

MINUTES OF THE REGULAR MEETING OF THE TOWN OF ELLICOTT ZONING BOARD OF APPEALS/ PLANNING BOARD WAS HELD AT THE ELLICOTT ADMINISTRATION BUILDING, 215 SOUTH WORK ST., FALCONER, NY 14733 ON AUGUST 16, 2018 AT 6:00 P.M.

PRESENT: Chairman Dan Evans, Jean Holton, Ken Lyon, Patricia Martonis, Paul Volpe, Attorney William Duncanson, Code Enforcement Officer David Rowe and Secretary Valerie Pierce

ABSENT: None

Chairman Evans opened the meeting at 6:00 PM and led in the Pledge of Allegiance.

Motion made by Patricia Martonis, seconded by Ken Lyon to approve the minutes of the July 19, 2018 meeting.

Carried. Ayes – 5 Noes – 0 Absent – 0

Chairman Evans opened the public hearing for John Wojciechowicz, 3380 Old Fluvanna Rd., Jamestown, NY for an area variance to construct a 10' x 24' addition to the existing 864 SF garage.

Attorney Duncanson swore in Mr. Wojciechowicz.

Notice of the public hearing had been published and notices had been sent.

Chairman Evans asked Mr. Wojciechowicz some questions concerning the addition.

Mr. Wojciechowicz told the Board:

- the addition would be 10' by 24'
- he will keep the same existing roof line
- the addition will match the existing garage
- the driveway is already there
- there will be no additional windows or doors
- no extra lighting

Code Enforcement Officer Dave Rowe stated that the setbacks were compliant.

Motion made by Jean Holton, seconded by Paul Volpe to approve the area variance for John Wojciechowicz for the 10' by 24' addition to his existing garage at 3380 Old Fluvanna Rd., Jamestown, NY.

Carried. Ayes – 5 Noes – 0 Absent – 0

Chairman Evans opened the public hearing for Mark Short, 3334 Moon Rd., Jamestown, NY for an area variance for a 32' by 48' second garage/accessory building.

Attorney Duncanson swore in Mr. Short.

Notice of the public hearing had been published and notices had been sent.

Mr. Short addressed the Board:

- he provided copies of the elevations
- he will put this building 10 feet to the left as you are facing the house
- the old building had been taken down
- he needs the building for storage
- this building will be one story with attic tresses – the old building was two story
- he has approximately 13.6 acres
- he will match the house – it will have steel siding with wainscoting – it will be shades of gray
- there will be 4 windows in the front (they were not shown on the drawings)
- the building is on piers – there will be a concrete floor
- the building will be purchased from Eastern States Metal in Clymer but Mr. Short will be putting it up himself
- construction schedule – plans are to have it completed this year

Motion made by Paul Volpe, seconded by Jean Holton to approve the area variance for Mark Short for a 32' by 48' accessory building at 3334 Moon Rd., Jamestown, NY.

Carried. Ayes – 5 Noes – 0 Absent – 0

Chairman Evans opened the public hearing for L-S Aero Marine, 3017 Fluvanna Ave. Ext., Jamestown, NY for a site plan revision.

Attorney Duncanson swore in Andrew Johnson, Civil Engineer for the project, Keri Belovarac, Registered Architect with Bemus Bay Architecture, and owner Marlin Yonkers

Mr. Johnson addressed the Board:

- this was the L-S Aero Marine but is now Lawson Boat and Motor LLC
- they provided some project books for the Board to review
- the purpose of this presentation is to familiarize the Board with the project – they are just now getting ready to submit the documentation to the DEC and Army Corp – they will be coming back to this Board for approval
- he went through some of the items in the book to brief the Board on the project
- the property is along the Town of Ellicott and City of Jamestown line – it falls along the Chadakoin River on the bend
- the marina has been there since 1930 – it is in pretty rough shape – that is the reason for the repair and restoration
- Mr. Yonkers goal is to restore it to what it was not extend it

- the first step was to start cleaning up the property and mitigating some of the hazards – these were non-permitted activities – they are working with the Code Enforcement Officer Dave Rowe
- this property is approximately 2.7 acres
- the cleanup of this property will be a great benefit to the community
- they have incorporated a lot of green infrastructure into this project – a lot of eco-friendly solutions
- they have done some soil borings – the soils are not very good
- they have a geo-technical engineering firm, SJB Empire, involved for the boat haul out lift replacement area and some of the seawall work they are doing
- they provided an environmental and protected area map – that shows all of the sensitive areas in the State and Federal level – the Chadakoin River is a Class C water body that is protected
- it is also in a wetland check zone – they had a wetland biologist come out and designate where the exact line is – they provided a report
- they have filled out the short form environmental assessment form
- there are six different permits that are required besides the Town permit

Mr. Johnson continued with the site plan:

- there are three buildings – building one is the main office and boat service (it will be heated) – building two is a heated boat storage area – building three will be unheated boat storage
- they are under an acre of disturbance so they do not have to comply with the State DEC rules and regulations – approximately $\frac{1}{2}$ to $\frac{3}{4}$ of an acre total disturbance
- there are existing driveways coming into the site and they are resurfacing those and will expand a little and add some more gravel and millings
- along the shoreline is where the wetlands are delineated and there is a 100 foot state regulated buffer outside of that – they are really sensitive to not doing anything in that area – the shoreline along that section is actually in good condition – they are going to add a few native plants to that to enhance it – after the wetland zone if you follow the shoreline from west to east there was some major erosion between the two buildings – their plan to is to do large rip-rap rocks and deep rooted native plants along that area
- along other parts of the shoreline they cannot do the rip-rap because they will be docking boats - there they will do a vinyl sheet pile wall
- they have incorporated some green infrastructure into the seawall – so when it rains and some of the oils, greases and salts run toward the water it will basically capture, treat and filter those pollutants before they go into the lake
- they will use the old posts for the docks and use 8” PVC pipes that they will slip them over the old posts and fill them with gravel or concrete – they will redo the dock surfaces with pressure treated wood – they are not extending the docks
- closer to building one they are proposing the new boat lift – the old one is in disrepair and it is not feasible to repair – it will be an outside boat lift/haul out pit – they are planning to dig landward and not take it out into the river
- they will be taking down most of building one and creating more open water area

- they will add more landscaping

Keri Belovarac told the Board that the owner wants to save as much as he can but so much is in disrepair that it is unsafe and a major liability. All of the work being done is based on safety. She provided pictures of what the buildings will look like.

Mr. Johnson told the Board that there are photos of the existing conditions. They could see how bad it is.

Dan Evans asked about the drainage culvert on the eastside along building one. He asked if they were going to reconstruct that now. Mr. Johnson said that they wanted to work with the Town and the City on that. There is a 33 acre watershed above this property that is outside of Mr. Yonkers control.

Their construction schedule is of course ASAP but they do need to wait for the permits.

Jean asked if it would be a full service marina. It will except they will not have fuel. Mr. Yonkers said they will be not dwell on the older wooden boats but more on the fiberglass boats. He explained his plans to the Board and what they have been doing with the clean-up.

Attorney Duncanson asked what the winter activities would be. Mr. Yonkers said they would be painting and repairing boats. He is up to four employees now and will be up to 8 to 9 in a year.

Mr. Duncanson asked how much of it is dedicated to vehicle parking. Mr. Johnson said they did not layout specific parking spaces on the plan. There is plenty of parking around the buildings. Mr. Johnson said they may want to define parking spaces. Ms. Belovarac said that they did not define parking because it is pretty much all parking and they have a lot of space for parking. There was discussion on snow removal.

Dan asked about lighting. Mr. Johnson said they will go through the 28 points in the site plan checklist when they come back. They just wanted the Board to have a heads up then they will come back for the formal site plan. Dave told the Board that he wanted to bring them in because there has been a lot happening on the site. This way the Town has some answers when anyone calls.

Motion made by Ken Lyon, seconded by Jean Holton to adjourn the meeting at 6:50PM.

Carried.

Ayes - 5

Noes – 0

Absent – 0

Valerie Pierce, Secretary