



**TOWN AND VILLAGE OF ELLICOTTVILLE  
BUILDING / CODE ENFORCEMENT  
DIVISION**

17 MILL ST. ELLICOTTVILLE, NY 14731

Code Enforcement Officer: Kelly Fredrickson, (716) 699-4773,

E-MAIL: [kelly.fredrickson@evlengineering.com](mailto:kelly.fredrickson@evlengineering.com)

Planner: Gary Palumbo, (716) 923-1325, E-MAIL: [gary.palumbo@eccom.com](mailto:gary.palumbo@eccom.com)

**COMBINED APPLICATION**

Check all that apply:  TOWN  VILLAGE App. # \_\_\_\_\_

<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 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: Bradley Hurley Date: 6-14-21

Mailing address: 7802 Watson Rd Salamanca NY 14779

Cell Phone Number: 716-474-7695 E-Mail: bkhurley44@aol.com

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

Applicant's Engineer or representative: Jake Flittin Haven Architecture

Address: PO Box 80 East Aurora, NY 14052

Phone #: 716-646-8251 E-Mail: Jake@havenarchitecture.com

**PROPERTY OWNER INFORMATION (if different than Applicant)**

Name: 4646 GENESEE, LLC

Mailing Address: 295 Main St Suite 700 Buffalo NY 14203

Cell Phone Number: 716-854-0060 E-Mail: DKremblas@Ellicottdevelopment.com

**PROPERTY / FACILITY NAME**

Cigar Lounge of Ellicottville LLC

Address: 5 East Washington St Suite A&B Ellicottville NY 14731

Property tax map #: 55.036-1-21

Current use of property:  
Vacant

-SUITES A+B

Description of Proposed Project/Use (attach additional pages, survey and plans):  
Retail Cigar an Accessories and a members only smoking lounge with beer/wine/spirts

Zoning Requirements from Town/Village Zoning Law

Front yard setback: \_\_\_\_\_ Rear yard setback: \_\_\_\_\_  
Side yard setback: \_\_\_\_\_ Combined side: \_\_\_\_\_  
Minimum lot size: \_\_\_\_\_ Width: \_\_\_\_\_  
Height: \_\_\_\_\_ Floor area ratio: \_\_\_\_\_ (Village)  
Usable Open space: \_\_\_\_\_

Site Information

Size of site: \_\_\_\_\_ Sq. Ft. Size of area to be developed: 3,945 Sq. Ft.

Number of proposed lots: \_\_\_\_\_

Proposed method of Sanitary Sewage disposal: \_\_\_\_\_

Proposed method of Water Supply: \_\_\_\_\_

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: \_\_\_\_\_ Front yard setback: \_\_\_\_\_ feet  
Height: 1 stories, \_\_\_\_\_ feet Side yard setback: \_\_\_\_\_ feet  
# of family units: 2 (S/G/T) Total of both side yard setbacks: \_\_\_\_\_ feet  
Size of lot: \_\_\_\_\_ Sq. Ft. Rear yard setback: \_\_\_\_\_ feet  
Usable Open Space: \_\_\_\_\_ % Floor area ratio: \_\_\_\_\_ (village)  
Corner or interior lot? \_\_\_\_\_ Other: \_\_\_\_\_

Accessory Building:

Description:

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

Floodplain:

FIRM Zone AE

BFE 1539

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: *Bradley Hurley* Date: 6/14/21

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

Applicant Name: Print Bradley Hurley

Property Owner's Signature (if different than applicant) *William A. Paladino* 4646 GENESEE, LLC  
Date: 6.17.21

Property Owner's Name: Print WILLIAM A. PALADINO, MANAGER

Office use only:

Application Fee(s) 382

Received by: \_\_\_\_\_ on \_\_\_\_\_ (Date)

Project Number(s): \_\_\_\_\_

