

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 #	_____

SPECIAL USE PERMIT APPLICATION

PROPOSED PROJECT _____ SBL#: 164.20-7-34.2
 LOCATION 510 Main St. ZONING DISTRICT NC. (mmo)

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

APPLICANT NAME Steve Kraster
 ADDRESS Same as above
 TELEPHONE 716-652-0224 FAX _____ E-MAIL Charlie's Dream@hotmail.com
 SIGNATURE Steve Kraster

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

DEVELOPER NAME Same as above
 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.

To whom it may concern,

As the owner of Charlie's Diner, located at 510 Main St., I received concerns from the Building Department regarding my recent expansion. I would like to address those with this letter.

In compliance with COVID-related regulations I reduced my seating capacity in the dining room by fifty percent. In order to keep my business profitable, I needed to expand my dining room as a whole.

I converted the upstairs apartment of the restaurant into three separate dining rooms. This accounts for an additional sixteen seating capacity. This seating area can be accessed via two pre-existing staircases. Additionally, this area is not and will not accommodate banquets or "parties." It is simply an additional private seating area for individual patrons or large families alike.

Even with this addition and the seventy-five seats downstairs I am still under my allotted occupancy. Further, I have no intention to return to my prior capacity even after these restrictions are lifted.

If you have any other questions or concerns please contact me.

Regards,

Steven Krastev

Charlie's Diner

Memo

To: Village Board
From: William Kramer
CC:
Date: 9/01/2020
Re: 510 Main: Special Use Permit Application

Mayor and Trustees,

The Special Use Permit for 510 Main St. involves the conversion of part of the second story of his existing restaurant, and the flat roof of the existing restaurant into additional dining area. This property is in the NC (Neighborhood Commercial) Zoning District with the Mid-Main Overlay. I have requested that Mr. Krastev apply for a modification to his Special Permit because of the addition of the outdoor seating on the upper deck. As explained in his letter the overall capacity of his restaurant will be below his pre-COVID occupancy and he plans to maintain this occupancy level post-Covid. There will be no other changes to the current operation of his restaurant. This process requires SEQR review and a public hearing prior to any decision of the Village Board. If you have any questions contact me at 652-7591.

Bill Kramer

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: <i>2nd Floor Dining</i>			
Project Location (describe, and attach a location map): <i>510 Main St East Aurora NY</i>			
Brief Description of Proposed Action: <i>Increase Dining Area</i>			
Name of Applicant or Sponsor: <i>Steven Krash</i>		Telephone: <i>523-2629</i>	
		E-Mail:	
Address: <i>510 Main St</i>			
City/PO: <i>East Aurora</i>		State: <i>NY</i>	Zip Code: <i>14052</i>
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 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: <i>Town Building Dept</i>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>.394</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.394</i> 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input 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"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input 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? 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"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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 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 _____ _____	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

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="" 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="" 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="" 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: She Koster Date: 8-31-2020

Signature: [Signature]

First Roof Above First Floor Counter

Code Compliant Raily

