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

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

ABSENT: Valerie Pierce

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

Motion made by Patricia Martonis, seconded by Ken Lyon, to approve the minutes of the June 18, 2026, meeting.

Carried. Ayes – 5 Noes – 0 Absent – 1

Chairman Dan Evans swore in Kelly Vincent, Katherine and Dalton Best, and Frank Jagoda III.

Chairman Dan Evans opened the public hearing for Krista and Kelly Vincent, 2480 Horton Rd, Jamestown, NY, for an area variance for a second shed. Said premises are described on the Town of Ellicott tax maps as Section 353.00 Block 3 Lot 42.

Kelly Vincent stated:

- Currently has 3 sheds on property.
- Shed in back corner and one closest to the road will be removed.
- Shed in the middle will remain.
- Will be for personal use only.
- Amish will be building new 20 ft x 40 ft shed on site – stick built.
- Two double doors – swing open and one-man door.
- No windows.
- Will have electricity.
- Sconce lights on the front.
- Will use existing driveway.
- Roof will be same metal roof as house.
- Wooden floor.
- Debris between shed will be disposed of.
- Two side by sides will be put in shed.

Patricia Martonis made a motion, seconded by John Merchant, to approve the area variance for Krista and Kelly Vincent, 2480 Horton Rd, Jamestown, NY, for a second shed. The shed will be 20 ft x 40 ft with 2 swinging doors and one-man door. It will be stick built with a wooden floor. Shed will have electricity and sconce lighting and will be for personal use only. Two of the existing sheds will be removed and excess debris will be removed. Said premises are described on the Town of Ellicott tax maps as Section 353.00 Block 3 Lot 42.

Carried. Ayes – 5 Noes – 0 Absent – 1

Chairman Dan Evans opened the public hearing for Best Adventures, LLC, 3542 Turner Rd, Jamestown, NY, for a site plan review for self-storage units. Said premises are described on the Town of Ellicott tax maps as Section 336.00 Block 1 Lot 35.3.

Katherine and Dalton Best stated:

- Are proposing two 30 ft x 100 ft storage buildings.
- Approximately 40 units depending on size of each unit.
- Extending existing utilities to new units.
- Hours will be Monday through Friday 8 am-5 pm, Saturdays 8 am-noon, and Sundays by appointment.
- Will be installing a fence around storage units.
- Office will be in the old agriculture building.
- Possibility of outside storage within fence if there is room.
- Will be repaving and putting in new cement after utilities put in.
- Existing lights will have to be moved.
- Drainage already existing.
- Projected time frame is next spring – still getting quotes for storage unit kits.

Code Officer Shelters advised the Board that the Chautauqua County Airport had reached out to him. They have no issues with the project as long as it only one-story tall and no combustibles are stored on-site.

Dave Coulter, 3551 N Main St Ext, Jamestown, NY, stated he is a neighboring property owner and is in support of the project.

Patricia Martonis made a motion, seconded by Ken Lyon, to approve the site plan for Best Adventures, LLC, Jamestown, NY, with the condition that a permit will be pulled within one year. Existing utilities will be used; lighting will be changed. A sign may be added at a later time. The airport has no issues with the project. No combustibles may be stored in the units. Drainage is existing on the site. Said premises are described on the Town of Ellicott tax maps as Section 336.00 Block 1 Lot 35.3.

Carried. Ayes – 5 Noes – 0 Absent – 1

Chairman Dan Evans opened the public hearing for Frank Jagoda, III, 2919 Bentley Avenue, Jamestown, NY, for an area variance for a second garage. Said premises are described on the Town of Ellicott tax maps as Section 369.07 Block 1 Lot 50.

Frank Jagoda, III, stated:

- Would like to put 24 ft x 24 ft garage on property.
- Will be for personal use only.
- Storage of patio furniture, lawn equipment, etc.
- Shrubs will be brush hogged and cleared.
- Stone will be used to level off ground.
- Will be on skids.
- Will have electricity.

- No setback issues.
- Garage will have loft – no living space.
- No driveway.
- Will be wooden with a metal or shingle roof.
- Wooden floor.
- Motion light in backyard – possibility of solar lights near garage.

Patricia Martonis made a motion, seconded by Paul Volpe, to approve the area variance for a second garage for Frank Jagoda, III, 2919 Bentley Avenue, Jamestown, NY. The garage will be wood or metal and a maximum of 24 ft x 24 ft (may be smaller). Garage will have electricity. Lighting will be solar or motion lights. All setbacks will be met and there will be no driveway. Said premises are described on the Town of Ellicott tax maps as Section 369.07 Block 1 Lot 50.

Carried. Ayes – 5 Noes – 0 Absent – 1

Motion made by Ken Lyon, seconded by Patricia Martonis, to adjourn the meeting at 6:19 PM.

Carried. Ayes – 5 Noes – 0 Absent – 1

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Kendra Newman, Secretary