



**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](mailto:greg.keyser@evlengineering.com)

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

## COMBINED APPLICATION

Jurisdiction:     TOWN                       VILLAGE    App. # 2023-376

<input type="checkbox"/> PRE-APPLICATION CONFERENCE	<input 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 checked="" type="checkbox"/> ZONING MAP AMENDMENT

**APPLICANT INFORMATION:**

Applicant's name: Lori Northrup                      Date: 10/17/23  
Mailing address: P.O. Box 6, Elllicottville, NY 14731  
Cell Phone Number: 716.474.7580                      E-Mail: Lori@NORTHROP.NET  
Applicant must be (check all that apply):  Owner     Operator     Lessee  
Applicant's Engineer or representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_                      E-Mail: \_\_\_\_\_

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

Name: North Park Elllicottville LLC  
Mailing Address: P.O. Box 6, Elllicottville, NY 14731  
Cell Phone Number: 716.474.7580                      E-Mail: Lori@NORTHROP.NET

**PROPERTY / FACILITY NAME**

Same  
Address: \_\_\_\_\_  
Property tax map #: 55.028-2-8

Current use of property:

lease to manufacturing company

Description of Proposed Project/Use (attach additional pages, survey and plans):

same use: building expansion after re-zoned

Zoning Requirements from Town/Village Zoning Law

Front yard setback: 35' Rear yard setback: 10'  
 Side yard setback: 15' Combined side: n/a  
 Minimum lot size: 15,000 sq.ft. Width: 80'  
 Height: (20' current) Floor area ratio: n/a (Village)  
 Usable Open space: 30%

Site Information

Size of site: 100,000 Sq. Ft. Size of area to be developed: none Sq. Ft.  
 Number of proposed lots: 1  
 Proposed method of Sanitary Sewage disposal: current public sewer  
 Proposed method of Water Supply: current public water

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: \_\_\_\_\_ stories, \_\_\_\_\_ feet Side yard setback: \_\_\_\_\_ feet  
 # of family units: \_\_\_\_\_ 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 A

BFE 1543

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: Lori Northrup Date: 10/17/23

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

Applicant Name:<sup>Print</sup> LORI NORTHRUP for NORTH PARK ELlicottville LLC

Property Owner’s Signature (if different than applicant) \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner’s Name:<sup>Print</sup> \_\_\_\_\_

Office use only:

Application Fee(s) \$750

Received by: [Signature] on 12/14/23 (Date)

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

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>Northpark Ellicottville LLC. Re-zoning Application</i>			
Project Location (describe, and attach a location map): <i>6442 Route 242 East, Ellicottville, NY, 14731</i>			
Brief Description of Proposed Action:  <i>propose re-zoning 100,000 sq. ft. parcel to Commercial</i>			
Name of Applicant or Sponsor: <i>LORI NORTHRUP</i>		Telephone: <i>716-474-7580</i>	
		E-Mail: <i>LORI@NORTHRUP.NET</i>	
Address: <i>P.O. Box 6</i>			
City/PO: <i>Ellicottville</i>		State: <i>NY</i>	Zip Code: <i>14731</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>2.3</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>12.4</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

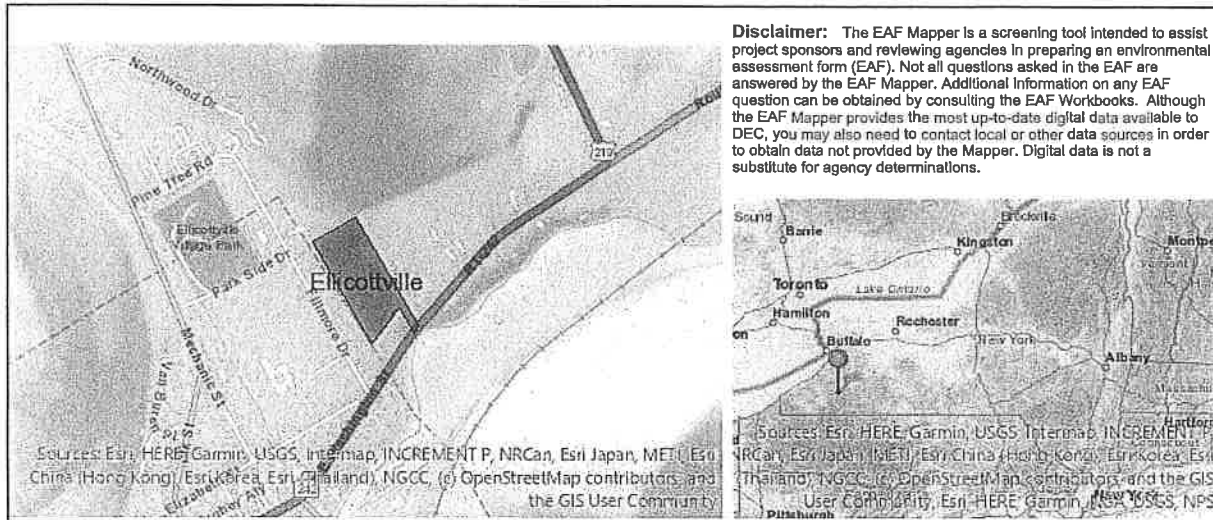
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?		NO YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		NO YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Lori Northrup for Northpark Ellicothville LLC</u> Date: <u>10/17/23</u> Signature: <u>Lori Northrup</u> Title: <u>manager</u>		

**PRINT FORM**

# EAF Mapper Summary Report

Friday, October 13, 2023 9:02 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



**SURVEY NOTES**

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7309, SUB-DIVISION, OF THE NEW YORK STATE EDUCATION LAW.
2. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
5. ONLY TITLE SURVEYS BEARING THE MAKERS EMBOSSED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN EMBOSSED SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EAST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY FACTS THAT MAY ARISE THEREFROM.
8. NO STAKES SET AS PER CONTRACT.
9. THIS SURVEY NOT VALID WITH AFFIDAVIT OF NO CHANGE.
10. THIS SURVEY NOT VALID FOR SUBSEQUENT OWNERS, MORTGAGES OR TITLE INSURERS UNLESS THIS SURVEY HAS BEEN RESURVEYED BY THIS SURVEYOR.

N.W. LINE OF COTT DEVELOPMENT, INC. L. 849 P. 352 & EAST LINE OF CROWLEY L. 520 P. 486

WEST LINE OF STOKES L. 541 P. 329 & FORMER WEST LINE OF ELLICOTTVILLE UNION FAIRGROUND

SOUTH LINE OF CATTARAUGUS COUNTY EXTENSION SERVICES ASSOC. L. 585 P. 409

N.W. CORNER OF CROWLEY L. 520 P. 486

WEST LINE OF CROWLEY L. 520 P. 486

NORTH LINE OF N.Y.S. RTE. 242

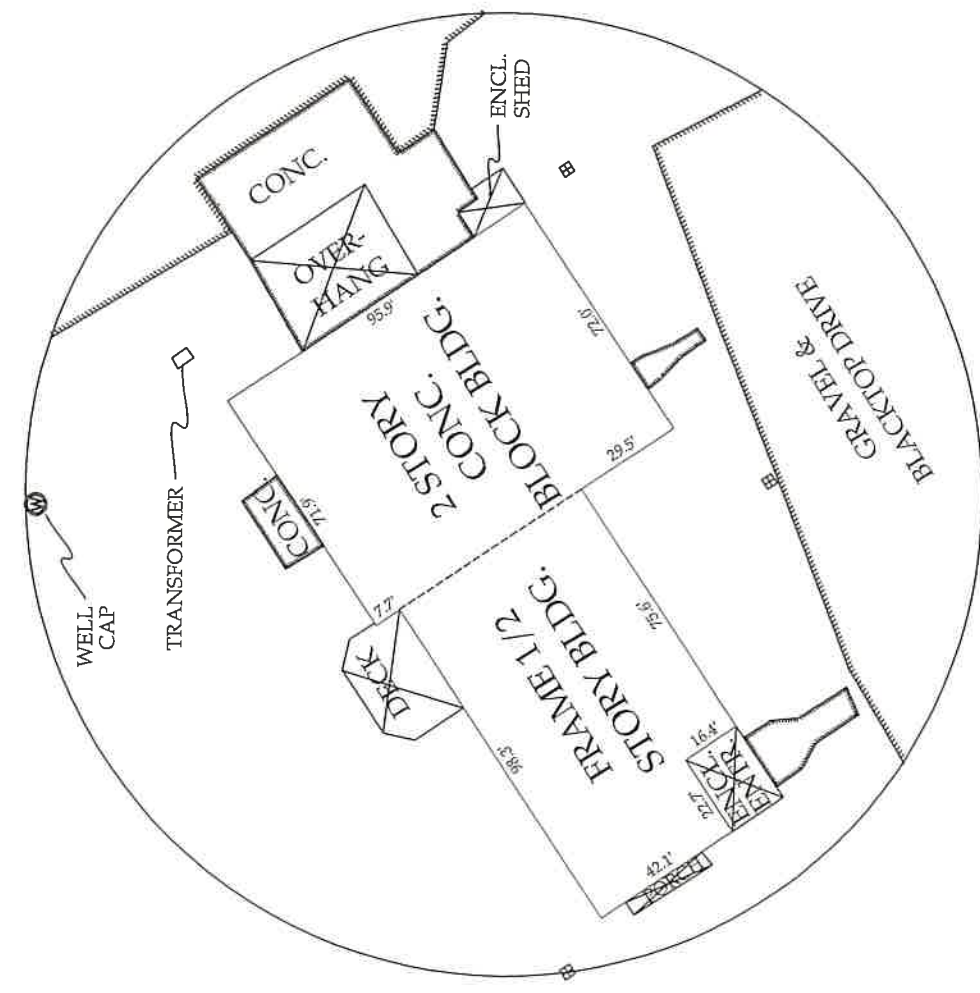
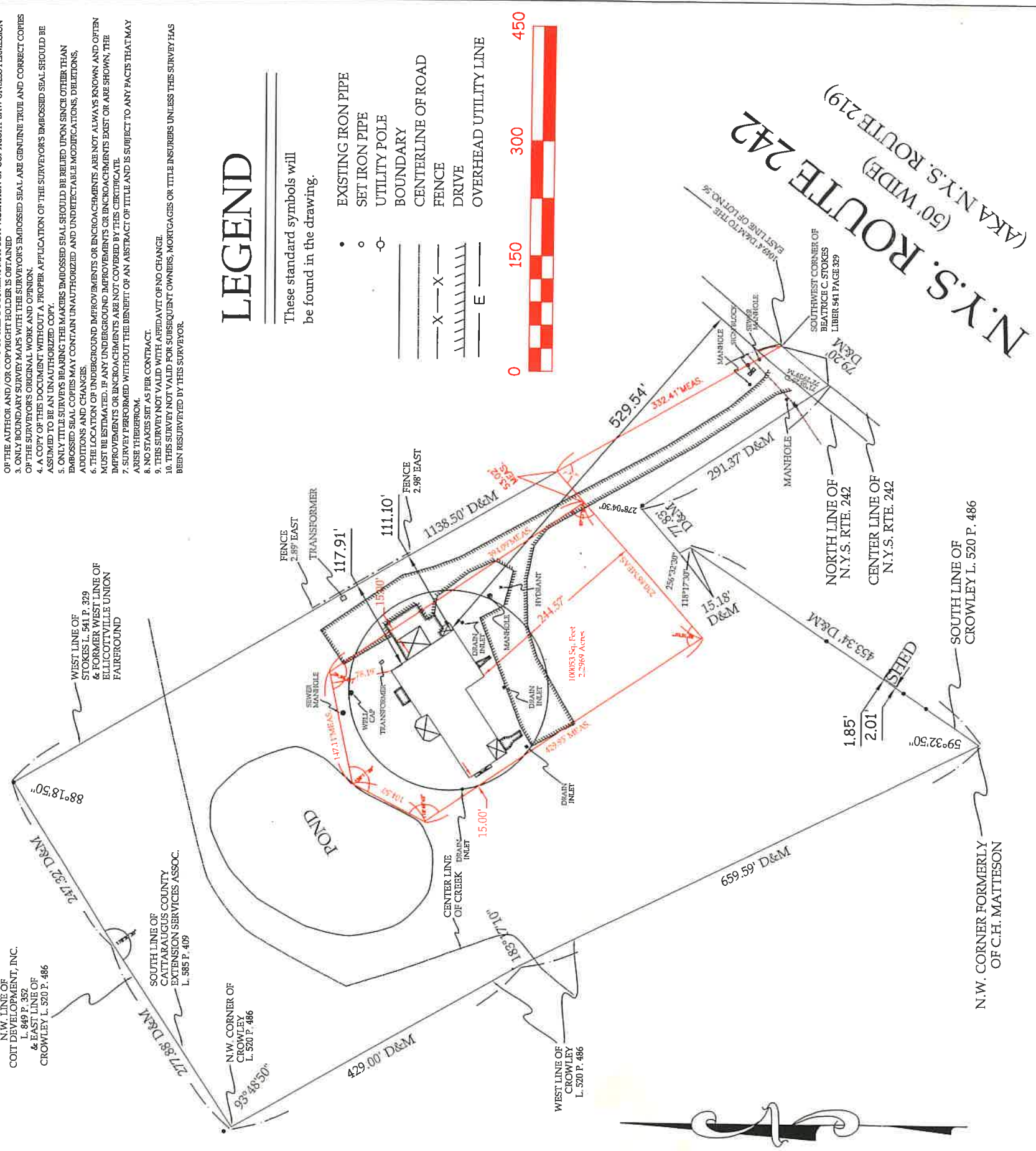
CENTER LINE OF N.Y.S. RTE. 242

SOUTH LINE OF CROWLEY L. 520 P. 486

**LEGEND**

These standard symbols will be found in the drawing.

- EXISTING IRON PIPE
- SET IRON PIPE
- UTILITY POLE
- BOUNDARY
- CENTERLINE OF ROAD
- X — FENCE
- DRIVE
- E — OVERHEAD UTILITY LINE



**MANGUSO LAND SURVEYING, P.C.**  
**FREDERICK M. MANGUSO, 049775-1**  
**TRACY A. SPADA, 050806**

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 SUCCESSOR TO THE RECORDS OF  
 WILLIAM C. BUCKLAND L.S.  
 NORMAN B. JOHNSON L.S.  
 WILSON M. HUNTER L.S.

**ZONING:**  
 HIGH DENSITY-RESIDENTIAL DISTRICT

**6442 ROUTE 242**  
 PROPOSED MINOR SUBDIVISION

<b>DRAWN</b>	<b>DATE</b>	<b>PART OF LOTS 56&amp;96, T4, R6</b>	
BAB	10/04/23	TOWN & VILLAGE OF ELLICOTTVILLE	
<b>APPROVED</b>	<b>DATE</b>	<b>COUNTY OF CATTARAUGUS</b>	
TAS	10/04/23	STATE OF NEW YORK	
<b>SCALE</b>	<b>SHEET</b>	<b>PROJECT NO.</b>	
1" = 150'		20230709	





**LAND USE SUMMARY**

Existing Building	12,650 +/- SF
North Park Innovations Expansion	20,000 +/- SF
Residential Units	56 Units
Parking	150 +/- Spaces
Solar Rooftop	36,000 +/- SF

**CONCEPTUAL RENDERING** not to scale



**NORTH PARK** live.work.play.

6442 NY 242, ELLICOTTVILLE, NY 14731

ellcottville, new york

MAY 1, 2023