



PLANNING BOARD
 Crossroads Commerce & Conference Center
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Chairman: Robert Thompson * Vice-Chairman: James Ninos * Secretary: Paula VanDyke

Allegany Planning Board Meeting Minutes: June 15, 2022

- Present:** Jim Ninos (in person), Jason Isaman (zoom), Robert Thompson (in person), Chuck Jessup (zoom), Jean-Louis Roederer (in person), John Stoltzfus (zoom)
- Absent:** Jon Gorton, Valerie Perkins, Paula Van Dyke, Dale Foster
- Staff:** Kier Dirlam – Director of Planning (in person), Michelle Denhoff – Asst. Director (in person), Mandi Joyce-Phelps – Associate Planner (zoom)
- Guests:** Jeri Reichman – Town of Independence Supervisor; Brooke Harris – Legislator District 5, ex-officio planning board member; Brian Grose – Fagan Engineering, Dollar General representative; Melissa Ballard – Broadway Group, Dollar General representative
- Location:** Virtual Platform Zoom & Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Chair Thompson called the meeting to order at 7:01 PM and welcomed the guests.

II. MINUTES:

- A) The meeting minutes from **May 18, 2022** were reviewed: **On a motion by J. Ninos and seconded by JL. Roederer, the meeting minutes from May 2022 were reviewed and approved.**

III. NEW BUSINESS:

- A) Town of Independence, Site Plan Review of Dollar General, State Route 248/248A:
 Director Dirlam stated that we received the referral from Independence on June 9. This developer has done several Dollar General’s in the County, and Independence has a great need for it. Ms. Reichman indicated that generally, the Town supports the project as it is greatly needed.

Mr. Grose began the discussion by sharing his screen and providing comments on some site changes based on DOT comments. The driveway was moved further east on 248, directly across from the westerly entrance of the school. The site plan was essentially swapped, as the storm water basin was moved as well due to concerns with neighbors and the stormwater. The septic has been adjusted slightly as well, and there will be a pedestrian crossing signal. A sidewalk is likely to be installed in the future, and the crosswalk will be coordinated with the school. Director Dirlam asked if there would be any privacy fencing for the neighboring homes. Yes - It will be on west and south property lines. All of the water flows from west to east. There will be some lighting around the building but none at the back. The extended arm lighting will be utilized in the front of the building. Mr. Isaman asked if there were any concerns from residents related to lighting or water run-off. Ms. Ballard stated that resident concerns have been addressed. Mr. Ninos asked about egress and Mr. Isaman asked about fire response input. Mr. Stoltzfus indicated that he hasn’t heard any complaints in the community, as a resident.

- a. **On a motion by JL. Roederer and seconded by J. Stolfus the Allegany County Planning Board approved the Dollar General Site Plan presented for the Town of Independence.**

IV. OLD BUSINESS: - none

V. CORRESPONDENCE:

- May 27, 2022 – 17-F-0282/Alle-Catt Wind Energy LLC; Request for extension to comply with conditions 62/63 (net conservation benefit plan for bald eagles/long eared bat)

VI. REPORTS:

- A) DEC Report – None
- B) Intergovernmental Review Projects [IRP's] – None
- C) Southern Tier West Report – The meeting is scheduled for tomorrow. The agenda and minutes will be shared tomorrow. The Local Government Conference was held last week with numbers down a bit from previous years. There was roughly 350-400 in attendance.
- D) Community Planning Updates – **Town of Willing** is continuing work, Ms. Phelps has taken over the project with an expected meeting at the end of the month. **Town of Amity/Village of Belmont** have stopped work on their comprehensive plan until further notice, as they were not clear on what the outcome was supposed to be. At their board meeting last month, the **Town of Scio** discussed creating a planning board in the near future. The **Town of Hume** is considering an update of their comprehensive plan. The **Town of Wellsville** reviewed the Quicklee's project with Mr. Dirlam after the last meeting regarding the boards concerns. **The Village of Alfred** is discussing an update of their zoning code due to a request from Alfred University. **The Town of Alfred** approached the Village requesting them to do a microwave moratorium as well to participate in the research and review the town is planning to do.
- E) Planning & Economic Development Office Report/Updates – Provided in packet; Mr. Dirlam summarized the proposed changes to the economic development law that establishes an office of development, with a director and deputy director in place. The Allegany County Chamber of Commerce announced last night that they are ceasing operations at the end of this month due to money constraints and other items.

VII. GOOD OF THE ORDER:

The Governor extended the state of emergency until July 14th, allowing for remote meetings to continue. It will be reviewed on a month-month basis, so planning board may be able to continue meeting remotely, but it is unknown until the next announcement.

VIII. ADJOURNMENT:

The next meeting is scheduled for **July 20, 2022 at 7 PM**, pending receipt of referrals.

On a motion by J. Isaman and seconded by JL. Roederer, the meeting was adjourned at 7:42 PM.