

## **Olean Planning Board Meeting Minutes**

**Monday, August 28, 2017  
Council Chambers  
Olean Municipal Building**

**Attendance:**           **Chairman:** Tom Barnes  
                          **Members:** Mary Fay  
  Craig Polson  
  Mark Sabella  
  Phil Smith  
  Jerry Steiner

**Applicant:**       Melissa Ballard, The Broadway Group, LLC

**Staff:**            Mary George, CD Program Coordinator  
                          Keri Kerper, Sr. Account Clerk Stenographer

**Other(s):**       None

### **1.       Roll Call**

Chairman Tom Barnes called the meeting to order at 7:12 p.m. and requested the roll call show all members present except George Pancio.

### **2.       Reading and approval of the August 14, 2017 meeting minutes**

A motion was made by Phil Smith, seconded by Mary Fay to approve the August 14, 2017 meeting minutes with the following revisions: show Mark Sabella “absent” from the meeting; page 3, paragraph 4, question C.3a. change from no to “yes”; change E.2.h. i., “ii.”, iii. Voice vote, ayes all. Motion carried.

### **3.       Old Business**

- i.       The Broadway Group, LLC (SP #03-17) (SUP #02-17)  
          1401 East State Street**

Mr. Barnes noted the revised site plan shows a sidewalk.

In response to a question, Ms. George advised the Public Works Divisions reviewed the project and there are no comments. She noted the SWPPP was reviewed by the Engineering Department and they advised it is acceptable. Ms. Ballard indicated she is meeting with the City Engineering Department tomorrow regarding the connection into the sewer/storm drains.

In response to Mr. Barnes' question, Ms. Ballard advised they have not received any comments back from NYSDOT or NYSDEC on the project. She indicated NYSDOT is currently doing the preliminary stage 2 review.

Mr. Barnes questioned if the applicant has made a separate application for signage, and Ms. Ballard advised they have not. She explained the tenant will employ a third party to do signage.

Ms. Fay referred to page 8 of the revised site plan packet and questioned if the sign is proposed to be 80' tall, and Ms. Ballard indicated that the sign is located 80' south of the corner. She noted the top of the pole is 25' high, not including the sign. Mr. Barnes reiterated signage is a separate application and Code Enforcement will make sure it conforms to the Zoning Ordinance.

It was noted the applicant received approval from the Zoning Board of Appeals for the reduction in the number of parking spaces.

In response to a question regarding façade, Ms. Ballard explained the sides and back would be metal and the front of the building would be block, similar to the Hinsdale site.

After brief discussion, a motion was made by Phil Smith, seconded by Jerry Steiner to approve The Broadway Group (SP #03-17) & (SUP #02-17) with the following conditions:

- Approval shall be received from the New York State Department of Environmental Conservation on the Storm Water Pollution Prevention Plan prior to issuing any City permits.
- Approval shall be received from New York State Department of Transportation regarding the ingress/egress point onto Route 417 prior to issuing any City permits.

Voice vote, ayes all. Motion carried.

Ms. Ballard thanked the board and staff for all of its work on the project.

#### **4. New Business**

There was no new business to discuss at this time.

**5. Miscellaneous**

**i. GML Section 239-l. –m, -n Referral Exemptions – Cattaraugus County Planning Board**

Ms. George advised there is no update to report on the above-referenced item.

Members requested an update from staff checking with Code Enforcement regarding the need for the Villagio Italian restaurant to appear before the Planning Board for site plan review. Ms. Kerper explained she spoke with Code Enforcement Supervisor Jennings and he thanked the Board for making him aware and advised that he would handle it. Members requested staff check with Code Enforcement regarding a proposed butcher shop and the need for it to appear before the Planning Board for site plan review.

**6. Next Meeting Date**

The next Planning Board meeting has been scheduled for Monday, September 11, 2017, if there is business.

**7. Adjournment**

Motion to adjourn was made by Jerry Steiner, seconded by Craig Polson. Voice vote, ayes all. Motion carried. The meeting ended at approximately 7:35 p.m.