

# Town of Allegany Planning Board Meeting Minutes

April 9, 2012 at 7:00 PM Allegany Town Hall

**Present:**

Frank DeFiore, Chairman  
Rick Kavanagh  
Helen Larson

**APPROVED May 14, 2012**

**Also Present:**

Carol Horowitz, Town Planner; Lynette Semsel, Secretary

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Mr. DeFiore opened the meeting with the Pledge to the Flag at 7:00 PM. He then asked if there were any corrections or changes to the minutes of March 12, 2012.

*Mr. Kavanagh made a motion to approve the minutes of the March 12, 2012 meeting.. 2<sup>nd</sup> by Mrs. Larson. Ayes all. Carried.*

*Mr. DeFiore made a motion appoint Mrs. Helen Larson as Deputy Chair of the Planning Board. 2<sup>nd</sup> by Mr. Kavanagh. Ayes all. Carried.*

**Other Business**

**Wellhead Protection Plan**

Chris Crawford had extensive comments on the Wellhead plan. Mrs. Horowitz would like to speak to him on how he defines the wellhead protection area versus the tributary area before she makes the changes the Planning Board had recommended at the last meeting.

John Hare has given the Planning Board permission to look at the Zoning Ordinance. Though it will be awkward to work on the Zoning Ordinance and the Wellhead Protection concurrently, it would be better than trying to insert one into the other at a later time.

Mrs. Horowitz is trying to schedule a meeting with the Village of Allegany; however, Lynda Dunn informed Mrs. Horowitz they have a meeting coming up and have not yet talked about the Town's comments. As the next step, the Board decided it would be better to get the Village's definitions and see how they can mesh together with the definitions Chris provided to the Board.

**Walmart Traffic Study**

The Board was surprised by the study that the accident rate was as low as it was for the Dan Eaton intersection. The report seemed very thorough and covered all the points that were in the scope. It included an understandable discussion of why the traffic consultant felt no improvements needed to be made on Dan Eaton Drive. The report did make a case regarding the signage not being very clear. The most confusing sign is near Home Depot; however, this sign may be on the Home Depot lot rather than on property owned by DDR. A possible reason this study had less traffic may be due to the fact the original study was a piggyback between the COR project and the Walmart expansion. The traffic study will be emailed to DDR and to Leslie Senglaub, Walmart's attorney. A copy will

also be emailed to the person in charge of Walmart escrow account in order that they know it has been done. The Board does want DDR to look into the signage request the study recommended.

### **Zoning Ordinance Process Update**

Mrs. Horowitz presented a tentative schedule to discuss the Zoning Ordinance and update it, incorporating the comprehensive plan recommendations into it. Mrs. Horowitz will send a press release to the Times Herald to alert them we are in this process. If the Board has any special meetings, they would be subject to the open meeting law. Before making the final recommendation to the Town Board, it might be a good idea to have a public hearing or a formal meeting where people are invited to come and comment. There was discussion on possible ways of placing the Zoning Ordinance on the Town website in order to be more user-friendly.

When the Board starts reviewing the Zoning Ordinance, Mr. Kavanagh\_wants to ensure that there are standards for mobile home parks, and that those standards could be more relaxed than those for mobile homes on single family lots.

Mark Alianello will turn in a bid to the Town Board to do the mapping for the comprehensive plan to include tax map parcels.

### **Correspondence**

#### **Bonaventure Square**

Mrs. Horowitz discussed the letter she wrote to Craig Marlatt re the final plat for Bona Square project. If they need an extension, they must apply to do so at the May meeting. Mrs. Horowitz has not heard from them as of this date.

#### **Everpower/Allegany Wind Farm**

Young/Sommer sent a request for an extension of one year of the Special Use Permit and Site Plan approvals for the Allegany Wind project, which arrived after the deadline to be included on the Board's April agenda. Mrs. Horowitz and Mr. DeFiore will be in contact with Dan Spitzer regarding the extension. Everpower's request for extension will be on the agenda for May.

*Mr. Kavanagh made a motion to adjourn. 2<sup>nd</sup> by Mrs. Larson. Ayes all. Carried.*

The meeting was adjourned at 7:55 PM.

Respectfully submitted,



Lynette Semsel  
Secretary