

Olean Planning Board Meeting Minutes

Monday, December 11, 2017
Council Chambers
Olean Municipal Building

Attendance: **Chairman:** Tom Barnes
 Members: Mary Fay
 George Pancio
 Mark Sabella
 Jerry Steiner

Applicant: Terence Brairton, Jahengo, LLC

Staff: Keri L. Kerper, CD Program Coordinator
 Kathleen Monroe, Sr. Account Clerk Typist

Other(s): Tom Dinki
 Kevin Bartholomew

1. Roll Call

Chairman Tom Barnes called the meeting to order at 7:02 p.m. and requested the roll call show all members present except Craig Polson and Phil Smith.

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

A motion was made by Mark Sabella, seconded by George Pancio to approve the August 28, 2017 meeting minutes. Voice vote, ayes all. Motion carried.

A motion was made by Mary Fay, seconded by Mark Sabella to approve the August 28, 2017 Public Hearing minutes. Voice vote, ayes all. Motion carried.

3. Old Business

i. The Broadway Group, LLC (SP #03-17) (SUP #02-17)

1401 East State Street

In response to a question, Ms. Kerper clarified the contents of the email she received from the NYSDOT which was included in the Planning Board packets. She explained The Broadway Group, LLC was seeking approval from the DOT and the email states no approval will be given as the NYSDOT has no jurisdiction in the proposed location. The DOT approval was one of two conditions the Planning Board placed, the other condition is DEC approval, which is pending. The City of Olean maintains that section of road which is within the City limits and will issue the permit per City ordinance. Ms. Kerper informed the Board that The Broadway Group, LLC is now filing for a permit from the City.

4. New Business

i. Jahengo, LLC (SP#04-17) 1145 East State Street

Terence Brairton introduced himself to the board and advised he is the owner of Paul Brown Dodge and Jahengo, LLC. Mr. Brairton explained he is planning to build a 35 x 100 Pole Barn. He indicated the building would be used for mostly storage of tires, inventory and parts.

Mr. Barnes questioned if lighting would be included in the project, and Mr. Brairton explained they have existing parking lot lights and would not require additional lighting.

Mr. Brairton advised there would be no footprint change, odor, noise or greenspace issues. There was a discussion about drainage and run off on the back of the lot. Mr. Brairton informed the Board there is existing drainage and pavement on the lot. Mr. Barnes requested Code Enforcement double check the drainage and slope if repavement is necessary after construction.

Mr. Brairton explained potential future plans to add heat to the structure. He was notified of the need to apply for a permit if he was to add this change. Ms. Kerper explained the project would be referred to the Cattaraugus County Planning Board December 28th agenda due to proximity to East State Street.

The Planning Board reviewed Parts I & II of the Short Environmental Assessment Form Prepared for the project and made the following changes to Part I: question 4. change to "Commercial, Industrial, Residential and Urban"; question 8b. change to "yes"; question 9. change to "yes"; question 12. change to "yes, tile piping system and storm drain". No changes were made to Part II. After brief discussion, a motion indicating that the Planning Board made a finding that the project would have no significant impacts, and that the Planning Board therefore issues a Negative Declaration for (SP#04-17), was made by Mark Sabella, seconded by Jerry Steiner. Voice vote, ayes all. Motion carried.

Motion to declare the Planning Board Lead Agency for an uncoordinated NYSEQRA review was made by Mark Sabella, seconded by Mary Fay. Voice vote, ayes all. Motion carried.

A motion was made by Mark Sabella, seconded by Jerry Steiner to set a Public Hearing Monday January 8, 2018 @7 pm. Voice vote, ayes all. Motion carried.

5. Miscellaneous

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

Ms. Kerper advised she has requested information from the County, and is working with Code Enforcement on an update to the current standing of the project.

ii. Mr. Pancio expressed concern regarding the amounts of application fees.

6. Next Meeting Date

The next Planning Board meeting has been scheduled for Monday, January 8, 2018.

7. Adjournment

Motion to adjourn was made by Mary Fay, seconded by Jerry Steiner. Voice vote, ayes all. Motion carried. The meeting ended at approximately 7:30 p.m.