

**TOWN OF ELLERY**  
**ZONING OFFICER'S REPORT**

June 2026

June Permits                      \$1,727.00

**Complaints & Investigations:**

Bridgeview Schack Enterprises LLC

SBL# 333.14-1-17

4910 Main Street

Received complaint of 2 Subaru vehicles that might be unlicensed vehicles. I've inspected the property, both Subaru vehicles were registered and have current inspections.

Corp Sole of Triumphant Life Church

SBL# 317.00-2-17.1

4200 Beck Road

Received multiple complaints in regards to the advertisement of a future church camp that will be located on the property. The Use of a Church Camp is not allowed in the Agricultural District. Sent letter in February 2026, didn't hear a response. Sent another letter in March 2026. The Attorney for the Church called on April 13, 2026, stated that they are going to send a letter as to what they are planning on doing to the property. On June 29, 2026, Larry Anderson and I met with Mr. Buzzanco regarding his intentions of the property. Mr. Buzzanco would like to have church services, school, and a training center. We suggested for Mr. Buzzanco to come to the July 14, 2026 Town Board meeting with detailed materials as to what they would like to do, and to request a special use hearing.

John L Brown

SBL# 317.09-1-8

4360 Salisbury Road

Multiple unregistered, uninspected, inoperable motor vehicles on the property. Sent violation. Mr. Brown came in and stated that he's going to be removing the vehicles. Nothing has been done, now sending to court. Court date was January 12, 2026 for arraignment, then a no show on March 2, 2026 and no show on April 6, 2026. Next court date was April 27, 2026, and Mr. Brown did not show up. Next court date was May 18, 2026, Mr. Brown is showing improvements on removing the vehicles, and the new court date is June 22, 2026. Mr. Brown did not show up for court, and the next date is July 20, 2026.

Meatier-Rite, LLC

SBL# 351.03-15

4360 Belleview Heights

This property is being rented on a short-term basis, advertised on AirBnB, and property is located in the R1 District. Sent letter to stop all rentals and to remove all listings. Nothing was done, sent violation notice. Haven't heard anything from the owner, now sending to court. Court dates were held on January 12, 2026, March 2, 2026, May 11, 2026, and all three times were no shows. Waiting to hear when the next court date is. India Federico called on June 15, 2026 to state that she is no longer renting short-term, only long term rentals from now on.

(June 2026 Zoning Report Continued)  
(Complaints Continued)

SULU

SBL# 368.00-1-16

3080 Route 430

Scrap and Junk Yard prohibited. Sent Violation. Nothing has been done, court was scheduled for an arraignment on January 13, 2025, and was a no show. Court was held on February 10, 2025, and the judge wants Mr. Brown to show improvement of cleaning up the property by the next court date of March 24, 2025. Mr. Brown was ill, so the next court date is April 28, 2025. Court was held on April 28, 2025, and Mr. Brown was given another few weeks to clean up property, next court date is May 19, 2025. Court was held on May 19, 2025, nothing was done. Court was held on June 16, 2025, and another review with the Court will be held on July 21, 2025. A walk through of the property was scheduled for August 5, 2025, and Mr. and Mrs. Brown cancelled it. Court date was scheduled for August 11, 2025 and that was cancelled as well. Court was held on August 25, 2025, Mr. and Mrs. Brown was given more time. The next scheduled date was September 29, 2025, which was rescheduled to November 17, 2025. Court was held, and was adjourned to December 15, 2025. This charge goes along with the junk that was located on the property, and SULU has cleaned up quite a bit so far. The next court date was set for June 1, 2026, and Mr. Brown did not show up. The next court date is July 6, 2026.

SULU

SBL# 368.00-1-14

3078 Route 430

Off-Street Parking prohibited in yard. Sent Violation. Court was held on February 10, 2025. Court was adjourned to March 24, 2025. Mr. Brown was ill, so the next court date is April 28, 2025. Court was held on April 28, 2025, nothing was done, then court was held on May 19, 2025, nothing was done. A trial was scheduled for June 16, 2025, Mrs. Brown pleaded guilty, and stated that she will no longer park on the grass, only the gravel driveway that they constructed. Brought Mrs. Brown back in to court on July 21, 2025 as she has a second vehicle that is parking on the lawn and not on the driveway. Mrs. Brown agreed to put gravel in the 2<sup>nd</sup> section for a driveway. As of August 25, 2025, the 2<sup>nd</sup> driveway was not put in, and the gravel is gone from the 1<sup>st</sup> driveway. The next scheduled date was September 29, 2025, which was rescheduled to November 17, 2025. Court was held, and was adjourned to December 15, 2025. Court has not been held yet for this charge; a new date has been scheduled for June 1, 2026. Mr. Brown did not show up, and the next scheduled date is July 6, 2026.

SULU LLC

SBL# 368.00-1-16

3080 Route 430

Multiple unregistered inoperable motor vehicles – sent violation notice. No response sending to court. Court was held January 22, 2024, Mr. Brown pleaded guilty, and the next court date is February 26, 2024. Mr. Brown requested for an adjournment; court was then held on March 4, 2024. Mr. Brown is going to be charged \$250.00 per charge for a total of \$500.00 per week until the property is cleaned up. As of the end of March 2026, the property is looking pretty good, and with the total fines that were being issued on a weekly basis, the total assessment is \$44,750.00 with the Court. As of April 2026, no new assessment fines are being added. Waiting on the Court's decision of what the property owner will need to pay.

Karen Johnson  
SBL# 315.04-1-16  
4383 Route 430

Fence Issues – Sent Violation Notice. 1) Fence was constructed, which does not follow the survey that was given to the Zoning Board of Appeals. 2) The fence was supposed to be a continuation of the neighbor's fence but it was constructed inches behind the neighbor's fence. 3) The portion of the fence that was constructed parallel with Route 430 is 4'7" further than the property line according to the survey marker that is physically located on the property. I have requested the survey that was recently done, and Ms. Johnson stated that she didn't receive any paperwork. As of October 30<sup>th</sup>, I never received an updated survey, or any paperwork in regards to going back to the Zoning Board of Appeals. Court date was set for November 23<sup>rd</sup>. Town Attorney was not present, and the Judge declined to hear any information. I did request for it to be the following Monday, November 30<sup>th</sup> to get the issue resolved, but the Judge adjourned to January 4<sup>th</sup>. As of December 2020, the Courts have been closed. Court was scheduled on July 26<sup>th</sup>, and Ms. Johnson's attorney requested an adjournment for August 23, 2021. Once again, Ms. Johnson's attorney requested another adjournment, the Court granted another one, and is now scheduled for September 20, 2021. Court has been adjourned until further notice, as Ms. Johnson is now taking the neighbor to Supreme Court regarding the property line. On October 14, 2021, Mr. Caruso presented a legal survey showing that Ms. Johnson's fence is located on his property, I presented to the Court, and waiting to hear back as to if we can still bring Ms. Johnson back into Court while they are going to Supreme Court as well. The survey clearly shows that Ms. Johnson is in the wrong in which the fence needs to be removed. Still waiting to hear back from Supreme Court. Supreme Court has stated that this case can be heard in the Town Court now. Scheduled Court date was June 20, 2022. Ms. Johnson's attorney requested another adjournment, court was scheduled for July 25, 2022. Ms. Johnson's attorney requested another adjournment and court was scheduled for August 29, 2022. Ms. Johnson's attorney requested another adjournment and court was scheduled for September 26, 2022. Court was held on September 26<sup>th</sup>, and adjourned until October 11<sup>th</sup> to receive a final answer from Ms. Johnson on whether she is finally going to fix the fence according to the zoning approval, or there will be a weekly fine assessed. On October 11<sup>th</sup>, Judge Wallace granted a 6 month adjournment in contemplation of dismissal and allowing 60 days to get the fence into compliance with the decision of the Zoning Board of Appeals, which the fence should be fixed by December 10, 2022, unless there is a workorder with an estimated date of completion by the fence company. Judge Wallace has scheduled a status check for November 7, 2022. Mr. Bailey stated he needed a week for the survey to be completed. Judge Wallace scheduled the next court date for November 21, 2022. Mr. Bailey did not have the completed survey. Court was held on January 9, 2023, Mr. Bailey did not provide a completed survey, and it was adjourned until January 30, 2023 where the judge stated that Mr. Bailey and Ms. Johnson needed to be in attendance. Court was held on January 30, 2023, and Ms. Johnson did not show up. Mr. Bailey did but did not have any of the paperwork.

(Karen Johnson continued)

Court was held on February 13, 2023, and there was an agreement to have the entire fence fixed and placed on to Ms. Johnson's property according to the survey, and what was agreed upon at the August 18, 2020 Zoning Board of Appeals meeting. The deadline was June 11, 2023, and fence is still in. Court was held on July 10, 2023, and Ms. Johnson requested a one-year adjournment. Court was held August 7, 2023 for a trial, and Ms. Johnson was found guilty. On August 28, 2023, Ms. Johnson was sentenced for \$200.00 on each charge on a weekly basis. Been reviewing property every Wednesday evening for the Court, and the fence has not been removed. A weekly charge of \$600.00 has been assessed each week. Each week I still do an inspection of whether the fence has been moved to the proper placement or has been completely removed. On April 21, 2026, the Code Enforcement officer and I met with Attorney Joe Calimeri, and Ms. Johnson's attorney at the property, and at the end of the meeting, we have scheduled another meeting to have with the surveyor on May 18, 2026 at 9AM. I met with the surveyor, they staked out the property line, marking it every few fence poles, and stating on the survey how many feet Ms. Johnson's fence is on Mr. Caruso's property. In June 2026, Ms. Johnson moved the fence. Violations have been sent due to failure to relocate and reconstruct the 6' fence properly, and failure in removing the previous fence poles and concrete from the ground that is located on Mr. Ronald Caruso's property. As of the end of June 2026 the total assessment is up to \$87,600.00.

Peter B Evert  
SBL# 333.00-1-29  
3772 Route 430

Abandoned Vehicle – missed court on July 30, 2018 and on August 13, 2018, was in the Court's hands. November, I received a new mailing address from the neighbor, sent 2 violation notices then an appearance ticket to Mr. Evert. In the Court's hands. Finally heard from Mr. Evert after almost 2 years. Mr. Evert is going to work with the Zoning Officer and with the Court. Court notified me that Mr. Evert has been missing the last 3 court appearances. Court was scheduled for November 23<sup>rd</sup>, and Mr. Evert was not present. As of December 2020, the Courts have been closed. Went to Court on July 26, 2021, August 23, 2021, September 20, 2021, October 18, 2021, November 1, 2021, and Mr. Evert was unable to attend due to medical reasons. Town Attorney is going to try to get ahold of Mr. Evert. On September 26, 2022 the Judge asked the Town Attorney for an update and Mr. Evert really would like to go through the items in the truck before he removes it off the property. Mr. Evert is in a nursing home or hospital at the moment. As of June 2026, still waiting to hear back from the Town Attorney on what the next step will be. The vehicle is definitely sunken into the ground.

(June 2026 Zoning Report Continued)

Meetings:

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| Town Board | 06/09/2026 |
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| Zoning Board | 06/22/2026 |
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Susan Buskist  
2868 West Avenue  
Greenhurst, NY  
Area Variance for a garage – Approved with stipulations

Joanne Johnson  
3451 Route 430  
Bemus Point, NY  
Area Variance for a lean-to – Approved

Respectfully Submitted,  
Anne Golley  
Zoning Officer  
July 1, 2026

**TOWN OF ELLERY  
ASSESSOR'S OFFICE**

**25 Sunnyside Avenue ▪ Bemus Point, New York 14712**  
Phone (716) 386-3465 Ext. 207 ▪ Fax (716) 386-6948

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**DATE:**      **July 1, 2026**

**TO:**          **Supervisor Anderson and Town Board**

**FROM:**      **Anne Golley, Assessor**

**SUBJ:**      **June Assessor's Report**

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The 2026 Final Assessment Roll is complete and has been submitted to Chautauqua County and New York State Office of Real Property Tax Services.

I respectfully request permission and reimbursement to attend the New York State Assessors' Association Seminar on Assessment Administration at Crotonville, NY, from September 27<sup>th</sup> through October 1<sup>st</sup>. This is vital for Assessors to attain their annual recertification credits needed annually.

Thank you for all your continued support of the Assessor's office.