

Unapproved: date approved: _____

**VILLAGE OF ELLICOTTVILLE
ELLICOTTVILLE, NY
PLANNING BOARD MEETING MINUTES
AUGUST 13, 2024**

PRESENT: Nancy Rogan, Chairperson
Gregory Cappelli, Member
Chad Neal, Member
Damon Newpher, Member
Blair Hamilton, Alternate Member

ALSO PRESENT: Gregory Keyser-Village Planner, Kelly Fredrickson-CEO, Doug Bush-Village Board, Aaron Tiller-Architect, John Rounds-Applicant, John Pirrone & Jeannine Giceorwicz-Applicants, John Read & Jerry Skubel-Applicants, Thomas George-Applicant
Cindy Kelly-Resident, John & Anne Northrup-Residents,

AGENDA: VZP-2024-41/42, 14-16 Washington Street, John Rounds
Special Use Permit, Historic District Review
Architectural Design Review for a new front covered porch
garage addition and demolition of accessory buildings

VZP-2024-37, 20 Adams Street, Judith Majury
Historic District Architectural Design Review- Deck

VZP-2024-53, 74 Elizabeth Street, Thomas & Muffett George
Architectural Design Review-Accessory Garage

VZP-2023-192/193, 10 & 12 McKinley Drive- John Read & Jerry Skubel
Architectural Design Amendment-siding color

VSP-2024-09, 22 Washington Street-Jeannine Gicewicz & John Pirrone
Sign Permit Application-Hanging sign

DISCUSSION: Nancy Rogan, Chairperson, called the meeting to order at 5:30 p.m. with five members present and opened the public hearing for VZP-2024-41/42, 14-16 Washington Street, John Rounds, Architectural Design, Historic District review and Special Use Permit for proposed covered front porch, rear garage addition and demolition of accessory buildings. She asked for questions or comments from the people attending.

Greg Keyser read the August 5, 2024 letter from Elizabeth Lowes, commenting on the proposal to add a 12' x 59' 6 " covered porch on the Washington Street-facing side of the 14-16 Washington Street property and potentially precedent-setting nature of the proposal, should it be allowed. The Planning Board should carefully consider guidance provided in the

2015 Comprehensive Plan, specifically Section II.A, Section ii.C.4 and Section IV.M. She provided photographs of Washington Street in the 1800's.

John Northrup, resident, noted that maintaining and restoring the Historic District is important. He is in favor of the project and is happy to see the Alpine style roof removed.

MOTION: Moved by Greg Cappelli to close the public hearing for VZP-2024-41/42, 14-16 Washington Street, John Rounds, Special Use Permit, Architectural Design and Historic District Review of proposed front porch and rear garage addition. Seconded by Chad Neal Vote 4-0. Carried.

The Minutes of the July 2, 2024 Work Session were read.

MOTION: Moved by Chad Neal to approve the Minutes of the July 2, 2024 Work Session as read. Seconded by Greg Cappelli. Vote 4-0. Carried.

The Minutes of the July 9, 2024 Planning Board Meeting were read.

MOTION: Moved by Blair Hamilton to approve the Minutes of the July 9, 2024 Planning Board Meeting as read. Seconded by Chad Neal. Vote 4-0. Carried.

Nancy Rogan presented the agenda for changes, additions or approval. The agenda was approved as submitted.

DISCUSSION: Nancy Rogan presented VZP-2024-41/42, 14-16 Washington Street, John Rounds, special Use Permit, Architectural Design and Historic District review of proposed covered front porch, rear garage addition and demolition of accessory buildings. Aaron Tiller, representing the applicant, presented photographs of Washington Street showing buildings in the 1800's and current renovations with porches over the sidewalk. Based on the historic porches in the area the proposal meets the 1800 and 1900 styles. I tried to match the style and improve on what exists.

He advised that the Village Board approve the plan to build the porch over the sidewalk. Doug Bush, Village Board member, noted that the Village Board approved the porch over the sidewalk pending approval of the plan by the Planning Board.

Nancy Rogan stated that there is a lot of material to review. The Planning Board worked with Aaron Tiller on the Architectural Design of the porch and windows, but did not explore the Historic District criteria. The Board needs more time to review the Historic District regulations.

Damon Newpher said he would like to do an in depth Historic District review before making a decision.

Greg Keyser advised that the Planning Board has 62 days following the close of the public hearing to make a decision on the application.

Aaron Tiller asked if we could separate the garage addition at the rear and have 2 projects?
Nancy Rogan said not at this time as the building is in the Historic District.

MOTION: Moved by Greg Cappelli to table VZP-2024-41/42, 14–16 Washington Street, John Rounds, Special Use Permit, Architectural Design and Historic District review of proposed covered front porch, rear garage addition and demolition of accessory buildings pending more review and discussion. Seconded by Damon Newpher. Vote 4-0. Carried.

DISCUSSION: Nancy Rogan presented VZP-2024-37, 20 Adams Street, Judith Majury, Architectural Design and Historic District review proposal to demolish an existing deck and replace it with a 435 square foot deck. At the work session we asked that the railings be wood and the applicant agreed. If the application is complete a public hearing can be set for the September meeting.

Blair Hamilton noted that 2 renderings were submitted, one extending 20 feet and one extending 21 feet. We need to clarify which deck is proposed.

Greg Keyser said he will check with the applicant to verify the wood railing and the correct rendering.

MOTION: Moved by Greg Cappelli to set a public hearing for VZP-2024-37, 20 Adams Street, Judith Majury, Architectural Design and Historic District review of proposed 435 square foot deck for September 10, 2024 at 5:30 p.m. Seconded by Blair Hamilton. Vote 4-0. Carried.

DISCUSSION: Nancy Rogan presented VZP-2024-53, 74 Elizabeth Street, Thomas & Muffett George, Architectural Design review to allow the construction of a new 628 square foot garage.

Greg Keyser advised that the Planning Board granted site plan approval on October 10, 2023, with the condition that the final garage design be submitted for architectural design review. He noted that a notice of Architectural Design review was sent to adjoining property owners. No comments were received in response.

Nancy Rogan noted that part of the zoning changes made previously was to change the rear yard setback from 5 feet to 10 feet. This change was proposed in November or December of 2021, however there is no documentation.

Greg Keyser said he will research and clarify the adoption of the zoning change. He noted that if the Planning Board has enough information it can grant architectural design approval.

Tom George said that the garage is set at 6 feet from the property line and he is willing to move it to 10 feet to meet the zoning code if required as the garage doors do not face the alleyway.

Nancy Rogan suggested approval with the condition that if the zoning change is verified the applicant will work with the Village Planner and CEO to submit the materials showing the correct setback.

MOTION: Moved by Greg Cappelli to grant Architectural Design approval of proposed garage at 74 Elizabeth Street as submitted in materials in VZP-2024-53 by Thomas & Muffett George with the condition that the applicant is agreeable to change the rear yard setback if the zoning change adoption is verified. Seconded by Damon Newpher. Vote 4-0. Carried.

DISCUSSION: Nancy Rogan presented VZP-2023-192/193, 10 & 12 McKinley Drive, John Read & Jerry Skubel, Architectural Design review of an amendment to allow the change in siding color.

Greg Keyser advised that the color on the approved plans was green. The applicants are proposing gray siding. He made a courtesy call to the neighbors advising of the proposal to change the color and no comments were received.

MOTION: Moved by Chad Neal to approve the amendment to the Architectural Design to allow a change in color of the siding from green to gray on the structure at 10 & 12 McKinley Drive as submitted in materials in VZP-2023--192/193 by John Read and Jerry Sksubel. Seconded by Blair Hamilton. Vote 4-0. Carried.

DISCUSSION: Nancy Rogan presented VSP-2024-09, 22 Washington Street, Jeannine Gicewicz and John Pirrone, Sign Permit application for hanging sign.

Greg Keyser advised that the applicants originally submitted three signs attached together with a chain which is not allowed. They resubmitted one 4 foot by 4 foot (16 s.f.) sign to be hung 8 feet above the ground. A drawing was submitted.

John Pirrone advised that the wood sign is 2 sided and weighs about 50 pounds. There are 2 existing lights that sign down on the sign.

MOTION: Moved by Greg Cappelli to approve sign permit for a 16 s.f. Wood hanging sign at 22 Washington Street as submitted in materials in VSP-2024-09 by Jeannine Gicewicz and John Pirrone. Seconded by Chad Neal. Vote 4-0. Carried.

DISCUSSION: Nancy Rogan suggested that the Board work on reviewing 14-16 Washington Street at the September work session.

Greg Keyser said he will provide the zoning regulations. He suggested that we reach out to SHPO for guidance. Part of the SEQR process is a positive or negative impact on the Historic District. There is no code that says not allowed if not original or compatible.

Nancy Rogan said that it was her oversight in not addressing the Historic District review more diligently. We were more focused on the architectural design.

Greg Keyser said the issue before the Village Board was encroaching into the right-of-way. Nancy Rogan noted she had a phone call from someone asking where we are going with the character of the Village.

Greg Cappelli noted that West Rose wanted to remove their porch and replace it and that application was denied.

Nancy Rogan advised that the changes to 14-16 Washington Street were made prior to the adoption of the zoning.

Doug Bush noted that the metal framed windows installed did not match what was removed.

Greg Keyzers said the Board can approve as submitted, approve with conditions or deny. If denied you need specific factual reasons.

Damon Newpher said his concern is a precedent being set for balconies.

Doug Bush said the zoning code should be amended to prevent this from happening..

Chad Neal asked do we know of any Villages or Town with completely covered streets?

Greg Keyser said that we need to update the Comprehensive Plan also.

Greg Cappelli asked do we know what the second floor will be used for?

Nancy Rogan said currently there is an apartment with a rear deck.

MOTION: Moved by Greg Cappelli to adjourn at 6:20 p.m. Seconded by Damon Newpher. Vote 4-0. Carried.

Submitted by Donna Baldwin, Secretary