

Village of East Aurora Special Use Permit Procedures

1. The Village of East Aurora adopted a new Zoning Code in October 2019. The new code is on the homepage of their website.
2. Prior to submission, applicants may schedule a sketch plan meeting with the Village Board. Sketch plan meetings are advisory only and nonbinding. Materials presented as part of this meeting can be incomplete or conceptual in design. Contact the Village Clerk's office (716-652-6000) to determine the next available meeting date.
3. In addition to the specific Zoning District code requirements, also applicable are:
 - a. Regulations for Certain Uses (§285-31)
 - b. Development Standards (§285-40)
 - c. Signs (§285-44)
 - d. General Application and Review Procedures (§285-50)
 - e. Site Plan Review (§285-51) processes and requirements (if applicable)
4. Submission Deadline: A complete Special Use Permit application, supporting documents, and the required fee must be submitted no later than the ***60 days*** in advance of opening to the Code Enforcement Officer (CEO) at the Town of Aurora Building Department.
5. Submissions will be reviewed for completion by the CEO. Applicants will be notified by email/mail of any deficiencies. If the deficiencies are not corrected within 30 days, the application is considered withdrawn. Incomplete applications will not be placed on any Village Board agenda.
6. The Village Board may waive any of the Special Use Permit requirements, as it deems appropriate.
7. A representative must attend every meeting at which this application will be discussed, or the application will be tabled. The Village Board receives the application and may refer it to the Planning Commission for review and recommendation. Multiple meetings with the same reviewing board may be necessary.
8. Once all recommendations are received, the State Environmental Quality Review Act (SEQRA) is completed.
9. Next, a public hearing will be scheduled. The Village Board will render their decision at a subsequent meeting.
10. A Special Use Permit will be provided if the application is approved or conditionally approved. All conditions or modifications will be listed on the permit.
11. Once granted, the Special Use Permit is authorized for the specific use and/or property rather than applicant/owner. Any ***change of use*** which results in a departure from operations and conditions authorized under the existing Special Use Permit shall require the review and issuance of a new permit.
12. Amendments/revisions to an approved Special Use Permit shall be subject to review and approval as stated above.
13. A Special Use Permit is revocable by the Village Board in the event of a violation of any of the stated terms and conditions.

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	_____
Complete App	_____
Village Clerk:	_____
Date Filed	_____
Amount \$	_____
Receipt #	_____

SOCIAL USE PERMIT APPLICATION

PROPOSED PROJECT Patio Tents for Outdoor Seating SBL#: 164.19-6-7
 LOCATION Aurora Brew Works - 191 Main Street ZONING DISTRICT Village Center (VC)

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

APPLICANT NAME Darryl L. Howe - Owner
 ADDRESS 242 Oakwood Avenue, East Aurora, NY
 TELEPHONE (716) 200-2782 FAX _____ E-MAIL darryl@aurorabrewworks.com
 SIGNATURE DLHowe

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

DEVELOPER NAME _____
 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.

Darryl L. Howe
c/o Howe Innovations, LLC
DBA: Aurora Brew Works
191 Main Street
East Aurora, NY

September 30, 2020

Village of East Aurora
Board of Trustees
571 Main Street
East Aurora, NY

RE: Patio Tent for Extended Outdoor Seating at 191 Main Street

I would like to request permission to erect a (2) 16 ft x 26 ft white PVC tents on the front patio outside my business, Aurora Brew Works, located at 191 Main Street. The current NYS COVID-19 regulations on bars & restaurants which dictates 50% capacity and 6 ft social distancing (of which we completely support and comply with at all times) means that once the weather becomes inhospitable for patrons to sit outside on our patio we will be forced to turn away many of our customers due to a lack of indoor seating – about 12-16 people depending on group size. These limitations will be extremely detrimental to our small business during the cold weather months.

The tents would be positioned end-to-end to provide cover for both Andrew's Barber Parlor and Aurora Brew Works where we currently have picnic tables and chairs. The tent would be heated by (3) patio heaters, but would not include sidewalls as to not impede foot traffic along the sidewalk or adjoining patio spaces. The tents would be lit by dimmable warm-colored (2700k) LED lights along the ridgeline of the tent similar to the warm glow of our current patio lights.

This plan has already been Okayed by our landlord, Clark Crook, as well as CJ & Wendy Andrews of the barber parlor, and I sincerely hope that the board will see the necessity for extending the use of our patio and providing residents & visitors alike with safe outdoor seating options.

Thank you for your consideration,

Darryl L. Howe
Owner / Operator

VILLAGE OF EAST AURORA

VILLAGE HALL • 571 MAIN STREET
EAST AURORA, NEW YORK 14052
(716) 652-6000 FAX (716) 652-1290
www.east-aurora.ny.us



VILLAGE OF EAST AURORA SPECIAL PERMIT

AURORA BREW WORKS

THIS PERMIT MUST BE DISPLAYED AT 191 MAIN STREET

AMENDED JULY 1, 2013

Special Permit issued pursuant to §285-51 of the Village Code of the Village of East Aurora

Permit Number: 2013.07.01-1

Issued To: Darryl Howe of Howe Innovations, LLC dba Aurora Brew Works

Valid only for days & hours of:

Monday – Sunday from 11:00 am – 1:00 am

For the purpose of: SELLING PACKAGED BEER AT RETAIL AS WELL AS TO PURCHASE DRAFT BEER, BOTTLED BEER AND FOOD FROM A ROTATING MENU.

As per Village Board Approval: January 7, 2013 and July 1, 2013

Conditions:

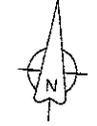
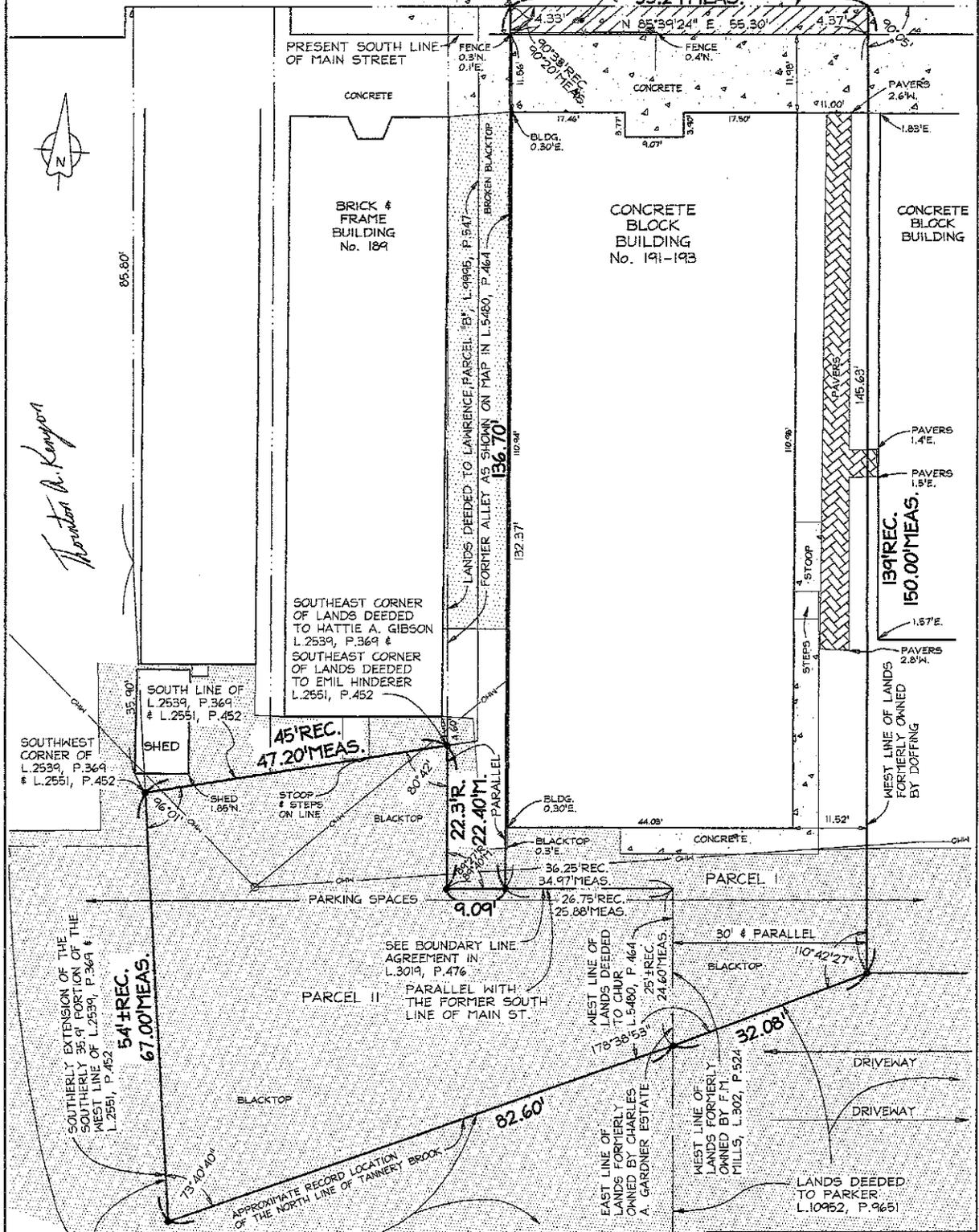
1. The maximum capacity for the indoor seating shall be pursuant to NYS Building Code.
2. The permit herein cannot be transferred by such permittee without the written consent of the Village Board of Trustees. Exception is pursuant to §285-51 G (1).
3. Outdoor patio seating with 17 seats for beverage service. Cannot impede pedestrian traffic and will leave 5 feet of unobstructed sidewalk for pedestrians.
4. No outdoor music.
5. No activities other than the activities specifically set forth in this special Permit shall be carried on. No activities shall be deemed incidental to the activities permitted by this Special Permit unless and until such activities shall be approved as incidental activities by resolution of the Village Board of Trustees.
6. The Village Board of Trustees hereby reserves the right to revoke approval of this Special Permit in the event the owner of the premises in which the use is permitted is found to be in violation of any of the above stated conditions.

COPY



MAIN STREET (S.H. 5433)

(ALSO KNOWN AS BIG TREE ROAD)
(ALSO KNOWN AS STATE ROAD)



Houston A. Kenyon

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

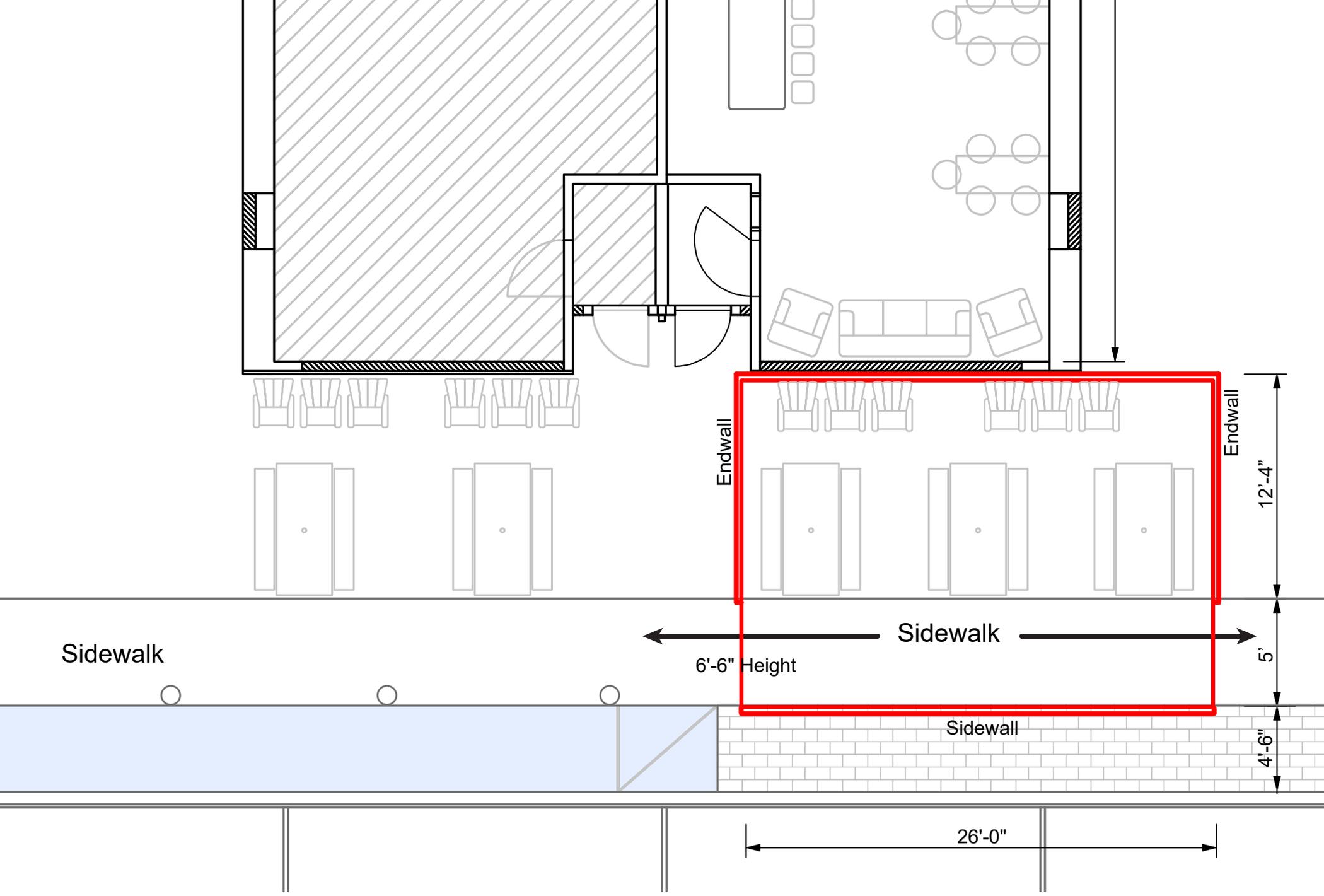
Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

LANDS DEEDED TO DUSEL L.10909, P.7848

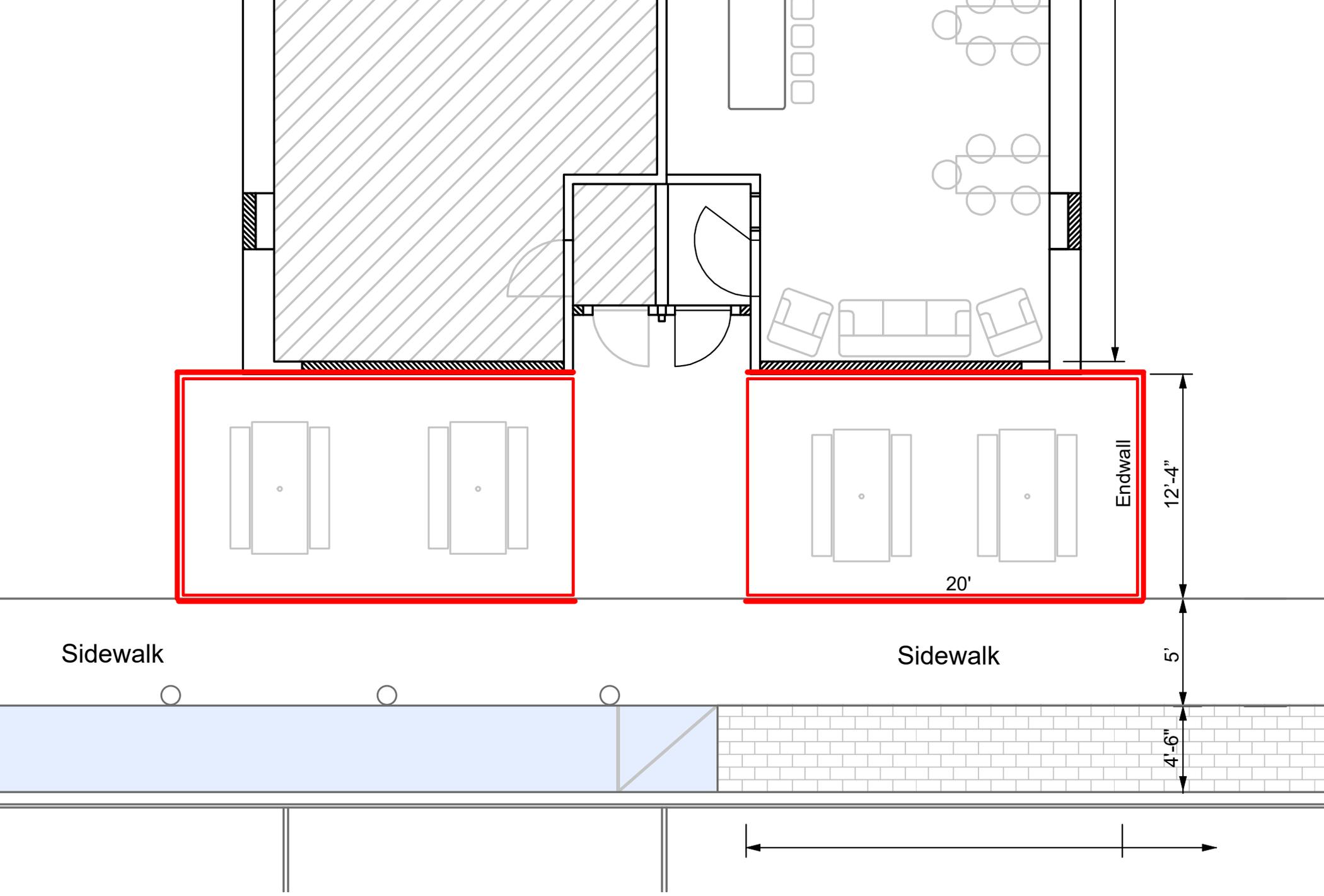
PART OF LOT(S) 31 SECTION 1 TOWNSHIP 9 RANGE 6		LOCATION: VILLAGE OF EAST AURORA TOWN OF AURORA COUNTY OF ERIE STATE OF NEW YORK		SCALE: 1" = 15'
 Nussbaumer & Clark, Inc. Engineers and Surveyors 100 Hamburg Street - P.O. Box 516 East Aurora, New York 14052-0516 (716) 655-1050	KIND	DATE	REQUESTED BY	JOB NO.
	SURVEY	11/27/13	JERRY THOMPSON	13JB-0451
NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.				

• DENOTES SET SURVEY MARKER

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



Current Tent Scenario



Ideal Scenario