



**TOWN AND VILLAGE OF ELLICOTTVILLE  
BUILDING / CODE ENFORCEMENT  
DIVISION**

17 MILL ST. ELLICOTTVILLE, NY 14731

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**COMBINED APPLICATION**

Check all that apply:     TOWN                       VILLAGE    App. # \_\_\_\_\_

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> ZONING PERMIT    | <input checked="" type="checkbox"/> SPECIAL USE PERMIT     |
| <input type="checkbox"/> INTENT TO SUBDIVIDE         | <input type="checkbox"/> MASTER PLANNED DEVELOPMENT        |
| <input checked="" type="checkbox"/> SITE PLAN REVIEW | <input type="checkbox"/> AMENDMENT TO ZONING ORDINANCE/MAP |

**APPLICANT INFORMATION:**

Applicant's name: John Sabatos

Mailing address: 10384 Grubbs Road, Wexford, PA 15090

Cell Phone Number: 412-439-2112                      E-Mail: jsabatos@ryconinc.com

Applicant must be (check all that apply):  Owner     Operator     Lessee

Applicant's Engineer or representative: Aaron Tiller

Address: 5 Pine Street, Allegany, NY 14706

Phone #: 716-307-3684                                      E-Mail: aarontiller@gmail.com

**PROPERTY OWNER INFORMATION (if different than Applicant)**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_                      E-Mail: \_\_\_\_\_

**PROPERTY / FACILITY NAME**

Sabatos Residence

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Address: 31 East Washington Street

Property tax map #: 55.036-1-34

Current use of property:  
Single family home

Description of Proposed Project/Use (attach additional pages and plans):

There is an existing single story garage 16'x22'. The owner wishes to remove the existing and build a new garage with an accessory apartment.

Zoning Requirements

Front yard setback: 25 Rear yard setback: 35
Side yard setback: 10 Combined side: 30
Minimum lot size: 1000 sf Width: as platted
Height: 28' 1.5 story min Floor area ratio: 20 + 5
Open space: 40%

Site Information

Size of site: 16,263 Sq. Ft. Size of area to be developed: 14x66=924 Sq. Ft.

Number of proposed lots: one existing

Proposed method of Sanitary Sewage disposal: existing

Proposed method of Water Supply: existing

If public utilities are proposed, are they available to site?

Sanitary Sewer [checked] Yes [ ] No Water [checked] Yes [ ] No

Will the project require the formation or extension of a Water and/or Sanitary Sewer District?

Sanitary Sewer [ ] Yes [checked] No Water [ ] Yes [checked] No

Main Structure:

Construction type: wood frame Front yard setback: 16 feet
Height: 2 stories, 24 feet Side yard setback: 10' and 20' feet
# of family units: one Total of both side yard setbacks: 15.7' feet
Size of lot: 16263 Sq. Ft. Rear yard setback: 335.88' feet
Open space: % Floor area ratio: NA
Corner or interior lot? interior Other:

Accessory Building:

Description: New 14'x66' garage with apartment

Percentage of yard: Height: 13'-6 1/2" feet
Setback from rear lot line: 228.5' feet Setback from side lot line: 10, 20 feet

Floodplain:

FIRM Zone AE BFE 1539.8
Flood Plain Development Permit Required? [checked] YES [ ] NO

**ATTACHMENTS**

Attach all relevant items listed in the Town/Village of Ellicottville Zoning Law for type of application(s) being submitted. Additional copies of all plans, documents and other application materials may be required. See attached list of required forms and information needed for type of application being submitted. Deadline for submittal is three (3) weeks prior to regularly scheduled meeting date. Meeting dates are subject to change by the Board Chair.

**SIGNATURES**

Applicant and Owner (if different) must sign the application.

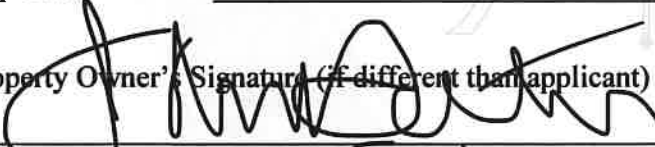
I hereby certify that I have examined this application and know the same to be true and correct. All provisions of laws and ordinances covering this type of work will be complied with whether specified herein or not. The acceptance or approval of this application does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction, land use or the performance of construction. I have read and am familiar with the Town/Village of Ellicottville zoning law that is relevant to this application(s).

Permission to inspect – I hereby consent to Town/Village of Ellicottville Staff inspection of the project site and adjacent property areas. Town/Village staff may enter the property without notice. Inspection may occur without the owner, applicant or agent present, If the property is posted with “keep out” signs or fenced with an unlocked gate, staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site.

Applicant Signature: \_\_\_\_\_ Date: 2/21/2022

Applicant must be (check all that apply):    Owner                    Operator                    Lessee

Applicant Name:<sup>Print</sup> John Sabatos

Property Owner's Signature (if different than applicant)  \_\_\_\_\_ Date: 2/21/22

Property Owner's Name:<sup>Print</sup> John Sabatos

Office use only:

Application Fee(s) \_\_\_\_\_

Received by: \_\_\_\_\_ on \_\_\_\_\_ (Date)

Project Number(s): \_\_\_\_\_