

**VILLAGE OF ELLICOTTVILLE
PLANNING BOARD WORK SESSION MINUTES
JANUARY 13, 2026**

PRESENT: Nancy Rogan, Chairperson
Blair Hamilton, Member
Damon Newpher, Member
Josh Whitney, Member
Tracy Rivers Alternate Member

ALSO PRESENT: Gregory Keyser-Village Planner, Kelly Fredrickson-CEO, Aaron Tiller-Architect, John Hushen-Applicant

Nancy Rogan, Chairperson opened the meeting at 4:30 p.m. with five members present and presented the agenda.

DISCUSSION: Greg Keyser presented VZP-2025-58, 22 Mechanic Street, Joe Riordan, an application for Site Plan and Architectural Design Review approval to demolish an existing 400 sf detached garage and construct a new garage in kind, utilizing the same footprint.

Aaron Tiller, representing the applicant, advised that the architectural design of the new garage will be the same as the existing building, but a little taller.

Nancy Rogan noted that a demolition permit will need to be issued by the CEO. Greg Keyser noted that the zoning code does not allow the demolition of any structure in good repair. The applicant has provided photographs showing the deterioration to the garage.

Mr. Keyser advised that If the Board is satisfied with the initial submission, it may classify the project as a Type 2 SEQR Action and schedule a public hearing for the February meeting.

DISCUSSION: Greg Keyser presented VZP-2025-76, 27 Mill Street, John and Ashley Fiskus, a request for re-subdivision to allow a lot line adjustment between 27 and 29 Mill Street.

Aaron Tiller, representing the applicants presented the site plan noting that Mr. Fiskus wants to remodel the existing house including an addition. He needs the lot line adjustment to allow for the addition.

Mr. Keyser advised that If the Board is satisfied with the initial submission, it should classify the project as a Minor Subdivision lot line adjustment. The Board should classify the project as a Type 2 SEQR Action before acting on the application.

DISCUSSION: Greg Keyser presented VZP-2026-001, 30 Fillmore Drive, Ellicottville Volunteer Fire Department, architectural design review approval of proposed renovations to

the existing building and construction of a new 2,900 sf addition. The property is currently owned by the Town of Ellicottville, but the Fire Department will take ownership in the future. If the Board is satisfied with the initial submission, it should classify the project as a Type 2 SEQR Action before acting on the application. The project is subject to referral to the Cattaraugus County Planning Board under 239m of the General Municipal Law.

Nancy Rogan noted that the Fire Department held a public meeting on the project and there is a huge need for the renovations and addition.

Damon Newpher asked, is the new wing to the right of the existing building?

Mr. Keyser said yes.

DISCUSSION: Greg Keyser presented VZP-2025-73, 21 Rockwell Avenue, John Hushen, a proposal to demolish an existing residence and two accessory structures and construct a new single-family dwelling. This is a referral from the Zoning Board of Appeals, who are reviewing a request for 3 area variances (2 front yard and 1 side yard setback).

Aaron Tiller, representing the applicant, presented the proposed plans. He tried to balance the site of the house with the detached garage in the rear. The front yard variance allows the house to line up with the others on the street. He also presented the floor plan.

Greg Keyser advised that the ZBA is looking for an advisory opinion from the Planning Board on the Site Plan and Architectural Design. Do you see anything right now out of character with the neighborhood? He noted that Peter Krog owns the railroad right-of-way and is in discussion with the Ellicottville/Great Valley Trail Committee for possible use as part of the planned trail.

DISCUSSION: Greg Keyser presented VZP-2025-74, 39 Martha Street, Daniel Rifkin, a proposal to renovate the existing single-family residence including the construction of multiple additions to the first, second and attic floors, as well as a new concrete patio at the front of the residence and a new wood deck at the rear. This is a referral from the Zoning Board of Appeals, who are reviewing a request for two front yard area variances. He noted that the Planning Board denied a previous proposal for additions to the house as it was too big.

Kelly Fredrickson noted that there may be an issue with the third floor attic space. If the space is converted to living space a sprinkler system will be required. Also no height has been provided. Currently it is not high enough to be considered living space.

Nancy Rogan noted that they can have attic space without raising the roof over the allowed 28 feet.

DISCUSSION Greg Keyser presented VZP-2025-70, 8-10 Washington Street, Kathleen Moriarty, a request to convert a portion of an existing condominium unit to a one-bedroom apartment. The 1,600 sf unit will be split with 900 sf as living space and 700 sf as commercial office space. A public hearing is scheduled for January 13, 2026 at 5:30 p.m. No verbal or written comments have been received in response to the public hearing notice.

The project is subject to referral to the Cattaraugus County Planning Board under 239m of the General Municipal Law.

DISCUSSION: Greg Keyser presented VZP-2025-68, 24 Fillmore Drive, Site Plan and Architectural Design review of a proposal to construct a single-family dwelling.

Nancy Rogan noted that the Planning Board reviewed the project at the November 12, 2025 meeting. A public hearing is set for January 13, 2026 at 5:30 p.m.

Greg Keyser advised that the project is subject to referral to the Cattaraugus County Planning Board under 239m of the General Municipal Law.

DISCUSSION: Greg Keyser presented VZP-2025-32, 29 Washington Street, Gabriella Luculano, Historic District and Architectural Design review approval for new front entry doors that were replaced without prior authorization. A public hearing was held on November 12, 2025 and no comments or concerns were submitted. The 62 day period ends today and the Planning Board must act on the application. He offered a letter from Gregory Cappelli expressing his concerns and opinion on the project which he feels should be denied.

Nancy Rogan stated that Ms. Luculano stated that the owner gave her permission to replace the doors that were in poor condition and created safety issues. We looked at this project several times and asked what could be done to make it work? We offered suggestions on how to fix the problem. The applicant offered new wood handles and the store's name on the glass panels.

Blair Hamilton asked, is the applicant still in violation? Are there fines for non-compliance? Mr. Keyser said no fines can be levied for non-compliance. The applicant was advised to submit an application for approval or to re-install the old doors. She made an application to the Planning Board for approval.

Nancy Rogan noted that several other businesses have similar doors. We could be looking at legal action. The owner of the building should have been the applicant not the renter.

Mr. Keyser noted that the zoning code is vague allowing for opinions to be discretionary.

Damon Newpher stated that the last rendering is better than the previous doors.

Greg Keyser offered his staff report including standards for guidance. Individual members of the Planning Board retain discretion in the interpretation and application of the adopted standards. The goal is not merely technical compliance but demonstrating that the proposal meets the intent of the architectural design and preservation criteria to preserve the building's character to the greatest extent practicable. While the door is not replicative, it appears to be a compatible replacement that restores traditional storefront proportions while using contemporary construction methods for durability. As such, the Planning Board may find the following:

- The proposed door maintains the existing width, height, and symmetry of the historic store front opening.

- The double-leaf configuration is consistent with traditional commercial entrances and preserves the established rhythm of the facade.
- The large, glazed areas align with the historic storefront's emphasis on transparency and visual connection between the interior retail space and the public sidewalk.
- The door is centered within the existing opening and aligns with surrounding display windows and trim, reinforcing the original store front composition and avoiding alterations to character-defining structural elements.
- The proposal does not modify the overall face configuration. By fitting within the existing opening, the door preserves the historic massing and voids removal of original material beyond what is necessary for replacement.
- While the door employs modern materials and detailing, its simple rectilinear form and restrained appearance are compatible with the understated design of historic commercial entrances.

The facade has changed many times since 2007. A decision has to be made at the regular meeting tonight as the 62 day period ends.

Josh Whitney stated that we have to make this as good as possible.

Greg Keyser noted that the full length doors are in a facade with full length windows.

Damon Newpher noted that from a safety standpoint these doors are better than the previous doors.

Nancy Rogan asked who is responsible, the owner or the renter?

Blair Hamilton said that Mr. Keyser's overview is on point. We are in a bad spot if we deny.

Josh Whitney noted that no one attended the public hearing or submitted comments.

Mr. Keyser stated that a judge would ask for details that caused the Planning Board to deny the application. He noted that the Historic District Standards need to be updated.

Nancy Rogan closed the meeting at 5:20 p.m.

Submitted by: Donna Baldwin, Secretary