

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 19, 2018 AT 6:00 P.M.

PRESENT: Chairman Dan Evans, Ken Lyon, Patricia Martonis and Paul Volpe

ABSENT: Jean Holton

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 June 21, 2018 meeting.

Carried. Ayes – 4 Noes – 0 Absent – 1

Chairman Evans opened the public hearing for Renee Ransbury, 192 Price St., W.E., Jamestown, NY for a variance to construct a garage 2.2 feet from the property line to line up with the driveway.

Attorney Duncanson swore in Mr. and Mrs. Ransbury.

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

The Ransbury's addressed the Board:

- the current garage is 12' by 18'
- they want to tear that down and replace it with a 12' by 24' garage
- it will be 7 feet tall
- they will add a lean to on the side toward the house that will come out 8 feet from the garage – it will be 16 feet long
- there is a cement pad for the floor of the garage and they will use 4 foot deep piers into the ground for the garage - the piers would eliminate the footer
- this is considered a pole barn
- standard garage door in the front and a door in the back
- there will be no power to the garage at the present time – maybe eventually
- the garage will match the fence and the roof will match the house roof
- there is a patch of grass between the garage and the neighbors – that will stay clear for maintenance
- it will have a similar peaked roof – only rafters – no plywood floor
- she provided photos of the current garage – Dan stated that he had went to look at the garage and it is leaning towards the house
- house siding is currently aluminum, wood and vinyl – when they change the siding on the house it will match the garage
- the garage will be the same distance from the property line – it is currently 2.2 feet

- the garage will be built on site
- there will be 2 windows – one on each side – they will be white
- the garage will set back from the house an extra foot

Dave Rowe said that one neighbor came in to see plans. They were only concerned where it was going and were fine as long as it was going back in the same location.

Chairman Evans stated that when they tear the current garage down they will be using the same footprint. They will match the same roof and match the siding to the fence. There will be a standard garage door with a back door. They are allowed to move it back a foot as long as they are using the same footprint.

Motion made by Pat Martonis, seconded by Paul Volpe to approve the area variance for Renee Ransbury, 192 Price Ave., W.E., Jamestown, NY to construct a garage 2.2 feet from the property line. The garage will:

- **be torn down and built on the same footprint**
- **will have a roof that matches the house**
- **the overhand will be 5 inches on each side**
- **there will be two windows – one on each side**
- **standard garage door in the front**
- **door in the back**
- **there will be an 8' by 16' lean to on the side**
- **the existing space between the two garages will remain unobstructed**

Carried. Ayes – 4 Noes – 0 Absent – 1

Motion made by Pat Martonis, seconded by Paul Volpe to adjourn the meeting at 6:18 PM.

Carried. Ayes – 4 Noes – 0 Absent – 1

Valerie Pierce, Secretary