

Town of Allegany Planning Board
Meeting Minutes
Monday, March 13, 2017
Allegany Town Hall, 52 W. Main Street, Allegany NY

APPROVED

Present:

Frank R. DeFiore, Chairperson
John Sayegh
Rick Kavanagh

Peter Hellier
Joseph Chamberlain

Also Present:

David Kazmierczak, architect
Rex Butcher of Aura Consulting LLC, Forestville, New York
Helen Larsen
Donald Sue
Kathy Martin
Theresa Kavanagh

Meeting is opened with a pledge to the flag at 7:00 p.m.

Minutes: Chairman DeFiore asks Board members for any comments to the minutes of November 14, 2016. Motion to accept the minutes by Frank DeFiore and 2nd by Joseph Chamberlain. Ayes: J. Sayegh, J. Chamberlain, R. Kavanagh, P. Hellier and Chairman DeFiore.

Old Business:

None

New Business:

Rex Butcher, along with his registered architect, David Kazmierczak, present themselves at the Planning Board meeting to discuss their site plan application for the former Hite electrical building located on Route 417 in the Town of Allegany.

Mr. Kazmierczak provides the Board with the renovation plans for the first and second floors of the building, building sections (front/back/side views), site layout plan, topographic survey and drainage plans. Also provided to the Board are six color layouts, one depicting the current state of the building and five layouts of how the newly proposed renovations to the building will appear. Mr. Kazmierczak states that the HVAC and mechanical equipment will be housed in the rear of the building out of public view.

Board members question Mr. Kazmierczak about sidewalk placement at this site and Mr. Kazmierczak shows where the sidewalk is proposed and that, although the sidewalk ends are open with no existing sidewalk to attach to at either end of the property, it leads the way for businesses to the left and right of this proposed site to hook into the proposed sidewalk from this newly renovated property.

The Board questions Mr. Butcher's intention at this property and applicant advised his intention is to operate his energy engineering company at this location. He will have room for office tenants and light manufacturing as well as a 3-D printing location within the building.

Further discussions between Board Chairman and Board members lead to fact that there is no special use permit needed for this proposed renovation. A Short Environmental Assessment Form is completed during the meeting by all members. The result of the SEAF is that there is no significant adverse environmental impact with the proposed renovations at this site.

Board Chairman Frank DeFiore makes a motion that this project presented to the Board is an unlisted SEQR action requiring no special use permit and no DEC involvement is required, motion is 2nd by Joseph Chamberlain. Ayes: R. Kavanagh, P. Hellier, J. Sayegh, J. Chamberlain and Chairman DeFiore.

Board member R. Kavanagh makes a motion that there are no negative declarations with the proposed renovations at 3153 West State Street in the Town of Allegany, motion is 2nd by Joseph Chamberlain. Ayes: R. Kavanagh, P. Hellier, J. Sayegh, J. Chamberlain and Chairman DeFiore.

NOTE: for next meeting regarding this site plan, the Board will make their approval consistent with the above but add in clauses regarding potential signage, lighting and sidewalk installation that may be needed at this site in the future.

Other Business:

Board members briefly discussed possible renovations and/or expansion proposed by the owner of Allegany Redemption Center; specifics to be announced.

Motion to adjourn meeting at 7:50 p.m. by Chairman DeFiore and 2nd by R. Kavanagh. Ayes: J. Sayegh, R. Kavanagh, P. Hellier, J. Chamberlain and Chairman DeFiore. Carried.

Next Meeting – April 10, 2017.

Respectfully Submitted:

Donna G. Stady, Secretary to Planning Board