Village of Ellicottville
1 West Washington Street
P.O. Box 475, Ellicottville, New York, 14731
Phone: (716) 699-4773

NOTICE OF PUBLIC HEARING

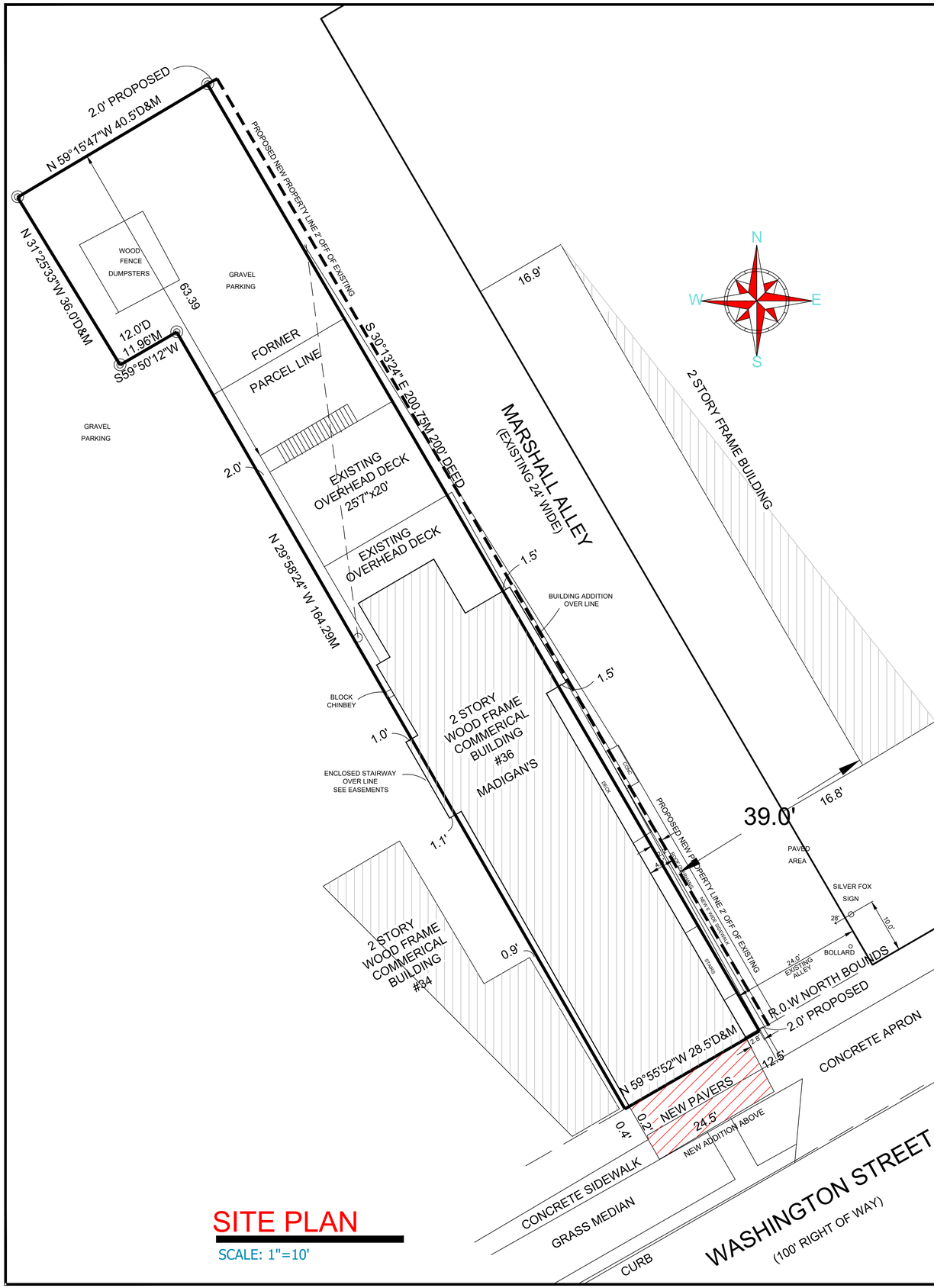
PLANNING BOARD
VILLAGE OF ELLICOTTVILLE, NEW YORK

Notice is hereby given that the Village of Ellicottville Planning Board will hold a public hearing on **Tuesday, July 12 at 5:30 P.M.** to consider:

VZP-2022-003 – an application by Shane Kell for a Special Use Permit, Site Plan Review, Architectural Design Review and Historic District Review to allow the construction of a second-floor porch addition at 36 Washington Street, identified as tax map parcel 55.035-3-32.

The Planning Board will hear interested persons at the public hearing. Persons wishing to do so, may submit written comments prior to the public hearing. Written comments may be mailed to the Planning Board, 1 Washington Street, P.O. Box 475, Ellicottville, NY 14731 or sent by email to: greg.keyser@evlengineering.com

Prior to the meeting, application materials will be made available for review at the Ellicottville Village Office or on the Village website: https://www.ellicottvillegov.com/village-planning-board-meetings.html.



SITE PLAN

SCALE: 1"=10'

BOUNDARY D. MICHAEL CANADA

NOTE: BEFORE DIGGING NOTIFY - DIG SAFELY NEW YORK 1-800-962-7962

NOTE: THIS MAP IS NOT A LEGAL SURVEY AND IS NOT INTENDED AS SUCH. BUILDING STAKE OUT SHOULD BE BASED ON THE LABELED DIMENSIONS AND AN ACCURATE INSTRUMENT SURVEY.

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: 1-10-2022

- ☐ NOT FOR CONSTRUCTION
- ☐ P LANNING BOARD
- ■ PRELIMINARY
- ☐ FINAL

ISSUED BY: ABT

COMMERICAL DESIGN FOR
MADIGAN'S NEW ADDITION
36 WEST WASHINTON
ELLICOTTVILLE, NEW YORK 14731

REVISION DATE: 1-10-2022	DRAWN BY:
DATE: 12-20-2021	REVIEWED BY:

DRAWING NO: C101

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:
Madigan's

Project Location (describe, and attach a location map):
36 West Washington

Brief Description of Proposed Action:
Addition over sidewalk

Name of Applicant or Sponsor:	Telephone: 716-307-3684
Aaron Tiller	E-Mail: aarontiller@gmail.com

Address:
5 Pine Street

City/PO:	State:	Zip Code:
Allegany	New York	14706

	NO	YES
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.	☑	☐
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: Village of Ellicottville, Planning Board, Village Board and building permit	☐	☑

3. a. Total acreage of the site of the proposed action? .139 acres
   b. Total acreage to be physically disturbed? .007 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .139 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)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ 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?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
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
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
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	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
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
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: _____ There is a stream near the site but on located on the site _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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: existing storm drainage system		
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:	☑	☐
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:	☑	☐
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: the building next door to the East was remediated	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

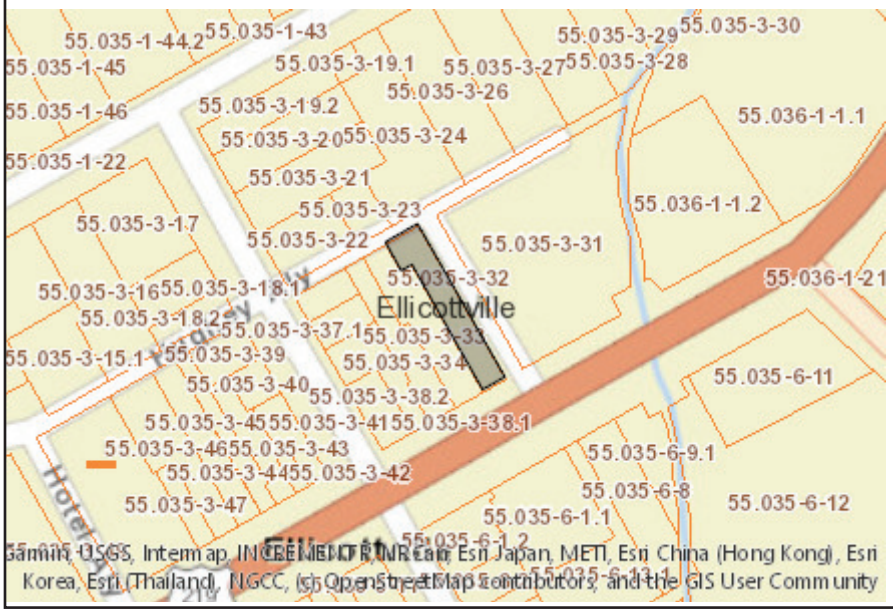
Applicant/sponsor/name: Aaron B Tiller Date: 12-21-2021

Signature: Aaron Tiller Title:

PRINT FORM

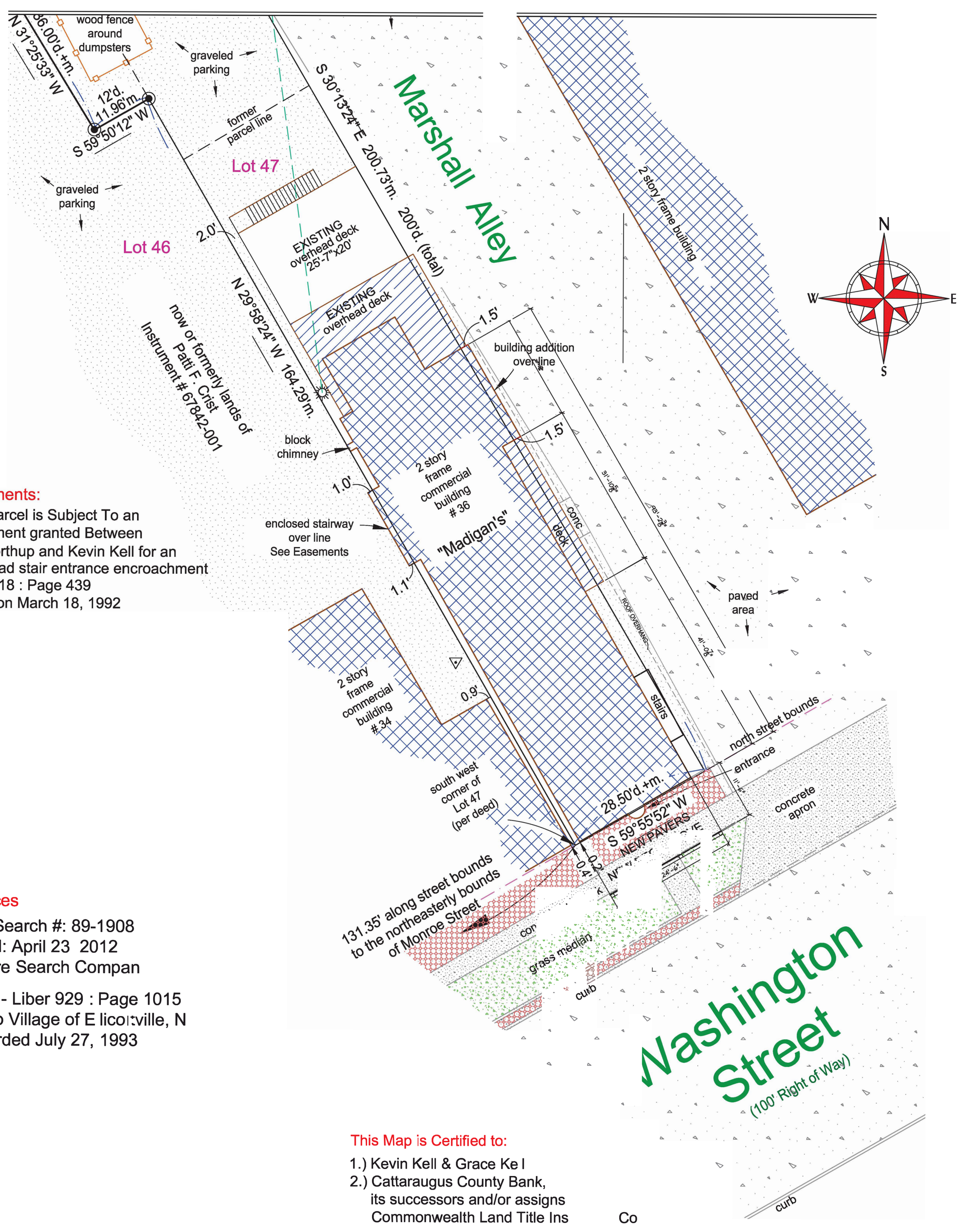
EAF Mapper Summary Report

Tuesday, December 21, 2021 12:06 PM



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



Easements:

This Parcel is Subject To an Agreement granted Between Lori Northup and Kevin Kell for an overhead stair entrance encroachment
Liber 918 : Page 439
Dated on March 18, 1992

References

1.) Title Search #: 89-1908
Dated: April 23 2012
Empire Search Compan

2 Deed - Liber 929 : Page 1015
Kell to Village of E licoi:ville, N
Recorded July 27, 1993

This Map is Certified to:

1.) Kevin Kell & Grace Ke l
2.) Cattaraugus County Bank, its successors and/or assigns
Commonwealth Land Title Ins Co

Silver Fox
STEAKHOUSE
Kelly's Cafe

Silver Fox
STEAKHOUSE

MADIGAN'S
ELLICOTTVILLE
ALLEY