

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 July 18, 2019 AT 6:00 P.M.

PRESENT: Daniel Evans, Jean Holton, Kenneth Lyon, Patricia Martonis, Paul Volpe, Code Enforcement Officer David Rowe and Secretary Danielle Calkins
ABSENT: Attorney William Duncanson

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

Motion made by Kenneth Lyon, seconded by Jean Holton to approve the minutes of the June 20, 2019 meeting.

Carried. Ayes – 5 Noes – 0 Absent – 0

Daniel Evans opened the public hearing for Tristian Jones, 3202 Fluvanna Ave, Jamestown, NY 14701 for a site plan review for a food trailer.

Notices to neighboring properties had been sent.

Chairman Daniel Evans swore in Tristian Jones and Julie Carlson.

Ms. Jones stated that she will be operating a food trailer.

- Operations will run from May through October at 4 to 5 days per week from 11am-6pm.
- The food trailer will open on or around August 1, 2019
- The food trailer is approx. 14 x 8
- There is a shed on the premises that will be utilized as an ice cream shack in subsequent years. For 2019 the shed will be used for storage.
- The food trailer has the capabilities to become a mobile unit but there is no intention of doing so.
- The trailer will have electric installed and there will be a propane tank.
- A security light will be installed on the shed.
- There will be picnic tables on the property for customers.
- The trailer will house a fridge, freezer, oven and warming tables (no stove top).
- Food will be prepared off site (La Scala) and stored at the food trailer.
- Garbage will be disposed of in a dumpster at La Scala.
- The trailer and shed will remain on the premises for the winter.
- The property is leased to Ms. Jones (a copy of the lease was provided)
- There is parking for 45 cars.

Ms. Jones also stated that they intend to have a 4 x 8 sign on the ground with another decal sign on the back of the trailer that faces the road. The board informed her that she will need to apply for a variance for the second sign. Ms. Jones agreed to have the 4x8 sign as her primary sign and will apply for the variance for the trailer decal.

Ms. Jones stated that they plan on installing running water and sewer next year. She was informed that in order to do so a site plan revision would need to be completed.

The board asked that Ms. Jones submit a drawing of the property and location of the structures discussed to Code Officer David Rowe. The drawing will need to include exact sizes for all structures.

Daniel Evans reviews each site plan item and the board found everything to be in order.

Pat Martonis made a motion, seconded by Paul Volpe to approve the site plan review for Tristian Jones, 3202 Fluvanna Ave, Jamestown, NY 14701 for a food trailer which is approximately 14 x 8. It will run from May to October and will not require additional sewage or water. It will have electricity in accordance with BPU. The trailer will stay on the property. There is a lease for the property that has been provided. The food will be delivered to the shed with preparations being done at a kitchen across the street. The food trailer will only be housing and warming the food. Garbage will be disposed of in a dumpster across the street. Asphalt pavement is already provided and there is ample parking on level land. A drawing of the structure showing plot is still required. A picture of the sign to be used will need to be provided as well a variance application for the second sign.

Carried. Ayes – 5 Noes – 0 Absent – 0

Motion made by Pat Martonis, seconded by Paul Volpe to adjourn the meeting at 6:42 PM.

Carried. Ayes – 5 Noes – 0 Absent - 0

Danielle Calkins, Secretary