

**MEETING OF THE
TOWN OF ALLEGANY PLANNING BOARD**

**Monday, May 13, 2013
at 7:00 p.m.
Allegany Town Hall
52 W. Main Street, Allegany, NY**

AGENDA

Salute to the Flag

Minutes

April 8, 2013

Old Business

None

New Business

None

Other Business

Discussion re landscaping as a condition of approval

Zoning ordinance update:

Section 5.09 Manufactured Home Regulations

Section 5.11 Auxiliary Dwelling Units

Section 5.10 Home Occupations

Section 5.22 Adult Uses

Article II, Definitions (time permitting)

Correspondence

None received

**Next Planning Board meeting:
Monday, June 10, 2013**

**Town of Allegany Planning Board
Meeting Minutes**

Monday, May 13, 2013 at 7:00 P.M.
Allegany Town Hall, 52 W. Main Street, Allegany, NY

APPROVED June 10, 2013

Present:

Frank DeFiore, Chairman
Pete Hellier
Rick Kavanagh
Helen Larson

Also Present:

Carol Horowitz, Town Planner; Lynette Semsel, Secretary;

Chairman DeFiore opened the meeting with the Pledge to the Flag at 7:00 PM.

He asked if there was any discussion on the minutes of the April 8, 2013 meeting. Mr. Kavanagh commented that the statement in the minutes, "Mr. Kavanagh addressed his concerns on this project (Bonaventure Square) to the Board. There were no other comments by the Board members" is very benign for what he said. Though the comments could be condensed and bulleted, the points should be included in the minutes as they pertained to an open question in an open forum. Some time in the future, the Board's opinions, both pro and con, may be required and the minutes should contain that information. Mr. Hellier asked him how he would like to change the minutes. Mr. Kavanagh answered he would like his opinions that:

- the Planning Board has overstepped their authority as they are not the lead agency on the project;
- the Board was asking for curb cuts when the DOT was asking for none;
- the architecture has changed immensely;
- there was cause for concern for neighbors to vote on the project;
- the project is no longer a destination;
- the actual scope of the entire project is wrong.

Mrs. Horowitz asked if he would like to table the minutes and have the comments added. He answered he would. ***Mr. Hellier made a motion to table the minutes and have the additional information added. 2nd by Mr. Kavanagh. Ayes all.***

Old Business: None

New Business: None

Other Business:

Desoto Motel

Mrs. Horowitz received a phone call from a representative from Ellicott Development Company, the property owner of the DeSoto Motel. Their plan is to convert the DeSoto into student housing and

they requested to be put on the next Planning Board agenda. She informed the representative that they need to get the necessary paperwork to the Board at least two weeks before the next meeting in order to be on the June agenda. The project will call for a change of use since it was approved as a motel and probably will now have long term rentals. Much of the project will depend on meeting current code.

St. Bonaventure Public Safety Building/Allegheny River Valley Trail

Discussion re landscaping as a condition of approval:

As a condition of approval, there was to be landscaping around the building and parking area. Due to the higher costs of construction, the grant money wasn't sufficient to cover the landscaping around the building; therefore, instead of the numerous plants in the plans, there are only two evergreens planted. Even though the project is on St. Bonaventure land, the landscaping was a condition of approval and the applicant must get an amendment to the approval. The Board directed Mrs. Horowitz to ask Mr. Phil Winger to come to the next board meeting to talk about a possible amendment.

Zoning ordinance update:

The Planning Board continued working on the Zoning ordinance update, specifically the following:
Section 5.09 Manufactured Home Regulations
Section 5.11 Auxiliary Dwelling Units
Section 5.10 Home Occupations
Section 5.11 Auxiliary Dwelling Units
Section 5.22 Adult Uses
Junkyards and Auto Graveyards

Mr. Kavanagh moved to adjourn. 2nd by Mr. Hellier Ayes all. Carried.

The meeting was adjourned at 9:03 p.m.

Respectfully submitted,



Lynette K. Semsel
Secretary