

MINUTES - TOWN OF ALLEGANY PUBLIC HEARING - REZONING OF COR DEVELOPMENT PROJECT - MONDAY 10/1/07 7:30PM - SENIOR CENTER

This was a special joint meeting between the Town Board, Planning Board and Zoning Board of Appeals.

**PRESENT WERE:**

<u>Town Board</u>	<u>Planning Board</u>	<u>ZBA</u>
Supervisor Eaton	Chairman Hare	Chairman Bigler
Councilman Potter	R. Stephen Gollaher	J. Gangemi
Councilman Hitchcock	J. Elling	J. Jones
Councilman Wolf	R. Phillips	C. Ozzella
Town Clerk M. Peck	R. Kavanagh	J. Chamberlain
	S. Papasergi, Secretary	C. Hemphill, Secretary

**ALSO PRESENT:**

Carol Horowitz, Town Planner  
Andrew Reilly, Eng., Wendel Duchscherer  
Catherine Johnson, Esq. COR Dev.  
Andrew Johnson, Eng., Bergmann Assoc.  
Amy Dake, Sr. Traffic Eng., SRF Assoc.  
Carlie Hanson, QPK Design

Townspeople and news media

**ABSENT:** Attorney Tuttle and Councilman Higgins

Salute to the Flag at 7:30pm opened the meeting.

Supervisor Eaton began the meeting by advising the audience what this meeting was being held for and he also introduced the individuals that were making the presentations.

**Catherine Johnson, Esq.** - briefly explained the COR Development project process. There is a new developer that finds this location acceptable to their market. There will be a written comment period until October 12, 2007 for people to comment. All comments will be responded to in the FEIS (final env. impact stmnt)

**Andrew Hart, Eng. Bergmann Assoc.** - much of the landscape and ideas are very similar to what was proposed in the previous application. Mr. Hart showed where the truck delivery routes would be and the times for delivery (7am-4pm). Spoke about the setback variance requests and showed where they would be. He also gave the probable times of operation of the retail businesses.

**Amy Dake, Sr. Traffic Engineer-SRF Assoc.** - advised that there is less traffic now in this area than before. There may be a traffic signal and a crosswalk put in.

**Carlie Hanson, Architect - QPK Design** - showed some pictures of what the buildings will look like. They are trying to keep the essence of St. Bonaventure University in this development.

Questions from the audience:

**George Anthony** - Willard Street. What are the time frames for Phase I and Phase II?

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Who will take care of maintenance of the land between the buffer area and my fence?

**Answer:** Spring 2008 to start Phase I, and no set date on Phase II as of now. COR Dev.  
Will maintain the area between.

**J. O'Brien** - will there be some type of vegetation between this project and residents' yards?

**Answer:** yes, there will be some type of vegetation

**Ann Brucker** - the road behind this project, will there be parking there? She has had a nightmare from the hotel. A fence would be nice, what about delivery times, garbage pickup, lighting? Will anything affect her water well?

**Answer:** no parking in the back, delivery times would be 7am-4pm, garbage pickup is unknown at this time, and the lighting should be so as not to affect the outer areas. There should not be anything there to affect her water well.

**Tom Butler (Century 21 Agency)** - believe this will be a very good thing for this area.

**John Jones (ZBA)** - had questions on parking spaces that they requested variances for. Andrew Hart answered them (9 1/2 x 18" with a 25' drive area)

**Supervisor Eaton** - excellent comments from the public. This project should bring good tax dollars to our community by way of sales tax and property tax.

#1-MOTION TO ADJOURN TOWN BOARD MEETING

Motion by Potter to adjourn meeting. 2<sup>nd</sup> by Wolf. Potter-aye, Hitchcock-aye, Wolf-aye, Eaton-aye. CARRIED.

Meeting adjourned at 8:25 pm.

Respectfully submitted,

Mary M. Peck  
Town Clerk  
10/5/07