

Olean Planning Board Meeting Minutes

Monday, October 19, 2020

Council Chambers

Olean Municipal Building

Attendance:	Chairman:	Tom Barnes (via telephone)
	Members:	Chris Chapman
		Mary Fay
		Reed McElfresh
		Craig Polson (via Go To Meeting)
		Mark Sabella
		Jerry Steiner
	Applicant(s):	Dennis Pezzimenti, DBP Development, LLC
		Lisa Worth, Worthy Pharmacy
		Benjamin Hollamby, Olean Community Theatre
	Staff:	Keri Kerper, CD Program Coordinator
		Kathleen Monroe, Sr. Account Clerk Typist
	Other(s):	Victoria Gayton, 208 Main Street

1. Roll Call

Recognizing a quorum, Chairman Tom Barnes called the meeting to order at 6:40 p.m. and requested the roll call show all members present.

2. Reading and approval of the October 5, 2020 meeting minutes

A motion was made by Jerry Steiner, seconded by Mark Sabella to approve the October 5, 2020 meeting minutes. Voice vote, ayes: Jerry Steiner, Mark Sabella, Chris Chapman, Mary Fay, Reed McElfresh, and Jerry Steiner. Abstaining: Tom Barnes. Motion carried.

3. Old Business

i. DBP Development, LLC (SP #06-20)

202 Main Street

Ms. Kerper referred to Code Enforcement Supervisor Jennings' October 13, 2020 memorandum and advised the deficiencies noted have been addressed including the means of ingress and egress, handicap parking, greenspace and the drainage is sufficient per DPW Director Ring based on the Walkable Olean Phase II review performed.

In response to Ms. Kerper's inquiry regarding lighting, Mr. Pezzimenti indicated one exterior decorative light would be added to the building in addition to the existing light on the back entrance of the building that would be shielded and directed downward. Ms. Kerper reiterated the sign permit would be a separate permit process through Code Enforcement.

Ms. Fay asked whether the building containing controlled substances would have security, and Mr. Pezzimenti indicated the pharmacy would have a state of the art security system.

A motion was made by Craig Polson, seconded by Reed McElfresh to approve DBP Development, LLC (SP# 06-20) with the following conditions:

- Parking lot striping and space dimensions shall be Code compliant.
- The handicap loading and unloading zone shall be striped and include appropriate signage.
- A backflow preventer shall be installed, if required.
- Lighting shall be shielded and directed downward.
- The applicant shall apply under a separate sign permit process through Code Enforcement and the signage shall be subject to Code's review and satisfaction.

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

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

ii. Olean Community Theatre (SP #07-20) 127 South Barry Street

Ms. Kerper referred to Code Enforcement Supervisor Jennings' October 13, 2020 memorandum and advised the Zoning Board of Appeals (ZBOA) would address the parking waiver, the means of egress and ingress are appropriate, lighting and greenspace would not change and that signage would be a separate permit process through Code Enforcement. She explained that through no fault of the applicant, the October 8, 2020 ZBOA public hearing for the project has been rescheduled for October 22, 2020.

Ms. Kerper noted the Board anticipated the parking waiver and area variance approvals prior to tonight's meeting; however, the ZBOA may make a decision on the parking waiver and area variance on Thursday.

Mr. Polson advised the ZBOA approved the use variance during a prior meeting and an extension was granted on October 8, 2020.

A motion was made by Chris Chapman, seconded by Mary Fay to approve Olean Community Theatre (SP# 07-20) with the following conditions:

- ZBOA shall provide proof of a Negative Declaration under SEQR was declared for the project.

- Proof of the granting of the parking waiver and approval of the area variance being issued by the ZBOA.
- Lighting shall be shielded & directed downward.
- The applicant shall apply under a separate sign permit process through Code Enforcement and the signage shall be subject to Code's review and satisfaction.

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

Mr. Barnes welcomed the theatre group to its new home and thanked them for maintaining and restoring the historic building.

Mr. Hollamby suggested members contact him if they would like a tour of the facility or view the rendering.

iii. Jim's park & Shop (SP #08-20) 1014 Front Street

Mr. Barnes advised the applicant failed to send the required Public Hearing Notice to the property owners within the 250' radius ten days prior to the scheduled public hearing and has requested to reschedule the public hearing.

After brief discussion, a motion was made by Mary Fay, seconded by Chris Chapman to set the public hearing for Monday, November 9, 2020 at 6:30 p.m. Voice vote, ayes: Mary Fay, Chris Chapman, Reed McElfresh, Craig Polson, Mark Sabella and Jerry Steiner. Abstaining: Tom Barnes. Motion carried.

Ms. Kerper advised the rescheduled public hearing materials would be emailed to the applicant from the Department of Community Development on Wednesday morning and the applicant would be charged for the Legal Notice to be republished in the Olean Times Herald.

4. New Business

There was no new business at this time.

5. Miscellaneous

Mr. Barnes noted that Southern Tier West has remaining upcoming webinars available for members to complete the annual four-hour training requirement.

6. Next Meeting Date

The next Planning Board meeting has been scheduled for Monday, November 9, 2020 at 6:30 p.m.

7. Adjournment

A motion to adjourn was made by Mark Sabella, seconded by Chris Chapman. Voice vote, ayes: Mark Sabella, Chris Chapman, Mary Fay, Reed McElfresh, Craig Polson and Jerry Steiner. Abstaining: Tom Barnes. Motion carried. The meeting ended at approximately 7:00 p.m.