

Town of Allegany Planning Board
Meeting/Public Hearing Minutes
Monday, **December 12, 2022** at 5:00 P.M.
Town Hall, 52 W. Main St., Allegany, NY

APPROVED

Present:

Pete Hellier, Chairman
Jason Crisafulli
Spencer Pinney
Dawn Snyder
Jim Finch
Kari Faulkner, Secretary

Also Present:

Mike Higgins, Town Supervisor; John Krist, Town CEO; Craig Maguire, Town Board Member;
Kathy Martin, Town Board Member; Matt Kahm, Shults; Janet Hellier

Chairman Hellier opened the meeting with the Pledge to the Flag at 5:01 PM.

Minutes

Chairman Hellier made the motion to approve the minutes of the November 14th Planning Board Meeting, as written. 2nd by Mr. Crisafulli. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Mr. Finch – aye; Ms. Snyder – aye. Carried.

Old Business

Town of Allegany Proposed Solar Energy Local Law

Board members further reviewed the proposed Local Law for Solar Energy. Points of review included, renumbering the Table of Contents for easier understanding, the need for a stand-alone escrow law, possible battery storage law and potential for Host Community Agreements. The board discussed taking a “pause”, for receipt of CPL review.

Arby’s/A & T Development – 1779 Gargoyle Rd.

There has not been any movement on this proposed project since the Board granted Site Plan approval and issuance of Special Use Permit on October 3, 2022.

The Building and Zoning Department is awaiting a full application packet for issuance of a Building Permit.

Community Bank/Clark Patterson Lee – 3152 NYS Rt 417

A complete Building Permit application has been received by the Building and Zoning Department and is under review for issuance.

Comprehensive Plan Grant

The final determination of the Comprehensive Plan Grant award through the Department of State is still pending.

New Business

Wind Energy Proposals

Liberty Renewables and Terr-Gen are two renewable energy companies that have expressed interest in developing projects within the Town of Allegany's jurisdiction. These projects would be permitted through New York State, not at the Town level.

Water Shed Overlay District

Board members discussed the proposed creation of a Water Shed Overlay District that is in step for a final report. Chairman Hellier discussed the need for signage on Buffalo Rd., NYS Rt 86, and the Five Mile Rd.

Town Hall Technology Upgrades

Board members discussed the need for technology upgrades at the Town Hall. Ideas included, streaming capabilities, screens and the potential to meet remotely via Zoom.

Chairman Hellier opened the Public Hearing at 6:00 PM.

Public Hearing – Shults Auto Spa – 3004 NYS Rt 417 – Matt Kahm

Matt Kahm, of Shults, addressed the board. He stated the site work is ready to begin, he has secured a construction team and is hopeful to install the inground reclaimed water tanks before the hard freeze.

There were no further comments from the public.

Chairman Hellier made the motion to close the Public Hearing. 2nd by Mr. Crisafulli. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Finch – aye; Ms. Snyder – aye; Mr. Crisafulli – aye. Carried.

Chairman Hellier made the motion to tentatively approve Shults Auto Spa Site Plan, pending response from Cattaraugus County Planning Board referral. 2nd by Mr. Finch. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Finch – aye; Ms. Snyder – aye; Mr. Crisafulli – aye. Carried.

Ms. Snyder made the motion to adjourn the meeting. 2nd by Mr. Finch. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Crisafulli – aye; Ms. Snyder – aye; Mr. Finch – aye. Carried.

The meeting was adjourned at 6:10 p.m.

Next Planning Board Meeting January 9, 2023 @ 5 P.M.

Respectfully submitted by:

Kari Faulkner, Planning Board Secretary