

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

**Monday, January 9, 2017  
Council Chambers  
Olean Municipal Building**

**7:02 p.m. Ellicott Development (SP #05-16)  
1616-1618 West State Street**

Attendance: Chairman: Tom Barnes  
Members: Mark Sabella  
Phil Smith  
George Pancio

Applicant: Paul Gregory, Ellicott Development

Staff: Mary George, Comm. Dev. Program Coordinator  
Keri Kerper, Sr. Acct. Clerk Stenographer

Citizen(s): Nate Smith, 1214 Irving Parkway

Chairman Tom Barnes opened the public hearing at 7:04 p.m. and Ms. Kerper read the legal notice of public hearing that was published in the Olean Times Herald on December 31, 2016.

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

Nate Smith advised that he is the owner of Worth Smith Company located at 1624 West State Street, and explained that he is in attendance to see what the project is about and how it will affect the neighborhood. Mr. Barnes noted that the site plans and applications are on file for inspection in the City Clerk's Office and the Department of Community Development, and Mr. Smith indicated he wasn't aware of that until the meeting. Mr. Barnes requested the applicant give a brief overview of the project. Mr. Gregory explained they plan to use the existing building and expand the parking lot into the area that is currently stone. He advised that they are proposing a 1,300 sq. ft. addition. He referred to the site plan and showed the location of the fencing. Mr. Gregory advised that they plan to remove the metal siding and restore and/or use a thin brick façade. He noted

they are going to substantially clean up the building and site and plan to remove the planters. Mr. Gregory explained the Social Security Administration would occupy the building, and they have been working with Park Centre Development who is the current landlord.

In response to Mr. Barnes' question, Mr. Smith indicated that his questions were answered and he doesn't have any further questions or comments.

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

Mr. Barnes entertained a motion to declare the public hearing closed as there were no further questions or comments. Motion made by Phil Smith, seconded by Mark Sabella to close the public hearing at 7:09 p.m. Voice vote, ayes all. Motion carried.