****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 APRIL 16, 2026, AT 5:30 P.M.

PRESENT: Dan Evans, Ken Lyon, John Merchant, Ang Cimo, Code Enforcement Officer Brandon Shelters, and Secretary Kendra Newman

ABSENT: Paul Volpe, Patricia Martonis, Valerie Pierce, and Attorney Marilyn Fiore-Lehman

Chairman Dan Evans opened the meeting at 5:33 PM and led in the Pledge of Allegiance.

Motion made by John Merchant, seconded by Ken Lyon, to approve the minutes of the February 19, 2026, meeting.

Carried. Ayes – 4 Noes – 0 Absent – 3

Chairman Dan Evans opened the public hearing for Dustin Griffin, 2892 Bentley Avenue, Jamestown, NY, for an area variance for an addition to an existing garage exceeding 1,000 sq ft. Said premises are described on the Town of Ellicott tax maps as Section 369.07 Block 1 Lot 26.

Chairman Dan Evans swore in Dustin Griffin.

Dustin Griffin stated:

- Would like to extend back wall of existing garage 19 ft.
- Plenty of room – 160 ft to back property line.
- Does not have an existing survey.
- Existing garage is 30 ft x 30 ft.
- Would like to extend to 30 ft x 49 ft (has to be under 1,500 sq ft or stamped plans must be provided).
- Roof line will remain the same.
- Adding additional windows, doors, and lighting (will be shown on plans provided to Code).
- No electric, no gas, and no plumbing.
- Gravel/dirt floor.
- Driveway will be concrete.
- Will be for personal use only.
- Storage of cars, lawn mowers, 4 wheelers, etc.
- No changes to landscaping.
- All setbacks will be met.

Ken Lyon made a motion, seconded by Ang Cimo, to approve the area variance for a 19 ft addition to an existing garage exceeding 1,000 sq ft for Dustin Griffin, 2892 Bentley Avenue, Jamestown, NY, if all stipulations discussed are provided to Code Officer Shelters. Stipulations include drawing/plans to show placement of doors, windows, apron on the front of garage, and any lighting (motion or solar lighting).

There will be no electric, gas, or plumbing. Garage will be for personal use only. Said premises are described on the Town of Ellicott tax maps as Section 369.07 Block 1 Lot 26.

Carried. Ayes – 4 Noes – 0 Absent – 3

Ang Cimo made a motion, seconded by John Merchant, to table the public hearing for Kristin Larson Mellville, 80 Canterbury Road, Jamestown, NY, for an area variance for a second accessory building measuring 20 ft x 12 ft until the May meeting. Said premises are described on the Town of Ellicott tax maps as Section 386.12 Block 1 Lot 12.

Tabled. Ayes – 4 Noes – 0 Absent – 3

Motion made by Ken Lyon, seconded by John Merchant, to adjourn the meeting at 5:53 PM.

Carried. Ayes – 4 Noes – 0 Absent – 3

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Kendra Newman, Secretary