



**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

Planner: Gary Palumbo, (716) 923-1325, E-MAIL: garv.palumbo@accomm.com

COMBINED APPLICATION

Check all that apply: TOWN VILLAGE App. # 2022-072

ZONING PERMIT SPECIAL USE PERMIT

INTENT TO SUBDIVIDE MASTER PLANNED DEVELOPMENT

HISTORIC DISTRICT REVIEW ARCHITECTURAL DESIGN REVIEW

SITE PLAN REVIEW AMENDMENT TO ZONING ORDINANCE/MAP

APPLICANT INFORMATION:

Applicant's name: Lisa Feinberg-Duckett Date 5.2.2022

Mailing address: 35 Front Ave, Salamanca NY 14779

Cell Phone Number: (585) 610-9926 E-Mail: lisa2252@icloud.com

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

Applicant's Engineer or representative: Michael Anderson - Abstract Architecture PC

Address: 313 Broadway, Buffalo NY 14204

Phone #: (716) 812-2596 E-Mail: MikeA@AbstractArch.com

PROPERTY OWNER INFORMATION (if different than Applicant)

Name: _____

Mailing Address: _____

Cell Phone Number: _____ E-Mail: _____

PROPERTY / FACILITY NAME

Feinberg-Duckett New Residence

Address: 13 Elizabeth Street, Ellicottville NY 14731

Property tax map #: 55.027-2-6.24

Current use of property:

Vacant residential parcel

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

Construction of a new single-family dwelling - additional sheets provided.

Zoning Requirements from Town/Village Zoning Law

Front yard setback: 25' Rear yard setback: 35'
Side yard setback: 10' Combined side: 30'
Minimum lot size: -- Width: --
Height: 28' Floor area ratio: 0.15 (Village)
Usable Open space: 30%

Site Information

Size of site: 44,248 Sq. Ft. Size of area to be developed: 5,190 Sq. Ft.

Number of proposed lots: 1

Proposed method of Sanitary Sewage disposal: Public Sewer

Proposed method of Water Supply: Public 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: 5B Front yard setback: 30 feet
Height: 2 stories, 24.5' feet Side yard setback: 28.0'/51.5' feet
of family units: 1 Total of both side yard setbacks: 79.5' feet
Size of lot: 44,248 Sq. Ft. Rear yard setback: 143.9' feet Floor area ratio: 7.5% < 15% (village)
Usable Open Space: 91% %
Corner or interior lot? Interior Other: _____

Accessory Building:

Description:

N/A: No accessory buildings at this time.

Percentage of yard: _____ Height: _____ feet

Setback from rear lot line: _____ feet Setback from side lot line: _____ feet

Floodplain:

FIRM Zone AE

BFE 1,539.8

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).

Additional Fees may be charged for: pre-application meetings, SEQR reviews, and additional legal/consulting/engineering labor. Permit Fees are NON-REFUNDABLE.

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: 5.2.2022

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

Applicant Name:^{Print} Lisa Feinberg-Duckett

Property Owner's Signature (if different than applicant) _____ Date: _____

Property Owner's Name:^{Print} _____

Office use only:

Application Fee(s) _____

Received by: _____ on _____ (Date)

Project Number(s): _____



Scope of Work: 13 Elizabeth Street

Monday, May 02, 2022

Re: 13 Elizabeth Street – New Single-Family Residence.

Tax Map Number: 55.027-2-6.24
Owner: Lisa Feinberg-Duckett
35 Front Avenue
Salamanca, NY 14779

Construction of a new single-family home. Residence is to be two-story, using material that typical of those listed as recommended standards within the Village of Ellicottville. Homeowner will reside in the new residence, and no alternative use of the property other than a single-family residence is being requested.

There are (2) easements on the property and the new construction is located so to not encroach on either. Both are noted on the property survey provided, to the east side of the property there is a 20' wide water easement and adjacent to the westerly property line is a 20' wide sewer easement. Over the sewer easement there is a 5' wide public access easement.

Construction is anticipated to begin either Fall 2022 or Spring 2023 depending on contractor availability and last 8-10 months.

Please feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael C. Anderson', with a long horizontal line extending to the right.

Michael C. Anderson, AIA LEED AP+

Abstract Architecture PC
313 Broadway
Buffalo NY 14204

(716) 812-2596

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

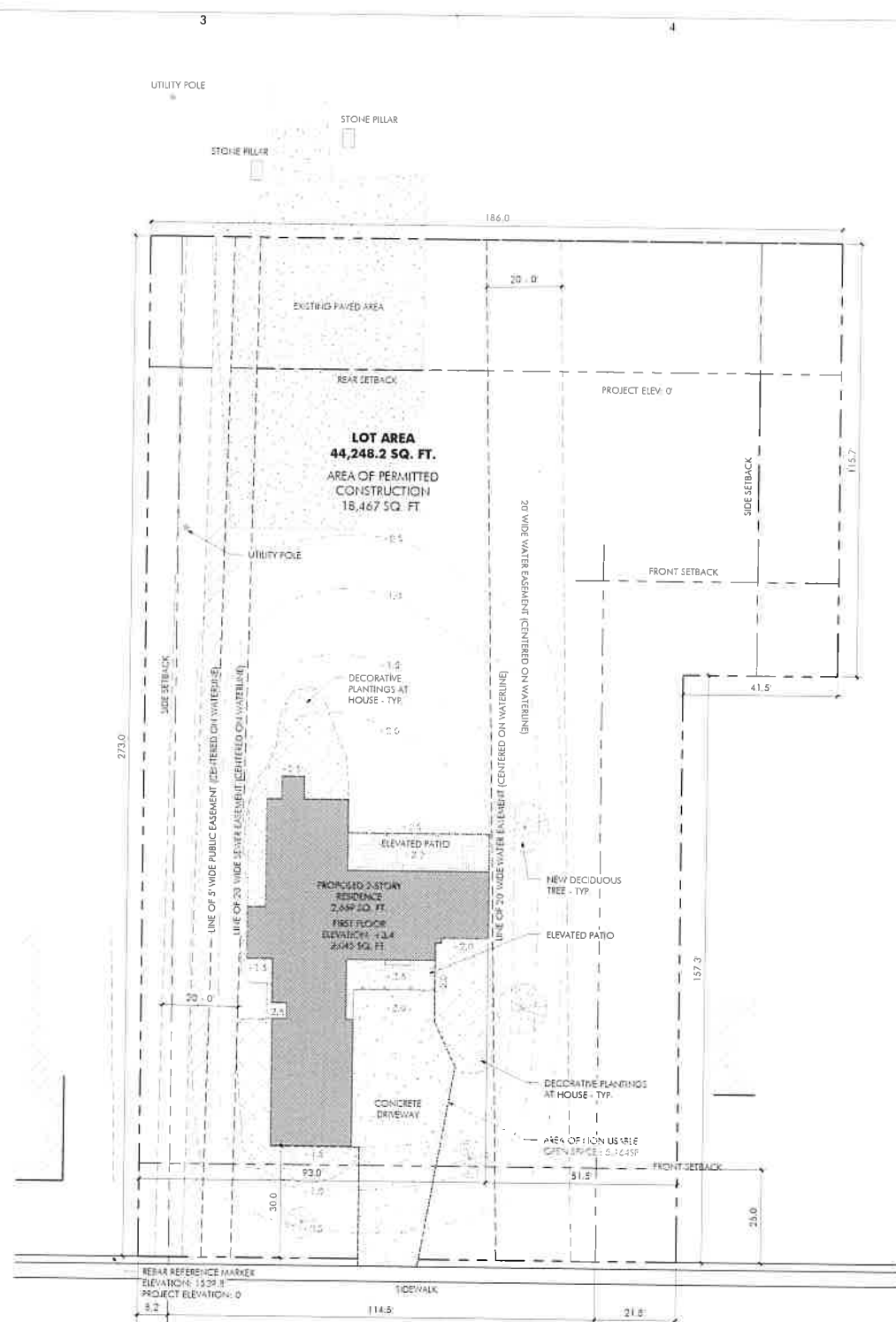
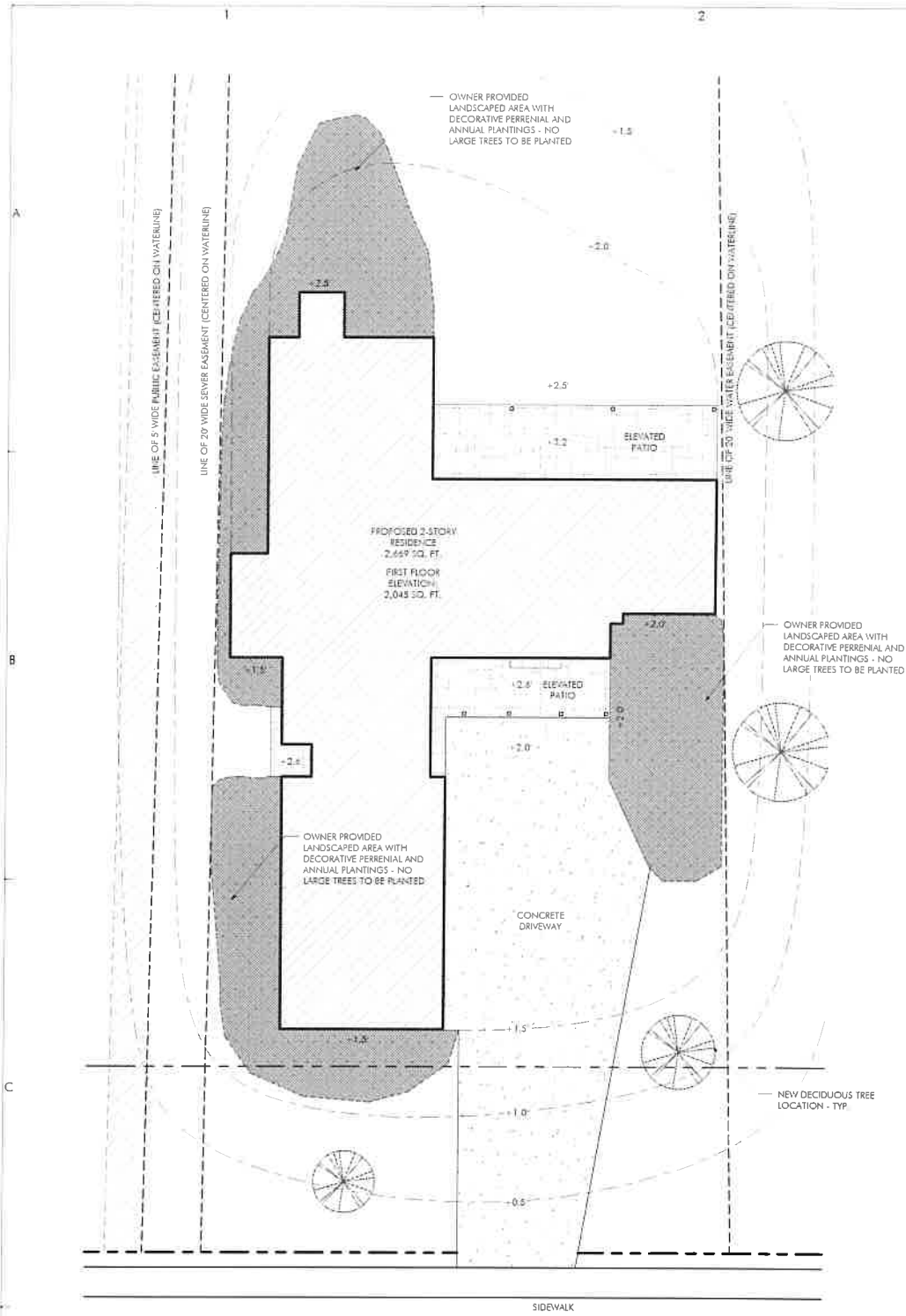
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Feinberg-Duckett New Residence				
Project Location (describe, and attach a location map): 13 Elizabeth Street, Ellicottville NY 14731				
Brief Description of Proposed Action: New single-family dwelling construction on an existing residential lot.				
Name of Applicant or Sponsor: Michael Anderson		Telephone: (716) 812-2596 E-Mail: MikeA@AbstractArch.com		
Address: 313 Broadway				
City/PO: Buffalo		State: NY	Zip Code: 14204	
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: Building Department Permit & Architectural Review			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.015 acres		
b. Total acreage to be physically disturbed?		0.126 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.015 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input 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				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" 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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: <u>All construction is intended to exceed code minimum standards and all appliances and electrical devices will be energy-star rated or better.</u> _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

5/2/2022 12:04:45 PM P:\P22050 13 Elizabeth Street - New Feinberg-Duckett Residence - V6.rvt
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General Site Notes

- A. DURING THE GRADING PROCESS REMOVE UNDESIRABLE SOIL AND CLEARING DEBRIS FROM THE SITE. ALL MATERIALS SHALL BE PROPERLY DISPOSED OF. WHERE GRASSES ARE INDICATED ON THE LANDSCAPE PLAN, PROVIDE A MINIMUM OF 6" TOP SOIL, GRADE SMOOTH AND UNIFORM WITHIN 1/2" +/- OF FINISH ELEVATION. ROLL AND RAKE TO REMOVE RIDGES AND FILL DEPRESSIONS. PROVIDE A SUN AND SHADE SEED MIX OF KENTUCKY BLUEGRASS, RED FESCUE AND PERENNIAL RYE GRASS AND BROADCAST PEA SEED SUPPLIED RECOMMENDATION. PROTECT SEEDED AREAS WITH STRAW MULCH AND KEEP MOIST UNTIL NEW LAWN IS ESTABLISHED.
- B. THERE ARE NO SIGNIFICANT TREES LOCATED WITHIN THE DEVELOPMENT AREA ON THE PROPERTY.
- C. IT IS THE LAW, BEFORE YOU DIG, DRILL OR BLAST, CALL UPFO AT 1-800-943-7962. ANY PROPOSED GAS, ELECTRIC, PHONE, AND CABLE UTILITIES TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.

SITE DATA:

ZONING: VILLAGE RESIDENTIAL DISTRICT (VR)

LOT DIMENSIONS:

LOT AREA	REQUIRED AS PLATED	EXISTING
LOT WIDTH	AS PLATED	144.5'

LOT COVERAGE:

MINIMUM BUILDING SIZE	REQUIRED	PROPOSED
LOT COVERAGE	1,000SF MIN.	2,840SF
OPEN SPACE	30% MIN.	4,010SF
		91%

BUILDING SETBACKS:

FRONT YARD	REQUIRED	PROPOSED
SIDE YARDS (MIN. TOTAL)	25' MIN.	30.0'
SIDE YARD (MIN. COMBINED)	30' MIN.	79.5'
SIDE YARD (EACH)	10' MIN.	28.0'/51.5'
REAR YARD	35'	143.9'

HEIGHT:

BUILDING HEIGHT	REQUIRED	PROPOSED
	1.5 STORIES MIN.	2 STORIES

Abstract Architecture PC
 315 Broadway
 Buffalo, NY 14204
 mail@AbstractArch.com
 (716) 812-2596

13 Elizabeth Street - New Residence

5.2.2022

Lisa Feinberg

Site Notes, Site Plan & Survey

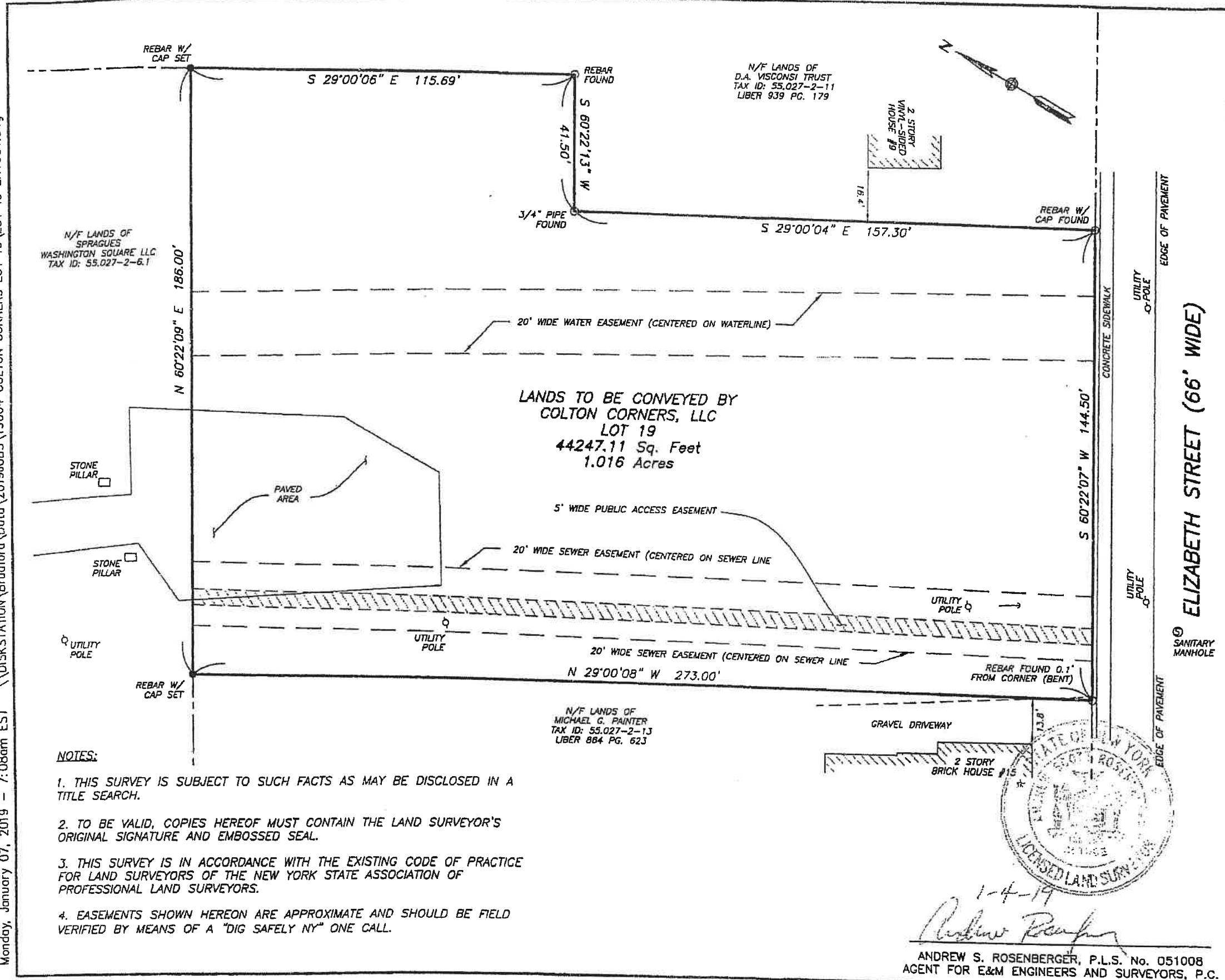
35 Front Avenue
 Salamanca, NY 14779

Site Plan Application
 P. 22050



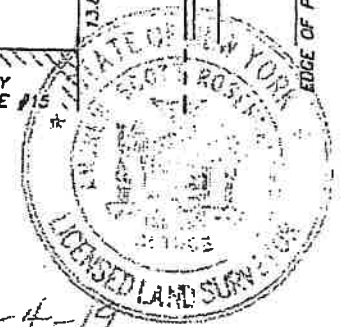
C-1

Monday, January 07, 2019 - 7:08am EST \\DISKSTATION\Bradford\Data\2019\JOBS\19004 COLTON CORNERS LOT 19\LOT 19 LAYOUT.dwg



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1-4-19
Andrew Rosenberg
ANDREW S. ROSENBERGER, P.L.S. No. 051008
AGENT FOR E&M ENGINEERS AND SURVEYORS, P.C.



E&M

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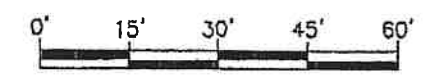
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LIPPES MATHIAS WEXLER FRIEDMAN, LLP
CONTACT: MARY LEMA-JARMUS
50 FOUNTAIN PLAZA, SUITE 1700
BUFFALO, NY 14202-2216

**SURVEY OF 1.016 ACRE OF
LAND KNOWN AS LOT 19 OF
COLTON CORNERS SUBDIVISION**

BOUNDARY SURVEY
VILLAGE OF ELLICOTTVILLE
CATTARAUGUS COUNTY
NEW YORK



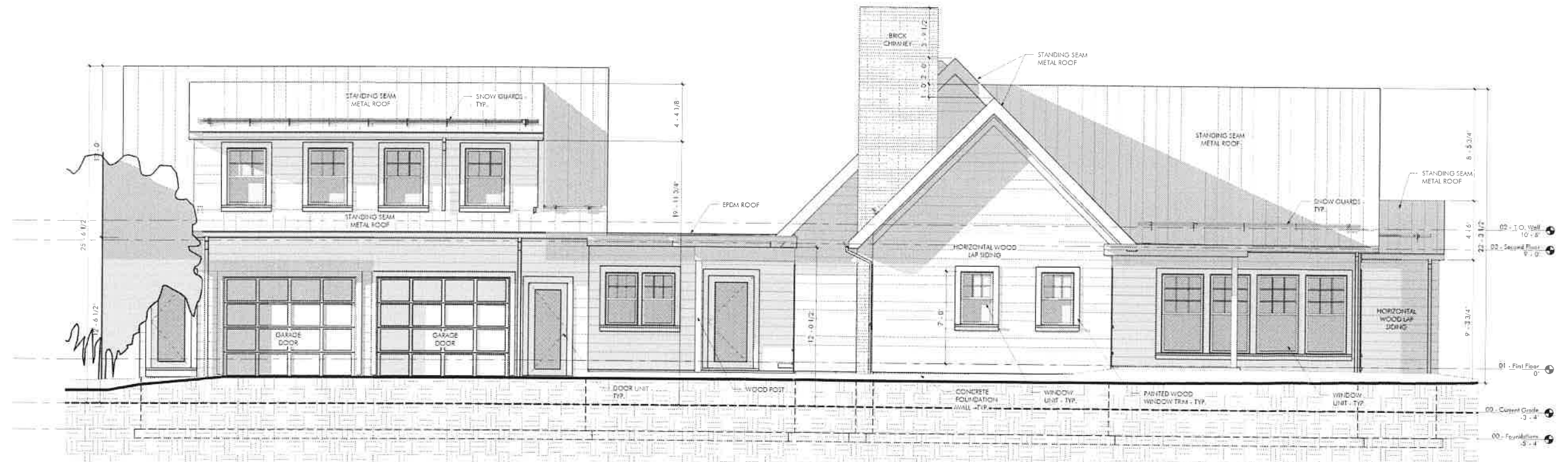
SCALE: 1" = 30'	JOB NO. 19004
H.L.C. SURVEY INFO: LOT 94	T 4 R 6
DRAWN BY: JGH	INSTR.#
CHECKED BY: ASR	DATE: 01/04/2019
FILE NO.	

D14-835

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B1 North Elevation
 1/4" = 1'-0" D1 A-4



D1 East Elevation
 1/4" = 1'-0" D1 A-4

Exterior Materials Schedule

ALL EXTERIOR SIDING MATERIALS TO BE APPROVED BY OWNER PRIOR TO ORDERING.

BASIS OF DESIGN:

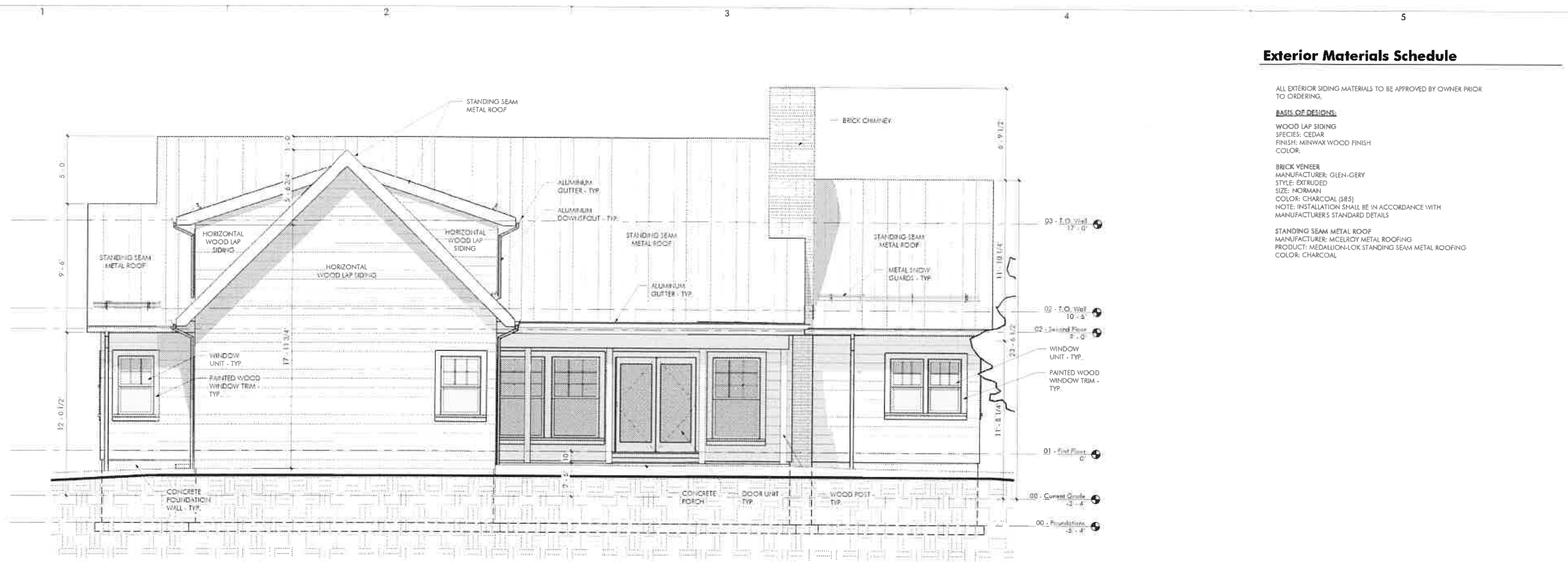
WOOD LAP SIDING
 SPECIES: CEDAR
 FINISH: MINIVAX WOOD FINISH
 COLOR:

BRICK VENEER

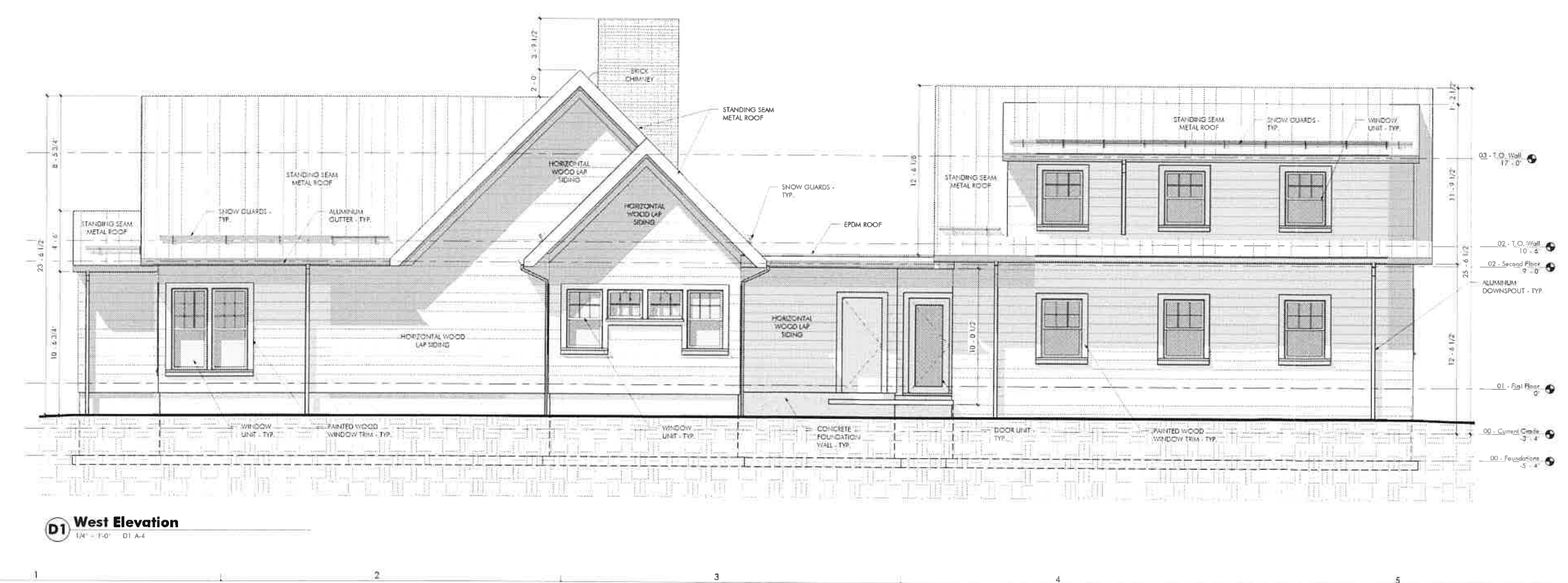
MANUFACTURER: GLEN-GERY
 STYLE: EXRUDED
 SIZE: HD30A4
 COLOR: CHARCOAL (S85)
 NOTE: INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARD DETAILS

STANDING SEAM METAL ROOF
 MANUFACTURER: MCELROY METAL ROOFING
 PRODUCT: MEDALLOHLOK STANDING SEAM METAL ROOFING
 COLOR: CHARCOAL

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B1 South Elevation
 1/4" = 1'-0" D1 A4



D1 West Elevation
 1/4" = 1'-0" D1 A4

Exterior Materials Schedule

ALL EXTERIOR SIDING MATERIALS TO BE APPROVED BY OWNER PRIOR TO ORDERING.

BASIC OF DESIGN:
 WOOD LAP SIDING
 SPECIES: CEDAR
 FINISH: MINWAX WOOD FINISH
 COLOR:

BRICK VENEER
 MANUFACTURER: GLEN-GERY
 STYLE: EXTRUDED
 SIZE: NORMAN
 COLOR: CHARCOAL (SBS)
 NOTE: INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARD DETAILS

STANDING SEAM METAL ROOF
 MANUFACTURER: MCELROY METAL ROOFING
 PRODUCT: MEDALLION-LOK STANDING SEAM METAL ROOFING
 COLOR: CHARCOAL

Abstract Architecture PC
 313 Broadway
 Buffalo, NY 14204
 mail@abstractarch.com
 (716) 812-2596

13 Elizabeth Street - New Residence

5.2.2022

Site Plan Application
 P. 22050

Lisa Feinberg

35 Front Avenue
 Salamanca, NY 14779

Exterior Elevations

A-2