

**VILLAGE OF ELLICOTTVILLE
ELLICOTTVILLE, NY
PLANNING BOARD MEETING MINUTES
JULY 9, 2024**

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

ALSO PRESENT: Kelly Fredrickson-CEO, Aaron Tiller-Architect

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

DISCUSSION: Nancy Rogan, Chairperson called the meeting to order at 5:30 p.m. with five members present.

The Minutes of the May 7, 2024 Planning Board Work Session were read.

MOTION: Moved by Greg Cappelli to approve the Minutes of the May 7, 2024 Planning Board Work Session as read. Seconded by Chad Neal. Vote 4-0. Carried.

The Minutes of the May 21, 2024 Planning Board Meeting were read.

MOTION: Moved by Chad Neal to approve the Minutes of the May 21, 2024 Planning Board Meeting as read. Seconded by Greg Cappelli. Vote 4-0. Carried.

DISCUSSION: Nancy Rogan presented VZP-2024-41/42, 14-16 Washington Street, John Rounds, Special Use Permit, Historic District and Architectural Design Review of a covered front porch, garage addition at the rear of the building and demolition of accessory buildings.

Aaron Tiller, representing the applicant, presented the revised elevation drawings for the front porch noting that he made the changes discussed at the work session. The 5 sets of sliding doors have been changed to 2 sets of sliding doors in place of the bay windows with 3 double hung windows and a man door. The porch roof meets the height of the neighboring porch. The railing will have square wood spindles which will be painted. The windows and doors on the first floor of Adventure Bound will be replaced to match the ones in 12 Gates with black frames.

Nancy Rogan referred to the doors leading to the second floor from the street. One has existing stairs. Will the one in Adventure Bound have stairs leading to the second floor? Aaron Tiller said no. The door will lead into the first floor as it currently does.. New inside stairs will lead to the second floor.

Greg Cappelli asked will you fill the void where you remove the bay windows? It appears the glass doors will not be the same size.

Aaron Tiller said yes, they will finish the openings with real brick.

Damon Newpher asked is the ceiling on the porch tongue and groove?

Aaron Tiller said yes.

Mr. Newpher noted that the trees in the right of way in front of the building cannot be removed without Village Board approval.

Aaron Tiller said he does not think they will have to be removed, maybe trimmed. He will check with the Department of Public Works.

Nancy Rogan advised that if the signage changes you will have to apply for a sign permit.

Mr. Tiller presented the elevation drawings for the rear addition of a garage and breezeway. The 2 car width garage is attached to the building by a 20 foot breezeway. The windows in peaks and on the south elevation will be double hung. There is a man door in the south elevation and one in the east elevation. The garage doors in the north and east elevation are roll up style.. The roof will be shingles and the garage will be gray siding with cedar shakes in the peaks.

Nancy Rogan asked, could you consider a different style garage door such as a carriage house style which would be more historic?

Aaron Tiller said he will find carriage house style doors. He will also make the changes discussed before the August meeting.

Nancy Rogan asked about a demolition permit for the existing garage and shed?

Kelly Fredrickson said that once the replacement garage plan is approved he can issue a demolition permit.

Aaron Tiller advised that the new garage will be in the same footprint as the garage to be removed only larger.

Nancy Rogan noted that per the staff report Cattaraugus County Planning Board referral is required as well as Village Board approval for the right of way encroachment. As an Unlisted Action, the project should be evaluated using the Short Environmental Assessment Form and the Planning Board should classify it as an Unlisted Action. If the Planning Board feels the application is complete for public review purposes as public hearing can be set for the August meeting.

MOTION: Moved by Damon Newpher to set a public hearing for VZP-2024-041/42, 14-16 Washington Street, John Rounds (Adventure Bound) for Special Use Permit, Historic District and Architectural Design review of proposed covered front porch, rear garage addition and demolition of accessory buildings for August 13, 2024 at 5:30 p.m. Seconded by Blair Hamilton. Vote 4-0. Carried.

MOTION: Moved by Greg Cappelli to adjourn at 6:00 p.m. Seconded by Chad Neal. Vote 4-0. Carried.

Submitted by: Donna Baldwin, Secretary