

**PRELIMINARY DRAFT/UNAPPROVED MINUTES**

**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 January 21, 2021 AT 6:00 P.M.**

**PRESENT: Pat Martonis, Paul Volpe, Phyllis Belin, John Merchant, Attorney William Duncanson, Code Enforcement Officer David Rowe, and Secretary Danielle Calkins**

**ABSENT: Dan Evans, Valerie Pierce, Ken Lyon**

Pat Martonis opened the meeting at 6:00 PM and led in the Pledge of Allegiance.

**Motion made by Paul Volpe, seconded by Pat Martonis to approve the minutes of the December 17, 2020 meeting.**

**Carried.            Ayes – 4                      Noes – 0                      Absent – 3**

**Pat Martonis opened the public hearing for Jason Becker, 3510 Gerry Levant Rd, Falconer, NY 14733 for an area variance for two dwellings on one parcel, pursuant to Section 146-7 of the Town of Ellicott Zoning and Planning Code. Said premises are described on the Town of Ellicott tax maps as Section 337.00 Block 1 Lot 49.**

Attorney Duncanson swore in Jason Becker.

**Jason Becker stated that:**

- He intends to turn the current pole barn into a living space with 1 bedroom, 1 bathroom and kitchen.
- The living space will be an in-law apartment.
- The barn has 3 horse stalls downstairs and a large upstairs. The living area will be in the downstairs only.
- The barn is a wood structure with a tin roof and sits on concrete.
- It already has electric service and a separate well but is not connected to septic.
- Property is 18 acres and neighbors are at least 500ft away.
- Is already in contact with the health department for septic and water.
- Will raise floor 7 inches and use spray foam insulation.

**Paul Volpe made a motion, seconded by John Merchant to approve the area variance for a second dwelling on one parcel, pursuant to Section 146-7 of the Town of Ellicott Zoning and Planning Code. Said premises are described on the Town of Ellicott tax maps as Section 337.00 Block 1 Lot 49. The second dwelling must be used for family only and the entire building becomes zoned as residential. The area variance will need to be renewed in 5 years. The new dwelling will be 25x40 and the flooring will be on top of the concrete.**

**Carried.                    Ayes – 4                    Noes – 0                    Absent – 3**

**Pat Martonis opened the public hearing for HH Rauh Paving, 2209 Allen St ext., Jamestown, NY 14701 for a site plan revision, pursuant to Section 121 of the Town of Ellicott Zoning and Planning Code. Said premises are described on the Town of Ellicott tax maps as Section 371.14 Block 3 Lot 34.1**

Attorney Duncanson swore in Charles Ruth, John Rauh and Steve McGill.

**Charles Ruth stated that:**

- The site plan has been approved by the DEC
- They will use the same street access point
- The driveway will be paved for the new expansion.
- They will use concrete storm pipes.
- The hours will be as needed 24hrs per day (usually April-November).

**John Merchant made a motion, seconded by Phyllis Belin approve the site plan revision for HH Rauh Paving, 2209 Allen St Ext, Jamestown, NY 14701 pursuant to Section 121 of the Town of Ellicott Zoning and Planning Code. Said premises are described on the Town of Ellicott tax maps as Section 371.14 Block 3 Lot 34.1. Road access will not change and the driveway will be paved. Concrete storm pipes will be used and operations are as needed. The DEC has approved the revision as well.**

**Carried.                    Ayes – 4                    Noes – 0                    Absent – 3**

**Motion made by John Merchant, seconded by Phyllis Belin to adjourn the meeting at 6:48 PM.**

**Carried.                    Ayes – 4                    Noes – 0                    Absent - 3**

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Danielle Calkins, Secretary