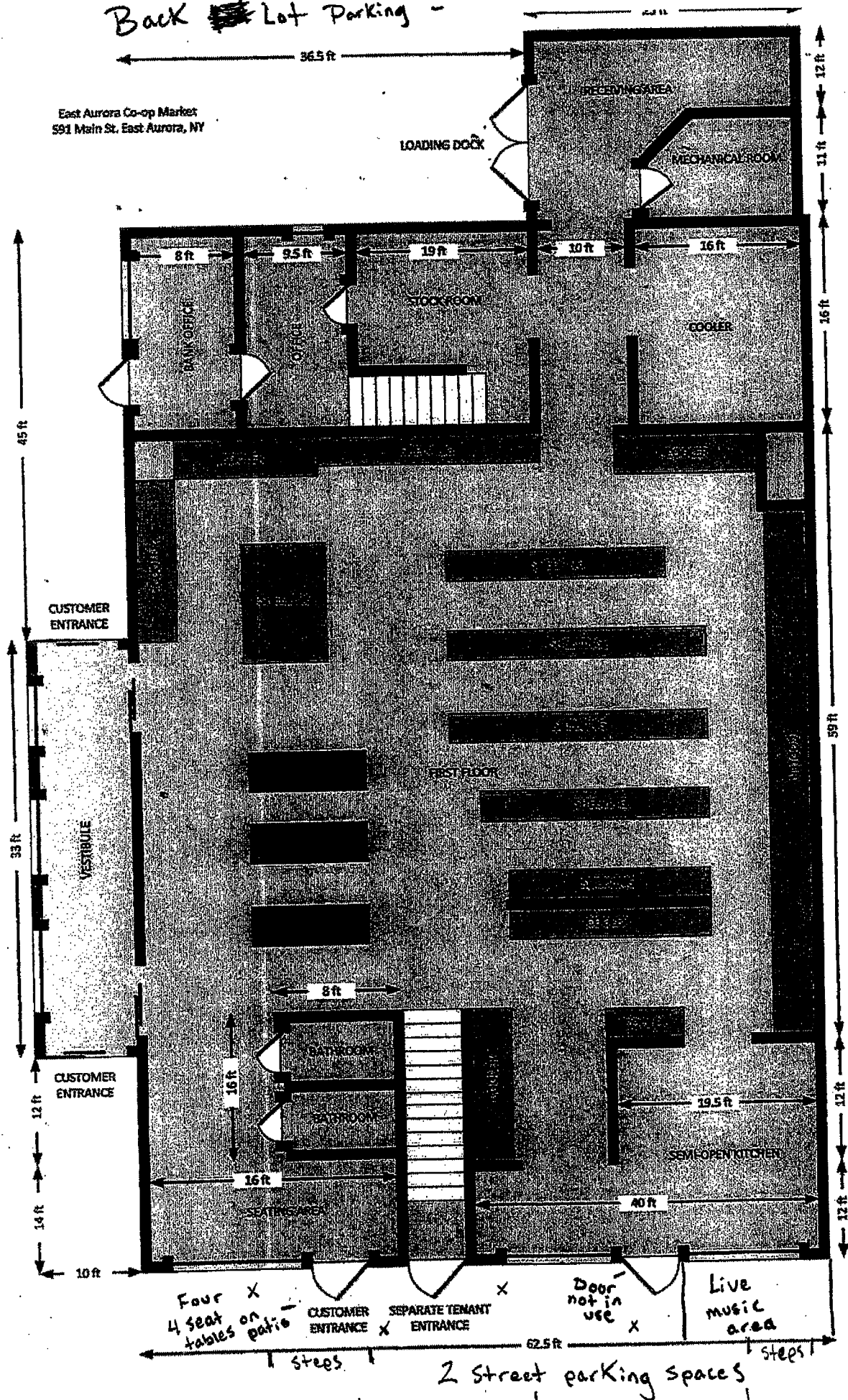
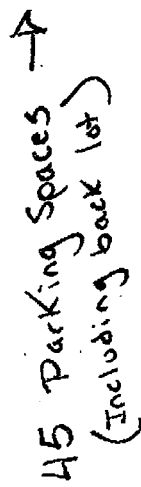
VILLAGE BOARD ACTION:

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

CHECK LIST FOR SPECIAL USE PERMIT APPLICATION

- ☐ A cover letter to the Village Board with a narrative of all proposed uses and structures, including but not limited to: hours of operation, number of employees, maximum seat capacity and required number of parking spaces.
- ☐ A narrative report describing how the proposed use will satisfy the criteria set forth in the Special Use Permit review criteria of Chapter §285-52.4 (also listed below), as well as any other applicable requirements relating to the specific use proposed.
 - ☐ Will be generally consistent with the goals of the Village Comprehensive Plan.
 - ☐ Will meet all relevant criteria set forth in Chapter §285-52.3 and §285-52.4.
 - ☐ Will be compatible with existing uses adjacent to and near the property.
 - ☐ Will not create a hazard to health, safety or the general welfare of the public.
 - ☐ Will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents.
 - ☐ Will not be a nuisance to neighboring land uses in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.
 - ☐ Will not cause undue harm to, or destroy, existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water or degradation of water quality.
 - ☐ Will not destroy or adversely impact significant historic and/or cultural resource sites.
 - ☐ Will provide adequate landscaping, screening or buffering between adjacent uses which are incompatible with the proposed project.
 - ☐ Will not otherwise be detrimental to the public convenience and welfare.
- ☐ All SEQR documentation, as required by New York State Law.

East Aurora Co-op Market
591 Main St. East Aurora, NY





East Aurora Co-op Market

locally grown, community owned

Board of Trustees
Village of East Aurora
585 Oakwood Avenue
East Aurora, NY 14052

May 10, 2022

Dear Village Board Trustees;

In response to the letter from Village Clerk-Treasurer, Maureen Jerackas, dated March 23, 2022, and hand-delivered to the co-op the week of May 2, 2022, we are applying for a Special Use Permit to allow the co-op to host occasional live music and food sales on the co-op patio during the warm weather months.

We anticipate the following:

- Maximum of 4 musicians
- 25 attendees maximum at a time
- Hours for outdoor music and food sales: 11am – 8 pm

The co-op parking lot provides space for 40+ cars and bathroom facilities are available in the store. These events will be contained to the co-op patio and are intended to attract customers to the store. We do not anticipate any disruption of traffic or need for additional services for these extended uses of the patio.

Thank you for your consideration.

Sincerely,

Jessica Armbrust
General Manager

Proposed use of the co-op patio for occasional music and food sales will be generally consistent with the goals of the Village Comprehensive Plan in that:

- It will be non-disruptive to adjacent businesses as music will take place outside of regular office hours of those businesses.
- Music and food sales will be contained to the co-op patio and will not create a hazard to health, safety or the general welfare of the public. Music volume will be held at a level that is engaging but non-disruptive to other area businesses.
- The essential character of the neighborhood will not be altered nor will events be detrimental to the neighborhood residents as the railroad embankment and co-op parking lot provide a buffer around the majority of the property. Additionally, there is limited business activity around the co-op's location in Red Brick Plaza on the weekends beyond the co-op's business.
- Volume will be kept to a reasonable level and no obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions will be allowed by co-op management.
- All activity will take place on the co-op patio and therefore, will not cause undue harm to, or destroy, existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water or degradation of water quality.
- Music and food sales on the patio will not destroy or adversely impact any significant historic and/or cultural resource sites.
- The co-op patio railing provides a barrier between the area for music and food and any adjacent area that could be incompatible with the proposed use.
- Music and food sales will be limited in scope, will not interrupt the flow of vehicular or foot traffic and will not otherwise be detrimental to public convenience and welfare.



EASTA-1

OP ID: DS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/06/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Kapatoes Insurance Services LL 725 Primera Blvd Suite 115 Lake Mary, FL 32746 Dane Meisler	888-467-3330	CONTACT NAME: Dane Meisler PHONE (A/C, No, Ext): 888-467-3330 FAX (A/C, No): 888-453-5755 E-MAIL ADDRESS: dane@kisllc.com
INSURED East Aurora Cooperative Market Inc 591 Main St. East Aurora, NY 14052	INSURER(S) AFFORDING COVERAGE INSURER A: Great American Assurance Compa INSURER B: Great American Spirit INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 26344

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Business Owners GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	X		SPP1278084-05	06/02/2021	06/02/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 Liquor \$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			SPP1278084-05	06/02/2021	06/02/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC4295220-08	06/02/2021	06/02/2022	PER STATUTE <input checked="" type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Property			SPP1278084-05	06/02/2021	06/02/2022	BUILDING 1,152,661
A	Property			SPP1278084-05	06/02/2021	06/02/2022	PROPERTY 835,790

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Village of East Aurora are listed as an additional insured in regards to blanket liability additional insured.

CERTIFICATE HOLDER

CANCELLATION

Village of East Aurora
585 Oakwood Ave
East Auroa, NY 14052

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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: May 12, 2022

The Building Department has accepted a Site Plan Application for 408 Main St (legal address of 406 Main St), by owner Cristina Finnerty, for exterior renovations to the front of the building. Ms. Finnerty will be renovating the front entrance to the building and replacing the concrete steps.

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 a 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	5/11/22
Complete App	5/11/22
Village Clerk:	
Date Received	5/13/22
Amount \$	25.00
Receipt #	1947-3

SITE PLAN APPLICATION

PROPOSED PROJECT Exterior/Interior Renovation SBL#: 164.20-3-35
LOCATION 408 Main Street (406 Main legal add) ZONING DISTRICT NC/MMO

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 Cristina Finnerly
ADDRESS 408 main st. East Aurora, NY 14052
TELEPHONE 716-628-1967 FAX — E-MAIL cristina.finnerly@icloud.com
SIGNATURE _____

OWNER NAME Cristina Finnerly
ADDRESS 408 main st. East Aurora, NY 14052
TELEPHONE 716-628-1967 FAX — E-MAIL Cristina.finnerly@icloud.com
SIGNATURE _____

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
NAME Michael Berger FIRM Sutton Architecture
ADDRESS 3409 main street Williamsville, NY 14221
TELEPHONE 716-452-7156 FAX 716-452-7873 E-MAIL mikeb@design2build.com
SIGNATURE _____



THIS APPLICATION MUST INCLUDE THE FOLLOWING:

- Twenty (20) Sets – Cover letter to Village Board, Supporting Documents, and SEQR as required in 285.342
- One (1) complete file of submittal package in PDF format via email (under 10MB) to maureen.terackas@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

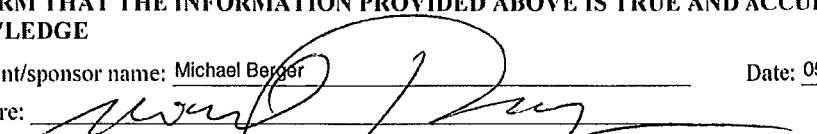
Instructions for Completing

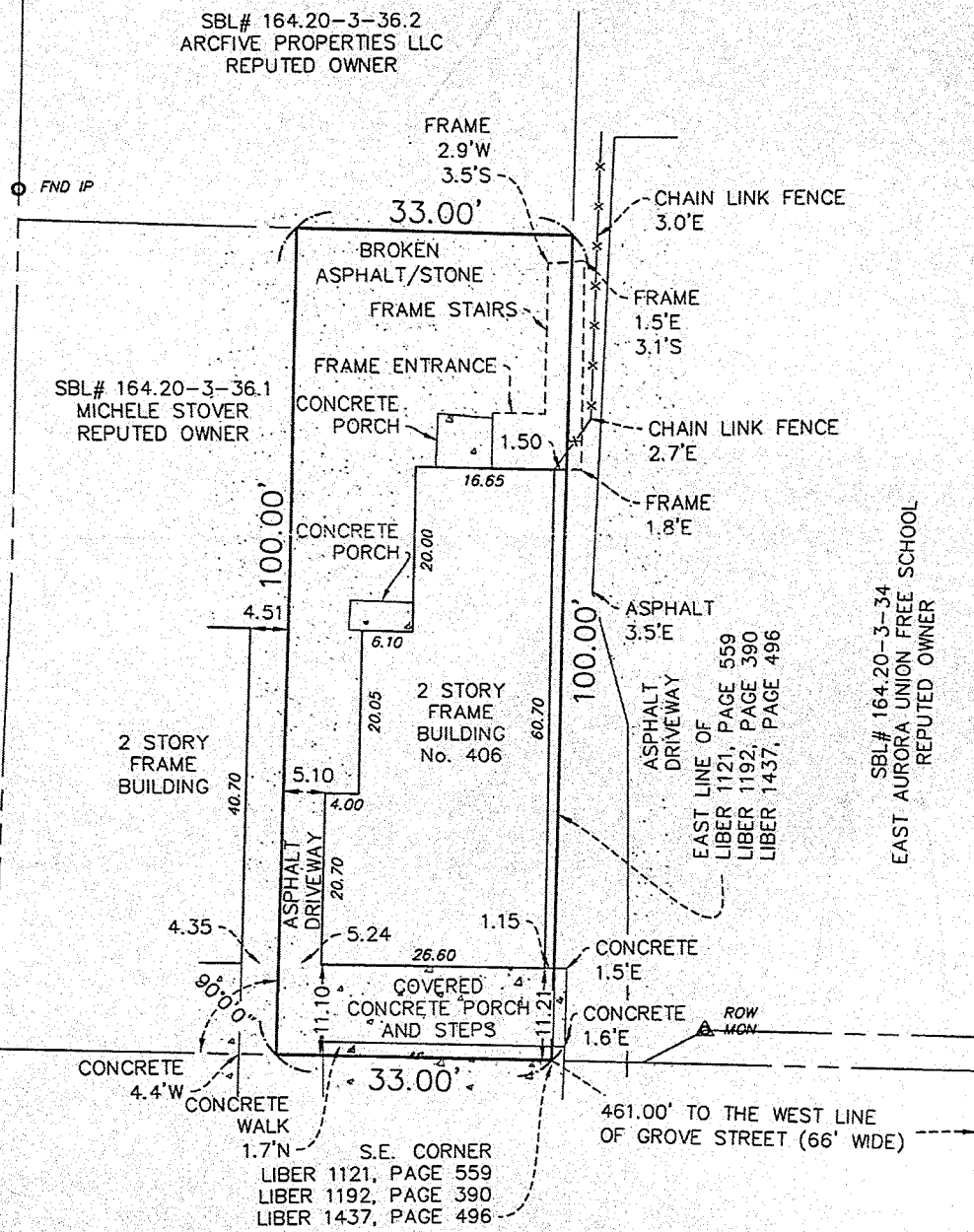
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Cristina Finnerly			
Project Location (describe, and attach a location map): 408 Main Street East Aurora, NY 14052			
Brief Description of Proposed Action: Facade renovation and Interior remodel for 'B' Occupancy New Framed Porch and ramp			
Name of Applicant or Sponsor: Sutton Architecture - Michael Berger		Telephone: 716-932-7156 E-Mail: mikeb@Design2build.com	
Address: 5409 Main Street			
City/PO: Williamsville		State: NY	Zip Code: 14221
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.		NO <input checked="" type="checkbox"/>	YES <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: planning and building permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.076 acres	
b. Total acreage to be physically disturbed?		0.0098 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.076 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 checked="" 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: Project will meet the requirements of state energy code	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES existing drainage system to remain _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Michael Berger</u> Date: <u>05/11/22</u> Signature: 		

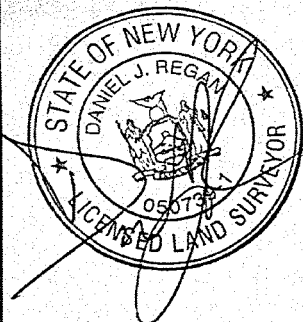


MAIN (66' WIDE) STREET
(FORMERLY BIG TREE ROAD)

SURVEY REQUESTED
BY
KENNY SHELTON LIPTAK NOWAK, LLP

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED
WITH AN ORIGINAL OF THE LAND SURVEYOR'S STAMP AND SIGNATURE
SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN
UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE
OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



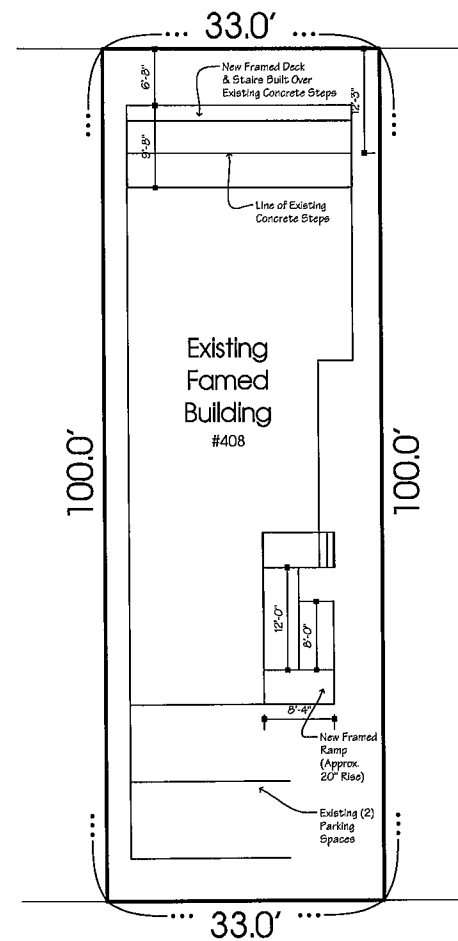
PART OF LOT:	24 OF THE HOLLAND LAND COMPANY'S SURVEY	SECTION:	TWP: 9	RGE: 6
MAP COVER:	SUB LOT:			
LOCATED IN: VILLAGE OF EAST AURORA, TOWN OF AURORA, COUNTY OF ERIE, STATE OF NEW YORK				
DATE	DRAWING REVISIONS	WM SCHUTT ASSOCIATES		
		37 CENTRAL AVE. LANCASTER, NY 14086-2143 PH. 716-683-5961 FAX 716-683-0169 WWW.WMSCHUTT.COM		
WARNING: UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.		© COPYRIGHT 2022 WM. SCHUTT & ASSOCIATES		
SCALE: 1"=20'	DATE: 01/12/2022	SURVEY FILE: A/22003-01		



Aerial Photo

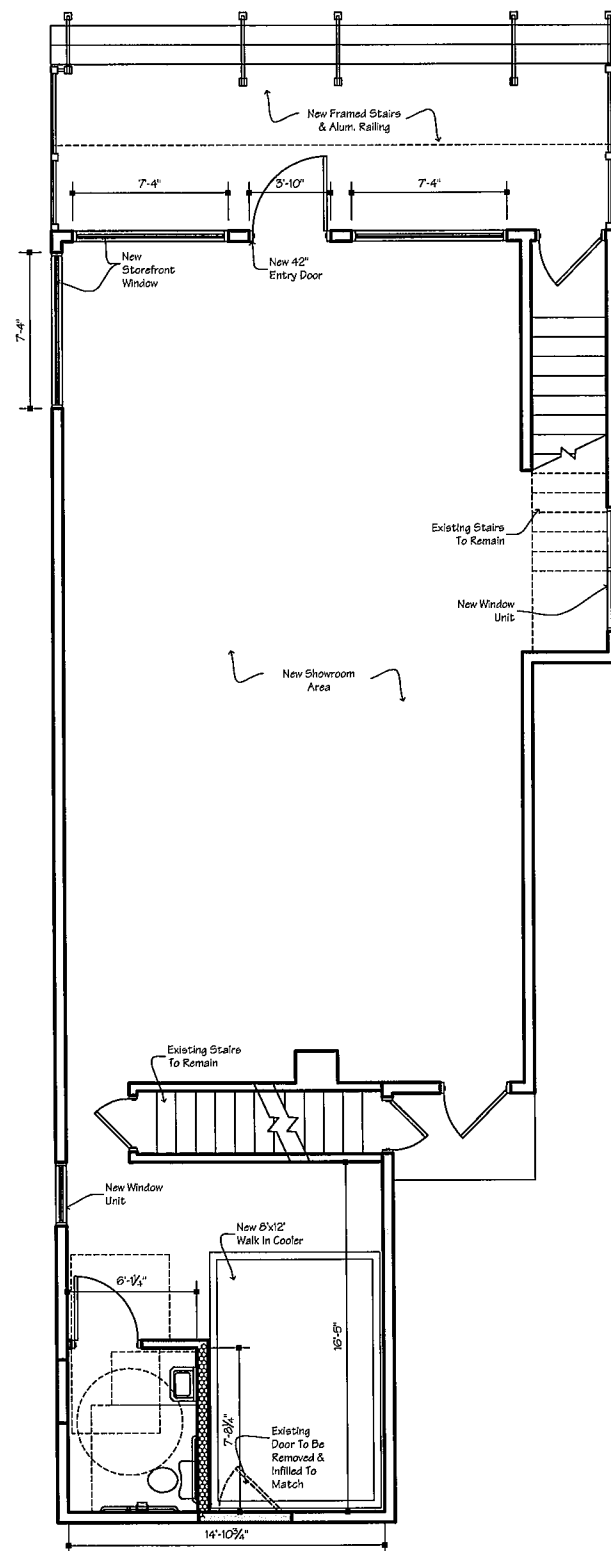
NTS

Main Street



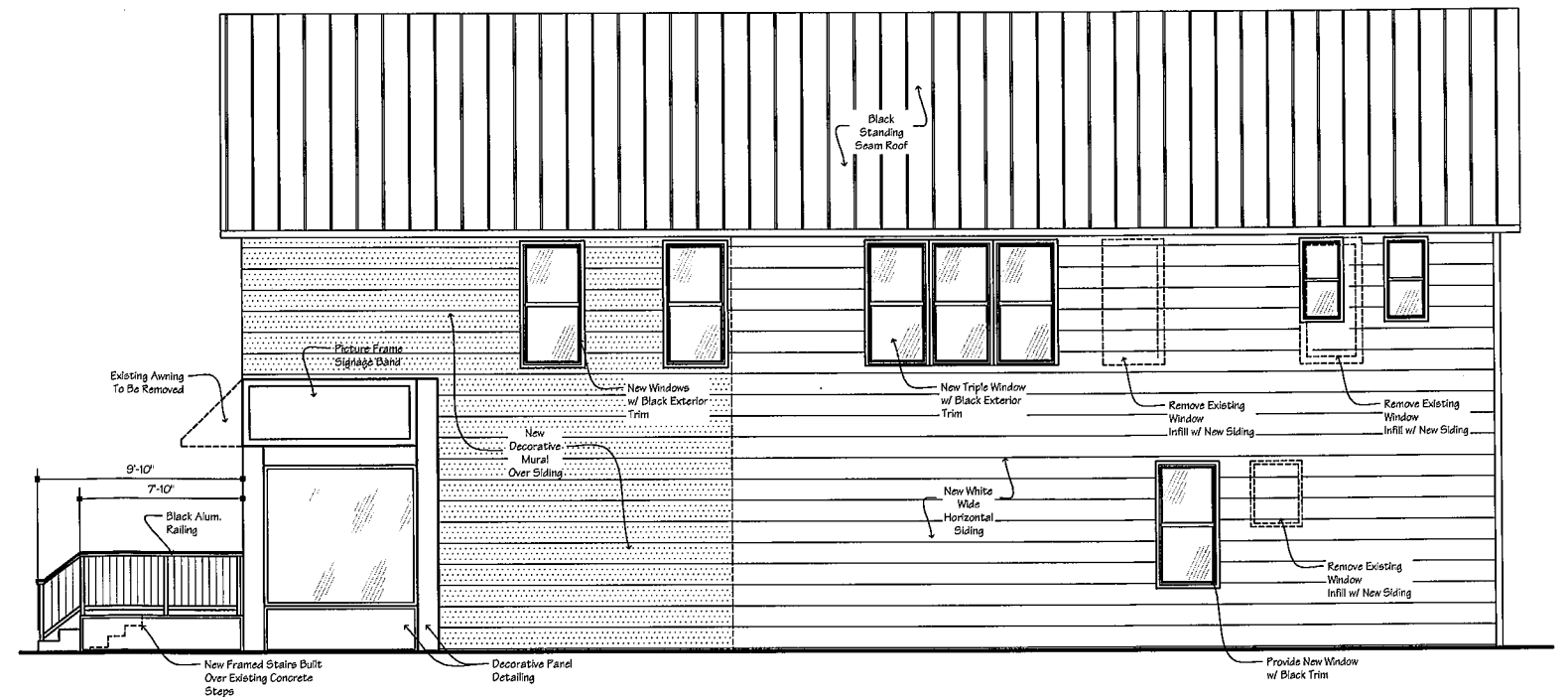
Site Plan

1" = 10'-0"



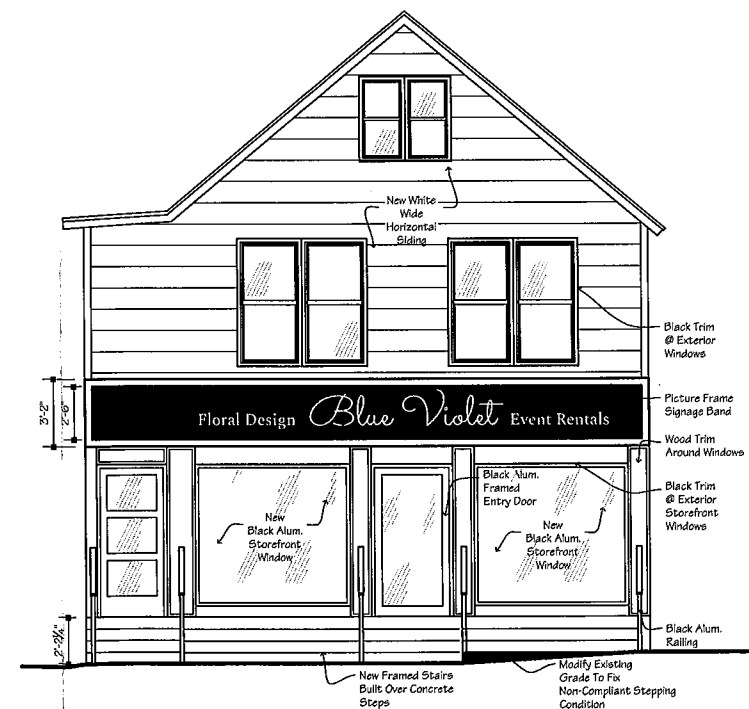
Floor Plan

1/4" = 1'-0"



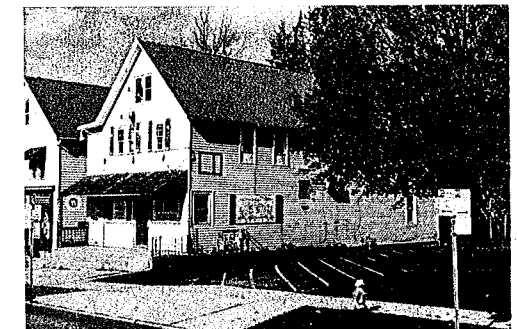
Side Elevation

1/4" = 1'-0"



Front Elevation

1/4" = 1'-0"



Existing Exterior Photo

NTS



Mural Concept

NTS

Proposed Facade Modification For:

Cristina Finnerty
408 Main Street
East Aurora, New York
05.10.22