

**MINUTES – TOWN OF ALLEGANY  
PLANNING BOARD MEETING & PUBLIC HEARING  
MONDAY, SEPTEMBER 11th, 5:00pm, at The Town Hall**

---

**Approved**

**PRESENT:**

Pete Hellier, Chairman  
Jason Crisafulli  
Jim Finch  
Dawn Snyder

**ABSENT:**

Spencer Pinney  
John Krist

**ALSO PRESENT:**

Mike Higgins, Town Supervisor; Michele Lovern, Building & Zoning Clerk; Terry Boyle from Nussbaumer, and Mike Haigh from Quattro Development.

*Public Hearing was cancelled because the paperwork from Nussbaumer for Take 5 Oil Change Special Use Permit was not turned in on time.*

**Opening of the Planning Board Meeting with Salute to the Flag @ 5:00pm**

**Motion to accept the August 14, 2023 Planning Board Meeting & Public Hearing minutes as written**

- 1) Motion by D. Snyder to accept the minutes from the August 14, 2023 Planning Board Meeting and Public Hearing as written. 2<sup>nd</sup> by J. Finch; Chairman Hellier- aye; J. Crisafulli- aye. CARRIED

**OLD BUSINESS**

- 1) St. Elizabeth's Motherhouse/Homecare & Hospice Special Use Permit
  - a) Motion by D. Snyder to grant Special Use Permit upon approval of NYS DEC & Catt. County approval, 2<sup>nd</sup> by J. Crisafulli; P. Hellier- aye; J. Finch- aye; CARRIED
  - b) Approval from NYS DEC & Catt. County received September 8, 2023
  - c) Motion to accept project, with J. Krist approval of prints, by P. Hellier; 1<sup>st</sup> by J. Crisafulli; 2<sup>nd</sup> by D. Snyder; J. Finch- aye; CARRIED
- 2) Shults Auto Spa Special Use Permit
  - a) Motion by J. Crisafulli to accept project upon approval by of NYS & Catt. County approval.
  - b) Approval from NYS DEC & Catt. County received September 8, 2023
  - c) Motion to accept project, with J. Krist approval of prints, by P. Hellier; 1<sup>st</sup> by J. Crisafulli; 2<sup>nd</sup> by J. Finch; D. Snyder- aye; CARRIED

**NEW BUSINESS**

- 1) Take 5 Oil Change Area Variance Request
  - a) Catt. County sent in a Disapproval on the Area Variance Request
  - b) SEQR part 2 and 3 where done at the meeting
  - c) Town of Allegany Planning Board has taken Lead Agency over this project
  - d) As per Zoning Ordinance 7.07(C)(2) "If the County disapproves or approves subject to stated conditions or modifications, the Town Board, Planning Board or Zoning Board of Appeals may override the County determination only by a majority plus one vote."
  - e) Motion by P. Hellier to override Catt. County's decision with J. Krist approval; 1<sup>st</sup> by J. Crisafulli; 2<sup>nd</sup> by J. Finch; D. Snyder- aye; CARRIED.

**MINUTES – TOWN OF ALLEGANY  
PLANNING BOARD MEETING & PUBLIC HEARING  
MONDAY, SEPTEMBER 11th, 5:00pm, at The Town Hall**

---

**Approved**

- f) Motion for Site Review and Special Use Permit will be done at next meeting with a public hearing on October 16, 2023 at 5:00pm by P Hellier; 1<sup>st</sup> by D. Snyder; 2<sup>nd</sup> by J. Finch; J. Crisafulli- aye; CARRIED

**OTHER BUSINESS**

- 1) Regarding Blue Buffalo - There has been no further contact from them to the Building and Zoning office or to the Planning Board
- 2) Comprehensive Plan
  - a) Planning Board and Town Board to meet December 4, 2023 at 5:00pm to discuss an order of events
- 3) Aquifer August 28, 2023 discussion
  - a) Planning Board to meet September 25, October 23, and November 13, 2023 at 5:00pm to discuss and finish up with Aquifer
  - b) P. Hellier setting up a committee to work on Signage
  - c) Once finalized, Aquifer will be handed over to Wendy Tuttle to be checked over for proper verbiage

**FROM THE FLOOR**

*No further discussion*

**NEXT PLANNING BOARD**

October 16, 2023 at 5:00pm

**MOTION TO ADJOURN THE MEETING**

Motion by Chairman Hellier to adjourn the meeting at 6:15pm, 1<sup>st</sup> by J. Crisafulli; 2<sup>nd</sup> D. Snyder; J. Finch- aye. CARRIED

Respectfully submitted by,  
Michele Lovern  
Building & Zoning Clerk  
10/17/2023