

**APPLICATION FOR ZONING PERMIT
ELLCOTTVILLE, NEW YORK**

Applicant Information

Applicant Name: Corey Hogan
Mailing Address: 2410 North Forest Rd. Ste. 301 Amherst, NY 14068
Phone Number: 716-932-6647 Email: hello@ellicottvillebakeshop.com
Property Owner: 4646 Genesee, LLC
Mailing Address: 295 Main Street, Suite 700 Buffalo, NY 14203
Phone Number: 716-854-0060 Email: jwassel@ellicottdevelopment.com


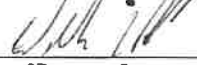
Site Information

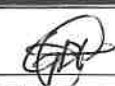
Project Address (or location): 1-5 E Washington Street
Tax Parcel Number: 55.036-1-21 Town of Ellicottville Village of Ellicottville
Purpose of Application: New Construction or Alteration Demolition Change of Use of Premises
Estimated Cost of Proposed Construction: _____

Proposed Work and/or Intended Use (attach additional information if necessary):
We are proposing to install a outdoor patio, approximately 12' 6" deep by 25' 4" wide. The patio will be used by patron of Ellicottville Bake Shop.

Building Width (ft): 85.4' Depth (ft): 180.3' Height (ft): 14' Stories: 1
Dimensions Building Footprint (sf): 11,553 sq ft Gross Floor Area (sf): 11,533 sq ft
Area to be Developed (sf or acres): 316 sq ft Current Open Space (sf or acres) _____
Method of Water Supply: Public - existing connection
Method of Sanitary Sewerage Disposal: Public - existing connection
Building Setbacks: Front (ft): 46' Rear (ft): 22' Side (ft): 76' Side (ft): _____
Zoning District(s): VC-1
Lot Size: Area (sf/acres): 1.96 acres Frontage (ft): 254.74' Width (ft): 314.74' Depth (ft): 288'
Flood Hazard Area? No Yes Firm Zone: AE Base Flood Elevation: 1,537.8

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

Signature of Applicant:  Date: 4/9/24
Signature of Property Owner:  Date: 4/14/2024

For Official Use Only:
Date Rec'd: 4/11/2024 Application Fee: \$640 Rec'd By: 
Approved: _____ Denied: _____ Zoning Permit Number: 2024-0022
Signature of Zoning Official: _____ Date: _____

**APPLICATION FOR SPECIAL USE PERMIT
ELLICOTTVILLE, NEW YORK**

Applicant Information

Applicant Name: Corey Hogan Property Owner: Yes No
Company or Trade Name (if any): Ellicottville Bake Shop
Mailing Address: 2410 North Forest Rd. Ste. 301 Amherst, NY 14068
Phone Number: 716-932-6647 Email: hello@ellicottvillebakeshop.com
Applicant's Engineer or Representative Name: Bo Sunshine
Mailing Address: 2410 North Forest Rd. Ste. 301 Amherst, NY 14068
Phone Number: 716-932-6647 Email: bsunshine@tiveronlaw.com

Site Information

Address (or location): 1-5 E Washington Street
Tax Parcel Number: 55.036-1-21 Town of Ellicottville Village of Ellicottville
Parcel Size (acres or s.f.): 1.97 acres Size of the site to be developed (acres or s.f.): 316 sq ft

Briefly describe the current use of the property here:
Retail Plaza

Project Description

Project Name (if any): _____

Briefly describe the proposed use of the property here or attach additional pages if necessary:
We are proposing to install a outdoor patio, approximately 12' 6" deep by 25' 4" wide. The patio will be used by patron of Ellicottville Bake Shop.

Attachments – Please attach all items noted below for a complete application. At a minimum, one original copy, 1 pdf copy and 10 copies of all plans, documents and other application materials are required. If referral to the Cattaraugus County Planning Board and/or a SEQRA review is required, additional copies will be required.

I have read and am familiar with the applicable regulations for Special Use Permits under Article 5 of the Village of Ellicottville Zoning Law or Article 6 of the Town of Ellicottville Zoning Law.

Signature of Applicant



4/9/24
Date

For Official Use Only:

Date Received: 4/11/2024 File Number: 2P24-0022 (from zoning permit application)
Application Fee: \$352 Rec'd By: [Signature] on 4/16/24 (Date)

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: Concrete Outdoor Patio			
Project Location (describe, and attach a location map): 5 E. Washington St. Ste. 5A Ellicottville, NY 14731			
Brief Description of Proposed Action: We are proposing to install an outdoor patio, approximately 12' 6" deep by 25' 4" wide. The patio will be used by patron of Ellicottville Bake Shop.			
Name of Applicant or Sponsor: Corey Hogan		Telephone: 716-932-6647 E-Mail: hello@ellicottvillebakeshop.com	
Address: 2410 N. Forest Rd. Ste. 301			
City/PO: Amherst		State: NY	Zip Code: 14068
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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.96 acres			
b. Total acreage to be physically disturbed? _____ .00725 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.96 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 checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify: _____			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____			
10. Will the proposed action connect to an existing public/private water supply?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____ _____			
11. Will the proposed action connect to existing wastewater utilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing wastewater treatment: _____ _____			
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?	<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?	<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:
 Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban 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 checked="" type="checkbox"/>	<input type="checkbox"/>

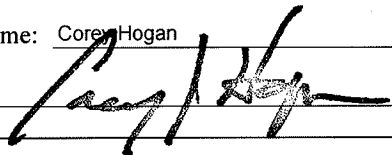
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <p>a. Will storm water discharges flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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"/>

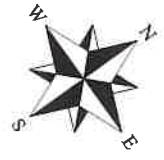
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Corey Hogan Date: 04/17/24
 Signature:  Title: _____

E. WASHINGTON (66' WIDE) STREET
(U.S. RTE 219 & NYS RTE 242)



MILL (50' WIDE) STREET

TEMP BENCHMARK: X-CUT ON BOLT ON TOP FLANGE OF HYDRANT
ELEV = 1539.55



BENCHMARK: X-CUT ON NORTH END OF BRIDGE ABUTMENT
ELEV = 1539.72

APPROXIMATE FLOODWAY AREA IN ZONE "AE" PER FEMA COMMUNITY PANEL NO. 3600700001C.
REVISED 5/2/1994

GREAT VALLEY CREEK

LEGEND

CFL	CHAIN LINK FENCE
SFL	STOCKADE FENCE
DS	DOUBLE SIGN
S	SIGN
GP	GUARD POSTS
GAS	GAS METER
GV	GAS VALVE
GS	GAS SERVICE
GLM	GAS LINE MARKER
DI	DRAINAGE INLET
DWH	STORM DRAINAGE MANHOLE
SAMH	SANITARY MANHOLE
SCD	SEWER CLEANOUT
LS	LIGHT STANDARD
EV	ELECTRIC VAULT
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
UP	UTILITY POLE
UPL	UTILITY POLE W/ LIGHT
WV	WATER VALVE
H	HYDRANT
MW	MONITORING WELL
FC	FILL CAP
CONC	CONCRETE
TC	TOP OF CURB
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR

GENERAL NOTES:

PROPOSED LAYOUT IS CONCEPTUAL IN NATURE. FIELD VERIFICATION OF EXISTING CONDITIONS WILL BE REQUIRED PRIOR TO FINAL LAYOUT.

A FULL ANALYSIS OF ALL APPLICABLE BUILDING CODES & ACCESSIBILITY GUIDELINES WILL BE REQUIRED PRIOR TO THE DEVELOPMENT OF FINAL LAYOUT.

PROPOSED WORK REQUIRES ELLICOTTVILLE ZONING APPROVAL, SITE PLAN APPROVAL, SPECIAL USE PERMIT REVIEW AND BUILDING PERMIT REVIEW.

A CIVIL ENGINEER WOULD NEED TO VERIFY THAT A FIRE TRUCK CAN NEGOTIATE THE PROPOSED DRIVEWAY TO ENTER THE SITE AND BE ABLE TO EXIT THE SITE BY OVERLAYING ACTUAL FIRE TRUCK TURNING RADIIUSES.

CONCEPT SITE PLAN BASED ON SITE SURVEY DATED 02/07/2023 AS PREPARED BY FRANDINA ENGINEERING & LAND SURVEYING PLLC

1 CONCEPT SITE PLAN

SCALE: 1"=20'-0"

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		

PROJECT ARCHITECT	DATE
PROJECT MANAGER	DATE DRAWN
DRAWN BY	DATE ISSUED
SCALE	DATE ISSUED
AS NOTED	

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

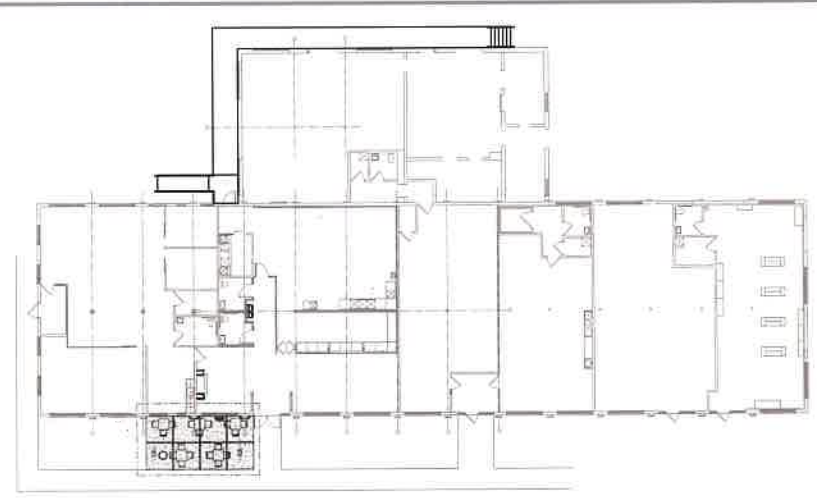
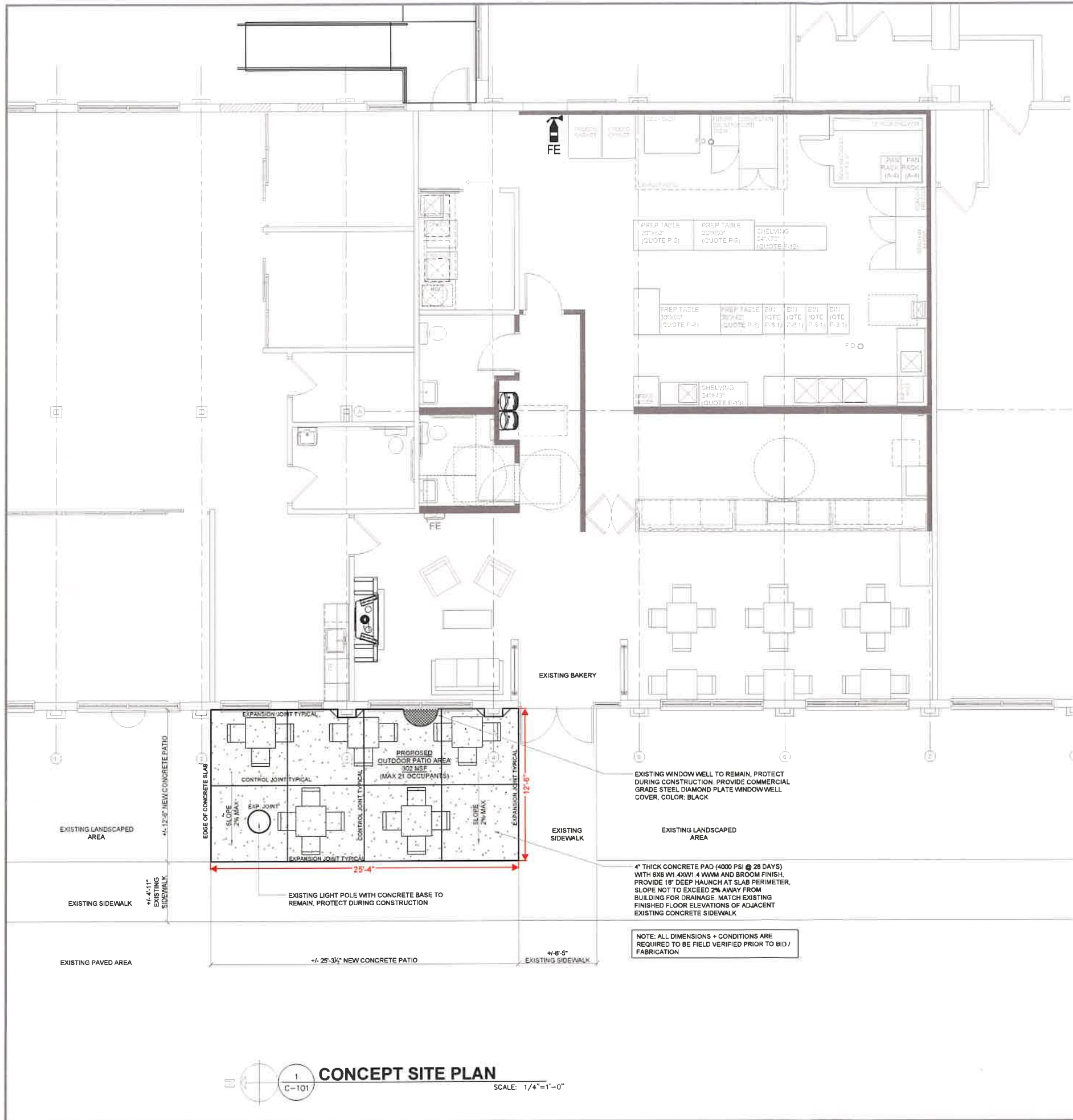
PREPARED FOR
ELLICOTT DEVELOPMENT

PROJECT
**RATCHET HATCHET
5 EAST WASHINGTON STREET
ELLICOTTVILLE, NEW YORK 14731**

TITLE OF DRAWING
CONCEPT SITE PLAN

PROJECT NO.
2022.051

DRAWING NO.
C-101



KEY PLAN
SCALE: N.T.S.

CONCEPT SITE PLAN
SCALE: 1/4"=1'-0"

EXISTING WINDOW WELL TO REMAIN, PROTECT DURING CONSTRUCTION. PROVIDE COMMERCIAL GRADE STEEL DIAMOND PLATE WINDOW WELL COVER. COLOR: BLACK

EXISTING LANDSCAPED AREA

4" THICK CONCRETE PAD (4000 PSI @ 28 DAYS) WITH 6X6 W/ 4XW/ 4 W/M AND BROOM FINISH. PROVIDE 18" DEEP HAUNCH AT SLAB PERIMETER. SLOPE NOT TO EXCEED 2% AWAY FROM BUILDING FOR DRAINAGE. MATCH EXISTING FINISHED FLOOR ELEVATIONS OF ADJACENT EXISTING CONCRETE SIDEWALK

NOTE: ALL DIMENSIONS + CONDITIONS ARE REQUIRED TO BE FIELD VERIFIED PRIOR TO BID / FABRICATION

GENERAL NOTES:
 PROPOSED LAYOUT IS CONCEPTUAL IN NATURE. FIELD VERIFICATION OF EXISTING CONDITIONS WILL BE REQUIRED PRIOR TO FINAL LAYOUT.
 A FULL ANALYSIS OF ALL APPLICABLE BUILDING CODES & ACCESSIBILITY GUIDELINES WILL BE REQUIRED PRIOR TO THE DEVELOPMENT OF THE FINAL LAYOUT.
 PROPOSED WORK REQUIRES ELLICOTTVILLE SITE PLAN APPROVAL, ZONING APPROVAL AND PERMIT REVIEW.
 TENANT TO PROVIDE FINAL FURNITURE & LAYOUT INFORMATION PRIOR TO FINAL LAYOUT.

PRELIMINARY
 NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION



OUTDOOR PATIO FOR BAKERY
 5 EAST WASHINGTON STREET
 ELLICOTTVILLE, NEW YORK 14731

CONCEPT SITE PLAN

2022.052

C-101

