*******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 SEPTEMBER 17, 2026, AT 5:30 P.M.

PRESENT: Dan Evans, Paul Volpe, Pat Martonis, John Merchant, Code Enforcement Officer Brandon Shelters, and Secretary Kendra Newman

ABSENT: Ken Lyon, Valerie Pierce, and Attorney Marilyn Fiore-Lehman

Chairman Dan Evans opened the meeting at 5:30 PM and led in the Pledge of Allegiance.

Motion made by Pat Martonis, seconded by Paul Volpe, to approve the minutes of the August 20, 2026, meeting.

Carried. Ayes – 4 Noes – 0 Absent – 2

Chairman Dan Evans swore in Brad Woodward, Tom Mitchell and Jane Papinsky.

Chairman Evans opened the public hearing for Brad Woodward, 1984 Allen St Ext, Falconer, NY, for a site plan review for an autobody repair shop. Said premises are described on the Town of Ellicott tax maps as Section 371.15 Block 1 Lot 4.

Brad Woodward stated:

- Building is existing on corner lot.
- Replacing existing sign.
- Warren Fence is currently installing fence.
- Any outside storage will be inside fence.
- Dumpster is inside fence.
- Security cameras already installed.
- Possibility of extending office area in the future.
- Will be using existing driveway.
- Exterior lighting will remain the same – may upgrade existing lighting.
- Hours are Monday- Friday 8 am to 5 pm with possibility of Saturday hours.
- Majority of traffic is parts deliveries.
- Oil and water separator installed in floor drain.

John Merchant made a motion, seconded by Pat Martonis, to approve the site plan for Brad Woodward, 1984 Allen St Ext, Falconer, NY. Said premises are described on the Town of Ellicott tax maps as Section 371.15 Block 1 Lot 4.

Carried. Ayes – 4 Noes – 0 Absent – 2

Chairman Evans opened the public hearing for Chautauqua County Humane Society, 2825 Strunk Rd, Jamestown, NY, for a site plan review for an addition and an area variance for a reduction in parking spaces. Said premises are described on the Town of Ellicott tax maps as Section 369.07 Block 1 Lot 13.

Tom Mitchell representing GPI and Jane Papinsky representing Chautauqua County Humane Society stated:

- Expanding kennels due to new regulations put in place by state.
- Will be a T-turn around for fire trucks.
- Pavement will be heavy duty in driveway and turn around.
- Pavement will be standard duty in parking spaces.
- Total building square footage is 13,928.
- All setbacks will be met.
- Existing sheds (2) will be relocated on property.
- No new signage.
- No driveway changes.
- Parking spaces will change from 26 spots to 50.
- Handicap accessible parking will change from 1 spot to 4.
- No issues with current parking unless special event (rabies clinics, etc.)
- Number of parking spaces is ¼ of parking required by code.
- Over 1 acre will be disturbed requiring some drainage updates.
- Nine new kennels on each side being added.
- Water for kennels also being put in to meet NYS regulations.
- Currently on well and septic.
- Waiting for public water and sewer to be put in.
- Hours of operation are 7 am to 7 pm seven days a week.
- New expanded and improved lighting plan will be provided.
- Projected start date March 2027.
- May clear land before then.

Pat Martonis made a motion, seconded by John Merchant, to approve the site plan review for an addition and an area variance for parking spaces for Chautauqua County Humane Society, 2825 Strunk Rd, Jamestown, NY. It will include 9 kennels on each side and water changes. Hours will remain the same (7 am to 7 pm). Parking spaces will be 50 with 4 handicap accessible spots. Traffic will not change. An expanded, newer lighting plan with minimal changes will be provided. Drainage will remain the same except for installation of sand filters. There will be no changes to signage. Said premises are described on the Town of Ellicott tax maps as Section 369.07 Block 1 Lot 13.

Carried. Ayes – 4 Noes – 0 Absent – 2

Motion made by Paul Volpe, seconded by John Merchant, to adjourn the meeting at 6:05 PM.

Carried. Ayes – 4 Noes – 0 Absent – 2

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Kendra Newman, Secretary