

**Town of Allegany Planning Board
Meeting Minutes**

Monday, **November 14, 2022** at 6:00 P.M.
Town Hall, 52 W. Main St., Allegany, NY

APPROVED

Present:

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

Absent:

Jim Finch

Also Present:

Mike Higgins, Town Supervisor; John Krist, Town CEO; Craig Maguire, Town Board Member; Matt Kahm, Shults; Keri Belovarac, Bemus Bay Architecture; Janet Hellier

Chairman Hellier opened the meeting with the Pledge to the Flag at 6:08 PM.

Minutes

Mr. Crisafulli made the motion to approve the minutes of the October 3rd Planning Board Meeting/Public Hearing, as written. 2nd by Ms. Snyder. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Ms. Snyder – aye. Carried.

Old Business

Shults Auto Spa – 3004 NYS Rt 417 – Site Plan Review – Shults/Bemus Bay Architecture

Matt Kahm of Shults, and Keri Belovarac, of Bemus Bay Architecture addressed the board with the proposed construction of an automated car wash.

The access entrance to the proposed car wash will require a new curb cut from Independence Drive. The existing curb cut into the lot will be filled. The car wash will have the capacity to queue 20 vehicles. The parking area will include ten standard parking spaces, one handicap space, and two vacuum spaces (each with two vacuums).

The entire parcel is located within the hundred-year floodplain. Therefore, all equipment will be raised.

The water reclamation tanks will be located underground, and will help to minimize water usage and drainage. It is anticipated drainage flow will coincide with the existing pattern. The creation of a swale and the addition of greenspace will drastically change the water ponding, and prevent future flooding.

The building will be manned, with an office, and tied into the existing utilities.

This proposed project meets all zoning requirements.

The appearance of the proposed car wash will be in kind with the existing Shults Car Sales building.

The intention is to have 6ft x 3ft signage on Independence Drive.

Mr. Pinney made the motion to designate Town of Allegany Planning Board, as lead agent for this proposed project. 2nd by Ms. Snyder. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Ms. Snyder – aye. Carried.

The board reviewed Part 1 SEQR, and completed Parts 2 and 3.

Mr. Pinney made the motion to accept the SEQR as complete, with a negative declaration, 2nd by Ms. Snyder. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Ms. Snyder – aye. Carried.

Mr. Crisafulli made the motion to refer the proposed Shults Auto Spa to Cattaraugus County Planning Board, as the location of this project is within 500 ft of NYS Rt 417, as well as within 500 ft of a jurisdictional boundary. 2nd Ms. Snyder. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Ms. Snyder – aye. Carried.

Mr. Crisafulli made the motion to set a public hearing for Shults Auto Spa, for December 12, 2022 @ 6pm. 2nd Ms. Snyder. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Ms. Snyder – aye. Carried.

Town of Allegany Proposed Solar Energy Local Law

Board members further reviewed the proposed Local Law for Solar Energy. Points of review included, verbiage with the definitions, host/community agreements, as well as reimbursable costs/escrow.

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 package for issuance of a Building Permit.

Community Bank/Clark Patterson Lee – 3152 NYS Rt 417

Per the condition of approval, dated October 3, 2022, the required landscape and lighting plans for this proposed expansion have not been received by the Building and Zoning Department, at this time.

New Business

Clark Patterson Lee – Comprehensive Plan Grant/Planning Services – Justin Steinback

Justin Steinback, of Clark Patterson Lee, joined virtually to discuss the potential to obtain a Comprehensive Plan Grant through the Department of State. This grant would aid the Town to update mapping and create a guidance based, “implemental” Comprehensive Plan.

Mr. Steinback also discussed Clark Patterson Lee’s ability to offer on demand planning services, as an advisory to the Planning Board.

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

The meeting was adjourned at 8:20 p.m.

Next Planning Board Meeting December 12, 2022 5 P.M.

Respectfully submitted by:

Kari Faulkner, Planning Board Secretary