

Olean Planning Board Meeting Minutes

Monday, October 7, 2019
Council Chambers
Olean Municipal Building

Attendance: Acting Chairman: Jerry Steiner
Members: Mary Fay
Craig Polson
Mark Sabella

Applicant(s): Deon Gayton, Go To Meals, LLC
Mike Martello, JCC
Don Hoefler, PE (LaBella representing JCC)
Paula Snyder, JCC

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

Other(s): Ellen Snyder, 112 S. 7th St.

1. Roll Call

Recognizing a quorum, Acting Chairman Jerry Steiner called the meeting to order at 6:42 p.m. and requested the roll call show all members present except Tom Barnes and Chris Chapman. .

2. Reading and approval of the September 23, 2019 meeting minutes

A motion was made by Mary Fay, seconded by Mark Sabella to approve the September 23, 2019 meeting minutes. Voice vote, ayes all. Motion carried.

3. Old Business

i. Go To Meals, LLC (SP#05-19) 801 West State Street

Ms. Stephen advised the Department of Public Works Divisions reviewed the Site Plan and had no comments on the project. She explained the applicant advised the business will operate as a “food processing establishment” and not a restaurant. Ms. Stephen advised the applicant if he wishes to operate as a restaurant in the future then he will be required to submit applications to the appropriate entities for review and approval and return to the Planning Board for Site Plan review.

Ms. Fay thanked CD staff for the NYS Department of Agriculture & Markets “food processing establishment” research provided.

A motion was made by Craig Polson, seconded by Mary Fay to approve Go To Meals, LLC (SP# 05-19) with the following condition:

- If the business begins to operate as a restaurant, the applicant shall apply to the appropriate entities for review and approval and return to the Planning Board for Site Plan review.

Voice vote, ayes all. Motion carried.

Mr. Steiner thanked the applicant. Ms. Stephen advised the applicant may contact Code Enforcement to obtain a building permit for the project.

ii. Jamestown Community College – Olean (SP#06-19) 260 North Union Street

Ms. Stephen referred to DPW Director Ring’s memorandum dated October 2, 2019 and advised the comments were based on the original site plan and are no longer valid. She advised she had a conversation with DPW Director Ring upon his review of the updated site plan. She explained DPW Director Ring noted that the design is creating a challenge for pedestrians and transit riders and he has requested the bus zone be delineated through design and striping, a stop sign be placed at the egress before the crosswalk and an engineer stamped final plan be submitted for the project.

Ms. Stephen noted that DPW Director Ring still has concerns with deceleration and acceleration, the variance in opinions between the nearside and far-side of the bus stop and is unsure if the minimum curb radius standard is met.

Ms. Stephen noted she sought guidance from the New York State Department of Transportation and was advised by Mr. Telovsky that the proposed plan meets the ADA requirements.

Mr. Martello questioned the necessity of a stop sign, and Ms. Stephen indicated a sign requiring traffic to stop verses yield would allow for safe loading and unloading of bus passengers. She explained that a stopped vehicle would have greater visibility and ample time to view passengers that may be exiting the bus.

A motion was made by Mark Sabella, seconded by Craig Polson to approve Jamestown Community College (SP# 06-19) with the following conditions:

- The bus zone shall be clearly delineated through design and striping.
- A stop sign shall be placed at the egress driveway before the crosswalk.
- An engineer stamped final plan shall be provided for the files/records.

Voice vote, ayes all. Motion carried.

Mr. Steiner thanked the applicant.

4. New Business

There was no new business at this time.

5. Miscellaneous

There was no miscellaneous business to discuss at this time.

6. Next Meeting Date

The next Planning Board meeting has been scheduled for Monday, October 28, 2019 at 6:30 p.m., if there is business.

7. Adjournment

A motion to adjourn was made by Mary Fay, seconded by Craig Polson. Voice vote, ayes all. Motion carried. The meeting ended at approximately 6:50 p.m.