

## Special meeting of the Village Board

And Public Hearing May 4<sup>th</sup> at 6:00pm via phone

**Attended:** John Burrell      Mayor  
                 Doug Bush      Trustee  
                 Ed Imhoff      Trustee  
                 Caitlin Croft      Trustee  
                 Gary Palumbo      Planner  
                 Richard Stanton      Attorney

**Also attended:** Greg Cappelli

**Local Law No #2 of the year 2021-** A Local Law adopting a temporary moratorium on accepting, processing, and issuing of permits for secondary or accessory dwelling units or lockout rooms in the Village of Ellicottville, New York.

### **Minutes from April 20th board meeting**

**Motion:** to approve by Mr. Bush

**Second:** by Ms. Croft All ayes. Carried

### **Minutes from Organizational Meeting on April 20th**

**Motion:** by Mr. Imhoff to accept the minutes.

**Second:** by Mr. Croft All ayes. Carried

Mayor Burrell asked if anyone on the phone had and questions on the Local Law No 2 of the year 2021.

Ms. Croft asked about active projects? What will happen with those? Mr. Stanton responded on Para #3 of local law; anyone who hasn't gotten approval will be 6 months. Same with planning on 3C and 3D special use permits as well. And it's only projects that got approval by April 17<sup>th</sup>? We have three projects in a

gray area? 37 Mill Street is commercial. That building has 2 accessory apartments and adding a 3<sup>rd</sup> which is allowed. One Monroe Street is new and received 3 weeks ago and is in the Village commercial district, it was an apartment in garage and had retail and now back to an apartment, this needs a special use permit. Decision is up to the village board. Mr. Imhoff stated that anything that was in process is moving forward. Anything before April 17<sup>th</sup> stated Mr. Stanton. We have three applicants that do not qualify.

**Move to environmental assessment form.**

Mr. Palumbo stated that the board's actions to adopt the moratorium are subject to SEQR. Part 2 is where we ask the questions and is there any potential impact.

Mr. Palumbo went thru all of the assessment form. Mr. Stanton added that the 239 referral was sent to Cattaraugus County Planning Board and they are in support. No impact on the physical environment.

**Motion:** to close the public hearing for Local Law No 2 of the year 2021 by Mr. Bush

**Second:** by Ms. Croft All ayes Carried

**Motion:** to declare a Negative Declaration on the Environmental Review Form by Ms. Croft

**Second:** by Mr. Imhoff All Ayes Carried

**Motion:** to adopt the Local Law #2 of the year 2021 by Mr. Bush

**Second:** by Ms. Croft Mr. Bush – Yes, Mr. Imhoff – Yes, Ms. Croft – Yes and Mayor Burrell - Yes

Any other business from the floor

Mr. Stanton circulated a resolution adopting a temporary moratorium on accepting, processing, and issuing of permits for secondary or accessory dwelling units or lockout rooms in the village of Ellicottville.

**Motion:** to have the mayor sign the resolution by Mr. Imhoff

**Second:** by Mr. Bush All ayes. Carried

Mr. Bush – Yes, Ms Croft – Yes, Mr. Imhoff – Yes and Mayor Burrell - Yes

Mr. Palumbo stated that he will put together information to bring before the board on some of the concerns for amending the zoning.

**Motion:** to adjourn at 6:35pm by Ms. Croft

**Second:** by Mr. Bush All ayes Carried