

Village of East Aurora Planning Commission Agenda

Tuesday, March 5, 2024 at 7 p.m.

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

February 6, 2024

New Business

- **859 East Fillmore Avenue – Brooke Langworthy** – Special Use Permit, to operate a BnB and Air BnB on the property
- **718 Main Street – Nolan Thompson, Aurora Sweets** – Special Use Permit, to operate a new shop featuring bubble tea, crepes, bubble waffles and ice cream.
- **198 Main Street – Andrew Miller & Joeseeph Morcelle, The Bar at Main and Hamlin** – Special Use Permit, to construct a roof over the- approved seating area on the side to the building.

Old Business

- **ADU – Discussion**
- **658 Main Street – Eric Kenndy, Highwire** – Special Use Permit, to operate a legal State Licensed dispensary.

Member considerations

Adjournment

Randy West – Chair
Dale Morris – Vice-Chair
Daniel Castle – Member
Allen A. Ott. Jr. – Member
Geoff Hintz – Member
Stacy Oar – Member
Dave Simeone – Member
Deborah Izatt - Member
Grace Viger – Liaison
Liz Cassidy / Rich Miga – CEO
Chris Trapp – Village Attorney

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: January 19, 2024

The Building Department has accepted a Special-Use permit application for 859 East Fillmore Avenue by Ms. Brooke Langworthy. 859 East Fillmore Avenue is located in the Single-Family Residential (SFR) zoning district. The Special-Use application has been submitted to request a Bed-and-Breakfast (AirBnB) in their dwelling that they will live and operate from.

Village Code section 285-52.3B states that the Village Board may refer the Special Use permit application to the Planning Commission for their review and recommendation. The Village Board shall then schedule a public hearing for the application.

This is an Unlisted action for purposes of SEQR.

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

Richard Miga

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 Air BnB / Bed + Breakfast SBL#: _____
 LOCATION 859 East Fillmore Ave East Aurora NY 14052 ZONING DISTRICT DFR

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

APPLICANT NAME Brooke + Matt Langworthy
 ADDRESS 859 E Fillmore Ave East Aurora, NY 14052
 TELEPHONE (716) 969-3449 FAX _____ E-MAIL badams1400@gmail.com
 SIGNATURE Brooke Langworthy

OWNER NAME Brooke + Matt Langworthy
 ADDRESS 859 East Fillmore Ave East Aurora, NY 14052
 TELEPHONE (716) 969-3449 FAX _____ E-MAIL badams1400@gmail.com
 SIGNATURE Brooke Langworthy

DEVELOPER NAME Brooke + Matt Langworthy
 ADDRESS 859 East Fillmore Ave East Aurora, NY 14052
 TELEPHONE (716) 969-3449 FAX _____ E-MAIL badams1400@gmail.com
 SIGNATURE Brooke Langworthy

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.

Brooke & Matt Langworthy

859 East Fillmore Ave

East Aurora, NY 14052

badams1400@gmail.com

(716) 969-3409

January 19, 2024

Village of East Aurora

585 Oakwood Avenue

East Aurora, NY, 14052

Dear Village Officials,

I hope this letter finds you well. My name is Brooke Langworthy, and I am writing to request permission to operate an Airbnb in the charming community of East Aurora. I am passionate about contributing to the local community, and I believe that hosting an Airbnb can bring numerous benefits to both residents and visitors alike. My husband and I live permanently in the home and the Airbnb is a separate section of our home.

As a resident of East Aurora, I have witnessed the warm and welcoming atmosphere that defines our community. East Aurora has a unique character and appeal that attracts visitors seeking a taste of its rich history, vibrant arts scene, and friendly community spirit. I am enthusiastic about the opportunity to share these wonderful qualities with guests through the Airbnb platform.

I would like to highlight some key points that demonstrate how having an Airbnb in East Aurora can be a positive addition to the community:

Cultural Exchange: Hosting guests through Airbnb allows for cultural exchange, providing visitors with an authentic experience of life in East Aurora. This can foster a deeper appreciation for our community and promote positive interactions between residents and guests.

Economic Impact: The presence of an Airbnb can contribute to the local economy by bringing in additional revenue for local businesses, such as restaurants, shops, and attractions. This can help support the growth and sustainability of our community.

Showcasing East Aurora: By hosting on Airbnb, I aim to showcase the unique charm and attractions of East Aurora, encouraging more people to visit and experience the beauty of our village. This can have a positive impact on tourism and community engagement.

Community Engagement: I am committed to being a responsible and considerate host. I will ensure that my guests are aware of and respect the community guidelines and regulations. Additionally, I am open to feedback and suggestions from the community to address any concerns.

I understand the importance of maintaining the character and tranquility of East Aurora, and I am dedicated to being a responsible member of the community. I am more than willing to comply with any regulations or requirements set forth by the Village to ensure a positive and harmonious coexistence. I reviewed the special use permit criteria/all applicable requirements and our home meets these standards. As for other details requested, our Airbnb has a limit of three people, and one parking spot (gravel lot on our property).

I kindly request an opportunity to discuss this matter further and address any questions or concerns you may have. Thank you for considering my request, and I look forward to the possibility of contributing to the continued success and vibrancy of East Aurora.

Sincerely,

A handwritten signature in black ink that reads "Brooke Langworthy". The signature is written in a cursive, flowing style. Below the signature, the name "Brooke Langworthy" is printed in a simple, black, sans-serif font.

Brooke Langworthy

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.

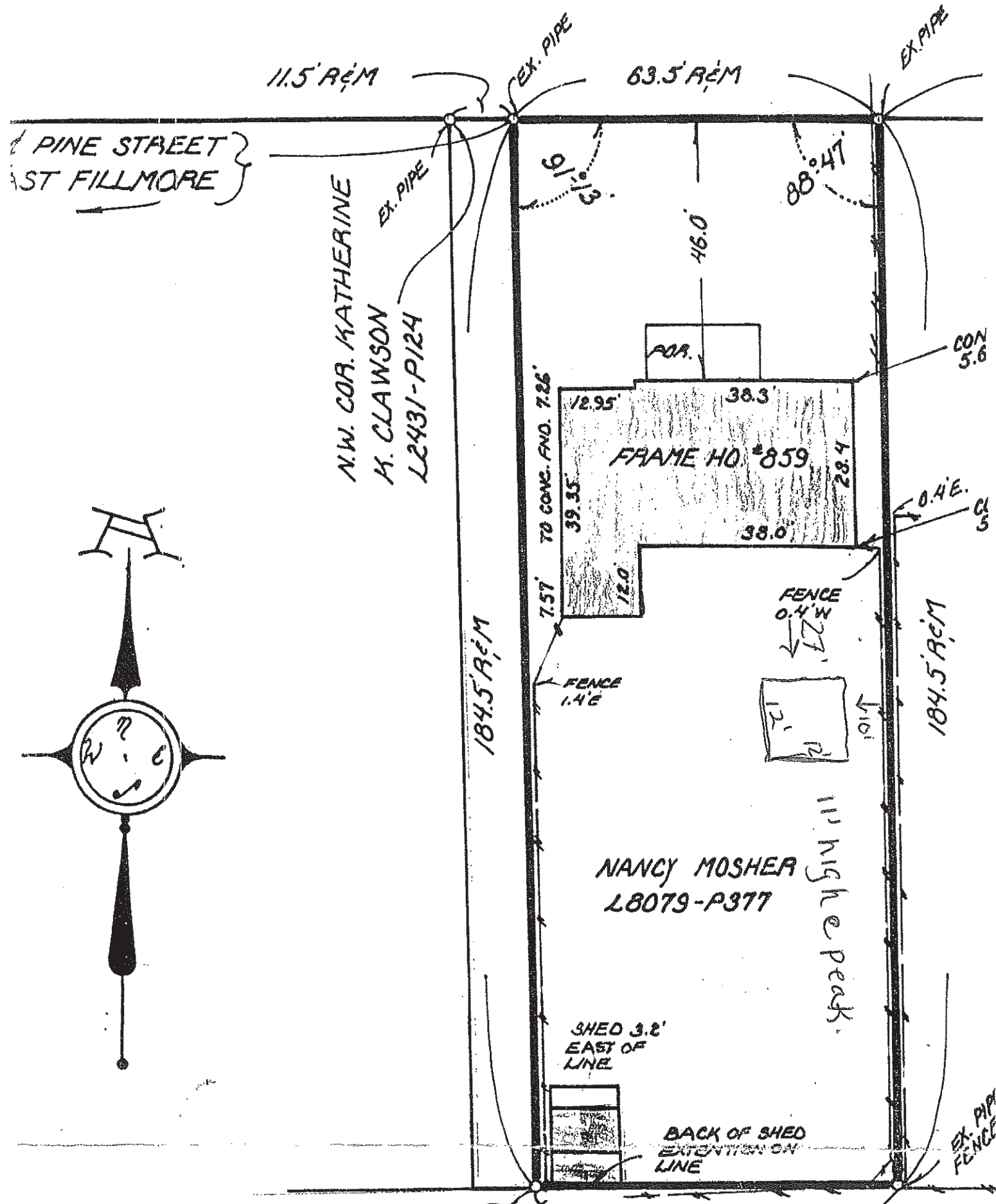
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Airbnb/Bed + Breakfast							
Project Location (describe, and attach a location map): 859 East Fillmore Ave East Aurora, NY 14052							
Brief Description of Proposed Action: Section of our home is an Airbnb/Bed + Breakfast Asking for permission we live here full-time							
Name of Applicant or Sponsor: Brooke + Matt Langworthy		Telephone: (716) 969-3409					
Address: 859 East Fillmore Ave		E-Mail: badams1400@gmail.com					
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="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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?		.27 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.27 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,	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? If Yes, identify: _____	NO	YES	
	<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 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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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? 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	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? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input 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 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"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Brooke Langworthy</u> Date: <u>11/17/24</u></p> <p>Signature: <u>Brooke Langworthy</u></p>		

FILLMORE AVENUE (66.0' WIDE)



Village of East Aurora
585 Oakwood Avenue
East Aurora, NY 14052
(716) 652-6000

Receipt: 3006-4

Date: 1/23/2024 8:27:45 AM

ZONING FEES \$150.00

Brooke Langworthy

Special Use Permit Air BnB

ZONING FEES

Total Paid: \$150.00

Check 119 \$150.00

Brooke Langworthy

Total Tendered: \$150.00

Change Due: \$0.00

TOWN OF AURORA

575 OAKWOOD AVE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

MEMO

TO: Mayor Mercurio and Village Trustees

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: February 13, 2024

The Building Department has accepted a Special Use Permit for Aurora Sweets located at 718 Main St (mailing address, 720 Main legal address) and submitted by owner/operators Nolan Thompson and Gaber Sharian. The applicants propose a new shop featuring bubble tea, crepes, bubble waffles and ice cream.

Village Code section 285-52.3B states that the Village Board may refer the Special Use Permit application to the Planning Commission for their review and recommendations. The Village Board shall then schedule a public hearing for the applications.

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 (20A/Main St).

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 2/13/24

Complete App 2/13/24

Village Clerk:

Date Filed _____

Amount \$ _____

Receipt # _____

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT Aurora Sweets SBL#: 16S.17-6-13
LOCATION 718 Main Street (720 Main Legal Address) 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 Nolan Thompson
ADDRESS 15 Victoria Heights East Aurora, NY, 14052
TELEPHONE 716 343-6744 FAX _____ E-MAIL AuroraSweets718@gmail.com
SIGNATURE Nolan Thompson

OWNER OF PROPERTY DAVID KERN 720 MAIN LLC
ADDRESS 574 MAIN ST SUITE 30C
TELEPHONE 716 652-4444 FAX _____ E-MAIL DKERN5703@GMAIL.COM
SIGNATURE David Kern

DEVELOPER NAME Nolan Thompson
ADDRESS 15 Victoria Heights East Aurora 14052, NY
TELEPHONE 716 343-4674 FAX _____ E-MAIL AuroraSweets718@gmail.com
SIGNATURE Nolan Thompson

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:

Days and hours of operation (indoor) 10am - 9pm Monday - Sunday
Days and hours of operation (outdoor) 10am - Sunset Monday - Sunday

Will alcoholic beverages be served? ☐ Yes ☒ No

Will there be outdoor music? ☐ Yes ☒ No If yes, what type of music: _____
Days and times of music _____

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.

Aurora Sweets LLC

Nolan Thompson, Gaber Sharian

718 Main St

East Aurora, NY, 14052

(716) 343-4674

2/13/2024

Dear Aurora Town Board,

I am writing to formally submit my application for Special Use Permit for Aurora Sweets, a confectionary business specializing in a delightful array of treats including bubble tea, crepes, bubble waffles, and ice cream, at 718 Main Street.

As a resident of East Aurora, I am committed to adhering to all local and state regulations. My partner and I have carefully reviewed the requirements outlined by the Local code enforcers and believe that Aurora Sweets will not only meet but exceed the expectations of our community.

Aurora Sweets aims to bring quality sweets to the community through I diverse range of offerings as said above, all made with the most quality ingredients we can source. Additionally, we propose to provide outdoor seating enhancing the experience for our customers and contributing to the atmosphere of main street, indoor seating will also be provided. Our business model emphasizes sustainability and longevity through community engagement, and we are excited to see how Aurora Sweets contributes to the vibrancy of the brick road!

Lastly, we are more than willing to provide any additional information or answer any questions that may arise during the review process, please do not hesitate to contact us at (716) 343-4674 or at AuroraSweets718@gmail.com.

Thanks, you for considering my application. I look forward to the opportunity to discuss the Aurora Sweets project.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

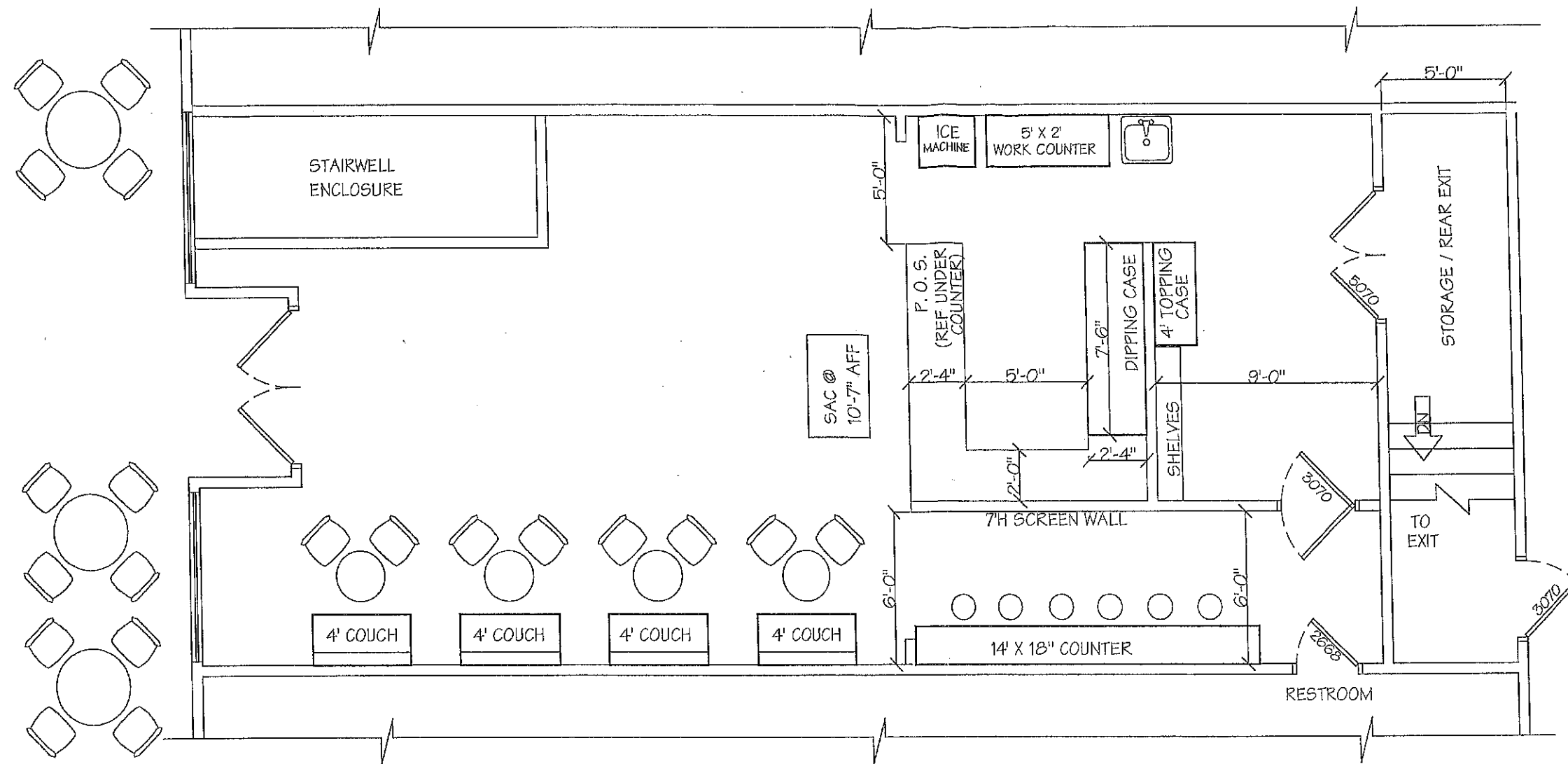
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: <u>Aurora Sweets</u>							
Project Location (describe, and attach a location map): <u>718 Main St.</u>							
Brief Description of Proposed Action: <u>Building a boba/dessert shop. Includes indoor and outdoor dining.</u>							
Name of Applicant or Sponsor: <u>Nolan Thompson</u>		Telephone: <u>716 343 4674</u>					
Address: <u>718 Main St East Aurora</u>		E-Mail:					
City/PO: <u>East Aurora</u>		State: <u>NY</u>	Zip Code: <u>14052</u>				
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> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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: <u>Town of Aurora Building permit</u>			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>0.25</u> acres					
b. Total acreage to be physically disturbed?		<u>0</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.25</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

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? If Yes, identify: _____	NO	YES	
	<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 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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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? 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	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? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input 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 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: <u>Nolga Thompson</u> Date: <u>2/13/2024</u> Signature: <u><i>NM</i></u>		



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF F. J. WILAND ASSOCIATES, INC. NO RIGHTS TO OWNERSHIP ARE TRANSFERABLE OR SHALL BELOST BY THE FILING OF THIS DOCUMENT WITH ANY AND ALL PUBLIC AUTHORITIES FOR THE PURPOSE OF COMPLIANCE WITH CODES AND/OR ORDINANCES. I.E. BUILDING PERMIT, ETC.

ITEM	DATE	REVISION
------	------	----------

AURORA SWEETS
LAY-OUT OF EXISTING BUILDING
718 MAIN STREET
EAST AURORA, NEW YORK
PROPOSED FLOOR PLAN

JAMES A. RUMSEY
ARCHITECT
5729 EAST RIVER ROAD
GRAND ISLAND, NY 14072

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JAMES ALLEN RUMSEY, ARCHITECT
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PREPARED FOR:

F.J. WILAND
ASSOCIATES INC.



Construction Management
3922 Seneca Street
West Seneca, New York 14224
(716) 674-9245

PROJECT NO.	###
DRAWN BY	cdh
DATE	12 FEB 2024
SCALE	3/16" = 1'-0" OR AS INDICATED

SHEET NO.
A-1

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 14, 2024

The Building Department has accepted a site plan application for 198 Main St as submitted by Andrew Miller and Joseph Morcelle, operators of The Bar at Main and Hamlin. The request is to construct a roof over their approved seating area on the side of the building.

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	_____
Complete App	_____
Village Clerk:	
Date Received	2/14/24
Amount \$	125.00
Receipt#	3040-16

SITE PLAN APPLICATION

PROPOSED PROJECT Open-Air Roof over Side Patio Area SBL#: _____
 LOCATION 198 Main St. East Aurora, NY 14052 ZONING DISTRICT Village

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 Andrew Miller + Joseph Morcelle
 ADDRESS 198 Main Street East Aurora, NY 14052
 TELEPHONE 716-249-7285 FAX _____ E-MAIL Mainandhamlin@gmail.com
 SIGNATURE [Signature]

OWNER NAME Fibos Properties - Brian Fischer
 ADDRESS _____
 TELEPHONE _____ FAX _____ E-MAIL 949-422-5113
 SIGNATURE [Signature] Brian.fischer@cor.net

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT - Builder
 NAME Brad Rogers FIRM _____
 ADDRESS 524 Ridge Ave East Aurora NY 14052
 TELEPHONE 716-473-8686 FAX _____ E-MAIL rogersb@att5260@gmail
 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.

Board of Trustees
Village of East Aurora
585 Oakwood Ave.
East Aurora, NY 14052

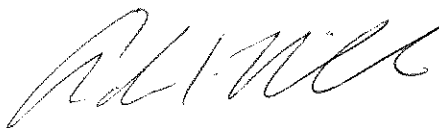
February 13, 2024

To Whom it may concern,

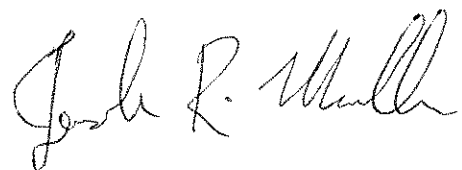
The support that Main and Hamlin has received from the community since opening in May has been incredibly humbling to us both. We appreciate the support of both the Village Board and the Planning Board in our business endeavor. In order to enhance our customer experience and make our outside dining area on the side of the building more suitable to the changes in weather, we are planning to build a roof over the existing "patio" area on the side of the building. As you will see in the attached drawings, the structure will not exceed the front of the building, and it will cover the entire dining area. This will be an open-air roof, not enclosed. We appreciate the opportunity to discuss this project and are excited to add to our growing business here in East Aurora.

Sincerely,

Andrew Miller

A handwritten signature in black ink, appearing to read "A. Miller", written in a cursive style.

Joseph Morcelle

A handwritten signature in black ink, appearing to read "Joseph R. Morcelle", written in a cursive style.

The Bar at Main and Hamlin
198 Main Street
East Aurora, NY 14052

The Proposed special use permit will satisfy all of the requirements relating to the specific use proposed, and will be generally consistent with the goals of the Village Comprehensive Plan.

The permit will also satisfy the following:

- 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.
- No alterations to disrupt 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 or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.
- Will not cause undue harm to or destroy existing 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.

****Please see attached SEQR Documentation as it pertains to this application.**

D.F. = Douglas Fir
 P.t. = Pressure Treated

epdm rubber roofing
 Advantech subfloor

Joist hanger

LED recessed lights

2x12x12 D.F.

1x6 t&g pine

Barn wood
 Siding

12" - Pitch

2x12 ledgers

M+H
 Basin

10'2"

8'10"

4x4 pt.

Post to
 be wrapped
 in barn wood

Footings

12'

Existing
Drain



All water
will be re-
routed to
here.

26'

2x 12x12 D.F. 16" o.c.

24' 2 ply 12" LVL

8'

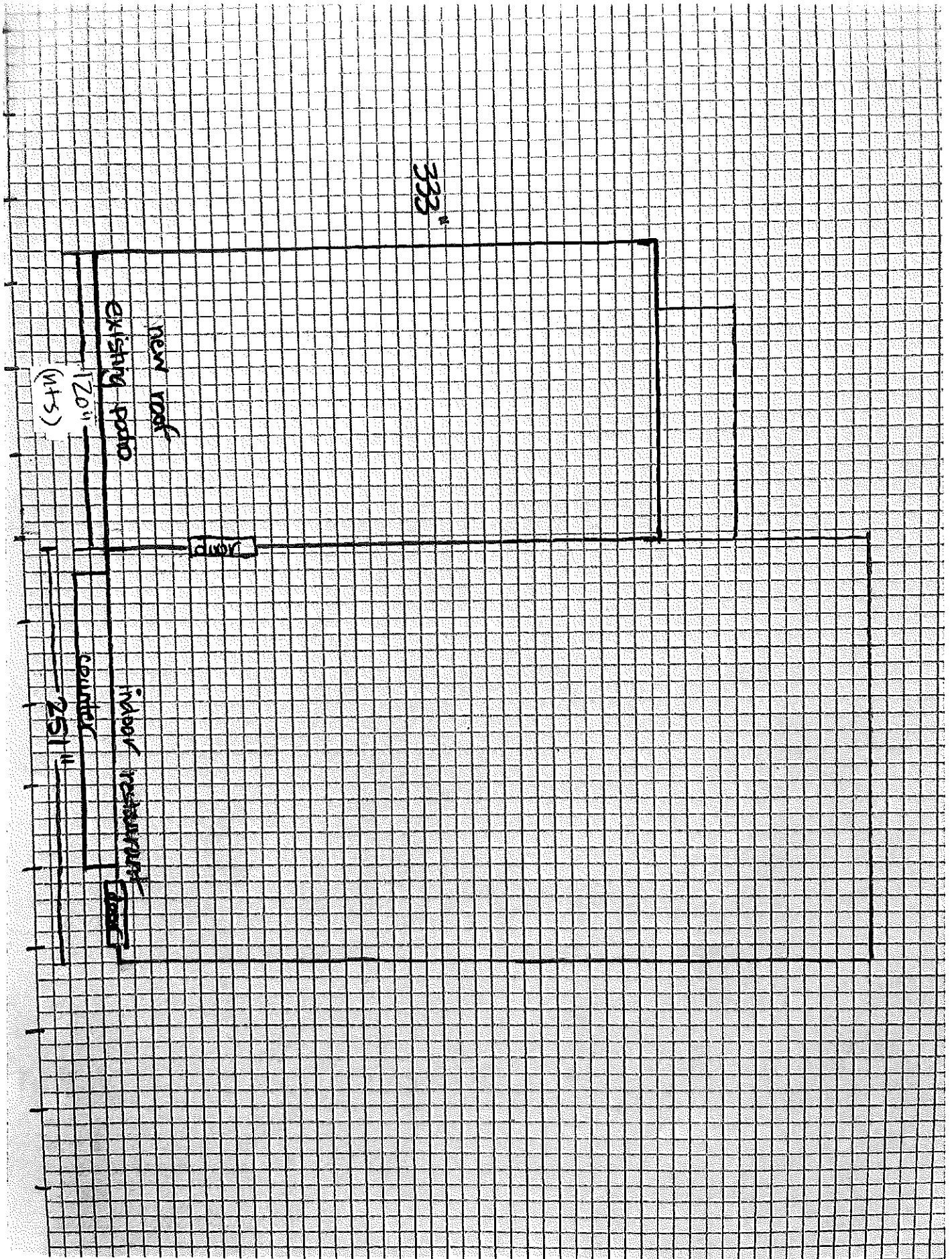
M + H
2x12 lag 16" on center
2x12 Ledger

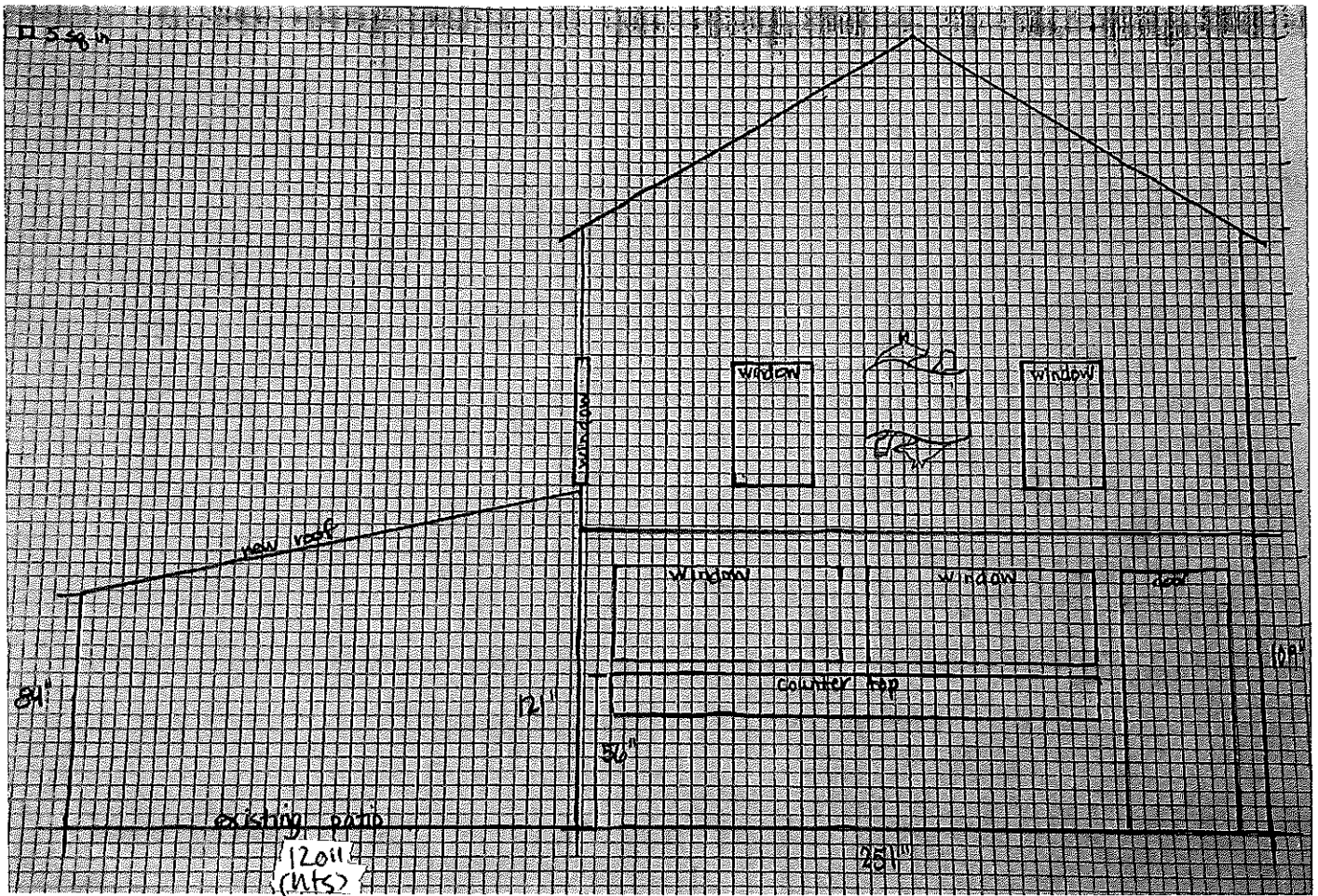
Roof

12'

2'

See attached









Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

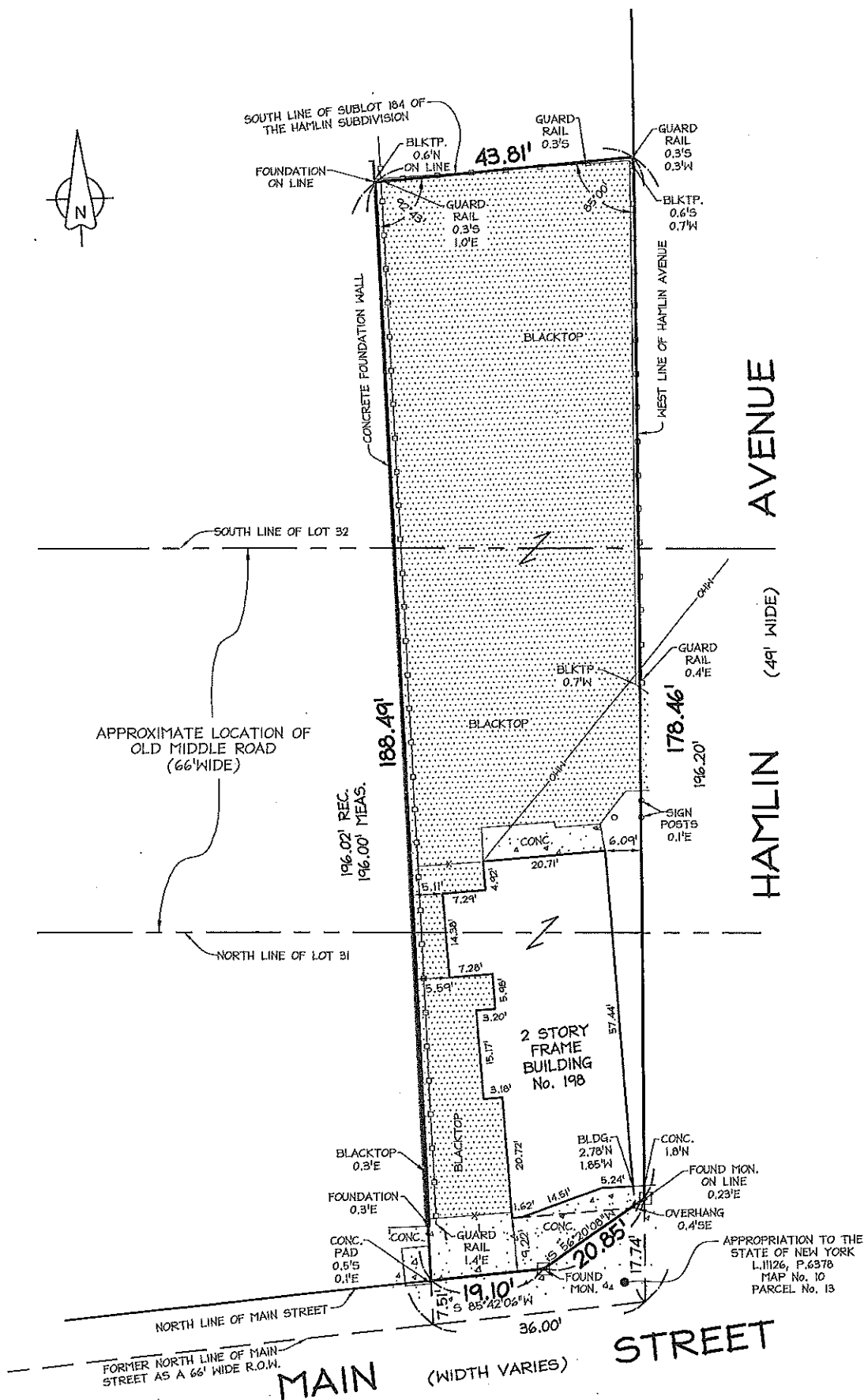
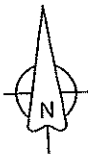
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: <div style="text-align: center; font-family: cursive;">Roof to Cover Side Patio</div>							
Project Location (describe, and attach a location map): <div style="text-align: center; font-family: cursive;">198 Main Street - Side of Building</div>							
Brief Description of Proposed Action: <div style="text-align: center; font-family: cursive;">Permanent Roof to cover the side patio area of the building.</div>							
Name of Applicant or Sponsor: <div style="font-family: cursive;">Andrew Miller</div>		Telephone: 716-249-7285					
		E-Mail: mainandhamlin@gmail.com					
Address: <div style="font-family: cursive;">125 Raycroft Cir. (Home) 198 Main St. (Business)</div>							
City/PO: <div style="font-family: cursive;">East Aurora</div>		State: <div style="font-family: cursive;">NY</div>	Zip Code: <div style="font-family: cursive;">14052</div>				
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> <th style="padding: 2px;">NO</th> <th style="padding: 2px;">YES</th> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><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> <th style="padding: 2px;">NO</th> <th style="padding: 2px;">YES</th> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><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? <u>116</u> acres b. Total acreage to be physically disturbed? <u>18</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>116</u> acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

5. Is the proposed action, 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?	<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? 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?	<input checked="" type="checkbox"/>		<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: _____	<input type="checkbox"/>		<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: <u>Existing</u>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Existing</u>	<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?	<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?	<input checked="" type="checkbox"/>		<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?	<input checked="" type="checkbox"/>		<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<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, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>		<input 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 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: <u>Andrew Miller + Joe Morpelle</u> Date: <u>2/13/24</u> Signature: <u>Rob L. Hill</u> <u>JM</u>		



1" = 20'

HIGHWIRE EAST AURORA

658 MAIN ST EAST AURORA, NY 14052

RENDERING - FOR REFERENCE ONLY



PROJECT NOTES

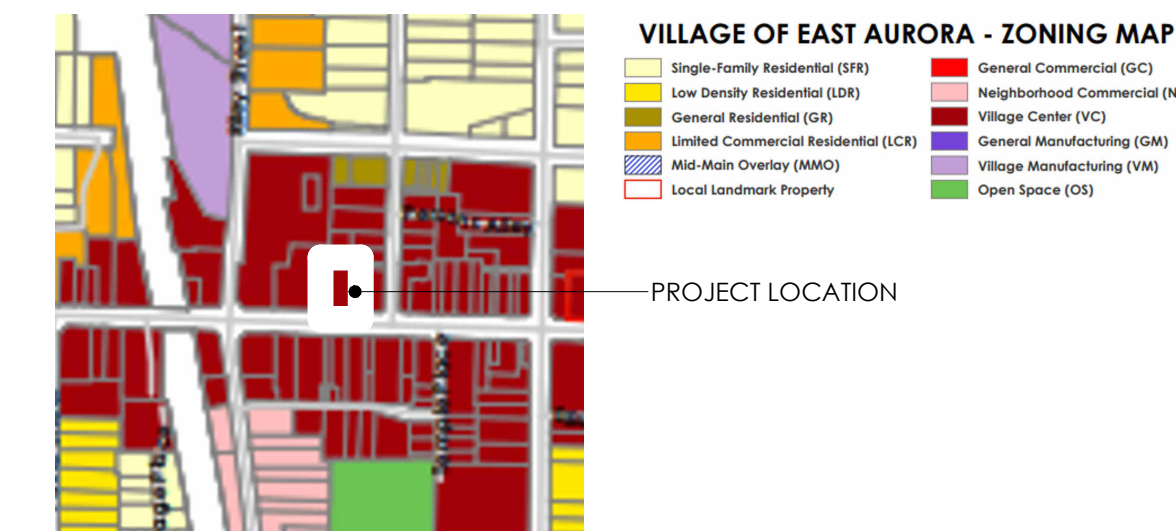
- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING AND SITE INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES DUE TO CONCEALED CONDITIONS, INACCURACIES IN THE ORIGINAL DRAWINGS, INACCESSIBLE LOCATIONS, UNRECORDED BUILDING ALTERATIONS AND OTHER CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROPOSED WORK.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
- PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
- IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- SEE T001 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS
- 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS
- THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
- ANY MATERIAL SUBSTITUTIONS TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL OR UL DESIGN NUMBER ASSEMBLY.
- PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
- PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC. AT FIRE RATED ASSEMBLIES.
- REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

PROJECT DESCRIPTION

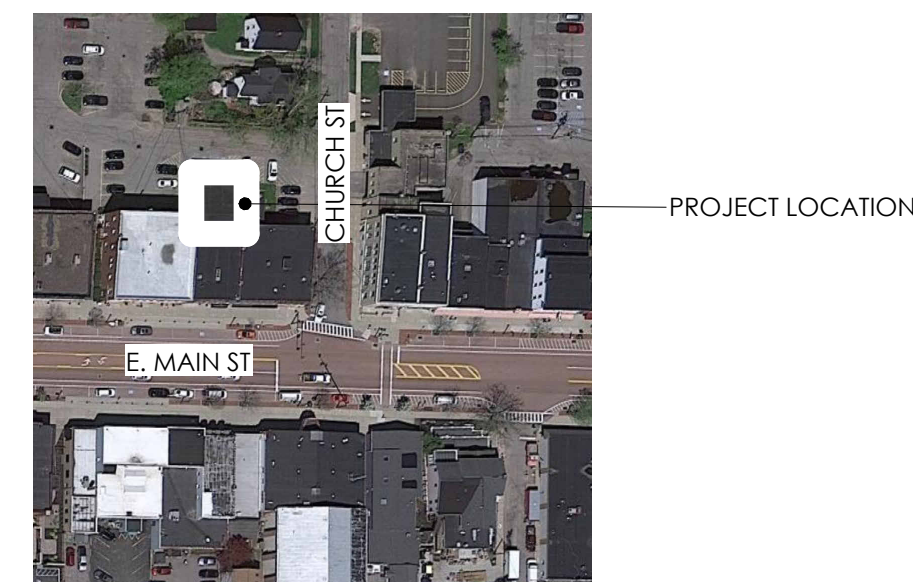
RENOVATE INTERIOR OF BUILDING TO BE USED FOR A PROVISIONING CENTER.

ZONING MAP

ZONING - VILLAGE CENTER



CONTEXT MAP



DRAWING LIST

SHEET NUMBER	DRAWING TITLE
00 GENERAL	
T000	TITLE SHEET
T001	RENDERINGS
T002	GENERAL MOUNTING HEIGHTS + ABBREVIATIONS
T003	PLUMBING MOUNTING HEIGHTS
T004	CODE COMPLIANCE
T004.1	CODE COMPLIANCE - REHAB CODE
T005	AREA PLANS
T006	SECURITY PLAN
T007	EXTERIOR ELEVATIONS
01 CIVIL	
C000	SITE SURVEY
C100	ARCHITECTURAL SITE PLAN
C110	ARCHITECTURAL SITE DETAILS
C111	ARCHITECTURAL SITE DETAILS
C112	ARCHITECTURAL SITE DETAILS
C113	DUMPSTER ENCLOSURE DETAILS - SINGLE
C114	CMU DUMPSTER ENCLOSURE DETAILS - SINGLE
C115	CMU DUMPSTER ENCLOSURE DETAILS - DOUBLE
L000	LANDSCAPING PLAN AND DETAILS
PH000	PHOTOMETRIC PLAN
02 STRUCTURAL	
S100	STRUCTURAL FLOOR PLAN AND NOTES
S101	STRUCTURAL DETAILS
03 ARCHITECTURAL	
A000	EXISTING FLOOR PLANS
A110	DEMOLITION PLANS
A120A	PARTITION TYPES
A120B	PARTITION TYPES
A121	NEW FLOOR PLANS
A130	ENLARGED PLANS
A140	FINISH PLAN & SCHEDULE
A150	ENLARGED STAIR PLANS AND DETAILS
A200	REFLECTED CEILING PLANS
A210	CEILING DETAILS
A220	ROOF PLAN
A221	RUBBER ROOF DETAILS
A222	METAL ROOF DETAILS
A300	INTERIOR ELEVATIONS
A310	INTERIOR DETAILS
A311	INTERIOR TRIM AND DETAILS
A312	INTERIOR TRIM AND DETAILS
A313	INTERIOR TRIM AND DETAILS
A315	TRIM DETAILS
A400	DOOR SCHEDULE AND DETAILS
A410	WINDOW SCHEDULE AND DETAILS
A411	GLAZING ELEVATIONS
A500	EXTERIOR ELEVATIONS
A600	BUILDING SECTIONS
A700	WALL SECTIONS
A800	SECTION DETAILS
04 MECHANICAL	
M100	MECHANICAL SPECIFICATIONS AND DETAILS
M101	MECHANICAL PLAN
04 MEP	
MEP101	MECH. ELEC. PLUMB SPECS/NOTES
MEP102	ODOR CONTROL PLAN
05 ELECTRICAL	
E100	ELECTRICAL NOTES AND SPECIFICATIONS
E101	ELECTRICAL PLAN

06 PLUMBING	
P100	PLUMBING NOTES
P101	PLUMBING DETAILS
P102	PLUMBING PLAN

07 FIRE SUPPRESSION	
FP101	FIRE SUPPRESSION AND ALARM PLAN AND NOTES

Grand total: 57



ARCHITECTURE/INTERIOR DESIGN
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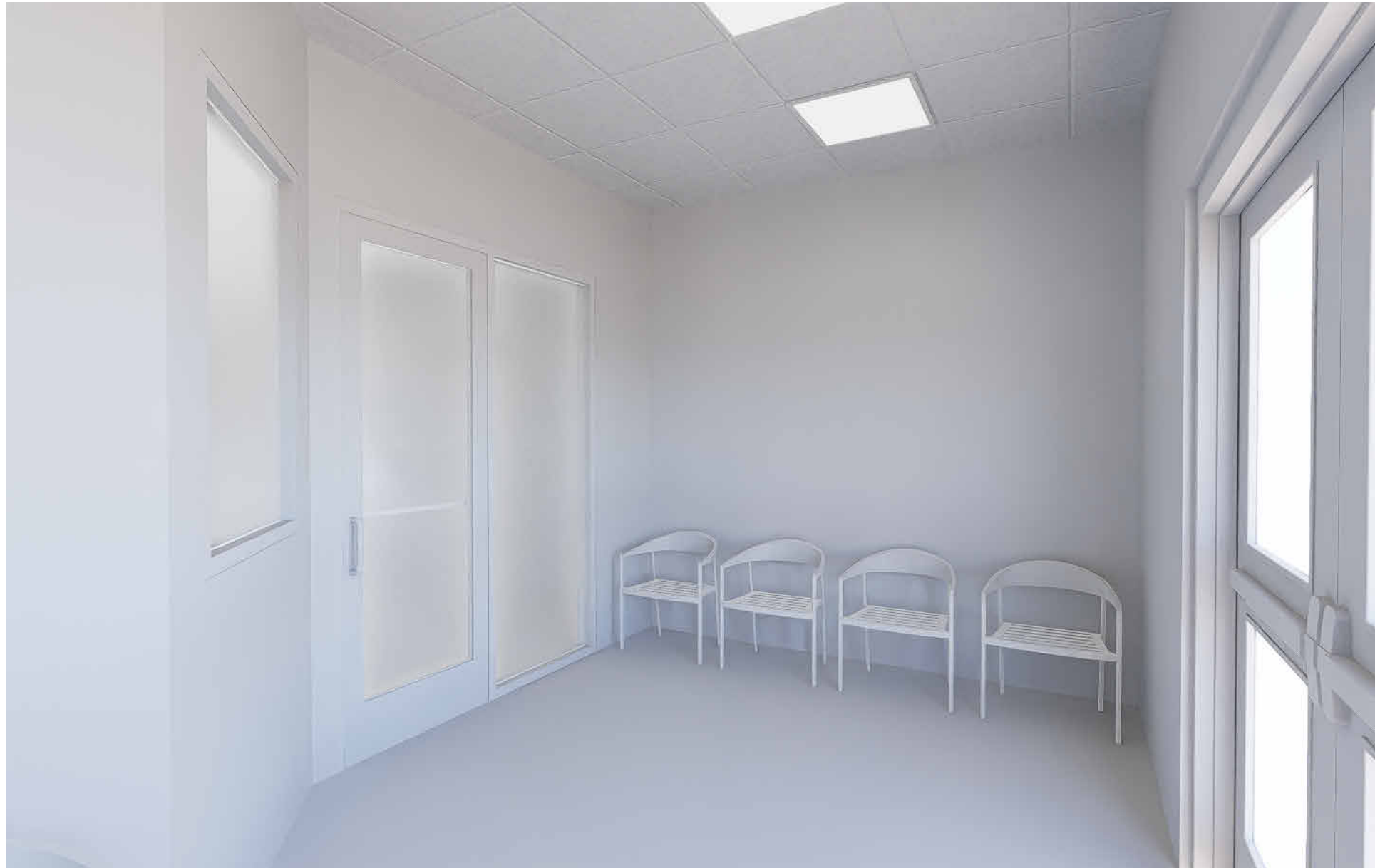
PROJECT NAME
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PROJECT ADDRESS
658 MAIN ST EAST AURORA, NY 14052

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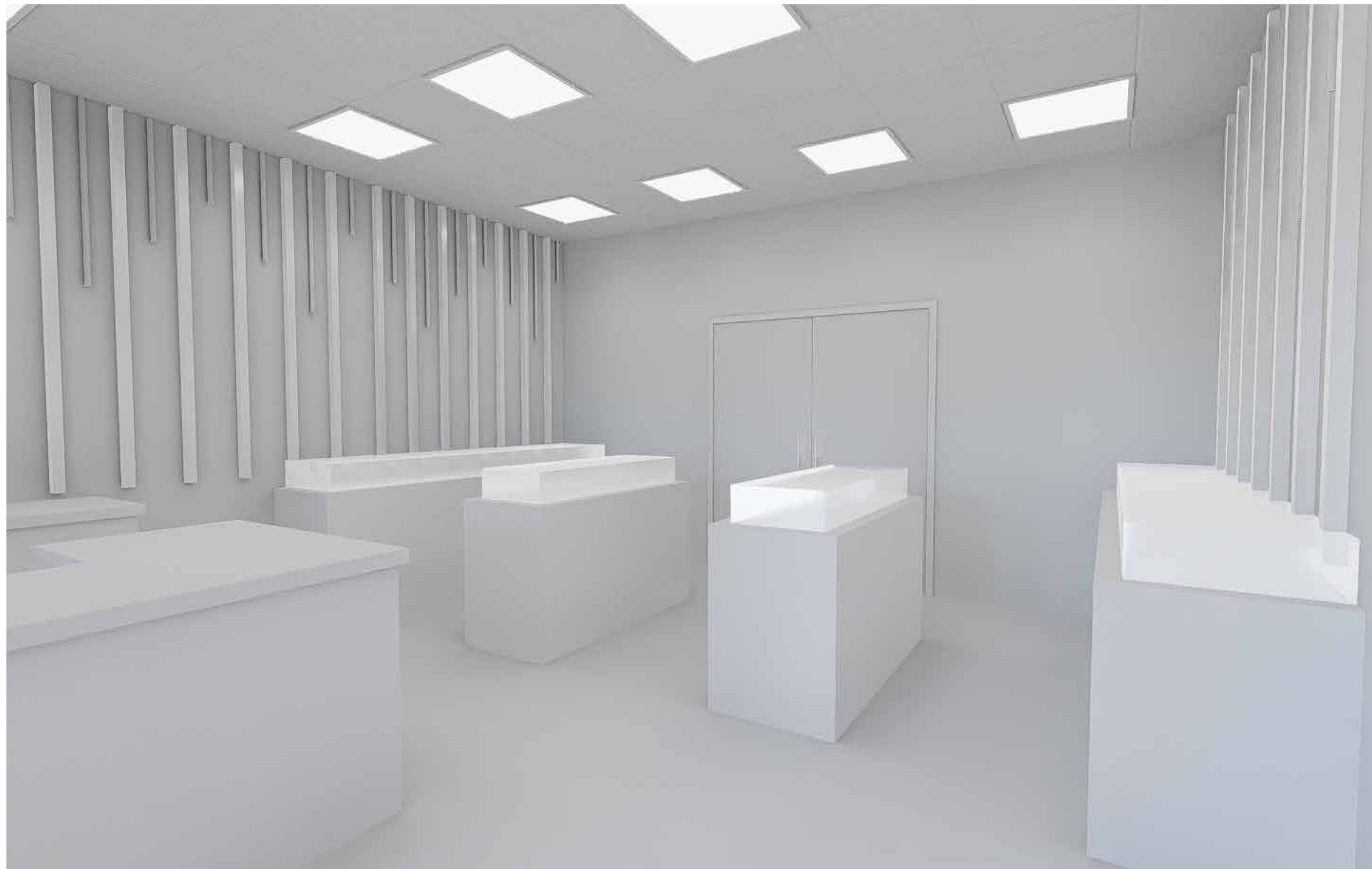
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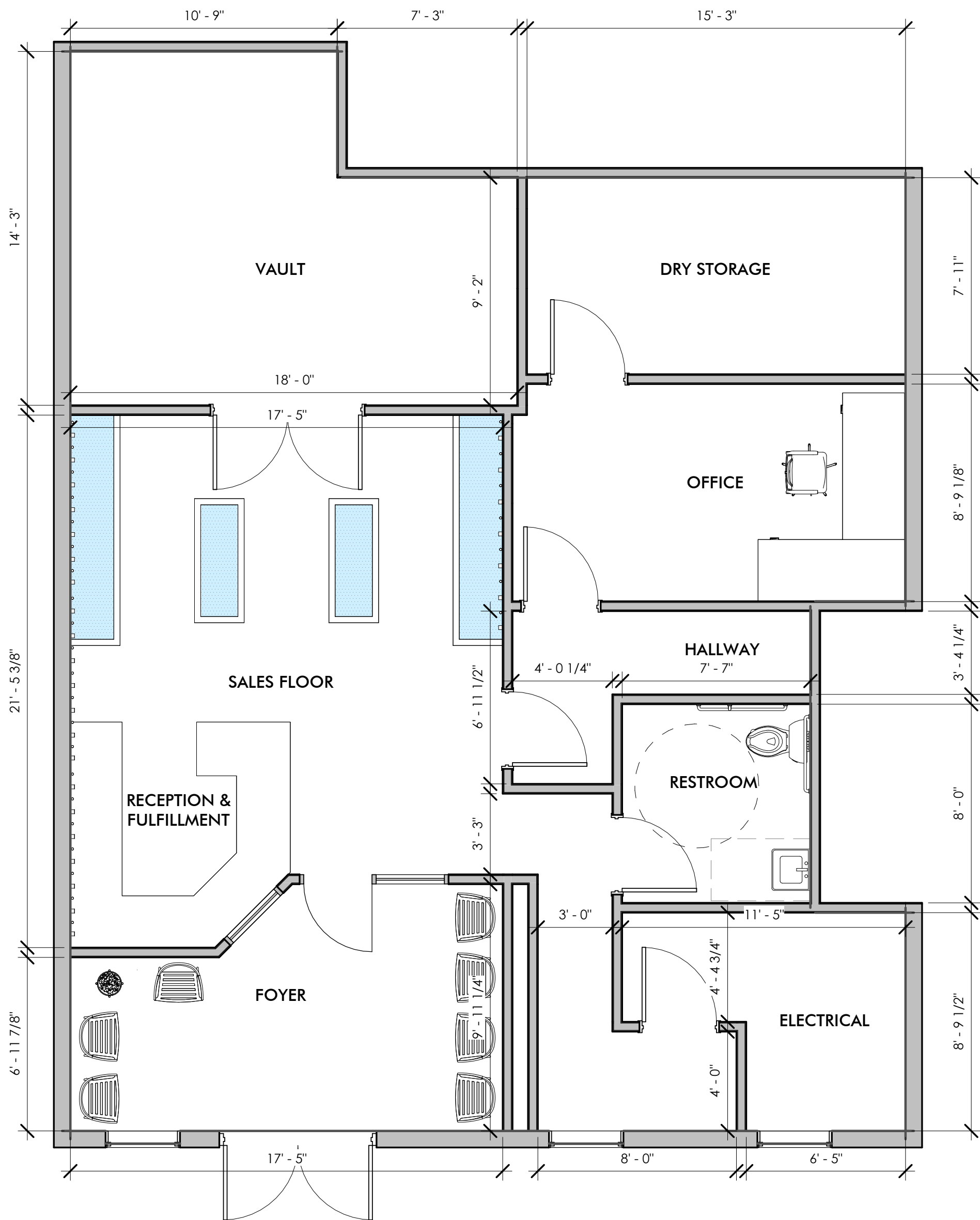
PROJECT NUMBER
2024.026

TITLE SHEET
T000



RENDERINGS - FOR REFERENCE ONLY





1 FIRST FLOOR AREA PLAN
T005 1/4" = 1'-0"

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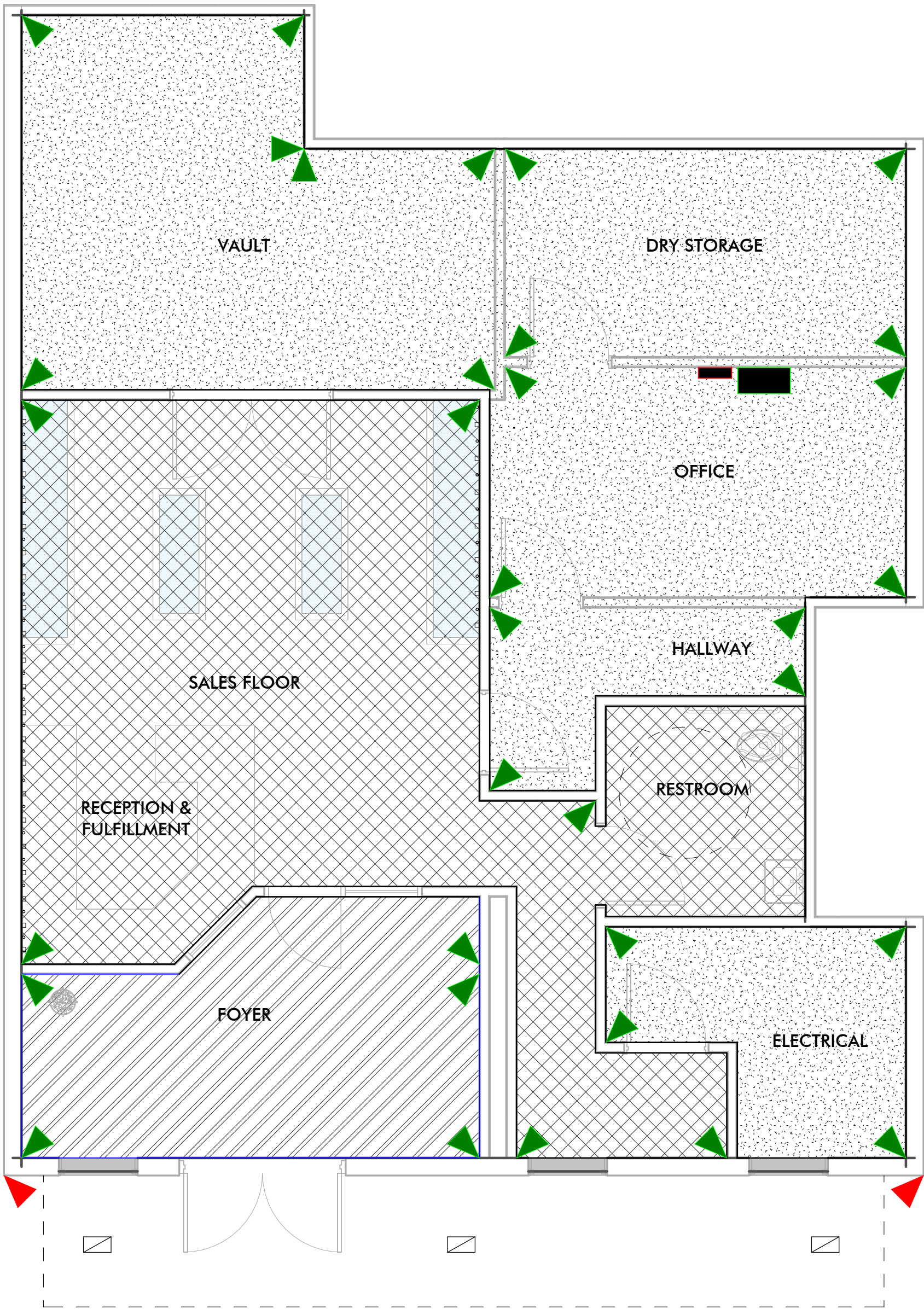
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SECURITY PLAN

T006



1 FIRST FLOOR SECURITY PLAN
T006 1/4" = 1'-0"

SECURITY LEGEND

- OUTDOOR LED LIGHT FIXTURE
- AXIS 2-MEGAPIXEL INDOOR CAMERA OR EQUIVALENT
- AXIS 4-MEGAPIXEL OUTDOOR CAMERA OR EQUIVALENT
- MONITOR AND PRINTER
- DVR LOCKBOX
- PUBLIC ACCESS AREA
- LIMITED ACCESS AREA
- RESTRICTED ACCESS AREA

*SECURITY PLANS ARE SHOWN SCHEMATICALLY. A SECURITY CONSULTANT TO ENSURE ALL AREAS OUTSIDE OF THE BATHROOMS ARE VISIBLE ON THE INTERIOR AND EXTERIOR BY CAMERAS