

Town of Allegany Planning Board
Meeting/Public Hearing Minutes
Monday, February 13, 2023 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:

Michael Haigh, Quattro Development; Janet Hellier

Chairman Hellier opened the meeting with the Pledge to the Flag at 5:00 PM.

Minutes

Mr. Finch made the motion to approve the minutes of the December 12, 2022 Planning Board Public Hearing/Meeting. 2nd by Ms. Snyder. Chairman Hellier – aye; Mr. Crisafulli – aye; Mr. Pinney – aye; Mr. Finch – aye; Ms. Snyder – aye. Carried.

New Business

Take 5 Oil Change – Pre-Application Meeting – 3028-3030 NYS Rt 417

Michael Haigh, of Quattro Development, addressed the board with a proposed Take 5 Oil Change to be located at 3028-3030 NYS Rt. 417. The project would entail combining the two parcels and utilizing one curb cut from Rt. 417. A 1610 sq. ft., three bay proto-type oil change center would tend to approximately fifty customers per day. The design of the center, as a drive thru would eliminate the need for customers to exit their vehicles while the oil change occurs. The design of the building includes an OSHA compliant ‘slit-trench’ to be located inground. It is estimated there would be 3-4 employees on site at a time. The peak hours of the oil change facility’s business falls outside the typical “rush hour” and would not impede traffic on Rt. 417.

It is intended to work hand in hand with the NYS DEC, as Take 5 utilizes a modernized containment system and is state environmentally certified.

The proposed preliminary site plan depicts visual buffering, as well as an enclosed, screened in dumpster.

As the developers prepare for an official application to the town, a landscaping plan will be supplied.

Town of Allegany sign regulations were also discussed.

Mr. Haigh stated they are hopeful to begin construction in Summer 2023.

Old Business

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.

Solar Energy Local Law of the Town of Allegany

Board Members further discussed the proposed Solar Energy Local Law of the Town of Allegany. Members agreed on a few minor adjustments, for better clarification.

Mr. Crisafulli made the motion to accept the Solar Energy Local Law of the Town of Allegany as finalized and complete. 2nd by Mr. Finch. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Crisafulli – aye; Ms. Snyder – aye; Mr. Finch – aye. Carried.

Board members reviewed and completed Parts 1, 2 and 3 of the Full Environmental Assessment Form, in regards to the proposed Solar Energy Local Law.

Chairman Hellier made the motion to accept the Full Environmental Assessment Form as complete, designated as a Type 1 action, with a negative declaration. 2nd by Mr. Finch. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Crisafulli – aye; Ms. Snyder – aye; Mr. Finch – aye. Carried.

Town of Allegany Zoning Ordinance III – Escrow Amendments

The board members discussed the recommendations provided by Clark Patterson Lee to amend the current Town of Allegany Zoning Ordinance III, to include verbiage regarding the establishment of an escrow account for Town retainment of outside consultant services for applications that are unusually complex and/or that may have unique or unusual features that require technical expertise beyond the threshold and capabilities of the Planning Board, Town Board, and/or Code Enforcement Officer, the Town Board, on the advice of the Planning Board, may retain professional consultant services and experts to assist the Planning Board in its the review of the application. Applications may include, but not limited to, major subdivisions, commercial or industrial development, commercial WECS, or Tier 3 Solar Energy Systems.

Chairman Hellier made the motion to approve the recommended escrow amendments to the Town of Allegany Zoning Ordinance III, as written by Justin Steinbeck, of Clark

Patterson Lee. 2nd by Mr. Finch. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Crisafulli – aye; Ms. Snyder – aye; Mr. Finch – aye. Carried.

Board members reviewed the proposed Escrow Agreement, compiled by Justin Steinbeck, of Clark Patterson Lee. The board determined this agreement was just and would serve the needed purpose.

Chairman Hellier made the motion to accept the draft Escrow Agreement, as written by Justin Steinbeck, of Clark Patterson Lee, for Town use. 2nd by Mr. Finch. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Crisafulli – aye; Ms. Snyder – aye; Mr. Finch – aye. Carried.

Board members reviewed and completed Parts 1, 2 and 3 of the Full Environmental Assessment Form, in regards to the proposed Zoning Ordinance III escrow amendments, as outlined by Justin Steinbeck, of Clark Patterson Lee.

Chairman Hellier made the motion to accept the Full Environmental Assessment Form as complete, designated as a Type 1 action, with a negative declaration. 2nd by Mr. Finch. Chairman Hellier – aye; Mr. Pinney – aye; Mr. Crisafulli – aye; Ms. Snyder – aye; Mr. Finch – 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 8:20 p.m.

Next Planning Board Meeting March 13, 2023 @ 5 P.M.

Respectfully submitted by:
Kari Faulkner, Planning Board Secretary