

**VILLAGE OF ELLICOTTVILLE
PLANNING BOARD WORK SESSION MINUTES**

PRESENT: Nancy Rogan, Chairperson,
Sean Cornelius, Member
Chad Neal, Member
Damon Newpher, Member
Greg Cappelli, Alternate Member

ALSO PRESENT: Greg Keyser-Village Planner, Kelly Fredrickson-CEO, John Schenne-Architect, Caleb Henning-MDA Consulting Engineers

DISCUSSION: Nancy Rogan, Chairperson opened the meeting at 4:30 p.m. and presented the agenda for the June 13, 2023 meeting.

Mr. Keyser presented VZP-2023-139, 38 Monroe Street, Nigel Hall, architectural design review of a new 569 square foot second story addition at the rear of the residence. This project is on the June 6, 2023 ZBA meeting agenda for an area variance to the rear yard setback to a non-conforming building. If the ZBA grants the variance the Planning Board can review the project under the Architectural Design Guidelines on June 13 2023.

Mr. John Scheene, representing the applicant presented the site plan and elevation drawings for the proposed second story addition to the existing one story structure. The roof line will be straightened so that the east/west ridge meets the north/south ridge at the same height.. Sean Cornelius asked what is the roof pitch?

Mr. Scheene said 7/12 pitch.

Damon Newpher said he would like to know the height of the roof.

Nancy Rogan asked can you provide a 3-D drawing for comparison of what exists and what is proposed? Can you include landscaping? She asked how high off the ground is the rear deck?

Mr. Scheene it is at second floor level.

Mr. Cappelli asked if the deck encroaches into the setback?

John Scheene said the deck is existing and not part of the addition.

Mr. Keyser said the Board needs a drawing of the existing to compare.

John Scheene said there are no changes to the landscaping or the footprint. There will only be new windows in the second floor addition.

Greg Keyser presented VZP-2023-196, Proto Quijano, Sign Permit for a hanging sign.

The applicant is proposing to install a new 4' x3' (12 sf.) sign to hang in the same location and to replace the existing sign used by Rafi's Platter. The sign will be wood and hung approximately 8 feet above the ground. Existing lighting will be used. The Planning Board

should review the proposed colors and confirm how the sign will be fabricated. A drawing is submitted.

Nancy Rogan asked about 3 colors?

Mr. Keyser said that 3 are allowed but the Planning Board has the authority to approve more than three if acceptable.

The applicant advised that the existing wood sign will be covered over with the new logo. Schubert Enterprises is doing the work. The applicant agreed to have Mr. Cappelli speak to the designer at Schubert Enterprises and clarify how the sign will be made including materials, painted, colors and decals.

Greg Keyser presented VZP-2023-192/193 10 & 12 McKinley Drive, John Read Site Plan and Architectural Design approval to allow the construction of a two-unit townhouse with an individual lot for each dwelling unit. These lots are in the Village Gates Subdivision which was approved by the Planning Board on June 29, 1992.

Caleb Henning, representing the applicant presented the Site Plan. The applicant owns 4 lots and wants phase construction on the lots starting with a townhouse on lots 10 & 12. He referred to the elevation drawings noting that houses in the subdivision do not have all double hung windows.

Nancy Rogan stated that the design should blend in with what is currently there.

Greg Keyser said the zoning states "preferred style is double hung". The Planning Board can allow other styles if acceptable.

Damon Newpher noted that an issue is that the rear of the house is open to the views from the road.

Greg Keyser noted that the slope of the driveway may be an issue. Zoning allows 6 to 8 percent slope.

Caleb Henning said they are proposing 8 percent slope.

Mr. Keyser said the Village Engineer and the Planner are concerned with the way the drive drops down to the road. There may need to be a parking pad at the road level with stairs to the unit.

Caleb Henning asked to address 39 Martha Street proposed two story addition to the existing non-conforming residential structure. The project is before the ZBA on June 6 and he hopes to have the front yard variance granted. If that happens he is asking to be on the June 13, 2023 Planning Board agenda to present the project for Site Plan and Architectural Design Review.

The project includes a new front porch that extends the width of the house and wraps around to the side. A second story addition is proposed for the one story section of the house and a 2 story addition is proposed at the rear of the house. The footprint is 3400 s.f. The height meets the zoning requirements at under 28 feet. The front elevation will look larger with the two stories.

Greg Keyser said the project will require a site plan and architectural design review and a public hearing will need to be held.

Mr. Henning said he is asking for review so that a public hearing can be set for the July meeting.

Greg Keyser presented TZP-2023-182, 6642 NYS Route 242, North Park Ellicottville, LLC a pre-application conference for a Master Planned Development in the Town. A small portion of the property is in the Village so the project will require approval from both the Town and Village Planning Boards. Some of the buildings fell within the Village portion and some straddled the Town/Village line. Bill and Lori Northup, applicants have agreed to redesign the project to prevent authority issues between the Town and Village.

The meeting was closed at 5:30 p.m.

Submitted by: Donna Baldwin, Secretary