

VILLAGE OF ELLICOTTVILLE
PLANNING BOARD WORK SESSION MINUTES
JULY 2, 2024

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

ALSO PRESENT: Gregory Keyser-Village Planner, Aaron Tiller-Architect,
John Rounds-Applicant

Nancy Rogan, Chairperson opened the meeting at 4:30 p.m. with five members present and presented the agenda for the July 9, 2024 meeting.

DISCUSSION: Greg Keyser presented his staff report on VZP-2024-041/042, 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 existing building with a breezeway. The front porch extends into the right-of-way and needs Village Board approval. The Planning Board should be happy with the plans before it goes to the Village Board.

Damon Newpher noted that the Village is not responsible if New York State DOT requires that the porch be removed in the future. We should have the Village Attorney advise us on any legal issues.

John Rounds asked, was the process for the Gin Mill and Madigans the same?

Mr. Keyser said yes.

Greg Cappelli said the NYS DOT owns from the front of the building to the road. However they will not provide any guidance.

Aaron Tiller, representing John Rounds presented the elevation drawings. The covered front porch will extend over the sidewalk, the bay windows will be removed and replaced with sliding glass doors and there will be 3 more sets of doors along the front of the building. They will be the same black framed style as on the first floor of 12 Gates. The railing will have square spindles. The low slope porch roof will be standing seam metal with eavestrough on the ends to catch runoff and bring it down to drain in the front or he can extend the porch roof over the sidewalk and have it drop in the grass.

The windows and doors on the first floor of Adventure Bound will also be replaced to match the existing windows and door at 12 Gates.

Mr. Cappelli asked do the doors open to the porch?

Aaron Tiller said yes. They are patterned after West Rose across the street.

Nancy Rogan stated that West Rose was pre-existing and does not follow the Historic District criteria.

Mrs. Rogan asked what are you replacing the bay windows with?

Mr. Newpher asked, does the width and height change?

Aaron Tiller said no.

Nancy Rogan said the windows should be double hung or with mullions so they look like windows. There should be one door to the porch from each location with windows in the remaining openings.

Aaron Tiller said the bay windows were changed to doors. He can change the sliding glass doors to man doors.

Nancy Rogan noted that all doors and windows should be the same height. She would like to see a design similar to the Gin Mill building.

John Rounds said he would like both buildings to be the same. The apartment over 12 Gates will remain as is. The office space over Adventure Bound will become part of the coffee shop with tables and chairs. On the first floor 12 Gates will stay the same. Adventure Bound will have windows and the door changed to match it.

Greg Keyser asked, will your roof line up with the neighbors flat roof?

Mr. Tiller said yes.

Greg Cappelli asked, how will you finish under the porch?

Aaron Tiller said with painted boards. There will be recessed lighting in the ceiling to shine down. The existing wall signs will be hung from the ceiling.

John Rounds asked if the existing Alpine front is historic?

Nancy Rogan said no. The Historic District covers architecture from the beginning to the 1930's.

Aaron Tiller presented the elevations drawings for the proposed garage at the rear of the building. The garage will be attached to the building with a breezeway. The existing garage and shed will be demolished and the new structure built on that footprint.

Greg Cappelli asked, is it one and a half stories?

Aaron Tiller said one story with attic space which is not habitable.

Mr. Keyer asked if the Board was ok with the garage attached to the building.

Nancy Rogan asked, are there any fire issues?

Mr. Keyser said no.

Mr. Tiller said the building materials are non-combustible.

Aaron Tiller said he will make the suggested changes to the design and submit them for the July 9, 2024 meeting.

Greg Keyser noted that he will not be at the July 9, 2024 meeting, but Mr. Fredrickson will be in attendance. If the Planning Board is comfortable with the changes and feels the application is complete a public hearing can be set for the August meeting. The Village Board has to approve the porch over the sidewalk.

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

Submitted by Donna Baldwin, Secretary