

**Town of Allegany Planning Board**  
**Meeting Minutes**  
Monday, May 7, 2018  
Allegany Town Hall, 52 W. Main Street, Allegany NY

APPROVED

**Present:**

Frank R. DeFiore, Chairperson  
John Sayegh  
Rick Kavanagh  
Joseph Chamberlain

Peter Hellier (absent)

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

**Minutes:** A Motion is made by Chairman DeFiore to table review of the minutes of the February 12, 2018 meeting until the next planning board meeting to be held on May 14, 2018 to give the Board Members additional time to receive and review those minutes, said Motion is 2<sup>nd</sup> by John Sayegh.

Ayes: R. Kavanagh, John Sayegh, J. Chamberlain and Chairman DeFiore.

**Old Business:** None

**New Business/Discussions:**

1) The prospective “Pet Shop” signage on the face of the building. Issue was raised as their proposed signage for the “Pet Shop” expanded beyond the space allowed for the front of the building. It was later determined that the “Pet Shop” is now encompassing two store fronts. Planning Board was posed a question “what is the largest sign permitted to be placed on a building.” Section 5.2 of the Town Zoning law was then reviewed by all board members present. Board members R. Kavanagh and J. Sayegh state the “conformity of the sign in line with the characteristics of the other store front signs” would be of main importance. Chairman DeFiore then poses the question for the board to discuss what exactly is considered to be the face of a building in terms of square feet and outside facade. Board members then discuss the facade and tenancy.

2) The proposed potential Walmart expansion/modification relating to the addition of an awning and creating a potential pick-up goods area with limited parking spaces under the awning. Discussions were had involving the potential business expansion/store modification and what it entailed and whether or not parking spaces would come into play.

A Motion was made by Chairman Frank DeFiore to permit Chairman to advise Code Enforcement Officer that the Planning Board feels they do not need to be involved with the proposed “pick-up” goods area being planned by Walmart, motion was 2<sup>nd</sup> by John Sayegh. Ayes: R. Kavanagh, John Sayegh, Joseph Chamberlain and Chairman DeFiore.

3) There is the potential for two retail businesses with 89 parking spaces to be constructed in the former DeSoto Motel vacant lot. The types of business are unknown at the present time.

Board Chairman Frank DeFiore will contact the Ellicottville Development Company for more information. Discussions were had involving this retail business growth and whether or not it would be in the flood zone.

**Miscellaneous:** The former Hite building project is still under motion as approved last April 10, 2017. The former Tasty Twirl project is not under motion with the Tasty Twirl project having been approved on May 8, 2017 and time to begin having expired will need to appear before the Board once again when they have their plans organized.

Motion to adjourn meeting by Chairman DeFiore and 2nd by J. Chamberlain. Ayes: R. Kavanagh, J. Sayegh, J. Chamberlain and Chairman DeFiore. Carried.

**Next Meeting – May 14, 2018.**

Respectfully Submitted:

Donna G. Stady, Secretary to Planning Board