

MINUTES – TOWN OF ALLEGANY PUBLIC HEARING & SPECIAL BOARD MEETING THURSDAY JULY 29, 2010 7:00 PM SENIOR CENTER

PRESENT WERE: Supervisor Eaton Councilman Jonak
Councilman Hitchcock Highway Superintendent Gleason
Comptroller C. Hemphill Town Clerk M. Peck

ABSENT: Attorney Tuttle, Councilman Sendlakowski, Councilman Hare

ALSO PRESENT: R.Phillips, H.Larson, R.Kavanagh, F.DeFiore, D.Sue, C.Fortuna, B.Snow, M.Conroe, K&T Martin, G.Anthony, A.Brucker, S.Ford, L.Ford, M.Brockel, J.Crisafulli, and townspeople.

Salute to the Flag at 7:00 PM opened the Public Hearing.

Public Hearing on the Bona Square Project

Supervisor Eaton: advised the public that this Public Hearing is being held on the Bona Square Project and the Recommendations that the Town Board has received from the Planning Board. Supervisor Eaton advised that this public hearing will deal with questions concerning the Planned Development district as this area is in an overlay district. This is regarding a zoning change. We shall take questions and comments from the public regarding zoning issues tonight.

Brenda Snow: Sr. VP for finance at St. Bonaventure University: gave a brief history of property purchase for this Bonaventure Square Project. This project is strategic for the university and the community, both. Also, this project will help the University attract students.

Mike Conroe, Architect: described the project site and the planned development buildings, parking lots, roadways, etc. The heart of the complex is the athletic complex in the center of the project: lacrosse field, soccer area, hockey area, tennis. Entertainment complex next to it to house bowling, retail, restaurants, sports & athletic equipment. Outside is housing with approximately 100 housing for graduate students and in the back 100 room suite hotel and book store all connected with walkways. Trying to be complimentary with university architecture. There is also a ring road around the complex. There will be a main entrance with the potential of a light, and another entrance intended primarily for delivery (box trucks- no semis) district energy facility off of the ring road to create heating/cooling systems for entire facility. Approx. 700 parking spaces on site, and overflow of 500 parking spaces on the other side of Cranberry Road. Creating a large basin in the rear of complex to address the site water run-off.

Kathy Martin - questioned about the roadway/walkway to Cranberry Road for off-site parking?

Supervisor Eaton: the roadway will only be open to emergency vehicles 24/7 vehicular traffic.

Kathy Martin: would like to remind everyone that this is a residential area.

George Anthony: wherever they put the parking lot, it will be on the tax roll, correct? Ans: yes, and it is already on the tax roll.

Anne Brucker: surrounded by commercial areas, this is supposed to be a residential area. The walkway seems ok, but if there will be vehicular traffic, then she has concerns.

MINUTES – TOWN OF ALLEGANY PUBLIC HEARING & SPECIAL BOARD MEETING THURSDAY JULY 29, 2010 7:00 PM SENIOR CENTER

Tom Martin- believes it is preposterous to put an access road onto Cranberry Road. Who would make that decision? **Mr. Eaton:** the Town Board would make the decision about that issue.

Tom Martin: are there other access roads? **Architect:** yes, but generally for delivery trucks. **Tom Martin:** what about a buffer zone? **Architect:** yes, there will be a buffer zone where this abuts the property lines.

Carol Horowitz: In a Planned Development, the buffer zones differ from normal developments.

Tom Martin: we will have a parking lot 15' from his property, what will the buffer zone be?

Supervisor Eaton: that will be determined

Tom Martin: will it be sufficient to “keep the parking lot away”? How much can we request?

Councilman Hitchcock: it could be just like at the K-Mart. There is a berm and a fence. This helps immensely.

Sue Ford: with this increase in traffic, how will Cranberry Road be kept in shape? **Supervisor Eaton:** this has not been looked into yet.

Kathy Martin: how much noise will this energy system create?

Architect: we can't really say at this time, but there are ways to isolate sounds. Units can be constructed to regulate sounds

Larry Ford: who is to maintain the ring road? **Mr. Eaton:** the town will as it will be dedicated to the Town.

Larry Ford: what happens if answers are not beneficial to the residents? Does not want access road opened to vehicles.

Anne Brucker: how close will road be to her property? **Architect:** we will have to get back to you on that question.

Sue Ford: why did Planning Board let the pedestrian road turn into a vehicle road?

Robert Phillips: original thought was to have an exit left turn only; then it turned into a walkway only for the purpose of getting to parking lot. The only exit would be north east section for emergency vehicles only. (To Castle Drive)

Mary Jo Brockel: is the only way to get to the back parking lot through Cranberry onto Constitution?

Jason Crisafulli: the pedestrian walkway will be going past Gelen's house.

MINUTES – TOWN OF ALLEGANY PUBLIC HEARING & SPECIAL BOARD MEETING THURSDAY JULY 29, 2010 7:00 PM SENIOR CENTER

Anne Brucker: if the zoning were to change, would the zoning of my two houses change?

Supervisor Eaton: it would stay what it is right now.

Gene Oyer: is the ring road a one-way or two-way?

Architect: it is a two-way road.

Brenda Snow: the graduate population is growing, so we need to provide more housing for students and staff.

No further comments from the public, therefore the Public Hearing is closed to the public.

Town Board questions:

Supervisor Eaton: sewer lines “may be” offered to the Town. Thought the lines were to be dedicated to town specifications. Mr. Gleason: yes, they will be dedicated to the town.

Supervisor Eaton: wants to keep Cranberry, Willard, Franklin areas, as a residential area. Advises that prior to any construction, the developer should talk to the fire department regarding emergency access.

#177-MOTION TO CLOSE PUBLIC HEARING ON BONAVENTURE SQUARE

Motion by Hitchcock to close the Public Hearing on the Bonaventure Square Project. 2nd by Jonak. Jonak-aye, Hitchcock-aye, Eaton-aye. CARRIED.

Public Hearing closed at 7:55PM

Special Meeting opened at 8:00 PM

#178-MOTION TO SET PUBLIC HEARING ON TANGLEWOOD SEWER DISTRICT

Motion by Eaton to set a public hearing on the Tanglewood Sewer District on Thursday, August 26, 2010 at 7:00 pm at the Town Hall. 2nd by Hitchcock. Jonak-aye, Hitchcock-aye, Eaton-aye. CARRIED

#179-MOTION TO AUTHORIZE B.A.N. FOR STREET SWEEPER

Motion by Jonak to authorize the Supervisor to sign a B.A.N. for the street sweeper in the amount of \$116,240.00 at Five Star Bank at an interest rate NOT to exceed 3.25%. 2nd by Hitchcock. Jonak-aye, Hitchcock-aye, Eaton-aye. CARRIED.

#180-MOTION TO AUTHORIZE B.A.N. FOR FIRST STREET WATER DISTRICT

Motion by Hitchcock to authorize the Supervisor to sign a B.A.N. for the First Street Water District in the amount of \$42,000.00 at Five Star Bank at an interest rate NOT to exceed 3.25%. 2nd by Jonak. Jonak-aye, Hitchcock-aye, Eaton-aye. CARRIED.

MINUTES – TOWN OF ALLEGANY PUBLIC HEARING & SPECIAL
BOARD MEETING THURSDAY JULY 29, 2010 7:00 PM SENIOR
CENTER

#181-MOTION TO ADJOURN MEETING

Motion by Jonak to adjourn meeting. 2nd by Hitchcock. Jonak-aye, Hitchcock-aye, Eaton-aye.
CARRIED.

Meeting adjourned at 8:06 pm

Respectfully submitted,

Mary M. Peck, Town Clerk
7-30-2010