

**Town of Allegany Planning Board
Meeting Minutes**

Tuesday, **February 15, 2022** at 7:00 P.M.
Town Hall 52 W. Main St., Allegany, NY

APPROVED

Present:

Pete Hellier, Chairman
Jason Crisafulli
Jim Finch
Kari Faulkner, Secretary

Absent:

Joe Chamberlain

Also Present:

Mike Higgins, Town Supervisor; Kathy Martin, Town Councilwoman; Craig Maguire, Town Councilman; Jerry Dzurhoff, Town Code Enforcement; Joe Spino, JSEK West Seneca, LLC; Jeremy Wassel, Ellicott Development; Tom Fox; Matt Kahm, Shults Auto; Keri Belovarac, Bemus Bay Architecture; Dawn Snyder; Janet Hellier

Chairman Hellier opened Planning Board Meeting with the Pledge to the Flag at 7:00pm.

New Business

Blue Buffalo Car Wash – 3153 West State St. – JSEK West Seneca, LLC – Site Plan Review and Special Use Permit SBL# 94.061-3-2.1

Joe Spino, of JSEK West Seneca, LLC, addressed the board regarding a proposal to refurbish the existing building located at 3153 W. State St., to create a tunnel style car wash. The proposal incorporates approximately 5,000 sq. ft. of the existing 10,000 sq. ft. building. The project incorporates approximately 1 ½ acres of the 9-acre parcel. The estimated cost of renovation and creation of the car wash is \$3,000,000. Lighting and landscaping was discussed, as well as utility supply. The estimated construction time frame will be approximately four months.

Mr. Crisafulli made the motion, this project be listed as inconsequential for SEQR. 2nd by Mr. Finch. Chairman Hellier – aye; Mr. Finch – aye; Mr. Crisafulli – aye. Carried. (Upon further review, the full SEQR procedure needs to be applied for this proposed project)

Mr. Finch made the motion to hold a Public Hearing regarding Blue Buffalo Car Wash proposal, for March 14, 2022 @ 7:00pm. 2nd by Mr. Crisafulli. Chairman Hellier – aye; Mr. Finch – aye; Mr. Crisafulli – aye. Carried.

Ellicott Development – 3139 West State St. – Jeremy Wassel – 10 Unit Multi-family Building

Jeremy Wassel, of Ellicott Development, and with Tom Fox addressed the board regarding a proposed 10 Unit Multi-family rental dwelling. The proposed building will be placed behind the existing Harbor Freight. The building will consist of eight, one to two-bedroom apartments, as well as two, 3 bedroom, 2-story townhouses on each side that will each have a garage. The exterior coloring will be of earth tones. The existing parking lot will be slightly altered to be shared with the proposed build. The intention is to begin construction mid to late summer of 2022, with an anticipated end date of spring of 2023. Snow piling/storage options were discussed. The New York State Flood Control easement requirements were also discussed, as well as required setbacks. Landscaping requirements were also reviewed.

Shults – 3004 NYS Rt. 417 – Matt Kahm – Pre-application Meeting

Matt Kahm, of Shults Auto Group, requested a pre-application meeting with the Planning Board, regarding a proposed 4,000 sq. ft. conveyor style car wash, to be located directly behind the current Auto Sales business.

Keri Belovarac, of Bemus Bay Architecture, presented the proposed project, in length. The proposed car wash will have approximately 29 car capacity, will include man dryers, as well as hand dryers and vacuums. Landscaping, snow storage, the need for a legal easement for the shared driveway, as well as concerns regarding the flooding of that particular location, and the floodway boundary were discussed. The board has recommended this project developer contact NYSDEC in regards to the Floodplain.

Old Business

The board discussed the ongoing revisions to the Town of Allegany Solar Energy Local Law, as well as, prospective, potential projects that will be forthcoming.

Mr. Crisafulli made the motion to adjourn the meeting. 2nd by Mr. Finch. Chairman Hellier – aye; Mr. Higgins – aye; Mr. Finch – aye. Carried.

The meeting was adjourned at 8:10 p.m.

Next Planning Board Meeting March 14th 7 P.M.

Respectfully submitted by:
Kari Faulkner, Planning Board Secretary