

**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 February 18, 2021 AT 6:00 P.M.**

**PRESENT: Dan Evans, Pat Martonis, Paul Volpe, Phyllis Belin, Ken Lyon, Attorney William Duncanson, Code Enforcement Officer David Rowe, and Secretary Danielle Calkins**

**ABSENT: Valerie Pierce**

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

**Motion made by Pat Martonis, seconded by Paul Volpe to approve the minutes of the January 21, 2021 meeting.**

**Carried.            Ayes – 5                      Noes – 0                      Absent – 1**

**Dan Evans opened the public hearing for HAWC Wellness Enterprises LLC, Strunk Rd and Rt 430 for a site plan review, 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 369.00 Block 2 Lot 50.**

Attorney Duncanson swore in Wayne Quatrone.

**Wayne Quatrone stated that:**

- HAWC Wellness submitted the environmental assessment form.
- HAWC Wellness is in stage two with New York State on where the driveway will be placed with curb cuts.

**Ken Lyon made a motion seconded by Phyllis Belin for The Town of Ellicott Board of Zoning and Appeals to be the lead agency for the review of the SEQR application of HAWC Wellness Enterprises LLC, Strunk Rd and Rt 430. Said premises are described on the Town of Ellicott tax maps as Section 369.00 Block 2 Lot 50.**

**Carried.            Ayes – 5                      Noes – 0                      Absent – 1**

**Pat Martonis made a motion seconded by Paul Volpe to approve a negative declaration of environmental impact for HAWC Wellness Enterprises LLC, Strunk Rd and Rt 430. Said premises are described on the Town of Ellicott tax maps as Section 369.00 Block 2 Lot 50.**

**Carried.            Ayes – 5                      Noes – 0                      Absent – 1**

**Ken Lyon made a motion, seconded by Pat Martonis to approve the site plan review as presented for HAWC Wellness Enterprises LLC, Strunk Rd and Rt 430, 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 369.00 Block 2 Lot 50.**

**Carried.                    Ayes – 5                    Noes – 0                    Absent – 1**

**Dan Evans opened the public hearing for Rebecca Toner OBO Storke Renewables, LLC, 3365 N Main St Ext, Jamestown, NY 14701 for a special use permit and site plan review for a solar farm pursuant to Section 146-15 and 146-79 of the Town of Ellicott Zoning and Planning Code. Said premises are described on the Town of Ellicott tax maps as Section 353.00 Block 1 Lot 26.2**

Attorney Duncanson swore in Ryan Storke and Rebecca Toner.

**Ryan Storke stated that:**

- The FAA letter of approval was passed out to all board members and added the file.
- The solar panels have a 30-year average life while the electrical components have a 10-year average life and will be switched out.
- Will be applying for road access that does not cut through the neighbors’ property but it will be built from scratch.
- Storke Renewables are interested in a Pilot tax agreement.
- Utility Access Roads may also be used for Construction roads
- Utility company is updating sub-stations to accommodate the solar panels.
- Storke will submit engineer drawings and SEQR Form to board members.

**Pat Martonis made a motion seconded by Ken Lyon for The Town of Ellicott Board of Zoning and Appeals to be the lead agency for the review of the SEQR application of Storke Renewables, LLC, 3365 N Main St Ext, Jamestown, NY 14701. Town of Ellicott Zoning and Planning Code. Said premises are described on the Town of Ellicott tax maps as Section 353.00 Block 1 Lot 26.2**

**Carried.                    Ayes – 5                    Noes – 0                    Absent – 1**

**Motion made by Paul Volpe, seconded by Phyllis Belin to adjourn the meeting at 6:41 PM.**

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

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Danielle Calkins, Secretary