

**VILLAGE OF ELLICOTTVILLE
PLANNING BOARD WORK SESSION MINUTES
MARCH 5, 2024**

PRESENT: Nancy Rogan, Chairperson
Gregory Cappelli, Member
Chad Neal, Member
Damon Newpher, Member

ALSO PRESENT: Gregory Keyser-Village Planner, Kelly Fredrickson-CEO,
Aaron Tiller-Architect

Nancy Rogan, Chairperson opened the meeting at 4:30 p.m.with four members present and presented the agenda for the March 12, 204 meeting.

DISCUSSION: Nancy Rogan presented VZP-2023–370, 37 Washington Street, Peter Kreinheder, Special Use Permit and Site Plan review of proposed boutique motel.

Greg Keyser advised that no additional information has been received and a public hearing is set for March 12, 2024.

DISCUSSION: Nancy Rogan presented VZP-2023-382, 41 Mill Street, Vogt Subdivision, Amendment to the approved subdivision.

Greg Keyser advised that no additional information has been received. The applicant is proposing to change the 3 lot duplex subdivision to allow two lots to have single-family residences. A public hearing is set for March 12, 2024.

DISCUSSION: Nancy Rogan presented VZP-2023-274, 41 Mill Street, Rick & Joan Graci, Special Use Permit and Site Plan review of proposed single-family residence with accessory apartment.

Mr. Keyser advised that no additional information has been received on the proposal to construct a single family residence on a lot in the Vogt Subdivision pending the approval of the amendment to the subdivision. A public hearing is set for March 12, 2024.

DISCUSSION: Nancy Rogan presented VZP-2024-001, 11–15 Martha Street, rural Resurgence, Special Use Permit and Site Plan review of proposed retail cannabis establishment. She noted that a condition of approval will be that a copy of the license will be provided before the Code Enforcement Officer issues a Certificate of Occupancy..

Mr. Keyser advised that once the Planning Board grants a Special Use Permit and Site Plan approval the applicant will notify NY State Cannabis Licensing Board who will then inspect

the location before issuing the license. We will request that the applicant provide a copy to the Code Enforcement Officer. A public hearing is set for March 12, 2024.

DISCUSSION: Nancy Rogan presented VZP-2024-003, 1 Washington Street, Town of Ellicottville, Historic District and Architectural Design Review of proposed renovations to the front entrance.

Greg Keyser advised that the proposal is to make improvements to the main entry of the Town Hall including replacement of the front door with a new frame, door transom assembly, hardware and lockable steel mailbox slot mounted in the sidelight framing. The existing signage mounted above the entry door will be removed and replaced with a new post-mounted sign in the front lawn area east of the main entry. Any necessary repair to the brick will also be done. The State Historic Preservation Office has signed off on the project. A public hearing is set for March 12, 2024.

DISCUSSION: Nancy Rogan resented VZP=2024-008, 17 Mill Street, Bob McCarthy Foundation, Architectural Design Review of proposed structural alterations.

Greg Cappelli, representing the Bob McCarthy Foundation, advised that the plan is to move the door from the side to the front, The new door will be 36 inches wide to be ADA compliant. The window will be moved to the left and a light fixture installed.

Nancy Rogan asked if Mr. Cappelli will recuse himself from voting on this project as he is named on the application?

Greg Cappelli said yes.

Nancy Rogan noted that she may not be at the March 12, 2024 meeting and if Mr. Cappelli cannot vote, there will not be a quorum. A discussion was held on having another foundation board member be named on the application.

Nancy Rogan advised that if John Burrell appoints a new board member to replace Sheila Burrell before March 12, 2024 there will not be an issue.

Greg Cappelli said that if there is not a quorum for the vote on this application he is fine with postponing it to the April meeting.

DISCUSSION: Nancy Rogan presented VSP-2024-004, 17 Mill Street, BobMcCarthy Foundation, sign permit application for a wall sign.

Greg Keyser advised that the request is for a 8 foot by 3 foot (24 s.f) wall sign to be installed on the brick facade above the proposed door. The sign permit is before the Planning Board because a standard is not met: Only one sign for each face of structure to which fastened is permitted. There are 5 other signs currently on the building (3 wall signs and 2 projecting signs).

Greg Cappelli noted that the colors are white, black and red.

DISCUSSION: Greg Keyser advised that Scott Campbell of the Arlington Arms apartment building has inquired about adding a second story deck to the front of the building. Aaron Tiller, representing Mr. Campbell, presented a rendering of a deck over the sidewalk at the front of the building with sliding glass doors. The HOA is in favor of the project.

Nancy Rogan noted that building in the Village right-of-way over the sidewalk is an issue. Aaron Tiller stated that the Village Board can approve building over the sidewalk. Greg Keyser said that the Village Board would not want to grant permission to build over the sidewalk until the Planning Board reviews the proposal. Nancy Rogan suggested that Mr. Tiller encourages an architectural design that blends in with the neighborhood and without sliding glass doors.

Greg Keyser said that we need a back and forth between the applicant and the Planning Board as there is a trend of projects being proposed to build over the village sidewalks.

Damon Newpher asked if the owners would consider replacing the bay windows on the front of the first floor?

Aaron Tiller said he will relay the Planning Board's comments to Mr. Campbell.

Nancy Rogan closed the meeting at 5:00 p.m.

Submitted by Donna Baldwin, Secretary