

December 7, 2022

Village of Ellicottville Planning Board  
17 Mill Street  
Ellicottville, NY 14731

Re: The Village Centre  
1-5 E Washington Street  
Ellicottville, NY

Dear Board Members,

Included herewith are three new tenant proposals to occupy the remaining space in our plaza located at 1-5 East Washington St., Ellicottville, NY being Ratchet Hatchet, Honig and Willig Law Firm and a Bakery. We have owned this plaza since 2011 and carried the costs associated with the vacancies. The approval by the Village of these tenancies will not only fill the plaza 100% for the first time since we purchased the site but also satisfy our goal of finding tenants that will complement the current tenant mix within it. We strived to provide a variety of uses that have different peak hours of operation and typical busy times of their operations to create a steady stream of visitors and sufficient parking. We have rejected many tenants over the years to our own financial detriment that either primarily operated the same types of businesses as the current tenant mix or would have created an overbearing parking need. For instance, we are often approached by businesses similar to Finnerty's operations and have turned them away. This has been done for two equally important reasons. First, we want to support the overall long-term success of the current businesses and any new businesses and, second, we want to mitigate and not exacerbate the overall parking concerns of us as landlord, our current tenants, and the Village as a whole.

This property was formerly part of Fitzpatrick and Weller logging operations along with the Osbaldestein Building which was mainly used as storage for many years with neither contributing to the vibrancy of the Village or offering any services or shopping for residents or visitors in the Village. The buildings themselves occupied the majority of the site with very little parking. We took an old, antiquated manufacturing site, we demolished the majority of the buildings and then expanded, restored and redeveloped the remainder of the site into what we see today. We feel the improved site has elevated the overall vibrancy of the Village and can now provide a mix of services and shopping for residents and visitors. Our Wingate Hotel property was also once part of the Fitzpatrick and Weller operations and our investment there has also enhanced the success and opportunities in the Village.

Months ago, in an effort to mitigate the parking concerns, we attempted to be creative with the uses in the rear building by proposing a conversion of the rear part of the building to residential. That proposal was denied by the Village. The residential use would have occupied all the area proposed to be leased now by Ratchet Hatchet, which would have been allocated 4 parking spaces per code. Our parking analysis indicates Ratchet Hatchet requires 25 spaces per code. This tenant is relocating from an existing Village location for which there was no parking allocated to it at all. While we do prefer to keep the plaza retail and office and think Ratchet Hatchet is a unique business that has become very popular with Village residents and visitors, we hope this will be taken into consideration.

With regard to parking, we expect Ratchet Hatchet and Finnerty's operations to be heaviest on weekends and late days and evenings while all the others are primarily morning and daytime uses with very little evening

business except for the Kwik Fill which is steady throughout the day with quick in and out patrons. In addition, we have ample parking at our hotel lot across the street which is mostly empty during the day with its primary busy time being evenings and overnight. By owning both of these sites we have the ability to share parking when needed to further assist in mitigating the parking issue.


Obviously when festivals occur the entire Village has a parking problem and people tend to fend for themselves and walk around to the various businesses but that has been the case regardless of our uses and even occurred prior to our ownership. We are confident for our proposed uses that we have sufficient parking for the operations for both of our sites. We think it is unfair, if were denied approval of these tenancies because of parking, that the adjacent buildings within the historic overlay district of the Village are allowed to lease to different businesses with no parking requirements whatsoever and very few places for patrons of these businesses to park within close proximity except on-street parking. We know a lot of these patrons are taking advantage of our lots and will continue to do so. We have not ticketed or made a big deal of it in order to be a team player. Given we have been unable to fill the plaza over the last 10 years, we would hope the Village would grant us a variance with regard to parking, waive any parking requirements for our site, or amend and include our sites in the Historic Overlay District. The alternative is the vacant space remains vacant and I don't think anyone wants to see that continue here. We don't have any other options to create more parking.

The only other main issue I think we have overcome is with regard to the floodplain and given the improvements to the plaza for these tenancies will not cost more than 50% of the value of the plaza, which was just recently reappraised, this issue should be satisfied.

Please advise of any questions or concerns.

Very truly yours,

ELLICOTT DEVELOPMENT COMPANY



WILLIAM A. PALADINO  
C.E.O.

CC: Mayor John Burrell, Village of Ellicottville

ON SITE PARKING PLAN  
 1-5 E Washington Ellicottville, NY  
 Mixed-use Redevelopment  
 67 Spaces total  
 12/8/2022

Use	Units		# Spaces/ Unit/Code	Required Spaces	Hours of Operations
Bldg A: Ratchet Hatchet	2,479	sf	10 per 1000 sf	25	Thursday 5pm - 10pm Friday 12pm - 12am Saturday 12pm - 12am Sunday 11am - 8pm
Bldg A: Bakery	2,201	sf	3.5 per 1000 sf	8	Sun - Sat: 7am -4pm
Bldg A: Hogan Willig	2,046	sf	3.5 per 1000 sf	7	Mon - Fri: 8am -5pm
Bldg A: Enix Salon	1,154	sf	3.5 per 1000 sf	4	Mon-Tues: 10am - 5pm, Wed- Thu: 9am - 7pm, Fri: 9am-5pm, Sat: 8am-2pm, Sun: Closed
BLdg A: EVL Ink	1,281	sf	3.5 per 1000 sf	4	Sun - Sat: 9am - 9pm
Bldg A: Thrive IV Lounge	1,233	sf	3.5 per 1000 sf	4	Sun - Sat: 10am - 4pm
Bldg A: The Fran Charles Shop	1,109	sf	3.5 per 1000 sf	4	Sat: 11am - 2pm, Sun - Fri: App only
Bldg B: Kwik Fill	4,000	sf	3.5 per 1000 sf	14	C-Store:, Gas Pumps: 24/7
Bldg B: Finnerty's Tap Room	5,273	sf	10 per 1000 sf	53	M-F: 4pm - 1am, Sat- Sun: 12pm - 1am

TOTAL	123		
Available	67	# of spaces being used Weekday:	42
Remaining	-56	# of spaces being used Weeknight:	100
		# of spaces being used Weekend:	116
		# of spaces being used Weekend night:	82