

Town of Allegany Planning Board
Public Hearing/Meeting Minutes
Monday, **September 12, 2022** at 6:00 P.M.
Town Hall, 52 W. Main St., Allegany, NY

unAPPROVED

Present:

Pete Hellier, Chairman
Jason Crisafulli
Spencer Pinney
Dawn Snyder (via telephone)
Kari Faulkner, Secretary

Absent:

Jim Finch

Also Present:

John Krist, Town CEO; Janet Hellier; Steve Carlson and Andrew Carlson, A & T Development; Robert Cathers, E&M Engineers; Ryne Wight, Clark Patterson Lee; Dennis Casey, Casey, Halwig & Hartle Funeral Home

Chairman Hellier opened the Public Hearing at 6:01 PM.

Public Hearing – Arby’s – 1779 Gargoyle Rd. – A&T Development/E&M Engineers

There was a single question from the public attending the meeting. Dennis Casey of Casey, Halwig & Hartle Funeral Home, inquired if the trees along NYS Rt 417 would be removed.

Robert Cathers of E & M Engineers stated, the trees would remain, as they are on property that is owned by NYSDEC, not the project developers.

There were no further comments from the public.

Mr. Crisafulli made the motion to close the Public Hearing. 2nd by Mr. Pinney. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Ms. Snyder – aye. Carried.

Chairman Hellier opened the regular Planning Board Meeting with the Pledge to the Flag at 6:03 PM.

Minutes

Ms. Snyder made the motion to approve the minutes of the August 8th Planning Board Meeting, as written. 2nd by Mr. Crisafulli. Chairman Hellier – aye; Mr. Crisafulli – aye; Ms. Snyder – aye. Carried.

Old Business

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

Planning Board members reviewed correspondence from NYSDEC, specific bullet points that were discussed, included:

“...no Department Permit has been identified for the above-noted work in accordance with the submitted plan.”

“An Article 16 Flood Control Land Use Permit will not be required if there is no work performed of disturbances made to New York State Flood Control Lands adjacent to the proposed restaurant.”

“A review of the project plans indicates that the project will not be disturbing and acre or more of soil, and therefore, no requirement to obtain Stormwater SPDES Construction General Permit coverage.”

The NYSDEC also stated, appropriate soil and erosion control measures must be utilized during construction.

Mr. Pinney made the motion to refer the proposed Arby's application and Site Plans to Cattaraugus County Planning Board, for their September 29th meeting. 2nd Mr. Crisafulli. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Ms. Snyder – aye. Carried.

New Business

Community Bank Expansion – 3152 NYS Rt 417 – Clark Patterson Lee

Ryne Wight, of Clark Patterson Lee, presented and discussed the provided Site Plans for the proposed, approximate 10,800 sq. ft. addition to the existing Community Bank Loan Operations Center, with an additional +/- 100 parking spaces.

Mr. Wight explained this phase of the expansion will be one floor, built with possibility of a second-floor addition in the future.

St. Bonaventure University has offered their written approval of the appearance of this proposed expansion.

Parking and landscaping plans were discussed.

Chairman Hellier made the motion to designate Town of Allegany Planning Board, as lead agent for this proposed expansion. 2nd by Mr. Crisafulli. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Ms. Snyder – aye. Carried.

Planning Board members reviewed Part 1 SEQR.

Mr. Pinney made the motion to accept Part 1 SEQR as complete. 2nd by Ms. Snyder. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Ms. Snyder – aye. Carried.

The board completed Parts 2 and 3 of the SEQR.

Mr. Crisafulli made the accept the SEQR as complete, with a negative declaration, pending SHPO clearance from Office of Parks, Recreation and Historic Preservation/NYSDEC . 2nd by Mr. Pinney. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Ms. Snyder – aye. Carried.

Mr. Crisafulli made the motion to refer the proposed Community Bank’s application and Site Plans to Cattaraugus County Planning Board, for their September 29th meeting. 2nd Mr. Pinney. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Ms. Snyder – aye. Carried.

Ms. Snyder made the motion to set a Public Hearing for the proposed Community Bank Loan Operations Center expansion on October 3, 2022 @ 6pm. 2nd by Mr. Crisafulli. Chairman Hellier – aye; Mr. Crisafulli – aye; Ms. Snyder – aye. Carried.

Correspondence

Board members discussed training opportunities, and the need for, four hours of training per year, for each board member.

The board also discussed the Cattaraugus County Planning Board’s Annual Dinner, scheduled for September 29, 2022.

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

The meeting was adjourned at 7:29p.m.

Next Planning Board Meeting October 3, 2022 6 P.M.

Respectfully submitted by:

Kari Faulkner, Planning Board Secretary