

Olean Planning Board Meeting Minutes

Monday, August 12, 2019
Council Chambers
Olean Municipal Building

Attendance:	Chairman:	Tom Barnes
	Members:	Mary Fay
		Craig Polson
		Mark Sabella
		Jerry Steiner
	Applicant(s):	Rick Bokman, Bokman Automotive Tammy Hilmey, Architect for Bokman Automotive Matt Derx, Bokman Automotive
	Staff:	Keri Stephen, CD Program Coordinator Kathleen Monroe, Sr. Account Clerk Typist
	Other(s):	None

1. Roll Call

Recognizing a quorum, Tom Barnes called the meeting to order at 6:33 p.m. and requested the roll call show all members present except Chris Chapman.

2. Reading and approval of the July 22, 2019 public hearing and meeting minutes

A motion was made by Craig Polson, seconded by Jerry Steiner to approve the July 22, 2019 public hearing minutes. Voice vote, ayes all. Motion carried.

A motion was made by Mark Sabella, seconded by Jerry Steiner to approve the July 22, 2019 meeting minutes. Voice vote, ayes all. Motion carried.

3. Old Business

- i. Bokman Automotive (SUP#02-19)

118-120 Stowell Avenue

Mr. Barnes referred to the Site Plan Memorandum dated July 24, 2019 with comments received from the Department of Public Works Divisions regarding the curbcut, stormwater drainage, tree removal and greenspace at the site. He advised a stormwater plan has been prepared for the project and submitted to City Departments for review and approval.

Mr. Barnes questioned if a decision had been made by the applicant regarding the fencing. Mr. Derx indicated fencing will be installed to match the existing that will sit upon a concrete base and act as a curb to direct the stormwater and prevent leakage onto the adjacent properties. He explained the concrete base and fencing will be installed for the distance necessary depending on the elevation.

Mr. Barnes questioned if there would be curbing installed at the barrier of the parking lot and greenspace, and Mr. Derx indicated curbing will not be installed to ensure the parking lot is level for snow removal.

Ms. Hilmey advised stormwater drainage will be collected on the interior of the parking lot. She indicated a catch basin will be installed in the lot and connected into the 8" drain currently located in the back lot that will then flow into a 12' drain that connects into the main stormwater sewer.

Mr. Barnes suggested the site plan approval should be conditioned upon the Department of Public Works Director's review and acceptance of the stormwater plan.

Mr. Derx indicated one light pole is planned for the lot which will be shielded and directed downward.

Mr. Barnes advised the required parking space dimensions are 9' x 20', and the proposed 30' drive aisle exceeds the minimum requirement. It was noted the applicant has submitted a curbcut application to the Department of Public Works for review and approval.

Mr. Barnes advised the greenspace requirement has been met. He referred to the Department of Public Works comment stating that no trees are shown on the site plan, and Mr. Bokman explained rotted hazardous trees were removed from the site when demolition of the structure occurred.

Ms. Fay questioned the distance the fencing is required to be located from adjacent property lines, and Ms. Stephen advised Code allows the fencing to be placed on the property line. She explained the fence height will be specified by Code Enforcement to ensure visibility to the sidewalk.

A motion was made by Jerry Steiner, seconded by Craig Polson to approve Bokman Automotive (SUP# 02-19) with the following conditions:

- Lighting shall be shielded & directed downward.
- Applicant shall take the necessary steps to receive approval for a curbcut.
- The fence will be placed on a concrete barrier at the appropriate grade to act as a curb for stormwater, and done to the satisfaction of DPW and Code Enforcement.
- The fencing shall conform to Code specified dimensionality regarding visibility to the sidewalk.
- The stormwater collection to be constructed at the site shall be acceptable to DPW and Code Enforcement.

Voice vote, ayes all. Motion carried.

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

4. New Business

There was no new business at this time.

5. Miscellaneous

Ms. Stephen referred to Code Enforcement Supervisor Jennings' August 1, 2019 correspondence to Mr. McNamara addressing the non-compliance issues at the 904 West State Street location requesting he appear before the Planning Board with a new site plan for its operations. She advised Mr. McNamara has requested additional time to consult with his attorney. It was noted that Mr. McNamara's attorney should consult directly with the City Attorney. Ms. Stephen indicated Code Enforcement will advise Mr. McNamara of the Planning Board's schedule.

6. Next Meeting Date

The next Planning Board meeting has been scheduled for Monday, August 26, 2019 at 6:30 p.m., if there is business.

7. Adjournment

A motion to adjourn was made by Mark Sabella, seconded by Mary Fay. Voice vote, ayes all. Motion carried. The meeting ended at approximately 6:55 p.m.