



**TOWN AND VILLAGE OF ELLICOTTVILLE
PLANNING AND CODE ENFORCEMENT**

23 Parkside Drive • P.O. Box 600 • Ellicottville, New York 14731
(716) 699-2240 | www.ellicottvillegov.com

ZONING PERMIT APPLICATION

APPLICATION NUMBER: 2023-351

GENERAL INFORMATION

Project Address: 37 Mill Aved 39 Mill 550362162
 Tax Parcel Number: 550362161 Town of Ellicottville Village of Ellicottville
 Purpose of this Permit: New Construction Structural Alteration Change of Use Intent to Subdivide

APPLICANT

Name(s): G MICHAEL Nickolson
 Mailing Address: PO Box 148 Ellicottville NY 14731
 Phone Number: 716 3979527 Email: gmnickolson@aol
 Is the applicant the property owner? Yes No (proof of ownership or authorization must be provided)

PROPERTY OWNER (if different than the applicant)

Name(s): SAME
 Mailing Address: _____
 Phone Number: _____ Email: _____

APPLICANT'S REPRESENTATIVE (if different than the applicant)

Company Name: _____
 Company Address: _____
 Contact Name: _____
 Phone Number: _____ Email: _____
 Check all that apply: Architect Contractor Designer Engineer Attorney Other

SIGNATURES

Applicant and Property Owner(s) (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 the 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 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 and Village of Ellicottville Zoning Law that is relevant to this application. By signing this form, the owner or the owner's authorized representative is giving their consent for the Building, Planning and Code Enforcement Division to inspect the site as necessary and related to this application even if the property has been posted against trespassing.

Applicant


Signature of Applicant

10/24/23
Date

Property Owner


Signature of Property Owner

10/24/23
Date

OFFICIAL USE ONLY

Application Fee: \$10 Received By:  Date: 10/25/23

Zoning Permit Review

- APPROVED – This permit complies with the Zoning Ordinance and may obtain a building permit.
- REFERRAL – This permit is not valid until the following approvals have been obtained from the Planning Board.

SUBDIVISION - LOT LINE ADJUSTMENT.

- DENIED – This permit is not in conformance with the following provision(s) of the Zoning Ordinance.


Signature of Zoning Enforcement or Code Enforcement Official

10/25/23
Date

DESCRIPTION OF PROJECT OR USE (attach additional pages if necessary)

Provide a detailed and complete description of the proposed work to be completed and/or the intended use(s)

LOT LINE ADJUSTMENT TO PROVIDE MORE GREEN SPACE FOR 37 TH ST.

SITE INFORMATION

Current use of the property including any buildings or structures on the lot (attach additional pages if necessary):
 COMMERCIAL AND RESIDENTIAL APARTMENT USES.

Zoning District(s): VC2-VILLAGE COMMERCIAL 2 Historic District? Yes No
 Current Lot Size (sq. ft./acres): 0.71/0.71 Area to be Developed (sq. ft./acres): 0
 Current Lot Coverage (sq. ft./acres): 811/481 Proposed Lot Coverage (sq. ft./acres): 706/561
 Method Sanitary Sewerage Disposal: VILLAGE SEWER
 Method of Water Supply: VILLAGE WATER
 Flood Hazard Area? Yes No FIRM Zone: N/A Base Flood Elevation: N/A

STRUCTURE INFORMATION

Dimensional Requirements	Principal Structure		Accessory Structure	
	Existing	Proposed	Existing	Proposed
Building Footprint	sq. ft.	_____	_____	_____
Gross Floor Area	sq. ft.	_____	_____	_____
Structure Height	feet	_____	_____	_____
Structure Height	stories	_____	_____	_____
Dwelling Units	number	_____	_____	_____
Front Yard Setback	feet	_____	_____	_____
Side Yard Setback (near side)	feet	_____	_____	_____
Side Yard Setback (far side)	feet	_____	_____	_____
Combined Side Yard	feet	_____	_____	_____
Rear Yard Setback	feet	_____	_____	_____



Commercial

Property Info

Owner/Sales

Inventory

Improvements

Tax Info

Tax Calculator

Report

Comparables

Download RP5217 Form

Download RP5217 Editor

Parcel History

[View parcel history data](#)

Municipality of V. Ellicottville			
SWIS:	043601	Tax ID:	55.036-2-16.1
Tax Map ID / Property Data			
Status:	Re-Activated	Roll Section:	Taxable
Address:	37 Mill St		
Property Class:	482 - Det row bldg	Site Property Class:	482 - Det row bldg
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	05 -	Bldg. Style:	Not Applicable
Neighborhood:	36100 - Vil-South East	School District:	Ellicottville
Total Acreage/Size:	205 x 300	Equalization Rate:	----
Land Assessment:	2023 - \$82,400	Total Assessment:	2023 - \$184,300
Full Market Value:	2023 - \$283,538		
Deed Book:	29678	Deed Page:	6002
Grid East:	1126155	Grid North:	828086

Special Districts for 2023				
Description	Units	Percent	Type	Value
FD360-Ellicottville fire	0	0%		0
WB360-Water benefit	0	0%		0
WD361-Water 1	0	0%		0

Land Types	
Type	Size
Primary	33,312.00 sq ft

Photographs

(Click on photo to enlarge it.)



Photo 1 of 4 ← →

Documents

- [RP5217 05/2013](#)
- [RP5217 5/2018](#)
- [Survey Map](#)
- [Survey](#)

Maps

CLICK HERE for information on purchasing tax maps.

[View Tax Map](#)

[Pin Property on GIS Map](#)



Image Mate Online

Commercial

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Parcel History

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Municipality of V. Ellicottville				
SWIS:	043601	Tax ID:	55.036-2-16.2	
Tax Map ID / Property Data				
Status:	Active	Roll Section:	Taxable	
Address:	39 Mill St			
Property Class:	485 - >1use sm bld	Site Property Class:	485 - >1use sm bld	
Ownership Code:				
Site:	Com 1	In Ag. District:	No	
Zoning Code:	-	Bldg. Style:	Not Applicable	
Neighborhood:	36100 - Vil-South East	School District:	Ellicottville	
Total Acreage/Size:	205 x 300	Equalization Rate:	----	
Land Assessment:	2023 - \$97,200	Total Assessment:	2023 - \$155,900	
Full Market Value:	2023 - \$239,846			
Deed Book:	20230	Deed Page:	9923	
Grid East:	1126269	Grid North:	828034	
Special Districts for 2023				
Description	Units	Percent	Type	Value
FD360-Ellicottville fire	0	0%		0
WB360-Water benefit	0	0%		0
WD361-Water 1	0	0%		0
Land Types				
Type	Size			
Primary	0.72 acres			

Photographs

(Click on photo to enlarge it.)

39 Mill St

Photo 1 of 3 ← →

Documents

- [RP5217 07/2023](#)
- [Survey Map](#)

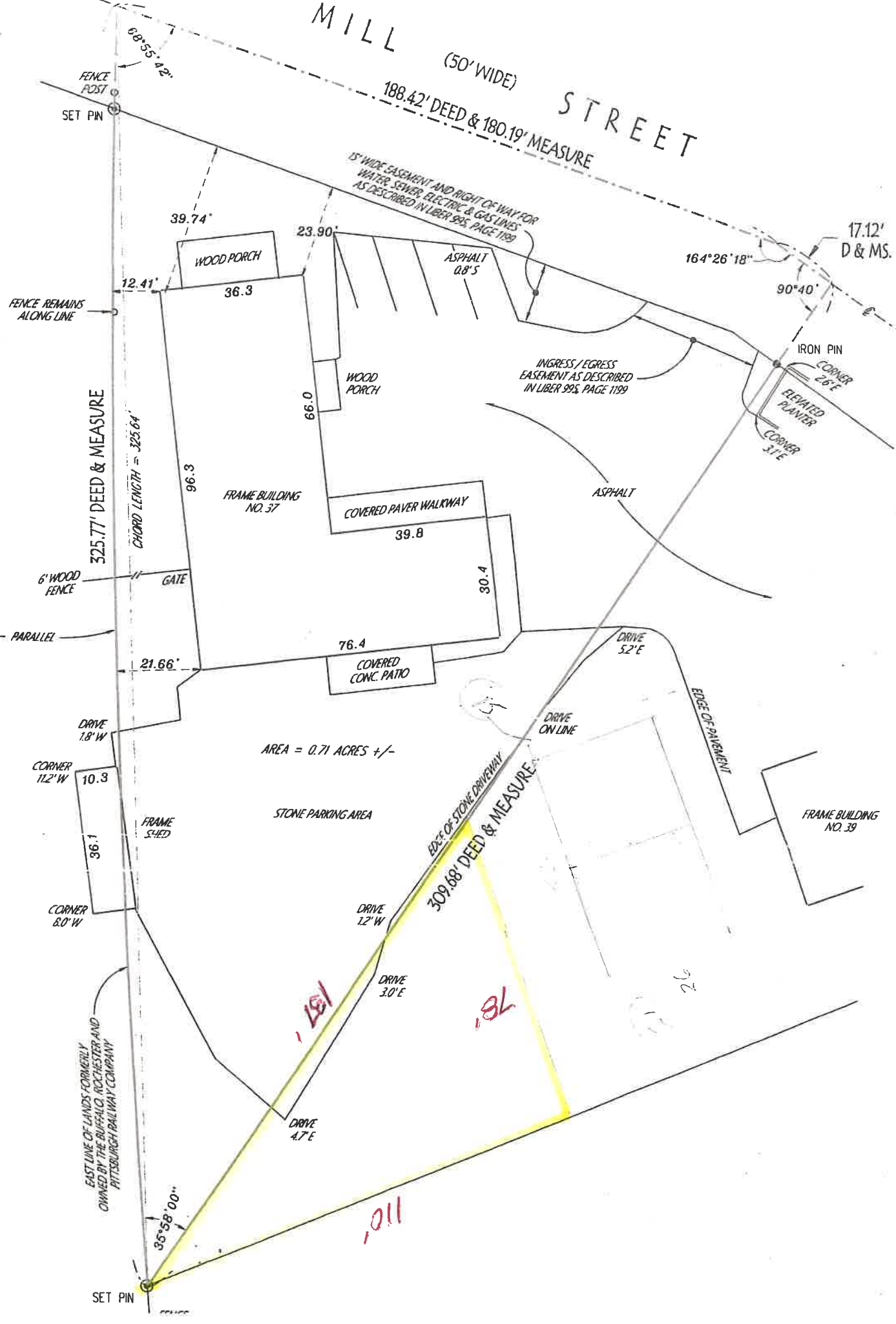
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MILL STREET (50' WIDE)



Mill Street

ALTERATION OF THIS DOCUMENT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

THIS PARCEL IS SUBJECT TO ANY FACTS THAT AN UP TO DATE ABSTRACT OF TITLE WOULD SHOW

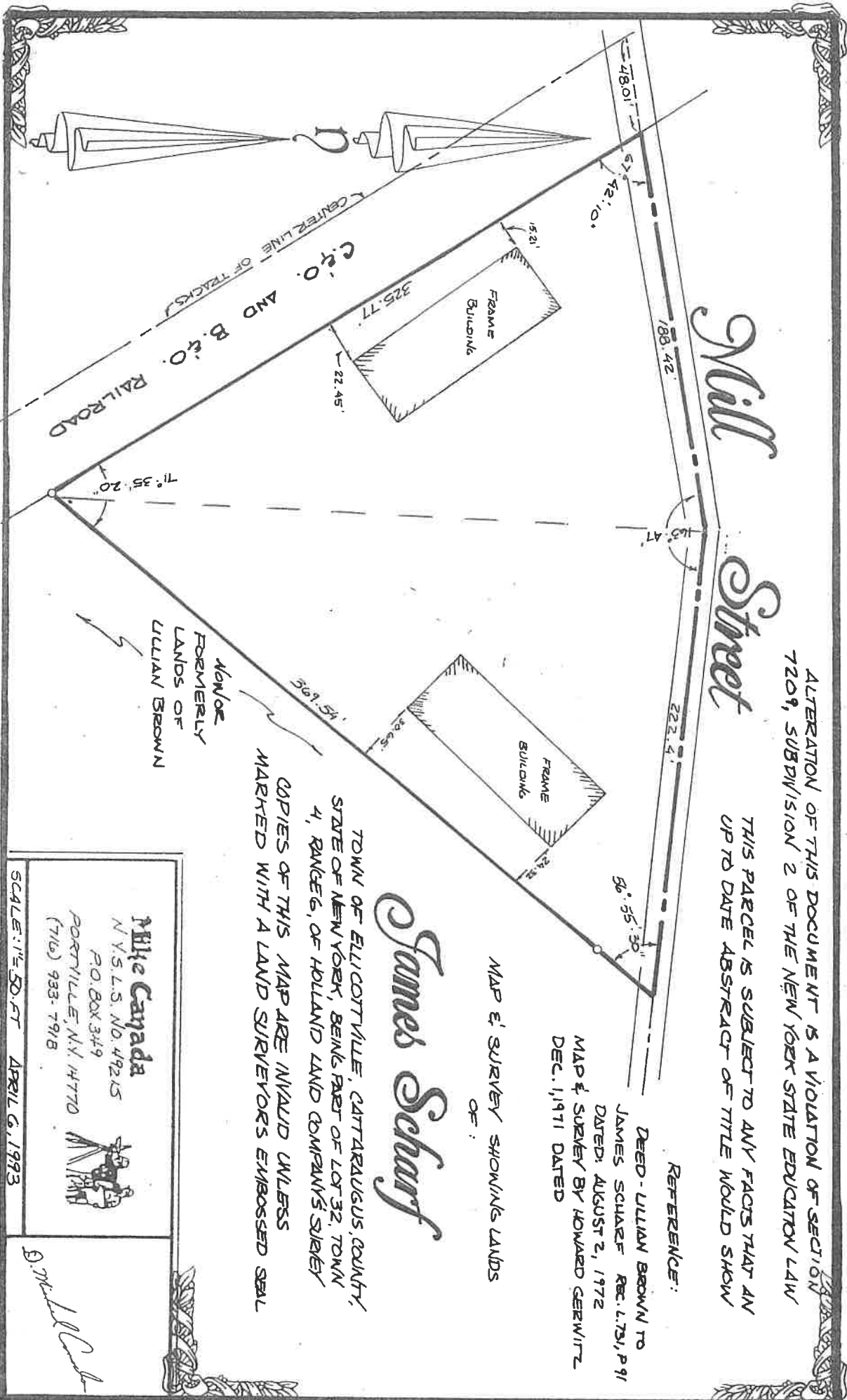
REFERENCE:

DEED - LILLIAN BROWN TO JAMES SCHARF REC. L.73, P.91 DATED: AUGUST 2, 1972
 MAP & SURVEY BY HOWARD GERWITZ DEC. 1, 1971 DATED

MAP & SURVEY SHOWING LANDS OF:

James Scharf

TOWN OF ELICOTTVILLE, CATTARAUGUS COUNTY, STATE OF NEW YORK, BEING PART OF LOT 32, TOWN 4, RANGE 6, OF HOLLAND LAND COMPANY'S SURVEY
 COPIES OF THIS MAP ARE INVALID UNLESS MARKED WITH A LAND SURVEYORS EMBOSSED SEAL



Mike Canada
 N.Y.S. L.S. NO. 49215
 P.O. BOX 349
 PORTVILLE, N.Y. 14770
 (716) 933-7918



SCALE: 1" = 50.0 FT APRIL 6, 1993

D. Mitchell Cook

LINE NO. 37, 572