



**TOWN AND VILLAGE OF
ELLICOTTVILLE BUILDING & PLANNING
DEPARTMENT**

PO BOX 600, ELLICOTTVILLE, NY 14731

Planner: Greg Keyser, (716) 801-3016, E-MAIL: greg.keyser@evlengineering.com

Code Officer: Kelly Fredrickson, (716) 699-4773, E-MAIL: kelly.fredrickson@evlengineering.com

COMBINED APPLICATION

Jurisdiction: TOWN VILLAGE App. # 2P24-0017

<input type="checkbox"/> PRE-APPLICATION CONFERENCE	<input checked="" type="checkbox"/> SPECIAL USE PERMIT
<input type="checkbox"/> INTENT TO SUBDIVIDE	<input type="checkbox"/> MASTER PLANNED DEVELOPMENT
<input type="checkbox"/> HISTORIC DISTRICT REVIEW	<input type="checkbox"/> ARCHITECTURAL DESIGN REVIEW
<input checked="" type="checkbox"/> SITE PLAN REVIEW	<input type="checkbox"/> AMENDMENT TO SITE PLAN
<input type="checkbox"/> ZONING ORDINANCE AMENDMENT	<input type="checkbox"/> ZONING MAP AMENDMENT

APPLICANT INFORMATION:

Applicant's name: Route Two Nineteen, LLC Date: 3/15/2024

Mailing address: 187 Maple Dr. Randolph, NY 14772

Cell Phone Number: 716-228-0692 E-Mail: reidsmithreid@gmail.com

Applicant must be (check all that apply): Owner Operator Lessee

Applicant's Engineer or representative: Tamara Hilmey/Plywood Studio

Address: Allegany, NY 14706

Phone #: 716-3079442 E-Mail: plywoodstudio@gmail.com

PROPERTY OWNER INFORMATION (if different than Applicant)

Name: _____

Mailing Address: _____

Cell Phone Number: _____ E-Mail: _____

PROPERTY / FACILITY NAME

Slopeside Restaurant

Address: 6089 Rte 219. Ellicottville, NY

Property tax map #: 55.002-2-9

Current use of property:
Vacant Restaurant and Parking

Description of Proposed Project/Use (attach additional pages, survey and plans):
Reopening of new Restaurant in Fall of 2024

Zoning Requirements from Town/Village Zoning Law

Front yard setback: 35' Rear yard setback: 15'
Side yard setback: 15' Combined side: N/A
Minimum lot size: 15,000 SF Width: 80
Height: 35' Floor area ratio: N/A (Village)
Usable Open space: 50%

Site Information

Size of site: 49,591 Sq. Ft. Size of area to be developed: 6764 Sq. Ft.

Number of proposed lots: EXISTING ONLY

Proposed method of Sanitary Sewage disposal: MUNICIPAL

Proposed method of Water Supply: MUNICIPAL

If public utilities are proposed, are they available to site?

Sanitary Sewer: Yes No Water: Yes No

Will the project require the formation or extension of a Water and/or Sanitary Sewer District?

Sanitary Sewer: Yes No Water: Yes No

Main Structure:

Construction type: WOOD FRAME Front yard setback: 56' feet
Height: 1 stories, 21' feet Side yard setback: 152' feet
of family units: N/A Total of both side yard setbacks: 173' feet
Size of lot: 49,591 Sq. Ft. Rear yard setback: 70' feet
Usable Open Space: 86 % Floor area ratio: N/A (village)
Corner or interior lot? CORNER Other: _____

Accessory Building:

Description:

Percentage of yard: _____ Height: _____ feet
Setback from rear lot line: _____ feet Setback from side lot line: _____ feet

Floodplain:

FIRM Zone _____

BFE _____

Flood Plain Development Permit Required? YES NO

ATTACHMENTS

Attach all relevant items listed in the Town/Village of Ellicottville Zoning Law for type of application(s) being submitted. Additional copies of all plans, documents and other application materials may be required. See attached list of required forms and information needed for type of application being submitted. Deadline for submittal is three (3) weeks prior to regularly scheduled meeting date. Meeting dates are subject to change by the Board Chair.

SIGNATURES

Applicant and Owner (if different) must sign the application.

I hereby certify that I have examined this application and know the same to be true and correct. All provisions of laws and ordinances covering this type of work will be complied with whether specified herein or not. The acceptance or approval of this application does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction, land use or the performance of construction. I have read and am familiar with the Town/Village of Ellicottville zoning law that is relevant to this application(s).

Permission to inspect – I hereby consent to Town/Village of Ellicottville Staff inspection of the project site and adjacent property areas. Town/Village staff may enter the property without notice. Inspection may occur without the owner, applicant or agent present, If the property is posted with “keep out” signs or fenced with an unlocked gate, staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site.

Applicant Signature:  Date: 3/15/2024

Applicant must be (check all that apply): Owner Operator Lessee

Applicant Name:^{Print} Reid Smith, Owner

Property Owner’s Signature (if different than applicant) _____

Date: _____

Property Owner’s Name:^{Print} _____

Office use only:

Application Fee(s) \$482

Received by:  on _____ (Date)

Project Number(s): _____

North is based on State Plane Coordinate System
 NAD 83 New York West Zone



Now or formerly lands of
 Alpine Meadows Assoc.
 Liber 804, Page 304

- Notes/
 1) It is a violation of the NYS Education Law Article 145, Section 7209, Subdivision 1 to use this map without authorization.
 2) Only visible encumbrances are shown.
 3) Adjacent information obtained from County GIS website
 4) This survey is subject to any facts exposed.

- This parcel is subject to:
 1.) Any appropriations or takings by
 New York State for highway purposes.
 2.) NYS DOT FOIL Request confirmation
 MARIOTTI_DOT_20210519132950646



LEGEND

	iron pin set
	iron pin found
	pipe found
	power pole
	measured distance
	distance per deed

LINE	BEARING	DISTANCE
L1	N 15° 19' 52" E	22.44'
L2	N 25° 04' 27" E	57.53'
L3	N 19° 50' 58" E	39.43'
L4	N 05° 27' 48" W	69.91'
L5	N 18° 45' 24" E	39.01'
L6	N 43° 03' 02" E	32.44'
L7	N 23° 53' 54" E	25.15'
L8	S 42° 05' 15" E	169.42'
L9	S 45° 45' 07" E	220.45'
L10	S 45° 45' 07" E	22.79'
L11	S 50° 07' 07" E	57.45'
L12	S 89° 37' 05" W	94.65'
L13	N 85° 11' 07" W	40.00'
L14	N 89° 37' 05" W	289.37'
L15	S 86° 05' 38" W	28.00'

Tax Map No. 55-002-2-9

Map & Survey of Lands at
 6089
 U.S. Route 219
 Prepared For
 Janet Tekavec
 as Described in
 Liber 844, Page 94

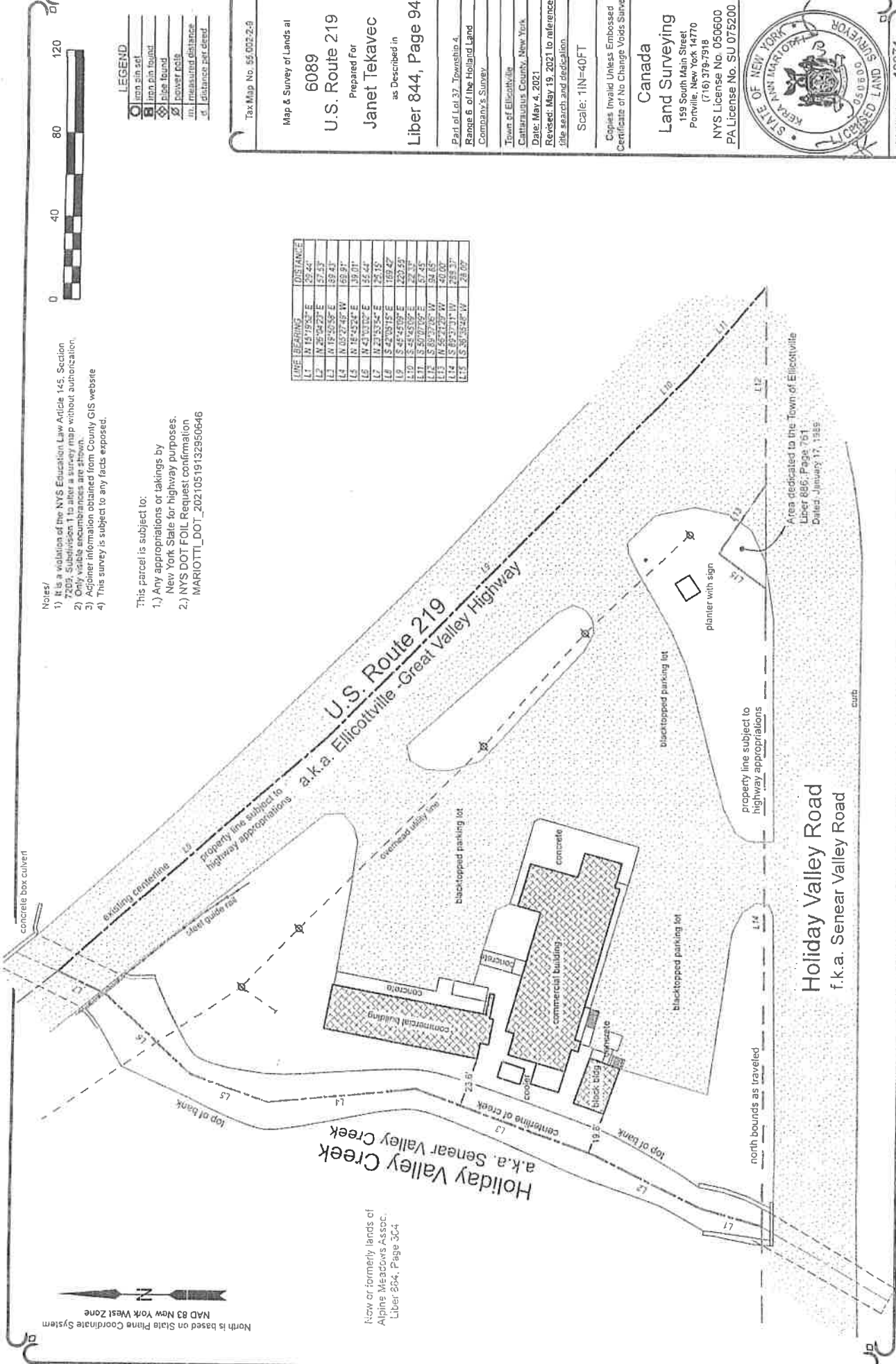
Part of Lot 37, Township 4,
 Range 6, of the Holland Land
 Company's Survey
 Town of Ellicottville
 Cattaraugus County, New York
 Date: May 4, 2021
 Revised: May 19, 2021 to reference
 file search and dedication
 Scale: 1IN=40FT
 Copies Invalid Unless Embossed
 Certificate of No Change Voids Survey

Canada
 Land Surveying
 159 South Main Street
 Portville, New York 14770
 (716) 379-7918
 NYS License No. 050600
 PA License No. SU 075200

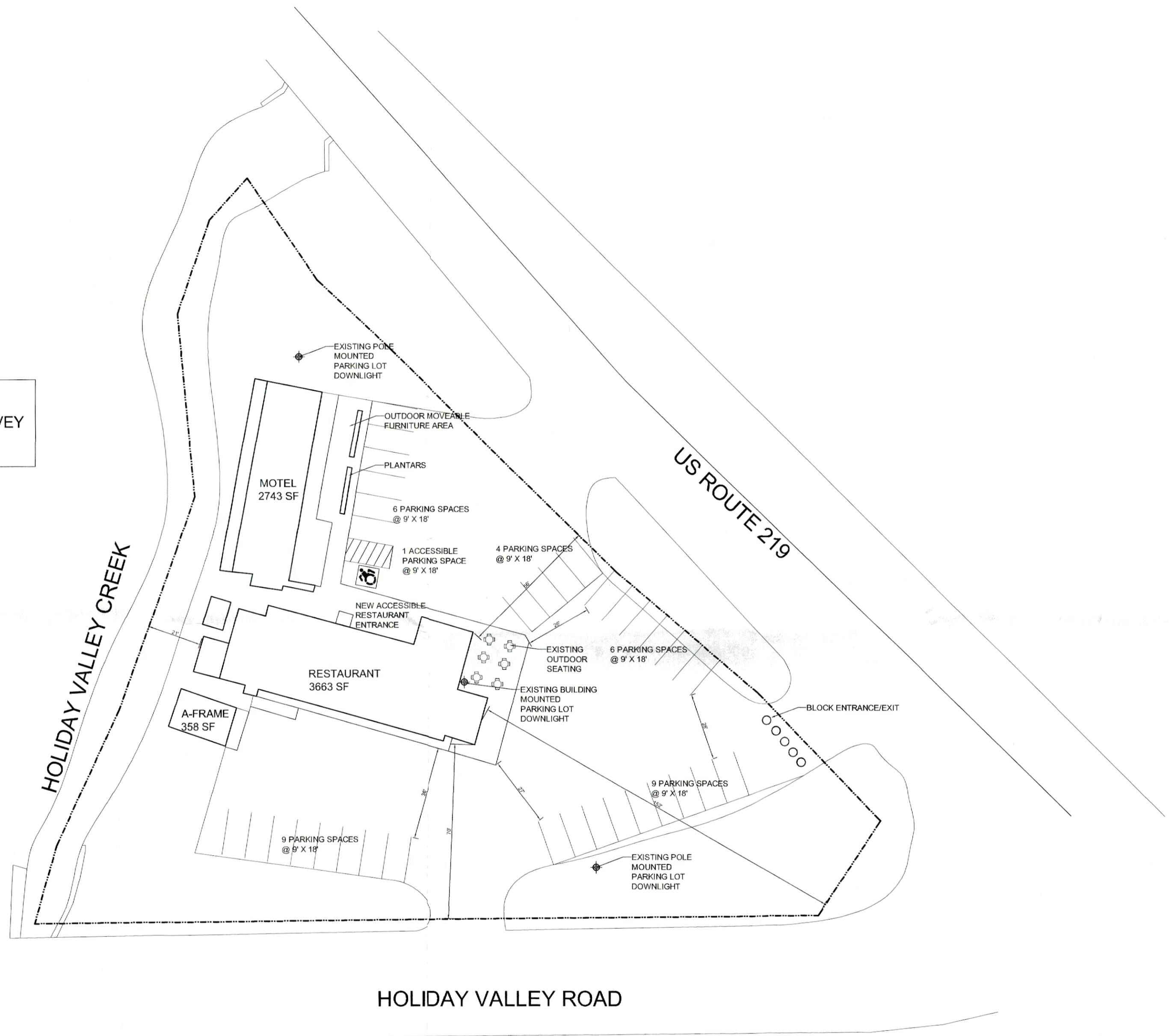


Job Number: 10874

May 18, 2021



NOTE:
SITE PLAN IS BASED ON SURVEY
DATED MAY 4, 2021



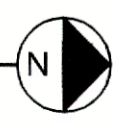
NOT FOR CONSTRUCTION

It is a violation of NYS Law for any person, unless he is acting under the direction of a licensed professional engineer, to alter this drawing in any way

TAMARA C. HILMEY
ARCHITECT
PLYWOOD studio
20 North 7th St, Allegany, NY 14706

THE LINCOLN BOUTIQUE MOTEL
6089 219th Holiday Valley Road
Ellicottville, NY

SITE PLAN
1/32" = 1'-0"
March 27, 2024



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