

Olean Planning Board Meeting Minutes

Monday, February 25, 2019
Council Chambers
Olean Municipal Building

Attendance:

Chairman: Tom Barnes
Members: Chris Chapman
Mary Fay
Craig Polson
Mark Sabella

Applicants: Deon Gayton, Go To Meals, LLC
Amy Howard, Go To Meals, LLC

Staff: Keri Kerper, CD Program Coordinator
Kathleen Monroe, Sr. Account Clerk Typist

Other(s): Ellen Snyder, 112 South Seventh Street
Deborah Kolasinski, 108 North Eighth Street
Marge Henkel, 910 West Henley Street

1. Roll Call

Recognizing a quorum, Chairman Tom Barnes called the meeting to order at 7:23 p.m. and requested the roll call show all members present except Gabrielle Kyser and Jerry Steiner.

2. Reading and approval of the February 11, 2019 meeting minutes

A motion was made by Mary Fay, seconded by Chris Chapman to approve the February 11, 2019 meeting minutes with the following revisions: page 4, add paragraph "For additional discussion,

please see page 5.” prior to item 5. Miscellaneous; page 5, paragraph 6, sentence 1, add “potential issues that could be parallel”. Voice vote, ayes all. Motion carried.

3. Old Business

**i. Go To Meals, LLC (SP#02-19)
801 West State Street**

Mr. Barnes requested an update on the exterior lighting for the project and Mr. Gayton indicated four lights are planned for the façade of the building near the sign that will be shielded and directed downward.

Mr. Gayton informed a sign permit was issued by Code Enforcement officials for the framed Go To Meals sign planned for the second floor front of the building.

Mr. Barnes referred to the Site Plan Memorandum with comments received from the Department of Public Works concerning the parking space on the southwest corner of West State Street and 7th Street as being in violation of minimum setback distances required by Federal High Way Administration, He explained the Department of Public Works suggested the applicant create a loading/unloading zone 30’ back from the crosswalk.

Mr. Barnes advised the applicant take it under advisement the recommendation from the Department of Public Works as it is the Board’s understanding that the City may remove the first parking space from the southwestern corner of the West State and Seventh Street intersection for pedestrian safety. He explained a minimum of two parking spaces are required per City Zoning Code which are met with the off-street parking in front of the building in addition to on-street parking available on South Seventh and West State Streets.

Ms. Kerper advised she consulted with DPW Director Ring to clarify the memorandum location as West State Street.

Mr. Barnes reiterated Code Enforcement can’t force the applicant to become ADA compliant and suggested the applicant consider adding handicap access to the building.

She explained behind the parking space to potentially be removed on West State Street there is a curb cut recessed to the driveway containing two parking spaces for which Code Enforcement Officials have advised there is room to install handicap spot and striping.

Private off street Unload and load in the driveway

A motion was made by Mark Sabella, seconded by Mary Fay to approve Go To Meals, LLC (SP#02-19) as presented with the following conditions:

- No on-site food preparation is allowed at the site.

- No on-site dining may occur at the site.

Voice vote, ayes all. Motion carried.

Mr. Barnes thanked the applicant and suggested he contact Code Enforcement Officials for the proper permitting process to include restaurant services.

4. New Business

There was no new business at this time

5. Miscellaneous

Mr. Barnes referred to the February 19, 2019 correspondence from Code Enforcement Supervisor Jennings to Mr. McNamara informing him of the code violations at his West State Street location. He explained the letter outlines the noncompliance issues and complaints received relating to the location as well as reminding the applicant of his offer to cook the chicken and transport them to the location if the smoke became an issue with area residents.

Ms. Kerper advised a response to the letter from Mr. McNamara has not been received. She indicated residents wish to have a resolution prior to the start of barbeque season.

Ms. Henkel questioned if Mr. McNamara's location is considered a restaurant due to the fact customers choose to eat on-site and Mr. Barnes advised that it is. Mr. Barnes suggested the absence of a restaurant permit be added to the list of noncompliance issues.

In response to Mr. Barnes' question regarding parking, Ms. Kerper advised Code Enforcement Supervisor Jennings

6. Next Meeting Date

The next Planning Board meeting has been scheduled for Monday, March 11, 2019 at 7:00 p.m., if there is business.

7. Adjournment

A motion to adjourn was made by Chris Chapman, seconded by Craig Polson. Voice vote, ayes all. Motion carried. The meeting ended at approximately 7:55 p.m.