

AGENDA

MEETING OF THE TOWN OF ALLEGANY PLANNING BOARD

**Monday, December 14, 2015
at 7:00 p.m.
Allegany Town Hall
52 W. Main Street, Allegany, NY**

Salute to the Flag

Minutes

November 9, 2015

Old Business

None

New Business

Shults Auto Sales (#137-15)

Special Use Permit and Site Plan Review

Other Business

Meeting Schedule 2016

Training Records and tracking form

Correspondence

None

**Next Planning Board Meeting:
Monday, January 11, 2016**

Town of Allegany Planning Board
Meeting Minutes
Monday, **December 14, 2015** at 7:00 p.m.
Allegany Town Hall, 52 W. Main Street, Allegany NY

APPROVED

Present:

Frank R. DeFiore, Chair
John Sayegh
Rick Kavanagh

Helen Larson
Peter Hellier

Also Present:

Carol Horowitz, Town Planner
Matthew Kahm, Associate from Shults Auto Sales

Chairman Frank R. DeFiore opened the meeting with the Pledge to the Flag at 7:00 p.m.

Minutes: Chairman DeFiore asks Board members for any comments to the minutes of November 9, 2015. Move to accept the minutes by John Sayegh and 2nd by Pete Hellier. Ayes Chairman DeFiore, J. Sayegh, H. Larson and P. Hellier. R. Kavanagh abstains from voting; not being present at last meeting held by the board. Motion carried.

New Business: Planning Board has received Application #137-15 “ Request a Special Use Permit” for use of a vacant lot located at 3004 NYS Route 417 in the Town of Allegany to permit used and new vehicle display for the Shultz Auto Sales business. The proposed site plan sketch is reviewed by Board members. Town Planner advises she has followed up on the sale of the property at hand from Living Waters Church and confirms the sale to Shultz Auto Sales is completed. Staff Report by Town Planner dated December 10, 2015 is reviewed by board members. Discussion was had regarding the vacant lot and said lot being in the 100 year floodplain. Mr. Kahm as the Shultz representative, addressed the Board stating the dealership initially would like to store, for display, used and new automobiles. Eventually they would like to have lighting placed on the lot with eventual signage. Upon approval by the Board the Shultz group would perform a surface cleanup of brush, dead trees, and debris and black top the surface. An eventual concrete berm to separate Tim Hortons rear entrance driveway and the existing vacant lot may be put into place with appropriate drainage measures being of high priority due to the constant flooding in that lot area.

Board acknowledges that the DEC is willing to speak with the board regarding this vacant lot but that they do not need to formally be involved as they have no permit requirements over this particular lot.

Questions posed by Board to Mr. Kahm ranged from "...will potential buyers be walking around this lot to look at the vehicles, will the lot have lighting in place, will the lot be blacktopped and how many vehicles will be located on this lot.

It was determined by that Board that the Shults Auto Group application was not complete, additional forms needed to be completed (SEQR), and a "to scale" site plan showing setbacks is also required. Further, the matter will also need to be referred to the County Planning Board as the location is 300 feet from Route 417. The Planning Board will expect to have a completed application by Shultz Auto Group by the next meeting on January 11, 2016.

Other Business: Town Planner provided Town Board Training forms with hours needed by Board Members.

Motion to adjourn meeting by Pete Hellier and 2nd by John Sayegh. Ayes: Helen Larson, Pete Hellier, John Sayegh, Rick Kavanagh and Chairman DeFiore. Carried.

Next Meeting – January 11, 2016.

Respectfully Submitted:

Donna G. Stady, Secretary to Planning Board