

**Town of Allegany Planning Board
Meeting Minutes**

Monday, **June 12, 2023** at 5:00 P.M.
Town Hall, 52 W. Main St., Allegany, NY

APPROVED

Present:

Pete Hellier, Chairman
Spencer Pinney
Jim Finch
Dawn Snyder

Absent:

Jason Crisafulli

Also Present:

John Krist, Town CEO; James Gwise

Chairman Hellier opened the meeting with the Pledge to the Flag at 5:00 PM.

Minutes

Mr. Finch made the motion to approve the minutes of the May 8, 2023 Planning Board Meeting, as written. 2nd by Ms. Snyder. Chairman Hellier – aye; Mr. Pinney – aye; Ms. Snyder – aye; Mr. Finch – aye. Carried.

Blue Buffalo Carwash – JSEK Olean, LLC – 3027-3037 NYS Rt 417

After the Zoning Board of Appeals meeting, where the 3-foot area variance was granted, we received a letter from the State saying that the traffic would be better flowing onto a side street (Allegany St) rather than onto a main road (State Rt 417). While this is not mandatory, it is generally followed. Residents of Allegany street would prefer the traffic to exit onto Rt. 417, so negotiation between JSEK Olean, LLC and State DOT will begin.

Chairman Hellier made the motion to hold a public hearing July 10th at 5pm, regarding the traffic outflow of the proposed Blue Buffalo Car Wash. 2nd by Mr. Pinney. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Finch – aye; Ms. Snyder – aye. Carried.

Shults Auto Spa – 3004 NYS Rt 417 – Matt Kahm

Public hearing was held Dec 12, 2022. Kahm has since applied for NYS code variance and provided Allegany CEO with updated drawings.

Mr. Pinney made the motion to approve Shults Auto Spa project as completed. 2nd by Mr. Finch. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Finch – aye; Ms. Snyder – aye. Carried

James Gwise/Jones Residence Buffalo Rd. Auxiliary Dwelling Unit

Mr. Gwise explains that they plan to begin building both the main building (house) and auxiliary dwelling at the same time, however the auxiliary unit will be completed first. The Jones family plans to live in this building until the main house is completed. Chairman Hellier explains the special use permit for this site is contingent on the Public Hearing outcome on July 10 at 5:10pm.

HomeCare & Hospice - St. Elizabeth Motherhouse

HomeCare & Hospice would like to use the 2nd and 3rd floors of the motherhouse. Their funding requires commercial zoning. The board would like to accommodate HomeCare & Hospice, proposing the solution of obtaining a special use permit.

Allegheny Crossings – Proposed Alterations to Approved Site Plan

The Site Plan, depicting alterations at the ongoing Allegheny Crossings project located at 3864 NYS Rt. 417, was sent to NYS DOT. No turn lane is needed for phase 1, but will be required at phase 2 of the project.

Chairman Hellier makes a motion to refer the project to the Town Board. 2nd Ms. Snyder. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Finch – aye; Ms. Snyder – aye. Carried.

Drinking Water Source Protection Program Plan (DWSP2)

Chairman Hellier further explained his findings in the model ordinance to the board members. He again suggests tabling any movement on the ordinance, to communicate and receive feedback with the NYS DEC and the Cattaraugus County Health Dept.

Chairman Hellier makes a motion to adjourn the meeting at 6:25pm. 2nd Ms. Snyder. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Finch – aye; Ms. Snyder – aye. Carried.

Next Planning Board Meeting July 10, 2023 @ 5 P.M.

Respectfully submitted by:
Grace Straub, Town Clerk