



PLANNING BOARD

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Chairman: Robert Thompson * Vice-Chairman: James Ninos * Secretary: Paula VanDyke

Allegany Planning Board Meeting Minutes: May 18, 2022

Present: Jon Gorton (in person), Jim Ninos (in person), Valerie Perkins (phone), Paula Van Dyke (in person), Jason Isaman (zoom), Robert Thompson (in person), Chuck Jessup (zoom), Jean-Louis Roederer (in person)

Absent: Dale Foster, John Stoltzfus

Staff: Kier Dirlam – Director of Planning, Michelle Denhoff – Asst. Director

Guests: Patricia Bittar – Engineer Quicklee’s project (zoom); Mike Miller – Town of Wellsville (zoom); Dar Fanton – Town of Wellsville (in-person); Gretchen Hanchett – Legislator, District 2 (zoom); Fred Sinclair – Town of Alfred (zoom); Bill Dailey – Town of Alfred (zoom)

Location: Virtual Platform Zoom & Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Chair Thompson called the meeting to order at 7:03 PM and welcomed any guests.

II. MINUTES:

The meeting minutes from **April 20, 2022** will be reviewed: **On a motion by J. Ninos and seconded by P. Van Dyke, the meeting minutes from April 2022 were reviewed and approved.**

III. NEW BUSINESS:

A) Resignation of Allegany County Planning Board Member Amanda Joyce-Phelps:
On a motion by J. Roederer and seconded by P. VanDyke the Allegany County Planning Board acknowledges and accepts Ms. Phelps resignation with regrets.

B) Town of Alfred – A Local Law Instituting A Moratorium on Certain Town Building Permits and Approvals for Facilities and/or Infrastructure Which Proliferate Microwave Emissions: (replaces the previous moratorium reviewed at April meeting) The replacement moratorium was provided late last week Thursday. Mr. Sinclair and Mr. Dailey were present to discuss the change. An error was found under “title and authority”, should have stated wireless rather than wired as it was originally stated. The intent was to study wireless effects on community health, not to restrict wired communications. They would also like to review their zoning law, Section 6 was punitive to applicants that already had paperwork or projects. With the changes they felt it was necessary to come back for another review.

Mr. Sinclair provided additional background, and stated that there were at least seven towers in the area servicing one square mile on top of buildings, next to dormitories, etc. The infrastructure is great for wired communications and cable/fiber optics in Alfred currently. There are some updates to meters that will soon be wireless as well (in the Village). The study that they plan to conduct will cover the Town and Village, Alfred State College and Alfred University; however, the moratorium will cover the Town only.

Mr. Roederer pointed out a typo in Section 3 that states the moratorium is for one year. It should be corrected to six months. There was no further discussion.

On a motion by C. Jessup and seconded by J. Ninos the Allegany County Planning Board approved the Town of Alfred Moratorium on Certain Town Building Permits and Approval for Facilities and/or Infrastructure Which Proliferate Microwave Emissions.

- C) Town of Wellsville, Site Plan Review of Quicklee's on Bolivar Road: Director Dirlam stated a concern with additional local and truck traffic in the area and the lack of traffic safety measures that will be implemented at the new site. The Walgreens facility has already begun construction and was not referred to this board as it should have been either. Mr. Roederer asked where the additional truck traffic would come from that Mr. Dirlam mentioned. Mr. Fanton explained that there is a manufacturing facility at the rear of the site called BSI and provided additional detail on what the current agreement for site use is supposed to be. There was a miscommunication between the Town and this board, as Mr. Miller noted that tonight was supposed to be for a coordinated SEQR review. An updated SEQR was not received and the referral form stated that a Site Plan Review is being requested. After some additional discussion and clarification, Director Dirlam offered a separate meeting with the Town of Wellsville to determine what needs to be reviewed to avoid receiving incomplete referrals in the future.

Mr. Fanton asked Ms. Bittar if the water retention ponds have been decided on yet, as the one at the rear of the facility does not provide enough trucking access to BSI. She indicated that no parameters have been set to date related to this request and also stated that the site plan submitted was preliminary and lacked any detailed information because of that.

Informal comments were provided from the Allegany County Planning Board regarding the Walgreens construction, additional traffic and other safety concerns. A traffic study is being completed right now and has not been submitted to DOT for review yet. Any comments received from them have been verbal, although they indicated they did not foresee any issues. The sidewalk ends at the intersection across the street and careful consideration to be given to bike and foot traffic, as State Route 417 is also a State designated bike route.

Mr. Isaman suggested a new motion; however, it was determined a motion could not be acted on since the application is not complete. There were no further comments.

- D) Allegany County –Modification of Agricultural District Number Two, Request to be lead agency: The County legislature is in the process of update Agricultural District Number Two and would like to be lead agency on the referral. Director Dirlam explained that this board previously was responsible for the agricultural district reviews; however, are no longer involved in the process. There was no further discussion.

On a motion by J. Roederer and seconded by J. Ninos the Allegany County Planning Board supports the request for Allegany County to be Lead Agency during SEQR review of the Modification of Agricultural District Number Two.

- E) Town of Amity –Water System Improvements Project, Request to be lead agency: They are planning to replace some water mains on County Route 244 and Route 19. P. Van Dyke stated that this has needed to be done for a long time. She also thought that it should go in

both directions. Director Dirlam stated that he agreed it was long overdue. The County has a water district to the south that goes to the jail through to the Dollar General. There was no further discussion

On a motion by J. Gorton and seconded by P. VanDyke the Allegany County Planning Board supports the request for the Amity Town Board to be Lead Agency during SEQR review of their Water System Improvements Project.

IV. OLD BUSINESS: none

V. CORRESPONDENCE: none

VI. REPORTS:

- A) DEC Report – None
- B) Intergovernmental Review Projects [IRP's] – None
- C) Southern Tier West Report – There is no meeting this month. Minutes were sent out via email after the meeting that was held last month.
- D) Community Planning Updates – **Belmont/Amity** is still completing their review of the comprehensive plan update and is expected to provide those soon. The **Town of Willing** is meeting next week for the next comprehensive plan meeting. The **Town of Scio** met last week and requested information on creating a planning board, discussing what planning is, and how to implement certain activities. They have shown some interest in creating a planning board, but have not made any decisions as of yet. The **Town of Hume** is interested in doing a comprehensive plan update to their 2010 plan – it is dated and has not been updated to reflect any growth that has occurred. Director Dirlam is working the **Town of Almond** to set up a meeting in June for the Zoning Law update.
- E) Trainings – The link for STW trainings is offered below. P. VanDyke asked if there was any thoughts on whether the conference would still be held with COVID. Yes, it is still planned to move forward. J. Gorton, P. VanDyke and J. Roederer asked if Ms. Denhoff would sign them up.
 - a. Southern Tier West trainings offered as follows, to register follow this link: <https://www.southerntierwest.org/on-line-training.html>
- F) Planning & Economic Development Office Report/Updates – Provided in packet
 - a. Not in the report: June 10th ESD Roundtable is scheduled at the Crossroads. The invite will be sent out later. J. Roederer asked for an explanation of the event. Director Dirlam explained the CFA process and that it relates to grant applications that Towns or Villages would submit to the State.

VII. GOOD OF THE ORDER:

There was some discussion related to the New York State Budget approval of video conferencing. Local governments have the ability to continue video conferencing, however; they would have to pass a resolution or law to that effect. Governor Hochul extended the State of Emergency order through June 14th so moving forward in June, meetings should be planned for in person only. County Board members attending virtually cannot cast a vote, nor be considered in the quorum.

VIII. ADJOURNMENT:

The next meeting is scheduled for **June 15, 2022 at 7 PM**, pending receipt of referrals.

On a motion by P. VanDyke and seconded by J. Roederer, the meeting is adjourned at 8:13 PM.