

**VILLAGE OF ELLICOTTVILLE
PLANNING BOARD WORK SESSION MINUTES
AUGUST 6, 2024**

PRESENT: Nancy Rogan, Chairperson
Gergory Cappelli, Member
Chad Neal, Member
Blair Hamilton, Alternate Member

ALSO PRESENT: Gregory Keyser-Village Planner, Kelly Fredrickson-CEO, Aaron Tiller-Architect, John Read-Applicant, Judith Majury-Applicant, Jeannine Gicewicz & John Pirrone- Applicants

Nancy Rogan, Chairperson opened the meeting at 4:30 p.m. with four members present and presented the agenda for the August 13, 2024 meeting.

DISCUSSION: Greg Keyser presented TZP-2024-041/42, 14-16 Washington Street, John Rounds, Site Plan and Special Use Permit approval to construct a new covered front porch, demolish two existing accessory buildings and construct a new garage attached to the rear of the existing building with a breezeway. The front porch extends into the right-of-way and needs Village Board approval. The exterior renovations require Architectural Design and Historic District review. The public hearing is set for August 13, 2024 and one letter was received in response to the public hearing notice which he will share with the applicant and read at the meeting.

DISCUSSION: Greg Keyser presented VZP-2024-37, 20 Adams Street, Judith Majury, Architectural Design review and Historic District approval of the demolition of the existing 300 square foot deck and construction of a new 435 square foot deck in its place.

Nancy Rogan referred to the drawings and noted that the railing looked like metal. The Historic District regulations require it be wood. Judy Majury agreed to change the railing to wood.

Blair Hamilton noted that the materials included 2 drawings of the deck. One extends 20 feet and the other 21 feet. We need to clarify which design will be submitted.

Greg Keyser stated that the Planning Board can set a public hearing for September at the August 13, 2024 meeting.

DISCUSSION: Greg Keyser presented VZP-2024-53, 74 Elizabeth Street, Thomas & Muffett George, Architectural Design review to allow the construction of a new 618 square foot accessory garage. 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. The footprint matches the original Site Plan.

Greg Cappelli asked if height was an issue?

Mr. Keyser noted that last year the proposed garage was too high. The new proposal meets the height regulations.

Greg Cappelli asked about snow removal in the alleyway?

Mr. Keyser advised that the garage doors do not face the alleyway so there is no issue. The building is set back 6 feet from the lot line where a 5 foot setback is required. If the Planning Board feels the application is complete a public hearing can be set for the September meeting at the August 13, 2024 meeting.

DISCUSSION: Greg Keyser presented VZP-2023-192/193, 10/12 McKinley Drive, John Read & Jerry Skubel, an application for architectural design review amendment to allow a change in the color of the siding. The color approved on the plans was an earth tone green and the proposed color is gray.

John Read, applicant, advised that the architect's drawings were in green even though we did not choose green. We are not proposing gray siding.

Greg Keyser advised that he notified the neighbors on McKinley Drive of the change as a courtesy.

DISCUSSION: Greg Keyser presented VZP-2024-09, 22 Washington Street, Jeannine Gicewicz & John Pirrone, Sign Permit for a hanging sign. The proposed sign is 4 feet by 4 feet. Per the drawing submitted the sign consists of 3 separate signs hung together by chain. Per the Sign Regulations: No hanging sign shall be secured with wire, strips of wood or nails, nor shall any hanging sign be hung or secured to any other sign. The resolution would be to submit one sign. The applicants agreed to do so.

John Pirrone asked if a new sign is submitted tomorrow can we still be on the August 13, 2024 meeting agenda?

Mr. Keyser said yes.

Nancy Rogan asked about the sandwich board in front of the building and noted that they need to be close to the building so as not to obstruct foot traffic on the sidewalk.

Ms. Gicewicz said she keeps it close to the steps. She would like to see uniform boards for all the businesses.

Greg Cappelli noted that the Village Board tried to have uniform sandwich boards, but were unable to obtain a grant to fund the project.

DISCUSSION: Greg Keyser advised that the Village Clerk and the deputy clerk are working on updating the Zoning Code book. They are finding the amendments that were adopted and adding them to the document.

Nancy Rogan requested a copy of the changes for Blair Hamilton.

Mr. Keyser stated that once all the changes are made each Board member will receive a new copy of the Zoning Code.

Nancy Rogan noted that we need to make sure all the changes requested were made to the code.

DISCUSSION: Greg Keyser noted that the Planning Board granted a Special Use Permit for a cannabis dispensary at 11-15 Martha Street. It has now been determined that the property across the street was rezoned from Industrial to Commercial to Residential and the dispensary is within 200 feet of the apartment complex. It appears a decision was made that should not have been. There are many issues with the Local Cannabis Law and the New York State Cannabis Regulations.

The meeting was closed at 5:00 p.m.

Submitted by Donna Baldwin, Secretary