**PRELIMINARY DRAFT**

**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 15, 2023, AT 5:30 P.M.**

**PRESENT: Dan Evans, Ken Lyon, Patricia Martonis, Valerie Pierce, Attorney Marilyn Fiore-Lehman, Code Enforcement Officer David Rowe and Secretary Kendra Newman**

**ABSENT: Paul Volpe**

Chairman Dan Evans opened the meeting at 5:31 PM and led in the Pledge of Allegiance.

**Attorney Marilyn Fiore-Lehman swore in LeRoy and Cindy Mower, Kevin Frantz, and Amy Livengood.**

**Motion made by Patricia Martonis, seconded by Ken Lyon, to approve the minutes of the December 15, 2022, meeting.**

**Carried. Ayes – 4 Noes – 0 Absent – 1**

**Dan Evans opened the public hearing for LeRoy Mower, 2084 Buffalo Street Extension, Jamestown, NY 14701, for a****n area variance for a second residential garage. Said premises are described on the Town of Ellicott tax maps as Section 371.00 Block 2 Lot 31.**

**Leroy and Cindy Mower stated:**

* Would like to build a second 20 x 30 ft detached garage.
* Garage will match house - white with gray steel siding.
* Will be used to store cars.
* May install electric in the future – no plumbing.
* Four windows.
* Garage door will be 12 x 9.
* Gravel floor for now – concrete at a later time.
* One man door.
* Possibly outdoor security lighting.
* Concrete pad will extend to macadam driveway in the front.
* No drainage onto neighboring property.

**Patricia Martonis made a motion, seconded by Ken Lyon, to approve the area variance for a second residential garage for LeRoy Mower, 2084 Buffalo Street Extension, Jamestown, NY 14701. Garage will be 20 x 30 ft with one man door, 4 windows, outdoor lighting for security only, a concrete pad that will meet with existing macadam driveway, possibility of electric and concrete floor in the future. Garage will be for residential use only. Said premises are described on the Town of Ellicott tax maps as Section 371.00 Block 2 Lot 31.**

**Carried. Ayes – 4 Noes – 0 Absent – 1**

**Dan Evans opened the public hearing for Kevin Frantz, 1880 Southwestern Drive, Lakewood, NY 14750, for an area variance for a second residential garage. Said premises are described on the Town of Ellicott tax maps as Section 403.00 Block 4 Lot 1.1.**

**Kevin Frantz stated:**

* Would like to install 24 x 32 shed on skids.
* Shed is prefabricated.
* Four wheelers, side by sides, and lawnmower will be stored inside.
* Electric installed – no plumbing.
* Two story building with 6 windows on main floor and 2 windows on 2nd floor.
* Man door on the front and 2 garage doors on the side.
* Second story for storage only.
* No drainage onto neighboring property.

**Patricia Martonis made a motion, seconded by Valerie Pierce, to approve the area variance for a second residential garage for Kevin Frantz, 1880 Southwestern Drive, Lakewood, NY 14750. Garage will be 24 x 32, used for storage of recreation vehicles, electricity, no water, 2 overhead doors, landscaping will not interfere and has no storm water concerns. Said premises are described on the Town of Ellicott tax maps as Section 403.00 Block 4 Lot 1.1.**

**Carried. Ayes – 4 Noes – 0 Absent – 1**

**Dan Evans opened the public hearing for Amy Livengood, 3223 Gerry-Levant Road, Falconer, NY 14733, for an area variance for a second residential garage. Said premises are described on the Town of Ellicott tax maps as Section 354.00 Block 1 Lot 25.2.**

**Amy Livengood stated:**

* Would like to build a second 30 x 40 ft detached garage.
* Garage will match house.
* Three overhead garage doors.
* Six windows.
* One man door.
* House has an attached garage.
* New garage will be in line with the house and existing garage.
* Garage will have electricity only – no plumbing.
* Outdoor security lights will be installed.
* Concrete floor with a drain.
* Concrete pad leading to gravel driveway – may blacktop at a later time.
* Will be used for residential storage only – cars, lawnmower, four wheelers, etc.
* Garage will be 85 ft from the property line.

**Ken Lyon made a motion, seconded by Patricia Martonis, to approve the area variance for a second residential garage for Amy Livengood, 3223 Gerry-Levant Road, Falconer, NY 14733. Garage will be 30 x 40 ft, used for storage only, will match house, 3 garage doors, 1 man door, 6 windows, electricity, concrete floor, and a gravel driveway. Said premises are described on the Town of Ellicott tax maps as Section 354.00 Block 1 Lot 25.2.**

**Carried. Ayes – 4 Noes – 0 Absent – 1**

**Motion made by Ken Lyon, seconded by Patricia Martonis, to adjourn the meeting at 6:02 PM.**

**Carried. Ayes – 4 Noes – 0 Absent – 1**

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Kendra Newman, Secretary