

## **Olean Planning Board Public Hearing Minutes**

**Monday, December 28, 2020**

**Zoom**

**6:32 p.m. Puccinelli Redemption Center (SP #10-20)  
683 East State Street**

Attendance:	Chairman:	Tom Barnes
	Members:	Mary Fay
		Reed McElfresh
		Craig Polson
		Mark Sabella
	Applicant:	Ryan Puccinelli, Puccinelli Redemption Center
	Staff:	Keri Kerper, Comm. Dev. Program Coordinator Kathleen Monroe, Sr. Acct. Clerk Typist
	Citizen(s):	Kelly Andreano, 711 East State Street Susan Woods, 696 Garden Avenue Keith Woods, 696 Garden Avenue Bob Clark, Olean Times Herald

Recognizing a quorum, Chairman Tom Barnes opened the public hearing at 6:33 p.m. and Ms. Kerper read the legal notice of public hearing that was published in the Olean Times Herald on December 18, 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.

Ms. Andreano noted the owner of the building, Mr. Procacci has been respectful to the neighborhood and a great neighbor. She explained the property is zoned Commercial and there are many residential homes in the area. Ms. Andreano indicated there have been issues with tractor-trailer deliveries blocking East State Street traffic and garbage disposal at the business located on the northeast corner of Orchard Avenue and East State Street.

Mr. Puccinelli explained a small box truck would conduct the pickup of returnables at the site, and there would be no tractor-trailer traffic. He indicated the Redemption Center would produce small amounts of garbage consisting of mostly bags that would be removed from the property and disposed of off-site.

In response to Ms. Andreano's question regarding expanding the business and providing the sale of alcohol, Mr. Puccinelli indicated that if the business prospers they may expand and provide alcohol for sale but not in the near future. Mr. Barnes advised if the applicant chooses to expand the operations, he would be required to submit a new Site Plan application and appear before the Board for its review and approval.

Ms. Andreano wished the applicant good luck and thanked him for the economic addition to the east end of the City.

Ms. Woods advised she is the owner of the property located behind the building, and expressed concern for traffic and parking on Orchard Avenue. She indicated her large dogs bark whenever they see pedestrians in the area. Ms. Woods suggested the applicant erect a privacy fence or wall between the properties so the dogs would not see customers coming and going to remedy the barking.

Mr. Puccinelli responded customers may enter off East State Street and would only be parked in the lot for a short time while returning bottles and cans. He explained the building is shaped as an L and the parking lot consists of eight spaces located on the east side and front of the building with no parking at the rear. Mr. Puccinelli indicated there is currently a fence located between the properties and offered to meet with the neighbors to inspect said fencing.

Ms. Woods expressed concern over bottles and cans being stored behind the building in their line of site. Mr. Puccinelli indicated the bags would be stored inside the building until pickup. He explained he may schedule a pickup multiple times a week, if necessary. Mr. Puccinelli reiterated garbage would be disposed of off-site.

Mr. Woods questioned the need for a public hearing, and Ms. Kerper explained the property sat vacant for more than a year triggering Site Plan review under Section 9.1.6 of the Zoning Law to ensure compliance regarding lighting, drainage, greenspace and parking. She advised the Board reviewed the SEQR submitted for the project and determined no adverse effects or substantial changes and thus issued a Negative Declaration. Mr. Barnes explained the public hearing is part of the Site Plan review process, and an opportunity for the Board to take comments on the project under advisement.

Mr. Barnes asked two 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 Craig Polson, seconded by Mark Sabella to close the public hearing at 7:03 p.m. Voice vote, ayes all. Motion carried.