

**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 June 18, 2020 AT 6:00 P.M.**

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

**ABSENT: Ken Lyon,**

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

**Motion made by Pat Martonis, seconded by Valarie Pierce to approve the minutes of the February 20, 2020 meeting.**

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

**Dan Evans opened the public hearing for Pete Cresanti, 20 Elmwood Ave, Jamestown, NY 14701 for an area variance of 3ft side and rear for a garage, pursuant to Section 146-11 of the Town of Ellicott Zoning and Planning Code. Said premises are described on the Town of Ellicott tax maps as Section 386.11 Block 3 Lot 19**

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

Attorney Duncanson swore in Pete Cresanti.

**Pete Cresanti stated that:**

- The setback variance he would need would be 3ft on the back of the garage and 2ft on each corner.
- A tree destroyed his previous building and this garage would replace the one that has been torn down.
- The new garage will match the vinyl siding of the house.
- The existing driveway will be taken out and grass will be planted. A new driveway will be installed with the new garage.

**Patricia Martonis made a motion, seconded by Paul Volpe to approve the setback variance for Pete Cresanti, 20 Elmwood Ave, Jamestown, NY 14701 pursuant to Section 146-11 of the Town of Ellicott Zoning and Planning Code. Said premises are described on the Town of Ellicott tax maps as Section 386.11 Block 3 Lot 19.**

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

**Dan Evans opened the public hearing for Gregory Suffaletto, 115 Longview Ave, Jamestown, NY 14701 for an area variance for a 10ft setback for a home addition, pursuant to Section 146-11 of the Town of Ellicott Zoning and Planning Code. Said premises are described on the Town of Ellicott tax maps as Section 369.18 Block 4 Lot 69**

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

Attorney Duncanson swore in Gregory Suffaletto.

**Gregory Suffaletto stated that:**

- The setback variance is needed for an addition for two bedrooms on the front of the house.
- The back of the house is not ideal for the addition because it goes into the lake.
- The addition will not affect the sides of the property or driveway.

- The addition will have an A frame to match the A frame on the back of the house.
- The addition will only have 2 bedrooms and a hallway. There will not be a bathroom.
- There will be not drainage changes to the property,

**Paul Volpe made a motion, seconded by Patricia Martonis to approve the setback variance for Gregory Suffaletto, 115 Longview Ave, Jamestown, NY 14701 pursuant to Section 146-11 of the Town of Ellicott Zoning and Planning Code. Said premises are described on the Town of Ellicott tax maps as Section 369.18 Block 4 Lot 69.**

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

**Dan Evans opened the public hearing for HAWC Wellness Enterprises LLC, Strunk Rd and Route 430, Jamestown, NY 14701 for a sketch plan review, pursuant to Section 121-11 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**

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

Attorney Duncanson swore in Diane Hendrix and Wayne Patrone.

**The new building will be for a physical therapy business:**

- The building will be 5000sq ft and single story with blacktop parking lots for staff (10 spaces) and customers (20 spaces).
- The outside will be post and beam with a metal roof and siding with commercial grade windows.
- There will be security lighting on the outside of the building but not in the parking lots.
- There will be a privacy fence surrounding a dumpster.
- Inside the building will have a reception area, offices, therapy pool, gymnasium, locker rooms, an open rehab space and treatment rooms.
- Hours of operation will be Monday through Friday 6:30-5:30 and Saturday 6:00-12:00.

**Diane Hendrix expressed interest in applying for a variance for sign and was referred to the state. They were also referred to the County Health Department to discuss any well they may install.**

**It was stated that storm water/drainage/septic plans were still needed but weren't necessary until the site plan review. A site plan review will be scheduled when all plans are available. The HAWC Wellness Enterprises LLC group were excused**

**Motion made by Pat Martonis, seconded by Val Pierce to adjourn the meeting at 6:43 PM.**

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

---

Danielle Calkins, Secretary