

**Town of Allegany Planning Board
Meeting Minutes**

Monday, **March 13, 2023** at 5:00 P.M.
Town Hall, 52 W. Main St., Allegany, NY

APPROVED

Present:

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

Absent:

Dawn Snyder

Also Present:

Joe Spino, Blue Buffalo/JSEK; Allegany Street Residents: Michele Bednar, Diana Hettrick, Bill Hettrick, Jeffery Harris; Mike Higgins, Town Supervisor; John Krist, Town CEO; Kathy Martin, Town Board Member; Janet Hellier

Chairman Hellier opened the meeting with the Pledge to the Flag at 5:02 PM.

Minutes

Mr. Crisafulli made the motion to approve the minutes of the February 13, 2023 Planning Board Public Hearing/Meeting, as written. 2nd by Mr. Finch. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Mr. Finch – aye. Carried.

New Business

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

Joe Spino, of Blue Buffalo/JSEK Olean, LLC, addressed the board and the audience with a proposed Blue Buffalo Carwash to be located at 3027-3037 NYS Rt. 417. The project would entail combining the four parcels and utilizing DOT recommended curb cuts from Rt. 417. The intention is to demolish the four existing structures and construct a 3,000 sq. ft., two story carwash.

The carwash will utilize the newest technology in equipment. The majority of the water will be reclaimed, using reverse osmosis. The model of individual vacuums are meant to be some of the quietest, attached to one central turbine. Board Members suggested the possibility of

locating the turbine inside the building, as well as, requesting the Site Plan to depict the turbine and decibels per foot.

It is estimated there would be 100-300 customers, per day.

Residents of Allegany Street voiced their concerns with the additional traffic congestion and noise in their neighborhood. Mr. Spino discussed the possible noise control solutions such as, leaving existing trees and installing fencing to minimize the additional noise created.

Upcoming Agenda Items

Chairman Hellier discussed two main items of upcoming business with board members, the creation of the Drinking Water Source Protection Program Plan (DWSP2 Plan), as well as, the need to update the Town of Allegany Comprehensive Plan.

Old Business

Arby's/A & T Development – 1779 Gargoyle Rd.

There has not been any movement on this proposed project since the Board granted Site Plan approval and issuance of Special Use Permit on October 3, 2022.

The Building and Zoning Department is awaiting a full application packet for issuance of a Building Permit.

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

The meeting was adjourned at 5:50 p.m.

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

Respectfully submitted by:

Kari Faulkner, Planning Board Secretary