

TOWN OF AURORA

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

MEMO

TO: Mayor Wochensky and Village Trustees
FROM: Richard Miga, Assistant Code Enforcement Officer
DATE: July 14, 2026

The Building Department has received and reviewed a Special Use Permit (SUP) application from Dylan Smith and Paige Lingenfelter of West End Social, and new tenant at 206 Main Street. The property is now under new ownership of 206 EANY, LLC. The SUP application is not changing the use of the space from the previously granted SUP for Mister's, as a restaurant with indoor and outdoor dining and there is no change to the current parking allotment. The request is to have hours of operation between noon-2 am, Sunday through Saturday, 20 employees, and a total of 206 indoor seating (tables and bar area), and 16 outdoor seating in the existing front patio.

Village Code section 285-50.4C requires the Village to submit the applications to Erie County Department of Environment and Planning for their review and comment due to proximity to a State highway.

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

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



SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT West End Social SBL#: _____
LOCATION 206 Main St ZONING DISTRICT _____

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

APPLICANT NAME Dylan Smith & Raige Lingenfelter
ADDRESS 1108 N Willow St East Aurora
TELEPHONE 716-359-0757 E-MAIL Westendsocialtea@gmail.com
SIGNATURE Raige Lingenfelter

OWNER NAME 206 EANY, LLC
ADDRESS 2730 Transit Rd West Seneca
TELEPHONE 716-360-3970 E-MAIL _____
SIGNATURE [Signature]

DEVELOPER NAME N/A
ADDRESS _____
TELEPHONE _____ 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: _____

Days and hours of operation (indoor) Sun-Sat noon-2am

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:

- Cover Letter to Village Board, Supporting Documents and SEQR as required in §285-52.2
- Complete file of submittal package (cover letter, application, SEQR and supporting documentation) 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.
- 8 copies of complete submittal package (cover letter, application, SEQR and supporting documentation) sent to or dropped off at the Village Clerk's Office at 585 Oakwood Avenue East Aurora, NY 14052.

West End Social LLC

206 Main St
East Aurora, NY 14052
716-359-0757
westendsociallea@gmail.com

14th July 2026

Village of East Aurora

575 Oakwood Ave
East Aurora, NY 14052

Please accept this letter as part of our application for a Special Use Permit for West End Social, located at 206 Main St in East Aurora.

Our vision for West End Social is to create a welcoming neighborhood gathering place that combines a thoughtfully designed cocktail bar, nicer plates, and live entertainment. When you enter through the front doors on Main St, you will be greeted with a small bar & restaurant space. Guests will be able to grab a cocktail at the bar, sit down to have lunch or dinner, or throw some darts and enjoy the lounge area. We would like to think of the menu and vibe as an "up-scale dive bar". Through a hallway, you will pass a ticket booth that will open up into the large live music, dinner show, and private event space that will be referred to as West End Stage. Ticketed shows will be offered on Friday and Saturday nights. Other events throughout the week such as Bills Games viewing parties and line dancing will be available. A simpler menu including finger foods and options to feed larger tables will be available. With East Aurora's lack of private event space, West End Social will help with that. An events menu will be offered to feed larger groups. The space can be used for baby & bridal showers, retirement parties, and corporate work events. The restaurant that is currently there works with Moog, Fisher Price, and other large companies in our area. We would like to carry this on and continue to host these groups.

While we are updating the space and transforming the building into the bustling and fun spot we know it has the potential to be, we don't want to forget what came before us in this spot and all the history in our small, charming town. After completing some research and speaking with the town historian, we got the inspiration for our logo and some of the decor inside. We have attached a picture of our logo that features a man lighting a lamp. We would like to highlight the lamp lighters that kept the town bright and safe in the dark during the 19th and early 20th centuries. We also plan on incorporating old pictures and newspaper articles on our bar top and throughout the building. West End Social will have a modern feel while still keeping the "old school" charm that East Aurora is so well known for.

We plan to be open everyday of the week from noon- 2 am. We are currently estimating having 20 employees, keeping some from the current restaurant at this address and also looking to hire some new people. Seat capacity for the front space is estimated at 12 tables, 48 seats, and 16 bar seats. Seat capacity for the back space is estimated at 30 tables, 130 seats, and 12 bar seats. The patio out front will have 16 seats.

We have worked to develop a business that compliments the character and charm of East Aurora while respecting the surrounding neighborhood. We are committed to maintaining a clean, attractive, and well-operated establishment that will be a positive addition to the village. We appreciate your time and thoughtful review of our permit. We welcome the opportunity to answer any questions or provide any additional information you may need during the review process.

Thank you for your consideration.

Dylan Smith & Paige Lingenfelter

West End Social LLC

Narrative Report

West End Social proposes to operate a full-service restaurant, bar, live music & event space at 206 Main St in the Village of East Aurora. The establishment is intended to provide a welcoming dining and gathering space for residents and visitors while contributing to the continued vitality of the Village's economy. The proposed use has been designed and will be operated in a manner that is consistent with the Village Zoning Code, compatible with surrounding properties, and protective of the public health, safety, and welfare of the public. This property has a history of food and beverage service and a current special use permit, resulting in minimal changes to traffic and parking demand.

West End Social will be consistent with the goals of the Village Comprehensive Plan by supporting a vibrant and encouraging investment in an existing commercial property, expanding dining and entertainment opportunities, and strengthening the local economy. West End Social will activate an existing commercial property and provide an amenity that serves both Village residents and visitors while reinforcing East Aurora's character as a walkable destination for shopping, dining, and community activity.

Restaurants and bars are an established component of the west end of Main St in the village and at this address, therefore they are compatible with surrounding commercial and service-oriented businesses. West End Social is expected to complement nearby businesses by increasing pedestrian activity and encouraging visitors to spend additional time within the Village. The scale of the operation, building appearance, and business activities are appropriate for the surrounding neighborhood and are not expected to negatively impact adjacent properties but give us opportunities to work together, host events, and lean on our neighbors.

The proposed operation will comply with all applicable New York State and local building, fire, health, and liquor licensing requirements. Customer traffic is expected to be about the same as the current restaurant and bar. Deliveries, refuse collection, and daily operations will be managed to minimize disruption to neighboring properties.

West End Social is intended to enhance rather than alter the character of the surrounding neighborhood. The business will maintain an attractive, well-maintained appearance consistent with neighboring establishments.

Operations will be conducted in a manner that minimizes impacts on neighboring properties. Any music associated with the restaurant or bar will be maintained at reasonable levels and in compliance with Village noise regulations. Kitchen ventilation equipment will be properly installed and maintained to control odors. Exterior lighting will be shielded and directed downward to prevent glare onto adjoining properties or public rights-of-way. The proposed use is not expected to generate objectionable dust, fumes, vibration, smoke, or other nuisance conditions.

Existing landscaping will be maintained where practical, and any new landscaping required by the Village will be installed to enhance the property's appearance and provide

appropriate buffering from adjacent uses. Site maintenance will be performed on an ongoing basis to ensure the property remains attractive and compatible with neighboring businesses.

West End Social will provide an additional dining and social gathering destination that benefits Village residents, local businesses, and visitors. The project will contribute to the economic vitality of East Aurora by supporting employment, encouraging pedestrian activity, and strengthening the Village's west end.

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: West End Social			
Project Location (describe, and attach a location map): 206 Main St East Aurora			
Brief Description of Proposed Action: Opening of bar + restaurant, no environmental changes			
Name of Applicant or Sponsor: Paige Lingenfelter Dylan Smith		Telephone: 716-359-0757 E-Mail: westendsocialca@gmail.com	
Address: 148 N Willow St EA			
City/PO: EA		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.			NO ☒ YES ☐
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:			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action?		0.474 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?		0.474 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	☐	☒	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
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: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	☐	☒	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	☐	☒	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
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?	☒	☐	
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?	☒	☐	
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?	☒	☐	
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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
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?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
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:	NO	YES
	☒	☐
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Paire Lingenfelter & Dylan Smith</u> Date: <u>7/14/26</u>		
Signature: <u>Paire Lingenfelter</u> Title: <u>applicants/owners of LLC</u>		