

## **Olean Planning Board Meeting Minutes**

**Monday, April 9, 2018  
Council Chambers  
Olean Municipal Building**

**Attendance:**

**Chairman:** Tom Barnes  
**Members:** Chris Chapman  
Craig Polson  
Jerry Steiner  
Mark Sabella  
Mary Fay

**Applicants:** Adnan Rafi, Applicant  
John Lydon, Carubba Collision  
Eric Biscaro, Forest Hills  
Raquel Martin, Forest Hills

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

**Other(s):** Ron Cecchi, Owner

### **1. Roll Call**

Recognizing a quorum, Chairman Tom Barnes called the meeting to order at 7:09 p.m. and requested the roll call show all members present.

### **2. Reading and approval of the March 26, 2018 meeting minutes**

A motion was made by Craig Polson, seconded by Mary Fay to approve the March 26, 2018 meeting minutes with the following revisions: page 6, paragraph 4, sentence 1, change to “moot”; page 8, paragraph 2, sentence 1, add “at 9:20 p.m.”; page 8, paragraph 3, sentence 3, delete “Total Senior Care”. Voice vote, ayes all. Motion carried.

**3. Old Business**

**i. Adnan Rafi (SP#02-18)  
1024 North Union Street**

Mr. Barnes referred to the memorandum dated April 3, 2018 from Code Enforcement Supervisor Jennings addressing the parking area comments from DPW Director Ring noting the revised site identifies the three required parking spaces that will be at 30 degrees using the 9' x 20' Code standard with one ADA parking space. The memorandum further states the parking area must have an 11' drive aisle for one-way traffic, and Code Enforcement Supervisor Jennings found the revised parking layout acceptable.

Members agreed with Code Enforcement Supervisor Jennings' determination that there will be no storm drain issues due to the fact the applicant will use crushed limestone instead of paving the lot. It was noted the site exceeds the 10% greenspace requirement.

In response to Mr. Barnes' question, Mr. Rafi explained Code Enforcement Supervisor Jennings advised per Code requirements only the back of the lot will require a 6' buffer fence abutting the residential property.

In response to another question raised by Mr. Barnes, Mr. Rafi advised the handicap ramp will be built to ADA specifications on the East Water Street side of the building leading out to the North Union Street sidewalk.

Mr. Barnes suggested the applicant continue to keep in contact with Code Enforcement as the project moves forward.

A motion was made by Craig Polson, seconded by Chris Chapman to approve Adnan Rafi (SP#02-18 ) as submitted. Voice vote, ayes all. Motion carried.

Mr. Barnes thanked the applicant for investing in the City of Olean.

**ii. Carubba Collision (SP#03-18)  
921 North Fourth Street**

Mr. Barnes referred to the memorandum dated April 4, 2018 from Code Enforcement Supervisor Jennings regarding the DPW comments received on the project noting the applicant does not plan to make major alterations to the interior of the building at this time; however, minor modifications to some areas may be made with Code Enforcement approval during the building permit process.

Mr. Barnes explained that per the memorandum, Code Enforcement will address the oil separator and back-flow prevention devices during the design review. He noted internal drainage could become an issue; however, it will not be part of the Planning Board's discussion tonight.

Mr. Lydon advised he has installed oil separators for businesses doing engine work and oil changes and this company will be performing vacuuming and wiping of vehicles; however, the applicant will follow Code Enforcement's recommendations. He indicated the back-flow device issue is grandfathered into the NYS Building Code, if the installation was legal at the time of installment. Mr. Cecchi noted the building has a testing certificate for the sprinkler system.

Mr. Lydon advised the applicant plans to repave the existing asphalt areas, lay crushed limestone in the graveled areas, and add raised bed landscaping from curbcut to curbcut to be placed along the sidewalk.

Mr. Barnes noted parking bumpers currently exist and suggested the parking bumpers be optional at the discretion of the applicant as it may cause plowing hardships on the stone.

Mr. Barnes explained per City Code the ambient noise level shall not exceed 90 decibels at the site boundary. Mr. Lydon indicated the testing previously conducted registered 75 decibels, therefore the noise level should not be an issue.

Mr. Steiner suggested adding the condition of indoor overnight storage of vehicles, thus allowing for vehicles to be moved about or parked outside during the day.

In response to Ms. Kerper's question, Mr. Lydon noted there is currently one dumpster in front of the building on the 4<sup>th</sup> Street side that is not enclosed; however, the applicant will incorporate an enclosure into the design plan.

Mr. Barnes suggested moving the dumpster to the south side of the building with an enclosure. He further suggested the applicant consider laying stone in the dumpster area for ease of loading and unloading for trucks backing up.

A motion was made by Jerry Steiner, seconded by Mary Fay to approve Carubba Collision (SP #03-18) with the following conditions:

- All overnight vehicles shall be stored indoors.
- Ambient noise level shall not exceed 90 decibels at site boundary.
- Parking bumpers are optional at the discretion of the applicant.
- The dumpster enclosure will be comprised of a fence and gate if it is placed on the North 4<sup>th</sup> Street side of the building. If the dumpster is placed on the south side of the building a piece of fencing shall be used to shield it from view from the street. There will be stone access to the dumpster.
- An oil separator and backflow prevention device will be addressed by Code Enforcement during the interior building alteration permit process.

Voice vote, ayes all. Motion carried.

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

There was no new business at this time.

## **5. Miscellaneous**

### **i. Forest Hills Subdivision SEQR Referral**

Mr. Barnes recused himself from the SEQR discussion, noting a conflict of interest as he owns property in the subdivision.

The Planning Board resumed its review of Parts I & II of the Long Environmental Assessment Form prepared for the project beginning on page 7, section I. and made the following changes: question D.2.m. change to “yes”; question D.2.m.i. add “7 a.m. – 5 p.m. cement truck and equipment; question D.2.m.ii. add “yes”;

In response to Ms. Fay’s question, Mr. Biscaro advised the applicant will be removing 100’ of trees by the road, 50’ from each side of the road leaving 50’ to act as a barrier between the subdivision and the adjacent properties; question D.2.m.ii. Describe: add “Removal of approximately 100’ of trees; trees will remain to act as a barrier (50’); question E.1.a.i. add “Urban and Forest”; E.2.d. add “refer to DPW”;

In response to Ms. Fay’s question, Raquel Martin noted her responses are based on information accessed from the Department of Environmental Conservation’s website; In response to Ms. Fay’s question, Ms. Martin advised the project site contains no water as the wetlands are adjacent to the project site.

Part II: In response to Ms. Fay’s question, Mr. Biscaro advised construction will be not occur on the sloped areas of the site. He further noted 80% of the land will remain untouched which includes the steep slope sections; question 1.e. change to “Moderate to large impact may occur”; Ms. Fay noted the construction will be continuous over a six year time frame.

Question 10. change to “yes”; question 10.a. mark “No, or small impact may occur”; question 10.b. mark “No, or small impact may occur”; question 10.c. mark “No, or small impact may occur” and add Source: “The entire City of Olean is considered archaeologically sensitive”; question 13. change to “yes”; 13.a. mark “No, or small impact may occur”; question 13.b. mark “No, or small impact may occur”; question 13.c. mark “No, or small impact may occur”; 13.d. mark “No, or small impact may occur”; question 13.e. mark “No, or small impact may occur”; question 13.f. mark “Moderate to large impact may occur” and add Other impacts: “Traffic volume will increase”; Mr. Polson advised the project was originally designed with two exit points, one on Genesee Street and the other on Grandview Avenue. Mr. Biscaro indicated the existing pattern will remain the same by reason of the road exists therefore the pattern exists; question 14. change to “yes”; question 14.a. mark “No, or small impact may occur”; question 14.b. mark “No, or small impact may occur”; question 14.c. mark “No, or small impact may occur”; question 14.d. mark “No, or small impact may occur”;

Ms. Kerper advised, although the subdivision will hold 55 additional homes requiring energy, a new substation will not be required; In response to Ms. Fay's question, Ms. Kerper advised the Common Council is Lead Agency and ultimately the decision maker; Mr. Chapman agreed with Ms. Fay that the answer to 17. should be "no", not changing the land use. Ms. Martin indicated the land use is residential and will remain residential. After brief discussion the Board chose to keep 17. as "yes"; question 18. change to "yes"; Ms. Martin questioned why 4 out of 5 members agreed question 17. should be answered "no", yet decided to keep it as marked. She requested the Board give the Common Council an honest recommendation.

Question 18.a. mark "No, or small impact may occur"; 18.b. mark "Moderate to large impact may occur"; Mr. Sabella indicated building 55 new homes no matter where they are built will have a large impact on the City. He further noted there have not been that many homes built in the City since the 1940's and the need to get the SEQR correct is important as it is a government document. Mr. Polson informed the applicant the SEQR review is New York State law, therefore needs to be completed; question 18.c. mark "No, or small impact may occur"; question 18.d. mark "No, or small impact may occur"; 18.e. mark "Moderate to large impact may occur"; Mr. Polson indicated the existing single-family homes in the subdivision are much larger and the 1,200 square foot single homes proposed will be a significant contrast to the current homes. Mr. Biscaro advised the footprint for each home is 1,500 square feet and the proposed 55 homes hit every building code requirement for the R1 district as did the previously approved 42 homes. Ms. Martin advised there are existing homes in the neighborhood that are smaller than the 1,500 square foot homes being proposed. In response to Mr. Polson's question, Mr. Biscaro advised all water, sewer, electric and gas lines are installed at every lot and have been buried and ready for the last 14 years; question 18.f. mark "No, or small impact may occur".

Ms. Kerper explained she will forward the SEQR document to the Common Council on Tuesday with the Planning Board's recommended changes and advise that it concurs the Common Council should act as Lead Agency on the coordinated environmental review. It was noted CD staff would also provide the Planning Board minutes as a guide for the comments and review of the Environmental Assessment Form.

Mr. Barnes thanked the applicant for returning and wished them the best of luck with their project.

**ii. GML Section 239-1.-m,-n Referral exemptions – Cattaraugus County Planning Board**

Ms. Kerper advised there is no update on the above-referenced item.

**6. Next Meeting Date**

The next Planning Board meeting has been scheduled for Monday, April 23, 2018 at 7:00 p.m., if there is business.

## **7. Adjournment**

A motion to adjourn was made by Mary Fay, seconded by Chris Chapman. Voice vote, ayes all. Motion carried. The meeting ended at approximately 9:05 p.m.