

VILLAGE OF ELLICOTTVILLE
PLANNING BOARD WORK SESSION MINUTES
MAY 7, 2024

PRESENT: Nancy Rogan, Chairperson
Gregory Cappelli, Member
Chad Neal, Member
Blair Hamilton, Alternate Member

ALSO PRESENT: Gregory Keyser-Village Planner, Bo Sunshine-Ellicottville Bake Shop

Nancy Rogan, Chairperson opened the meeting at 4:30 p.m. with four members present and presented the agenda for the May 14, 2024 meeting.

DISCUSSION: Greg Keyser presented VZP–2024–022, 5 Washington Street, Ellicottville Bake Shop, Special Use Permit amendment in order to install an approximately 12 foot by 25 foot outdoor patio for use by patrons. The concrete pad will be about 4 inches deep. The Planning Board granted a Special Use Permit for the bake shop on February 14, 2023. An amendment to the Special Use Permit is required to allow outdoor dining. The open space requirement is met.

The project meets the definition of a Type 2 Action under SEQR. No further review under SEQR is required. The Planning Board should classify the project as a Type 2 SEQR Action before acting on the amendment.

If the Board feels the application is complete a public hearing can be set for the June meeting.

Nancy Rogan asked can we set a public hearing at the work session for the May 14, 2024 meeting?

Mr. Keyser said the Board can take action at a work session, but the public hearing needs to be noticed 10 days prior to the meeting.

The Board discussed canceling the May 14, 2024 meeting and rescheduling to May 21, 2024 and to set a public hearing for the Ellicottville Bake Shop amendment to the Special Use Permit.

Nancy Rogan referred to the site plan and asked if landscaping in pots could be included at the corners of the patio?

Bo Sunshine, representing Ellicottville Bake Shop said the plan is for nice tables and chairs with umbrellas for shade. He will ask the owners to include landscaping.

Nancy Rogan suggested that a condition of approval be a minimum of 4 pots.

Greg Cappelli noted that the Bake Shop rents the space to the corner. Will the concrete be laid the full length to the corner?

Bo Sunshine said no, only the dimension of the bakery. We are working with Ellicott Development on the plans.

Nancy Rogan asked could there be an extension in the future?
Mr. Sunshine said if so it would be in the other direction.

Greg Cappelli asked if Ellicott Development would do some landscaping at the end of the building?
Bo Sunshine said it would depend on the ground water in that area. Currently the ground is very wet and not conducive to landscaping.

Greg Cappelli asked if fencing around the seating area would be proposed?
Mr. Sunshine said not now, maybe a pergola in the future for shade. Umbrellas will work for now.

Mr. Cappelli asked will there be outdoor service?
Bo Sunshine said no. Customers will order inside and take their food outside to sit.

MOTION: Moved by Chad Neal to cancel the May 14, 2024 Planning Board Meeting and reschedule to May 21, 2024 at 4:30 p.m. Seconded by Greg Cappelli. Vote 3-0. Carried.

MOTION: Moved by Greg Cappelli to set a public hearing for VZP-2024-022, 5 Washington Street, Ellicottville Bake Shop, Amendment to the Special Use Permit to allow the construction of an outdoor patio. Seconded by Chad Neal. Vote 3-0. Carried.

MOTION: Moved by Greg Cappelli to adjourn at 4:50 p.m. Seconded by Chad Neal. Vote 3-0. Carried.

Submitted by: Donna Baldwin, Secretary