



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

17 MILL ST. ELLICOTTVILLE, NY 14731

PHONE: (716) 699-4773

E-MAIL: kelly.fredrickson@evlengineering.com

COMBINED APPLICATION

Check all that apply: TOWN VILLAGE App. # _____

<input checked="" type="checkbox"/> ZONING PERMIT	<input checked="" type="checkbox"/> SPECIAL USE PERMIT
<input type="checkbox"/> INTENT TO SUBDIVIDE	<input type="checkbox"/> MASTER PLANNED DEVELOPMENT
<input checked="" type="checkbox"/> SITE PLAN REVIEW	<input type="checkbox"/> AMENDMENT TO ZONING ORDINANCE/MAP

APPLICANT INFORMATION:

Applicant's name: John Nelson

Mailing address: 9 Monroe Street Ellicottville NY 14731

Cell Phone Number: 716-364-6509 E-Mail: john@lfmmanagement.com

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

Applicant's Engineer or representative: Aaron Tiller

Address: 5 Pine Street, Allegany, NY 14706

Phone #: 716-307-3684 E-Mail: aarontiller@gmail.com

PROPERTY OWNER INFORMATION (if different than Applicant)

Name: Shaklee Real Estate Holding

Mailing Address: 1344 Grant St Bellingham Wa 98225

Cell Phone Number: 360-778-9334 E-Mail: benshaklee@gmail.com

PROPERTY / FACILITY NAME

LFM Management

Address: 9 Monroe Ellicottville NY 14731

Property tax map #: 55.035-3-40

Current use of property:
Retail store

Description of Proposed Project/Use (attach additional pages and plans):
There is an existing Retail Store(M use). John wishes to have a retail store with an accessory use. See code review. The new use will be Mercantile

Zoning Requirements

Front yard setback: 0 Rear yard setback: 0
Side yard setback: 0 Combined side: 0
Minimum lot size: 0 Width: as platted
Height: existing Floor area ratio: _____
Open space: _____

Site Information

Size of site: 47X43=2,021 f Sq. Ft. Size of area to be developed: existing Sq. Ft.
Number of proposed lots: one existing
Proposed method of Sanitary Sewage disposal: existing
Proposed method of Water Supply: existing

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: wood frame Front yard setback: 0 feet
Height: 2 stories, _____ feet Side yard setback: _____ feet
of family units: one Total of both side yard setbacks: _____ feet
Size of lot: 2021 Sq. Ft. Rear yard setback: _____ feet
Open space: _____ % Floor area ratio: NA
Corner or interior lot? interior Other: _____

Accessory Building:

Description:

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

Floodplain:

FIRM Zone _____ BFE _____
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:  Date: May 23, 2022

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

Applicant Name: ^{Print} John Nelson

Property Owner's Signature (if different than applicant)
 Date: May 23, 2022

Property Owner's Name: ^{Print} Ben G. Shaklee

Office use only:

Application Fee(s) _____

Received by: _____ on _____ (Date)

Project Number(s): _____









UPDATED Zoning Application John Nelson 2022-5-20

Final Audit Report

2022-05-23

Created:	2022-05-23
By:	Breanna Waild-Halla (breanna@lfmmanagement.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9s4YkQ980yXPu-hj1Xd-akUj__U_zL-E

"UPDATED Zoning Application John Nelson 2022-5-20" History

-  Document created by Breanna Waild-Halla (breanna@lfmmanagement.com)
2022-05-23 - 1:57:34 PM GMT
-  Document emailed to Ben G. Shaklee (benshaklee@gmail.com) for signature
2022-05-23 - 2:07:09 PM GMT
-  Document emailed to John Nelson (john@lfmmanagement.com) for signature
2022-05-23 - 2:07:10 PM GMT
-  Email viewed by John Nelson (john@lfmmanagement.com)
2022-05-23 - 2:12:33 PM GMT
-  Document e-signed by John Nelson (john@lfmmanagement.com)
Signature Date: 2022-05-23 - 2:12:48 PM GMT - Time Source: server
-  Email viewed by Ben G. Shaklee (benshaklee@gmail.com)
2022-05-23 - 6:28:13 PM GMT
-  Document e-signed by Ben G. Shaklee (benshaklee@gmail.com)
Signature Date: 2022-05-23 - 6:33:03 PM GMT - Time Source: server
-  Agreement completed.
2022-05-23 - 6:33:03 PM GMT



Adobe Acrobat Sign

Code Review 9 Monroe Street

New Retail/Entertainment Store

The new retail store will be in a rental space previously occupied a retail store. The proposed use will be mercantile with assembly spaces governed by 303.1.2 small assembly spaces. That section states -A room or space used for assembly purposes with an occupancy load of less than 50 person and accessory to another occupancy shall be classified as a group B occupancy or as part of the occupancy. The occupancy is Mercantile

The Alterations are governed by the Existing Building Code of NYS 2020.

According to Chapter 6 Classification of Work, EBC NYS. The Alteration would be a Level 1 and shall comply with the provisions of Chapter 7 for Level 1

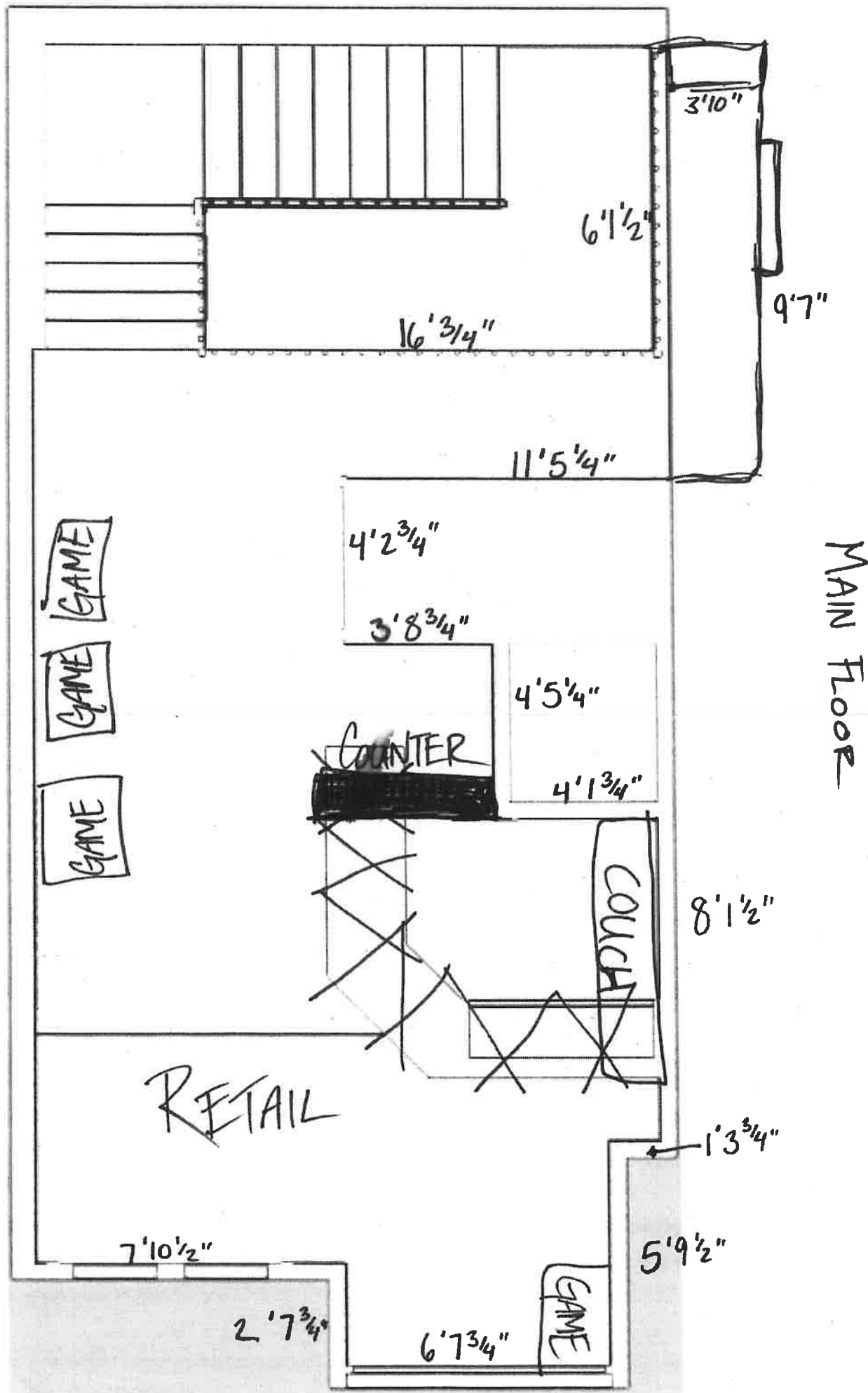
Chapter 7 Alterations – Level 1

- Section 702 Building Elements and Material Intention Finishes comply with Flame Spread
- Section 703 Fire Protection
 - o Maintains the level of fire protection
- Section 704 Means of Egress
 - o The alterations maintain the level of protection provided for the means of egress.
- Section 705 Reroofing
 - o None required or proposed
 - None
- Section 706 Structural
 - o No structural changes required or proposed
- Section 707 Energy Conservation
 - o No change
- Section 708 Plumbing
 - o No Alterations

Summary of Code Review:

Level 1 Alteration:

After code review, I conclude that the space will be compliant with the NYS Existing Building Codes: 2020. The attached floor plans and photos depict the existing conditions.



BASEMENT

24' 6 1/4"

3' 10 3/4"

4' 3 3/4"

12' 1/2"

GAME

GLASS WALL

DESK

DESK

DESK

DESK

DESK

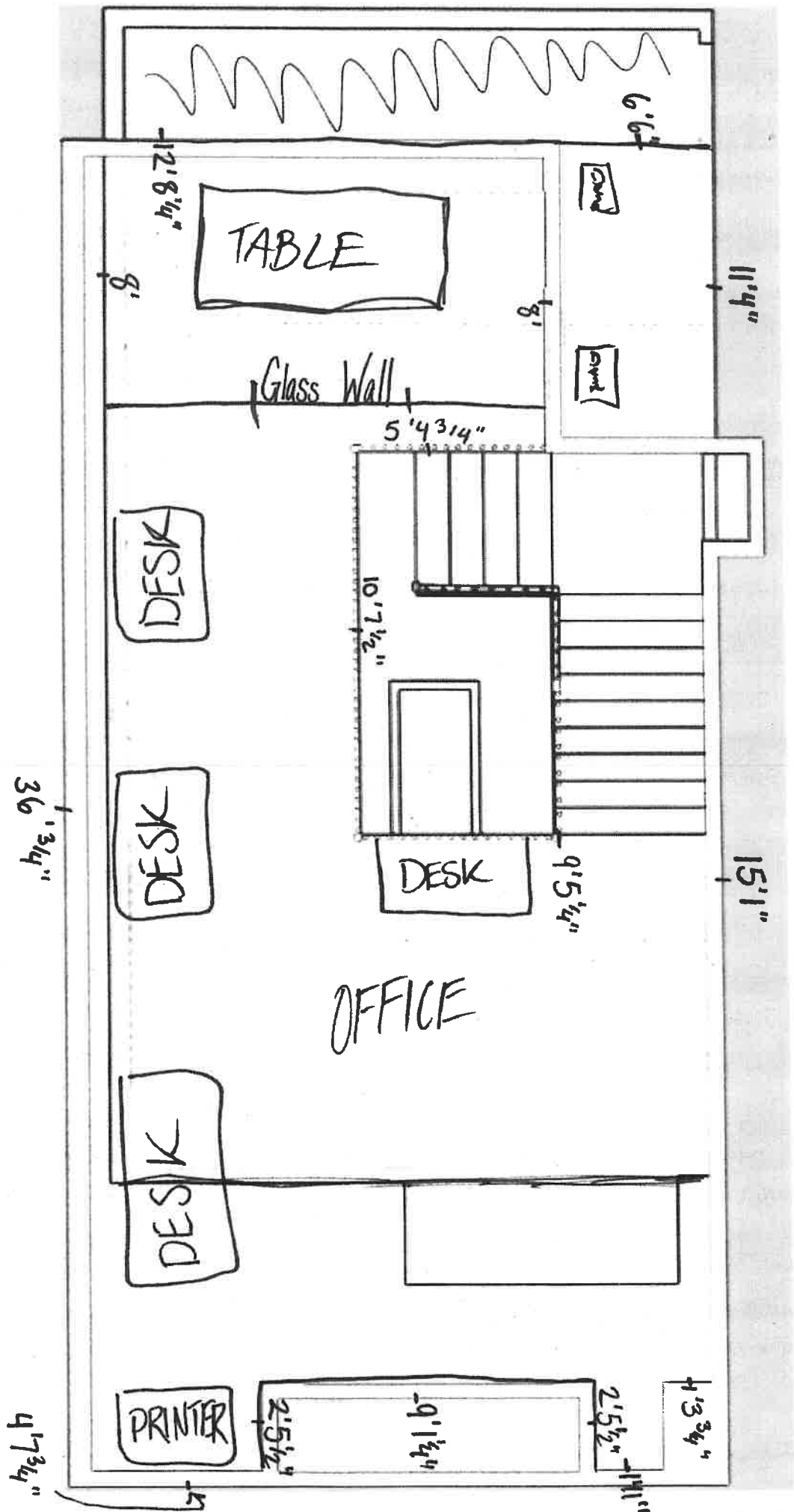
DESK

GAMING
(2 seats)

14' 8 3/4"

20' 3/4"

TOP FLOOR



V. Vonk Sheets

5/11/2022

John Nelson

303.1.1 Small Assembly Spaces
303.1.2-1 ≤ 50 shall be B on part of that occupancy

2 ≤ 750 SF Group B.

A-3 Amusement Arcades Not need because of
303.1.2-1

SECTION 302 MEZANINES GROUP M

		AS SET UP
Basement	17	12
First	6	6
Second	10 10	10
	55	28
	33	

1009.3 Requires Capacity Based on Occupant Load

Stairs Second $10(0.3) = 3$ we have 48:

Stairs Basement $17(0.3) = 5$ we have 48"

TASK 1004.2.1

A, E, M Max Occupant Load in

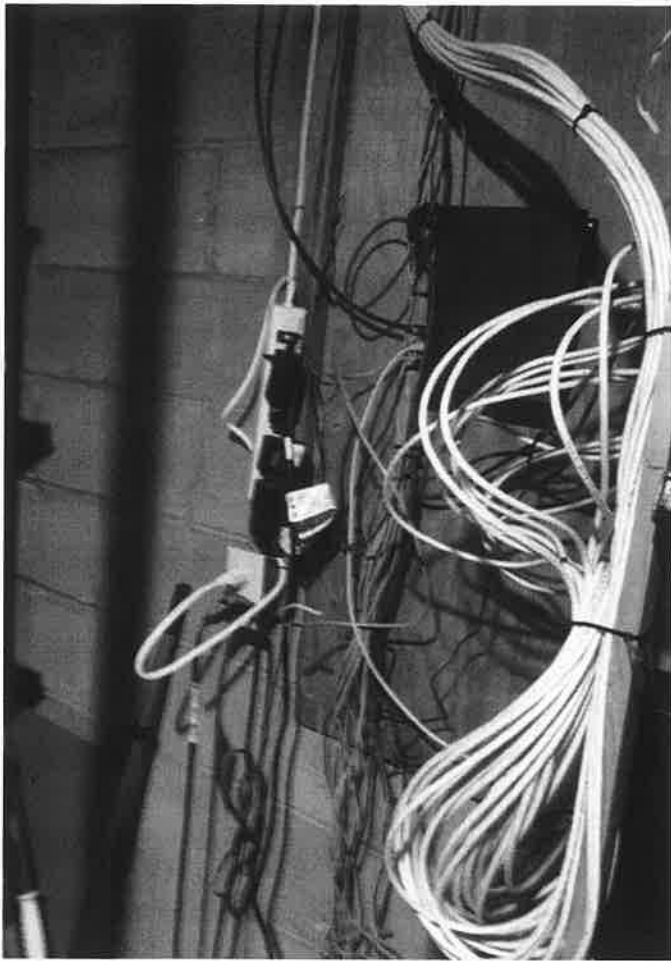
SPACE = 49 For ONE EXIT



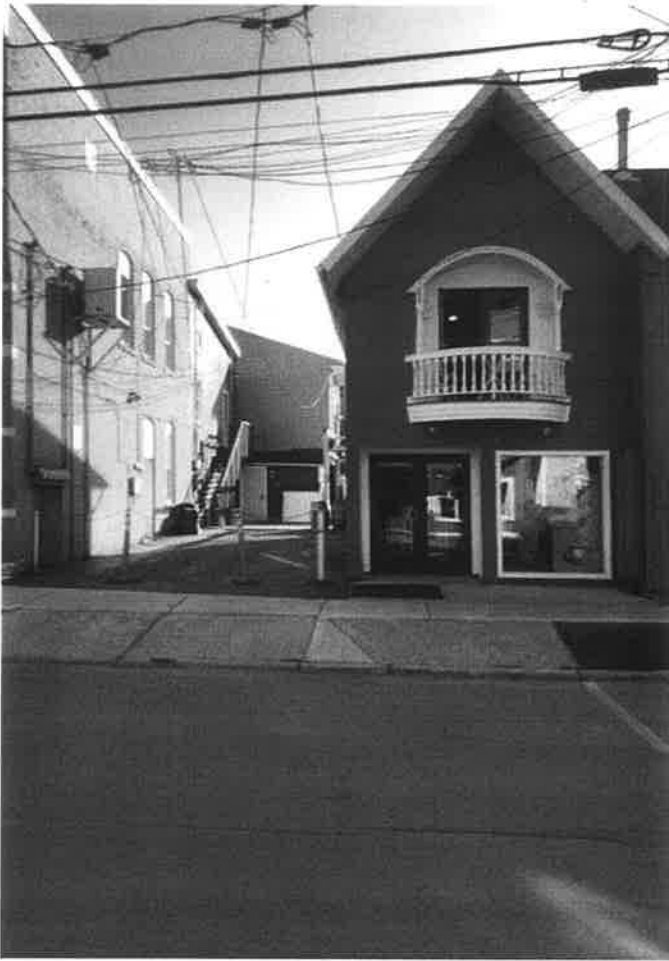












Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

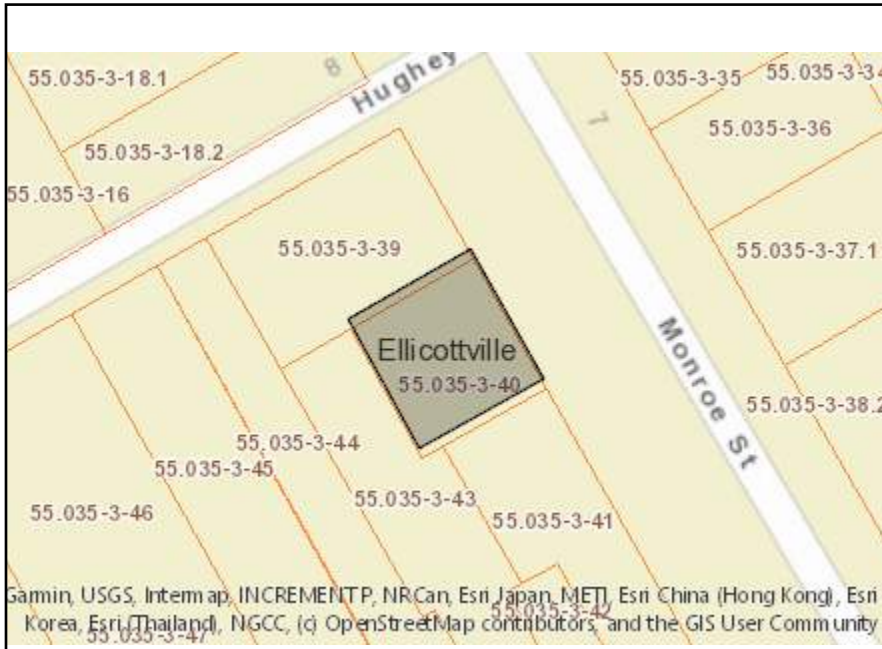
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
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 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 type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)				
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input 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 <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input 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? 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?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

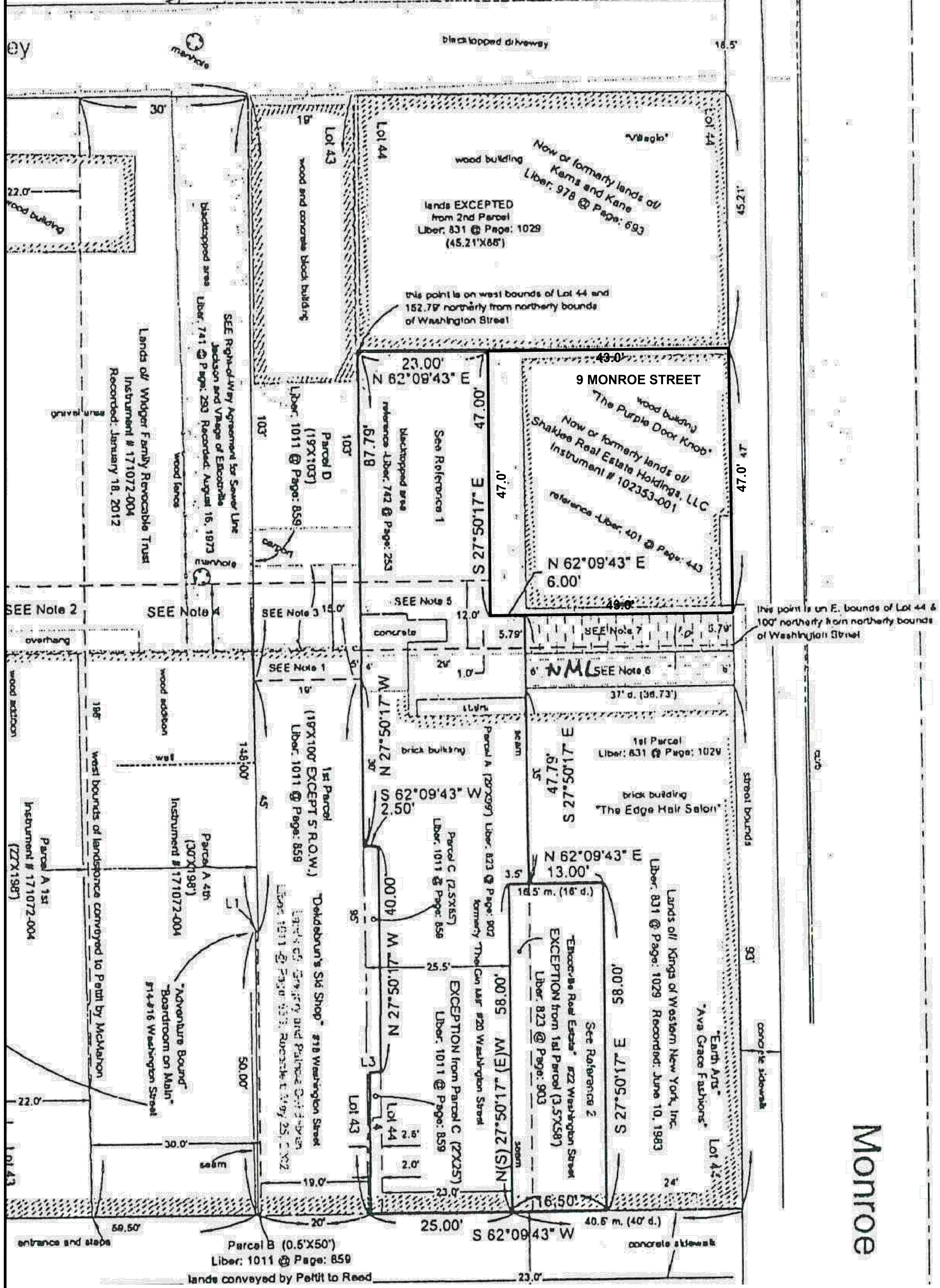
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input 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? If Yes, describe: _____ _____	NO	YES
	<input 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? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____  _____ Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
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]	Yes



FRONT ELEVATION



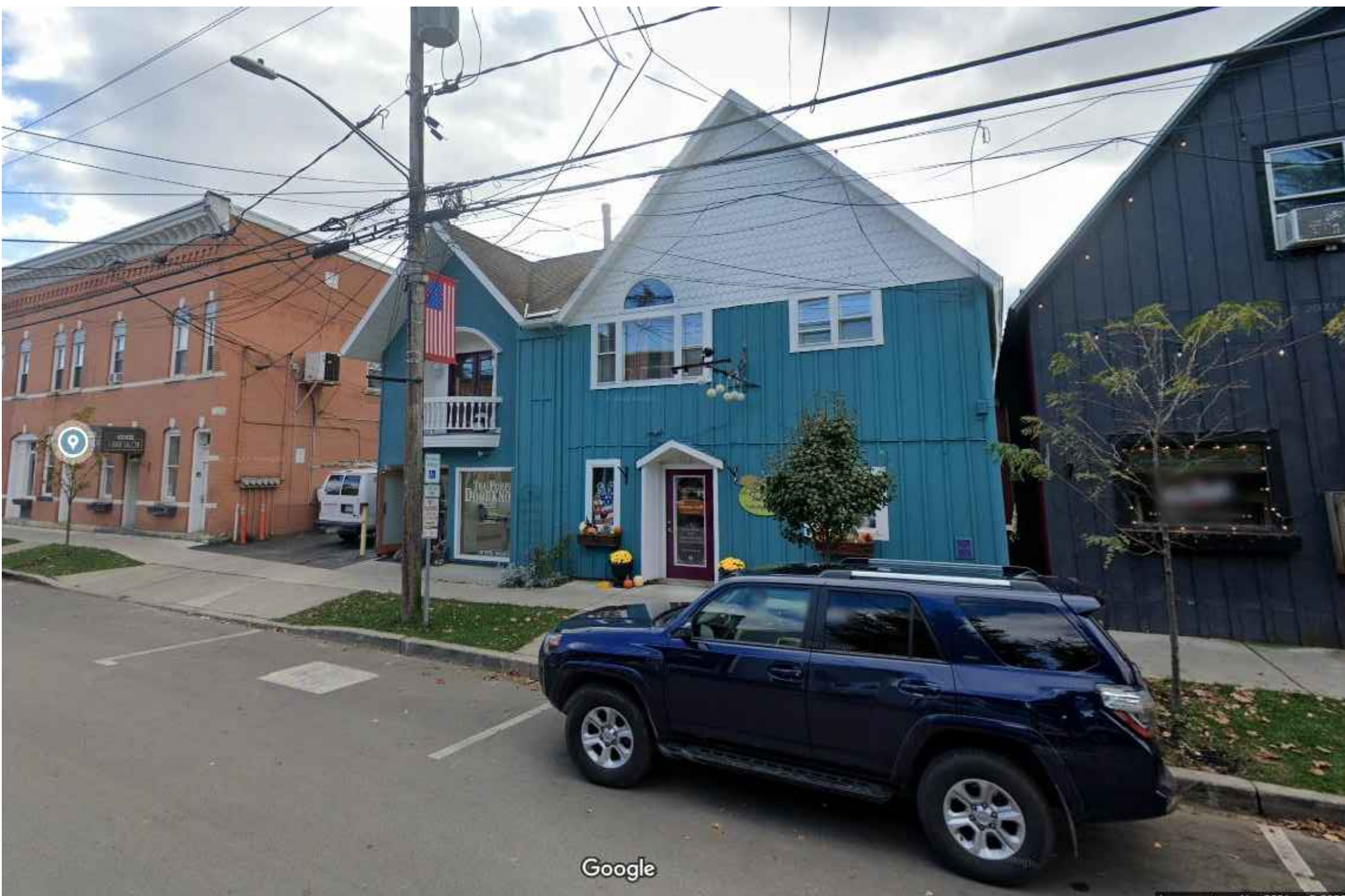
AERIAL OF LOT



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

AARON B. TILLER

COMMERCIAL, INDUSTRIAL, RESIDENTIAL
CAD SERVICES
5 PINE STREET
ALLEGANY, NEW YORK 14706
716-307-3684
AARONTILLER@GMAIL.COM

SITE PLAN

DOCUMENT STATUS

DATE: 6-24-2022

NOT FOR CONSTRUCTION

PROGRESS SET

PRELIMINARY

FINAL

ISSUED BY: ABT

**JOHN NELSON
RETAIL STORE**

COMMERCIAL DESIGN
FOR

9 MONROE STREET
ELLCOTTVILLE, NEW YORK 14731

REVISION DATE:

DRAWN BY:
ABT

DATE:

6/24/2022

REVIEWED BY:

DRAWING NO.:

C101

Monroe