

Olean Planning Board Meeting Minutes

Monday, September 14, 2020

Council Chambers

Olean Municipal Building

Attendance:	Chairman:	Tom Barnes (via telephone)
	Members:	Chris Chapman
		Mary Fay (via Go To Meeting)
		Reed McElfresh
		Craig Polson (via Go To Meeting)
		Mark Sabella
	Applicant(s):	Peter Ebert, Cattaraugus Allegany BOCES
	Staff:	Keri Kerper, CD Program Coordinator
		Kathleen Monroe, Sr. Account Clerk Typist
	Other(s):	Phil Shewairy, 109 Hamilton Avenue

1. Roll Call

Recognizing a quorum, Chairman Tom Barnes called the meeting to order at 6:36 p.m. and requested the roll call show all members present except Jerry Steiner.

2. Reading and approval of the August 24, 2020 meeting minutes

A motion was made by Mark Sabella, seconded by Chris Chapman to approve the August 24, 2020 meeting minutes. Voice vote, ayes: Mark Sabella, Chris Chapman, Mary Fay, Reed McElfresh and Craig Polson. Abstaining: Tom Barnes. Motion carried.

3. Old Business

- i. Cattaraugus Allegany BOCES (SP #05-20)

Mr. Barnes referred to the comments received from the Department of Public Works Divisions on the project suggesting a dye test be performed to confirm the storm drain leads to the storm sewer and not the sanitary sewer. He noted the DPW Director suggested a school zone designation to slow traffic; however, that is not within the purview of the Planning Board.

Mr. Barnes advised that would be up to the Common Council for consideration and this information should be relayed to them for action under their own advisement. In response to Board discussion, Ms. Kerper explained she would prepare a memorandum to the Common Council on behalf of the Planning Board regarding DPW Director Ring's suggestion that consideration be given for a school zone designation for speed reduction and copy the Board, Mayor and City Attorney.

Mr. Barnes referred to the flood plan maps provided and noted the site lies within the C flood zone and not within the 100 or 500-year flood plan. Ms. Kerper noted that the applicant answered "yes" to question 16. Is the project site located in the 100-year flood plan? on Part I of the Short Environmental Assessment Form.

After brief discussion, a motion was made by Mary Fay, seconded by Reed McElfresh to reopen the SEQR and make the following change to the Short Environmental Assessment Form: question 16. change to "no"; and to affirm the finding that the project would have no significant impacts, and the Planning Board therefore issues a Negative Declaration for (SP #05-20). Voice vote, ayes: Mary Fay, Reed McElfresh, Chris Chapman, Craig Polson and Mark Sabella. Abstaining: Tom Barnes. Motion carried.

In response to Mr. Barnes' reference to an email received regarding directional traffic flow on Genesee and Oviatt Streets, Ms. Kerper advised that it has come to the City's attention that the Olean City School District (OCSD) removed the directional signage purchased by the City. Mr. Ebert indicated that Cattaraugus Allegany BOCES has no control or authority over the signage; however, he spoke with the OCSD and was advised the school district would reinstall the signage.

Ms. Kerper advised the applicant received an approval for the parking waiver from the Zoning Board of Appeals specific to Cattaraugus Allegany BOCES, and a copy of the approval has been provided to the Board. Mr. Ebert indicated the Lease Agreement with the school district is on the OCSD's and BOCES' September meeting agendas.

Mr. Ebert indicated Cattaraugus Allegany BOCES would apply for the Certificate of Occupancy from the New York State Department of Education upon the Planning Board's approval of the project.

Mr. Barnes advised if the school decides to add signage in the future, the applicant would be required to submit a separate sign permit application to Code Enforcement.

A motion was made by Craig Polson seconded by Mary Fay to approve Cattaraugus Allegany BOCES (SP # 05-20) with the following conditions:

- Confirmation shall be made that the storm drains lead to the storm sewer via dye testing performed by the Department of Public Works (DPW). Appropriate changes shall be made to the satisfaction of DPW, if the testing shows something is unsatisfactory.

- The directional flow signage that was taken down by the Olean City School District shall be reinstalled to its previous state.
- Applicant shall obtain and provide proof of a Certificate of Occupancy from the New York State Department of Education.

Voice vote, ayes: Craig Polson, Mary Fay, Chris Chapman, Reed McElfresh and Mark Sabella.
Abstaining: Tom Barnes. Motion carried.

Ms. Kerper advised a copy of the Planning Board approval would be provided to the applicant tomorrow morning via email.

Mr. Barnes thanked the applicant and wished him luck.

4. New Business

There was no new business at this time.

Miscellaneous

Mr. Barnes advised Southern Tier West is currently offering free on-line Planning and Zoning training webinars. Ms. Kerper noted staff has forwarded the training information to members and offered to register them for the webinars.

Ms. Kerper advised she provided Mr. McNamara and Ms. Tredway with a copy of the original SEQR document via email from the 2008 site plan application; however, she has not received a response.

Mr. Barnes noted he has been reappointed to the Board by Mayor Aiello along with Mark Sabella and Craig Polson for an additional seven-year term.

5. Next Meeting Date

The next Planning Board meeting has been scheduled for Monday, September 28, 2020 at 6:30 p.m., if there is business.

6. Adjournment

A motion to adjourn was made by Reed McElfresh, seconded by Chris Chapman. Voice vote, ayes: Reed McElfresh, Chris Chapman, Mary Fay, Craig Polson and Mark Sabella. Abstaining: Tom Barnes. Motion carried. The meeting ended at approximately 7:10 p.m.