

Olean Planning Board Meeting Minutes

Monday, March 27, 2017
Council Chambers
Olean Municipal Building

Attendance: **Chairman:** Tom Barnes
 Members: Mary Fay
 George Pancio
 Mark Sabella
 Jerry Steiner

Applicant: Heather & Charles Holtz, Barkz, LLC
 Attorney Daniel DeRose, rep. Barkz, LLC

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

Other(s): None

1. Roll Call

Chairman Tom Barnes called the meeting to order at 7:00 p.m. and requested the roll call show all members present except Craig Polson and Phil Smith.

Mr. Barnes welcomed Ms. Fay to the Planning Board and thanked Mr. Smith for chairing the previous meeting in his absence. He indicated that he would like to spend a minute to talk about Scott Johns who recently passed away. Mr. Barnes advised that he met Mr. Johns before he was appointed as a Planning Board member, and he was kind, outgoing and friendly. He explained that he had no doubts about him as a member of the Board, and he took it seriously and followed the Zoning Ordinance when making decisions. Mr. Barnes indicated that Mr. Johns did everything by the book and was very dependable. He explained that he paid close attention to projects and would call him to discuss and work through them. Mr. Barnes noted that Mr. Johns epitomized what a good Board member should be. He advised that he is encouraged by Ms. Fay's appointment and it is the first step in diversification. Mr. Barnes explained that Mr. Johns was actively involved in

youth sports and one of his greatest contributions was touching the youth of our children and other communities. He explained that we lost a valuable citizen to our community, not just a Board member. Mr. Barnes, Board members and staff expressed they will remember Mr. Johns and what a fine Board member he was.

2. Reading and approval of the February 13, 2017 meeting minutes

A motion was made by George Pancio, seconded by Jerry Steiner to approve the February 13, 2017 meeting minutes. Voice vote, ayes all. Motion carried.

3. Old Business

There was no old business to discuss.

4. New Business

**i. Barkz, LLC (SUP #01-17)
2100 Constitution Avenue**

Attorney Dan DeRose presented members with the survey for the property. Heather Holtz introduced herself to the Board and advised that she is the owner/operator of Barkz. Mrs. Holtz explained that she is planning to create an upscale dog boarding, grooming and daycare facility. She indicated the business would be more upscale than other local dog boarding places in the area which she believes are more for country dogs and her business would cater to urban dogs. Ms. Holtz advised Waggy Tails is in high demand and the market is there and she believes it will be an asset the community.

In response to a question, Mrs. Holtz explained there will be very little change to the exterior with the exception of installing fencing at the rear of the building. She noted there will be no exterior kennels and the kennels will be in the interior along with indoor activities. Mrs. Holtz advised that the fenced in area would be for the dogs to go to the bathroom and for short walks.

In response to another question, Mrs. Holtz explained she will board cats as well.

Mrs. Holtz advised that the parking currently isn't designated at the site and they plan to outline the 9' x 20' parking spaces.

Mr. Barnes read Code Enforcement Supervisor's memorandum dated March 21, 2017 outlining his review of the project. Mrs. Holtz agreed with the review and the changes that would need to be made. There was discussion regarding the drive aisle (ingress/egress) width and Ms. George noted per the Zoning Ordinance a two-way drive aisle width requires 24'. It was noted the current drive aisle width is 22'. After brief discussion, Mr. DeRose indicated the applicant would seek an Area Variance from the Zoning Board of Appeals as opposed to the cost of changing the site and adding pavement.

Mrs. Holtz explained they are going to remove the sign that is currently there and eventually replace it; however, they don't have immediate plans, although it would be similar in size. She advised they plan to replace the signage on the building and illuminate it in the soffits. Mr. Barnes advised the signage would require approval from Code Enforcement and the Olean Urban Renewal Agency (URA). Ms. George noted there are URA Design Standards as outlined in Article 10 of the Zoning Ordinance and she would coordinate the review process with the applicant.

There was discussion regarding lighting and it was noted that currently no lighting is shown on the site plan. Mrs. Holtz advised she would like to add lighting to the rear of the building so she doesn't have to come back in the future for approval. Mr. Holtz advised that the lighting would be for security purposes. Mr. DeRose reiterated they would revise the site plan to show lighting so it may be reviewed and approved during this process even if they don't end up installing it.

Ms. George explained the Public Works Divisions reviewed the project and the Water Administration advised that an approved RPZ backflow device will be required. Mr. Barnes suggested the applicant follow up with the Department of Public Works.

It was noted the project is in compliance with the greenspace requirement as it was previously approved by the Planning Board.

Motion to declare the Planning Board Lead Agency for an uncoordinated NYSEQRA review was made by Jerry Steiner, seconded by George Pancio. Voice vote, ayes all. Motion carried.

The Planning Board reviewed Parts I & II of the Short Environmental Assessment Form prepared for the project and made the following changes to Part I: question 5. change to "yes"; question 8b. change to "yes"; question 12b. change to "yes"; question 14. answer "urban and suburban". No changes were made to Part II. After brief discussion, a motion indicating that the Planning Board made a finding that the project would have no significant impacts, and that the Planning Board therefore issues a Negative Declaration for (SUP #01-17), was made by Mark Sabella, seconded by Mary Fay. Voice vote, ayes all. Motion carried.

A motion was then made by Mark Sabella, seconded by George Pancio to certify the application complete. Voice vote, ayes all. Motion carried.

Jerry Steiner moved to set the public hearing for April 10, 2017 at 7:00 p.m., seconded by Mary Fay. Voice vote, ayes all. Motion carried.

5. Miscellaneous

i. GML Section 239-l. -m, -n Referral Exemptions – Cattaraugus County Planning Board

Ms. George advised there is no update to report on the above-referenced item.

6. Next Meeting Date

The next Planning Board meeting has been scheduled for Monday, April 10, 2017.

7. Adjournment

Motion to adjourn was made by Mary Fay, seconded by Jerry Steiner. Voice vote, ayes all. Motion carried. The meeting ended at approximately 7:40 p.m.