

PLANNING BOARD APPLICATION
ELLCOTTVILLE, NEW YORK

Applicant Information

Applicant Name: Austin Baker Property Owner: Yes No

Company or Trade Name (if any): The Green Room Sports lounge

Mailing Address: 6864 Sedum Rd Little Valley

Phone Number: 716-801-3208 Email: baker1814r8@icloud.com

Applicant's Engineer or Representative Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

Site Information

Address (or location): 38 Washington St, Ellicottville Ny

Tax Parcel Number: 55.035-3-31 Town of Ellicottville Village of Ellicottville

Parcel Size (acres or s.f.): 0.71 Size of the site to be developed (acres or s.f.): 0

Briefly describe the current use of the property here: It was the Subway Restaurant

Project Description

Project Name (if any): Green Room Sports lounge

Briefly describe the proposed use of the property here or attach additional pages if necessary:
See attached page

Planning Board Approvals (check all that apply):

- Special Use Permit Site Plan Review Historic District Review Architectural/Landscape Design Review
 Conceptual Master Planned Development Final Master Planned Development

I have read and am familiar with the applicable zoning regulations for the above noted Planning Board Approvals under the Village of Ellicottville Zoning Law or the Town of Ellicottville Zoning Law.

Austin Baker
Signature of Applicant

8/13/24
Date

For Official Use Only:

Date Received: 8/14/24 File Number: 2P-24-058 (from zoning permit application)

Application Fee: \$382 Rec'd By: [Signature] on 8/14/24 (Date)

SPECIAL USE PERMIT CHECKLIST

The following information should be included in the materials submitted with the special use permit application unless the Planning Board determines that a specific item or items are not necessary for a complete understanding of the project. The Planning Board may require additional information it determines necessary for a meaningful review of the application, based on the nature of the project or site. **Failure to provide all the required and/or requested information may prolong the approval process and be subject to resubmittal fees.**

- 1) A completed Zoning Permit application reviewed by the Zoning Official; and
- 2) N/A An application for Site Plan Review unless exempt, with all required application materials; and
- 3) N/A Stormwater Management Plan; and
- 4) If the proposed project is in or near a floodplain, an application in accordance with applicable Flood Damage Prevention Regulations shall be submitted (Village LL 1-1994 or Town LL 1-1995); and
- 5) A written statement, which shall contain the following information:
 - a. A map of the site showing the existing conditions, site boundaries, proposed project/site changes, orientation to adjoining public streets and neighborhood including north arrow and scale.
 - b. The tax map number of the parcel or parcels on which the project will occur, and the name of the owner of record for those parcels, and
 - c. A general description of the project, including the nature of the use and anticipated hours of operation; and
 - d. N/A If a multi-family dwelling is proposed, a description of the proposed ownership: condominium, rental, time-share ownership, etc., and a description of the proposed property management structure.
 - e. A list of any encumbrances, covenants, or easements on the property; and
 - f. N/A A development schedule indicating phased development, if any, and the estimated completion date for the project; and
- 6) If the applicant is not the owner of the property, the applicant shall submit a statement from the property owner that gives his/her permission for the application to be submitted; and
- 7) Environmental Assessment Form, with Part 1 completed and signed by the applicant.
- 8) All required fees.

SPECIAL USE PERMIT CHECKLIST

The following information should be included in the materials submitted with the special use permit application unless the Planning Board determines that a specific item or items are not necessary for a complete understanding of the project. The Planning Board may require additional information it determines necessary for a meaningful review of the application, based on the nature of the project or site. **Failure to provide all the required and/or requested information may prolong the approval process and be subject to resubmittal fees.**

- 1) A completed Zoning Permit application reviewed by the Zoning Official; and
- 2) An application for Site Plan Review unless exempt, with all required application materials; and
- 3) Stormwater Management Plan; and
- 4) If the proposed project is in or near a floodplain, an application in accordance with applicable Flood Damage Prevention Regulations shall be submitted (Village LL 1-1994 or Town LL 1-1995); and
- 5) A written statement, which shall contain the following information:
 - a. A map of the site showing the existing conditions, site boundaries, proposed project/site changes, orientation to adjoining public streets and neighborhood including north arrow and scale.
 - b. The tax map number of the parcel or parcels on which the project will occur, and the name of the owner of record for those parcels, and
 - c. A general description of the project, including the nature of the use and anticipated hours of operation; and
 - d. If a multi-family dwelling is proposed, a description of the proposed ownership: condominium, rental, time-share ownership, etc., and a description of the proposed property management structure.
 - e. A list of any encumbrances, covenants, or easements on the property; and
 - f. A development schedule indicating phased development, if any, and the estimated completion date for the project; and.
- 6) If the applicant is not the owner of the property, the applicant shall submit a statement from the property owner that gives his/her permission for the application to be submitted; and
- 7) Environmental Assessment Form, with Part 1 completed and signed by the applicant.
- 8) All required fees.

APPLICATION FOR ZONING PERMIT
ELLCOTTVILLE, NEW YORK

Applicant Information

Applicant Name: Austin Baker
Mailing Address: 6864 Sodium Rd Little Valley
Phone Number: 716-801-3208 Email: Baker181418@icloud.com
Property Owner: _____
Mailing Address: _____
Phone Number: 716-258-2885 Email: _____

Site Information

Project Address (or location): 38 Washington St (Old Subway)
Tax Parcel Number: 55.035-3-31 Town of Ellicottville Village of Ellicottville
Purpose of Application: New Construction or Alteration Demolition Change of Use of Premises
Estimated Cost of Proposed Construction: 5-8K

Proposed Work and/or Intended Use (attach additional information if necessary): Transforming the Old Subway into a indoor golf simulator and sports lounge. We will be remodeling the interior and adding a bar to the space.

Building Dimensions: Width (ft): N/A Depth (ft): N/A Height (ft): N/A Stories: 1
Building Footprint (sf): N/A Gross Floor Area (sf): N/A
Area to be Developed (sf or acres): N/A Current Open Space (sf or acres): N/A
Method of Water Supply: PUBLIC WATER
Method of Sanitary Sewerage Disposal: PUBLIC SEWER
Building Setbacks: Front (ft): N/A Rear (ft): N/A Side (ft): N/A Side (ft): N/A
Zoning District(s): VILLAGE COMMERCIAL I
Lot Size: Area (sf/acres): 0.71 Frontage (ft): N/A Width (ft): N/A Depth (ft): N/A
Flood Hazard Area? No Yes Firm Zone: A Base Flood Elevation: _____

The applicant agrees to comply with all applicable laws, ordinances, and regulations.

Austin Baker _____ 8/13/24
Signature of Applicant Date

Signature of Property Owner Date

For Official Use Only:
Date Rec'd: 8/14/24 Application Fee: \$46 Rec'd By: (Signature)
Approved: _____ Denied: _____ Zoning Permit Number: ZP-24-058
Signature of Zoning Official: _____ Date: _____

PROPOSED USE OF PROPERTY

The Green Room Sports Lounge strives to bring a fresh and exciting experience to the town of Ellicottville. Our goal is to create a vibrant venue that combines high-quality entertainment with exceptional service, offering a unique gathering place for sports enthusiasts and locals alike. We envision a space where community members can enjoy watching sports, engaging in social activities, and playing full 18-hole golf simulator courses along with other games. Our plans for changes to the building are fairly small, the only addition we will be making is adding in a bar. We will also be remodeling the interior such as new wallpaper , flooring , lights ect. The Green Room Sports Lounge represents a dynamic and exciting addition to the village of Ellicottville.

PROPOSED BUSINESS HOURS

Weekdays 10am-10pm

Weekends 8am-12pm

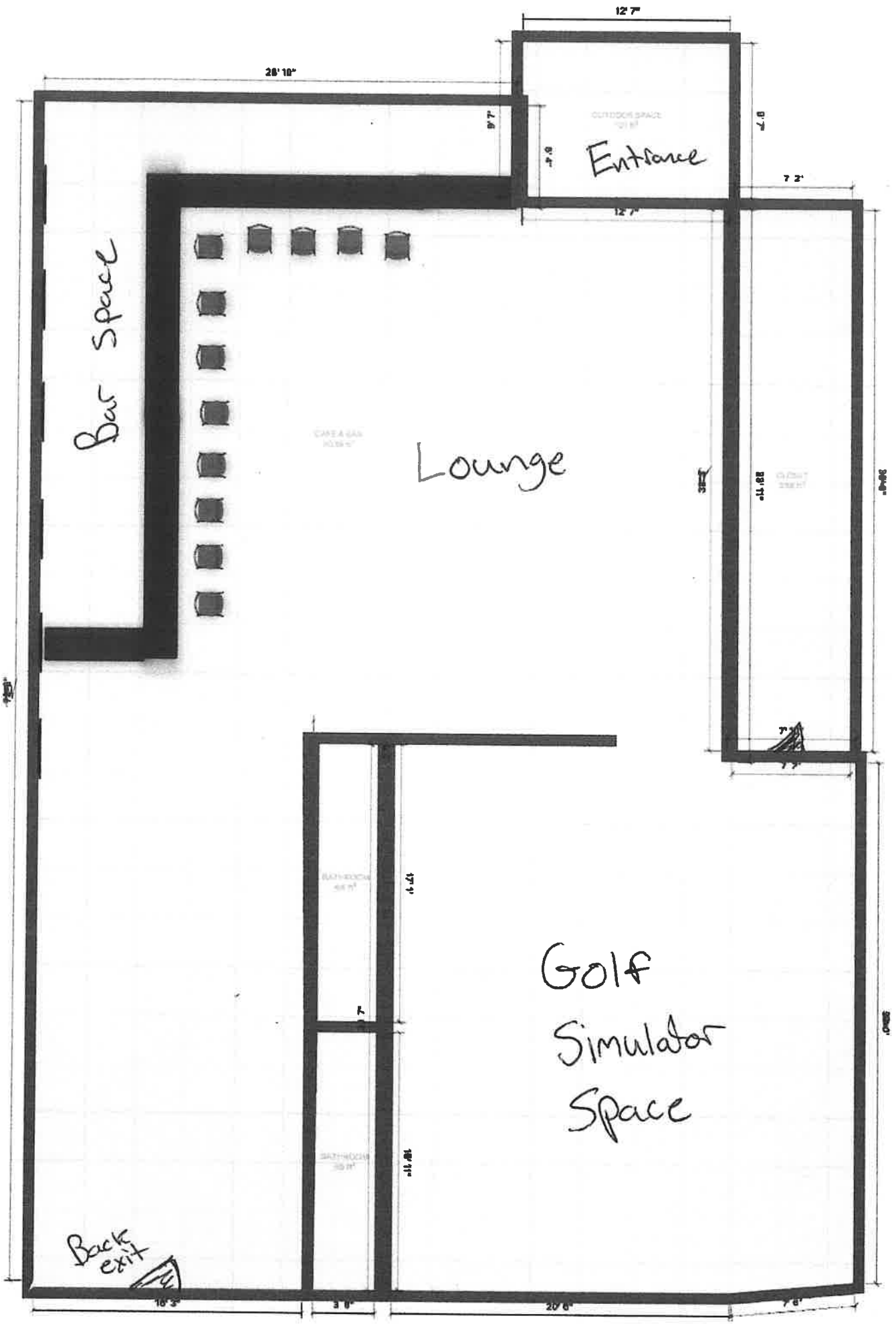
Thank you for considering our proposal.

Best regards,

Austin Baker

Owner, The Green Room Sports Lounge

Phone: 716-801-3208





Property Description Report For: 38 Washington St, Municipality of V. Ellicottville



Status: Active
Roll Section: Taxable
Swis: 043601
Tax Map ID #: 55.035-3-31
Property Class: 480 - Mult-use bld
Site: COM 1
In Ag. District: No
Site Property Class: 480 - Mult-use bld
Zoning Code: 05
Neighborhood Code: 36040 - Village
School District: Ellicottville
Total Assessment: 2024 - \$933,000

Property Desc:
Deed Page: 6005
Grid North: 829424

Total Acreage/Size: 0.71
Land Assessment: 2024 - \$95,800
Full Market Value: 2024 - \$1,711,927
Equalization Rate: ----
Deed Book: 19025
Grid East: 1124689

Owners

38 Washington, LLC
 P.O. Box 659
 Yorkshire NY 14173

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/15/2013	\$1	400 - Commercial	Land & Building	Sprague, William	No	No	No	19025/6005
8/29/2008	\$630,000	400 - Commercial	Land & Building	Ellicottville Centre LLC	Yes	Yes	No	10785/4001

Utilities

Sewer Type: Comm/public
Water Supply: Comm/public
Utilities: Gas & elec

Inventory

Overall Eff Year Built: 2009
Overall Condition: Normal
Overall Grade: Economy
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Bldgs
0	0	0	0		1984	2009	Normal	Average	6223	1	1
0	0	0	0		1984		Normal	Average	6223	1	1

Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphlt	5500 × 3	Average	Normal	1987

Special Districts for 2024

Description	Units	Percent	Type	Value
WB360-Water benefit	0	0%		0
WD361-Water 1	0	0%		0
FD360-Ellicottville fire	0	0%		0

Taxes

Year	Description	Amount
2024	County	\$16,061.00
2023	County	\$15,664.10
2023	School	\$9,625.99
2023	Village	\$2,146.33

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: The Green Room Sports lounge			
Project Location (describe, and attach a location map): 38 Washington St.			
Brief Description of Proposed Action: Converting the space into a indoor golf simulator and sports lounge.			
Name of Applicant or Sponsor:		Telephone: 716-801-3208	
		E-Mail:	
Address: 38 Washington St, Ellicottville Ny			
City/PO: Ellicottville		State: Ny	Zip Code: 14731
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
	b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Austin Baker</u> Date: <u>8/22/2024</u>		
Signature: <u><i>Lawrence Baker</i></u> Title: <u>Owner</u>		