

Town of Allegany Planning Board
Public Hearing/Meeting Minutes
Monday, **July 12, 2021** at 7:00 P.M.
Birch Run Facility 3790 Birch Run Rd., Allegany, NY

APPROVED

Present:

Pete Hellier, Chairman
Mike Higgins
Joe Chamberlain
Jason Crisafulli
Kari Dugan, Secretary

Absent:

Jim Finch

Also Present:

Jim Hitchcock-Town Supervisor, Kathy Martin-Town Board Member, Jerry Dzurhoff-Town CEO, Ryne Wight-CPL, Dana Cornell-Legacy Developers, Janet Hellier, Susan Kalman, Bob Kalman

Chairman Hellier opened the Public Hearing at 7:02 PM.

Public Hearing – Site Plan Approval and Special Use Permit – Allegany Crossings – 3864 NYS Route 417, Allegany, NY 14706

This is an application for a Site Plan Approval and Special Use Permit for Allegany Crossings located at 3864 NYS Route 417, Allegany, NY 14706.

Chairman Hellier stated the purpose of the Public Hearing is to hear any concerns or questions the neighboring property owners may have regarding this project. Chairman Hellier also stated, there would be no determination from the Town of Allegany Planning Board at this particular Public Hearing. Chairman Hellier asked the developers of Allegany Crossings to briefly describe their intentions for the Allegany Crossings Storage Facility.

Ryne Wight, of Clark Patterson Lee introduced himself and Dana Cornell, of Legacy Developers, together they addressed the board and all attending, recapping the previously provided Site Plans. Mr. Wight discussed plans to renovate the existing building to accommodate storage units, the addition of exterior “drive-up” storage units on the east side of the building, as well as two tenant spaces on the west side of the building. Mr. Wight also discussed replacing the entire parking lot and installation of a new septic system. Mr. Cornell discussed the traffic flow on site, to provide a safe atmosphere for individuals using the facility. Mr. Cornell also discussed the hours of operation, the storage units will be accessible twenty-four hours a day with the use of a keypad, and a security system.

Mrs. Kalman: Would there be motion censored lights?

Mr. Cornell: Yes, probably at the entrance.

Mr. Cornell stated he is from the area, currently a resident of Allegany, and is very excited to bring a project to revitalize the location.

Mrs. Kalman: We saw on the plans, there is a lot of greenery and landscaping, is that really going to happen?

Mr. Cornell: Yes, it is.

Mrs. Kalman: This is not just to make the plans look nice?

Mr. Cornell: No. The landscaping will happen. The team that we are working with have created more than one hundred of these types of facilities across the country. What is a little different and unique is the way self-storage is going, it's not like a dingy garage that nobody wants to be around. They make it lively and a place you wouldn't mind being around.

Mrs. Kalman: Did I hear something about RV storage?

Mr. Cornell: There is potential for RV storage that's covered in the back there, which could provide a natural barrier for the property, as well.

Mr. Wight: As far as asking, if the landscaping is going to happen, the Town holds us to that standard.

Mr. Kalman: Will the office spaces be professional offices?

Mr. Wight: I don't think there is anything set in stone.

Mr. Cornell: We have had interest from a manufacturing company, looking to relocate. Potentially looking to outsource an office building. But there is nothing set in stone.

Mr. Kalman: We have some concerns. One would be, the appearance of the property, as far as fences and trees. And, the second would be, if there is twenty-four hour outdoor storage, as well, if there would be activity late at night, and if the lights would affect us.

Mr. Cornell: You guys are to the front right of that drawing, correct?

Mrs. Kalman: Yes.

Mr. Kalman: Yes, that is correct.

Mr. Cornell: Any project that we have done, we have been very sensitive to block the light, not from our buildings, but from the surrounding areas, as well. We will make sure it is proper, with trees and such.

Mr. Wight: Right now, we have a couple rows of trees. The final set will take care of that front lot. Not knowing what that building will be, but there will be something. That was the first comment that came out. We don't have anything set in stone, up there. But once we do, we will be sensitive. That was the first question we got, before we flipped the pages.

Mr. Cornell: I would be asking the same thing if I lived there. We want to make it look better, but we do not want to disrupt anybody.

Mrs. Kalman: I have a question too. Now, I may be getting way ahead of myself. But, our lawn actually extends onto 25 feet onto that property. It's always been there, since the other owner was there. I was wondering if that would be taken away from us?

Mr. Kalman: To where the blacktop is now. Can we work something out?

Mr. Cornell: I'm sure we can. Yes.

Chairman Hellier: We also have some setback rules, as well. That may cover that.

Mr. Cornell: That is correct.

Mr. Wight: Where the driveway is now, we are a good fifty feet from the end of the asphalt.

Mrs. Kalman: So, where the asphalt is where it will be?

Mr. Wight: The curb cut is all the way over here.

Mrs. Kalman: So what will be here?

Mr. Wight: Shrubbery and grass area. This is your property, right here. You have a lot more greenery in front of you.

Mrs. Kalman: That sounds good.

Mr. Cornell: We will keep in contact with you.

Chairman Hellier: Does anyone else have any more questions? Did we satisfy you, with what you needed?

Mrs. Kalman: Yes.

Mr. Chamberlain made the motion to close the Public Hearing. 2nd by Mr. Higgins. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Chamberlain – aye; Mr. Higgins – aye. Carried.

Chairman Hellier opened the regular Planning Board Meeting with the Pledge to the Flag at 7:12pm.

Minutes

Mr. Higgins made the motion to approve the minutes of the June 14, 2021 Planning Board Meeting, with an amendment, to include negative declaration of the SEQR, for Allegany Crossings. 2nd by Mr. Chamberlain. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Chamberlain – aye; Mr. Higgins – aye. Carried.

Old Business

Allegany Crossings – Site Plan Approval and Special Use Permit – 3864 NYS Route 417, Allegany, NY 14706

Chairman Hellier discussed communication from Cattaraugus County, requesting referral to the County Planning Board for review. The board also discussed the required approvals from Cattaraugus County Health Department for the septic system, as well as approval from NYS DOT. Allegany Crossings anticipates sign applications for the August Planning Board meeting.

Mr. Chamberlain made the motion to refer Allegany Crossings to Cattaraugus County Planning Board. 2nd by Mr. Higgins. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Chamberlain – aye; Mr. Higgins – aye. Carried.

Mr. Higgins made the motion to adjourn the meeting. 2nd by Mr. Chamberlain. Chairman Hellier – aye; Mr. Higgins – aye; Mr. Chamberlain – aye. Carried.

The meeting was adjourned at 7:28 p.m.

Next Planning Board Meeting August 9, 2021 7 P.M.

Respectfully submitted by:

Kari Dugan, Planning Board Secretary