

# Town of Allegany Planning Board Meeting Minutes

August 22, 2011 at 7:00 PM Allegany Town Hall

**Present:**

Bob Phillips, Chairman  
Rick Kavanagh  
Frank DeFiore  
Helen Larson

APPROVED September 12, 2011

**Also Present:**

Carol Horowitz, Town Planner; Lynette Semsel, Secretary; Jason Crisafulli, Kinley Corp; Craig Marlett, St. Bonaventure Representative; Phil Winger, St. Bonaventure; Towns People: Lucian & Sue Greco, Karen Geelan

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Chairman Phillips opened the meeting with the Pledge to the Flag at 7:00 PM. He called the Public Hearing on the subdivision of the Bonaventure Square to order and asked for comments from the public.

Lucian and Sue Greco had a question on the fencing behind their property on Willard Street. They were concerned there would be no fencing and would be garbage dumpsters behind their property. They had a chain link fence that was taken down when the area was cleared recently and they have a problem with trash blowing in their yard. Mrs. Horowitz went over the plans with them to show them there would be a fence and the garbage dumpsters would be enclosed by a fence and over by the sportsplex.

There were no other comments.

***Mr. Kavanagh made a motion to close the Public Hearing on the Bonaventure Square subdivision application. 2<sup>nd</sup> by Helen Larson. Ayes all. Carried.***

Mr. Phillips opened the special meeting dealing with the Bonaventure Square subdivision application. Ms. Horowitz reported that the Town Attorney examined the application and feels it is sufficient. Mrs. Horowitz stated the Planning Board is only approving the map; however, the applicant will have to file the verbal deed description. There is an error on the map in terms of property names. The Martins own two parcels and one of them is shown on the map as owned by Mosley. The error is also in the verbal description; therefore, they need to be fixed.

***Mr. DeFiore made a motion to conditionally approve the Final Plat, prepared by D. Michael Canada, Land Surveyor, dated August 12, 2011, for the Bonaventure Square Subdivision. The Chair of the Town of Allegany Planning Board is hereby authorized to sign the Final Plat upon completion of the following stipulations:***

- A. ***Receipt by the town of proof that the land transfer has occurred, through submittal of the deed of record or other documents.***
- B. ***The following changes shall be made to the Final Plat:***
  - ***The map shall be titled "Bonaventure Square Final Plat", not "St. Bonaventure."***

- *The note in the middle of the site, which reads "Existing easement right of way to be re-located" shall be removed.*
  - *Extend right-of-way of Castle Drive cul-de-sac into the lands of O'Brien*
  - *The signature block for the Planning Board Chair shall be expanded to include the date of the Planning Board's conditional approval and the date of the Chair's signature*
- C. *The proposed Deed Description and the Final Plat shall be revised to show that the abutter to the east of parcel 94.061-1-31.4 is "Martin", not "Mosley".*

*This conditional approval is also subject to the following conditions of approval:*

1. *Before a certificate of occupancy can be issued for any building in Phase 1 of the Bonaventure Square Development, the Final Plat shall be signed by the Chair and shall be recorded with the Clerk of Cattaraugus County; proof of recording shall be provided to the Town's Code Enforcement Official (CEO).*
2. *Any future division of this property shall require subdivision approval from the Town of Allegany Planning Board; at that time, appropriate agreements for cross easements for access, parking, drainage and similar site features will be required as needed.*

*2<sup>nd</sup> Helen Larson. Ayes all. Carried.*

*Mr. Kavanagh made the motion to adjourn the special meeting of the Planning Board for the Bonaventure Square subdivision application. 2<sup>nd</sup> by Mr. DeFiore. Ayes all. Carried.*

Meeting was adjourned at 7:14 PM.