*******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 AUGUST 20, 2026, AT 5:30 P.M.

PRESENT: Dan Evans, Ken Lyon, Paul Volpe, Patricia Martonis, John Merchant, Attorney Marilyn Fiore-Lehman, 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 July 16, 2026, meeting.

Carried. Ayes – 5 Noes – 0 Absent – 1

Chairman Dan Evans swore in Michael Roberts.

Chairman Evans opened the public hearing for Allied Alarm Services, Inc., 3263 Fluvanna Ave Ext, Jamestown, NY, for a sign variance for two permanent wall signs. Said premises are described on the Town of Ellicott tax maps as Section 353.00 Block 2 Lot 35.

Michael Roberts, President of Allied Alarm, stated:

- Building is 30,000 sq ft.
- Would like to install two oversized signs on the buildings.
- First sign is 5 ft x 18 ft.
- Signs will not be backlit.
- Signs will be illuminated from above or below – shadow lighting.
- Signs will be white with red.
- No forward lighting toward Fluvanna Ave.
- Not a retail business – signs for imaging purposes only and to help clients/vendors find building.
- No motion or neon/fluorescent lights.
- Once signs are installed will decide on lighting – will be LED lights.
- Second sign will be beyond the front warehouse/garage facing the NOCO property (office entrance).
- Second sign will be 4 ft x 8 ft.
- Will be 150 ft from road.
- Will not see the sign coming from Bemus to Jamestown.

Patricia Martonis made a motion, seconded by Ken Lyon, to approve the area variance for two wall signs for Allied Alarm Services, Inc., 3263 Fluvanna Ave Ext, Jamestown, NY. The first sign will be 5 ft x 18 ft on the building with shadow lighting that goes toward the wall and down with no motion and no additional lighting. The purpose is for the business only. The second sign measuring 4 ft x 8 ft will

be on the building toward the NOCO (Jamestown side) and will be located by a window and a door. Said premises are described on the Town of Ellicott tax maps as Section 369.00 Block 2 Lot 35.

Carried. Ayes – 5 Noes – 0 Absent – 1

No representatives were in attendance for the public hearing for Danton Hilldale, 693 Baker St Ext, Jamestown, NY, for a variance for a reduction in R value insulation. Said premises are described on the Town of Ellicott tax maps as Section 403.08 Block 3 Lot 22.

Motion made by Patricia Martonis, seconded by Paul Volpe, to adjourn the meeting at 5:45 PM.

Carried. Ayes – 5 Noes – 0 Absent – 1

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Kendra Newman, Secretary