

**CITY OF OLEAN**  
**DEPT. OF COMMUNITY DEVELOPMENT**



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**Olean Planning Board Public Hearing Minutes**

**Monday, July 13, 2020**  
**Council Chambers**  
**Olean Municipal Building**

**6:30 p.m. Savarino Companies, LLC (SP #03-20)**  
**101 & 107 North Union Street**

Attendance: Chairman: Tom Barnes (via telephone)  
Members: Chris Chapman  
Mary Fay  
Reed McElfresh  
Mark Sabella

Applicant: Courtney Cox, Savarino Companies, LLC

Staff: Keri Kerper, Comm. Dev. Program Coordinator  
Kathleen Monroe, Sr. Acct. Clerk Typist

Citizen(s): Larry Herbst, 121 North Union St.  
Bob Clark, Olean Times Herald  
Nick PirRcio, WPIG

Recognizing a quorum, Chairman Tom Barnes opened the public hearing at 6:30 p.m. and Ms. Kerper read the legal notice of public hearing that was published in the Olean Times Herald on June 26, 2020.

Mr. Barnes explained the public hearing process and then asked if there were any questions or comments from the Board or those in attendance.

Mr. Herbst indicated he is in attendance to learn more about the project.

Mr. Cox explained the applicant is proposing the redevelopment of 101 and 107 North Union Street into a single project consisting of a mixed-use complex that will include 11,000 sq. ft. of commercial/retail space, 23 market-rate apartments and residential amenities such as a fitness center and bulk storage.

Mr. Herbst explained he is interested in what is planned for the commercial/retail areas of the project. He asked if the applicant could be more specific on what type of businesses would be occupying the available space.

Mr. Cox indicated 3,000 sq. ft. of office space would be located in the north annex of 101 North Union St. and the first floor of 107 North Union St. He explained that of the 11,000 sq. ft. of commercial/retail space, the company contemplates 4,000 sq. ft. of retail space on the bank floor. Mr. Cox further explained there are no specific tenants for the retail, restaurant and banquet space; however, the company is currently working on negotiations with potential lessees.

Mr. Barnes asked two more times if anyone had any further questions or comments on the proposed project.

Absent further comments or questions, Mr. Barnes entertained a motion to declare the public hearing closed. Motion made by Mary Fay, seconded by Mark Sabella to close the public hearing at 6:39 p.m. Voice vote, ayes: Mary Fay, Mark Sabella, Chris Chapman and Reed McElfresh. Abstaining: Tom Barnes. Motion carried.