

**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 MARCH 21, 2019 AT 6:00 P.M.**

**PRESENT: Patricia Martonis, Kenneth Lyon, John Merchant, Phyllis Belin,  
Attorney William Duncanson, Code Enforcement Officer David Rowe  
and Secretary Valerie Pierce**

**ABSENT: Daniel Evans, Jean Holton, Paul Volpe**

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

**Motion made by John Merchant, seconded by Phyllis Belin to approve the minutes  
of the February 21, 2019 meeting.**

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

**Pat Martonis opened the public hearing for Zenshiv LLC, 620 Fairmount Ave,  
Jamestown, NY for a site plan review for a building addition.**

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

**Attorney Duncanson swore in Keri Belovarac, architect with Bemus Bay Planners,  
Neil Patel, owner, and Mark Conklin, Store Manager.**

**Ms. Belovarac and Mr. Patel addressed the board with two sets of site plans**

- Will be adding an addition to the rear side of the current building
- Addition will house larger coolers for the convenience store and a new Laundromat.
- The new coolers will replace existing
- The new refrigeration unit will be mounted on the roof and no longer on the ground
- The old Ice Cream Shack will be removed
- Laundromat will be coin operated with 16 washers and 7 dryers.
- Business Hours will remain operating 24 hours.
- Existing entrances and exits will not change (2 on Fairmount, 1 on Howard)
- New lighting will consist of emergency packs above the doors
- Mr. Patel owns the hotel across the street and tenants are interested in a Laundromat.
- They will be using the existing utilities.

**Ms. Belovarac discussed the Floor Plan layout detailed the lines between the new coolers and Laundromat and a possible tenant space in the future.**

Ms. Martonis questioned the difference in construction types since the main building is concrete and the new structure will have a wood frame. Ms. Belovarac stated that both buildings will meet fire and safety codes and they will use the same siding and so the two buildings will look the same.

Attorney Duncanson asked how much property will remain if the 10 ft variance was approved. Mr. Patel stated that there would still be 15.3 feet of property left but there is one shallow part where it would be 14.8 feet. Mr. Patel also stated that there is a tree line in between the properties. Attorney Duncanson asked if the tree line was on Mr. Patel's property and Mr. Patel stated that it was. Attorney Duncanson stated that the only concern he had was the decrease in the set back but the neighbor was not in attendance and the tree lines helps.

Pat Martonis asked how parking would be affected from the addition. Ms. Belovarac explained that with the addition there will be an additional 6 parking spots added. They currently have 10 spots and there will 16. Mr. Conklin stated that the Laundromat door will be on the outside and so there may be two employees working between the store and Laundromat.

Pat Martonis asked why they would need an underground lint trap. Ms. Belovarac explained that it is typical for a Laundromat to have line go under the sidewalk so lint does not blow out into the air.

Ken asked what the set back requirement should be. Dave the code enforcement officer explained that the set back should be 25ft and Mr. Patel will need a 10ft variance since it will only be 14.8ft if approved.

The board confirmed that Mr. Patel needs a 10ft set back variance and a lot coverage variance of 3% over the 15% lot coverage. 17.6% and it should be 15%.

The Board was in agreement that Mr. Patel will need to apply for a separate Permit to add any signage for the Laundromat.

Ken made a motion to grant the 10ft setback reduction and the variance allowing 17.6% lot coverage. John seconded the motion. Motion passed.

Attorney Duncanson suggested site plan checklist procedure. Pat read through the Site Plan Checklist Per: 121-11. The board agreed and approved. Pat Martonis stamped and signed 1 copy of the site plan.

**Ken Lyon made a motion, seconded by John Merchant to approve the application for Zenshiv LLC, 620 Fairmount Ave, Jamestown, NY for a 10ft reduction in set back and a variance allowing 17.6% lot coverage with the following conditions:**

- **They must maintain the tree line or have a suitable replacement**

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

**Motion made by John Merchant, seconded by Phyllis Belin to adjourn the meeting at 6:29 PM.**

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

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Danielle Calkins, Secretary