

Olean Planning Board Meeting Minutes

Monday, March 11, 2019
Council Chambers
Olean Municipal Building

Attendance: Acting Chairman: Mark Sabella
Members: Chris Chapman
Mary Fay
Gabrielle Kyser
Jerry Steiner

Applicants: Barbara Lickfeld
Gary Lickfeld

Staff: Kathleen Monroe, Sr. Account Clerk Typist

Other(s): Bob Clark, Olean Times Herald

1. Roll Call

Recognizing a quorum, Acting Chairman Mark Sabella called the meeting to order at 7:00 p.m. and requested the roll call show all members present except Tom Barnes and Craig Polson.

2. Reading and approval of the February 25, 2019 public hearing and meeting minutes

A motion was made by Mary Fay, seconded by Chris Chapman to approve the February 25, 2019 public hearing minutes. Voice vote, ayes all. Motion carried.

A motion was made by Chris Chapman, seconded by Mary Fay to approve the February 25, 2019 meeting minutes. Voice vote, ayes all. Motion carried.

3. Old Business

There was no old business at this time.

4. New Business

**i. Barbara Lickfeld (SP#03-19)
2330 West State Street**

Barbara Lickfeld introduced herself to the Board and advised that she and her husband are the owners of the property. She explained the building previously housed the location of AJ's Bar prior to the January 2017 fire that damaged the interior of the building. Ms. Lickfeld advised the building underwent interior renovations and the remodeled location has sat vacant for over a year.

Mr. Sabella explained the proposed secondhand store would constitute a change of use from a bar/restaurant into a retail space. Ms. Lickfeld noted the retail area would utilize approximately half of the available building space. She explained the store inventory will consist of antiques, furniture, collectibles and miscellaneous repurposed items her father has collected over a number of years that are currently housed off-site in a barn at his residence.

Ms. Lickfeld indicated the proposed secondhand craft retail store will remain in business for approximately one year or until their inventory has been depleted. She explained she and her husband are retired, and they hope the exposure of the location will attract quality long term future tenants to the building.

Mr. Sabella referred to the memorandum from Code Enforcement advising there are no outstanding issues and parking is adequate; however, the parking spaces need to be defined and striped per NYS Building Code. Mr. Sabella explained the parking spaces are required to be 9' x 20', and noted the parking area is located behind the building. He advised there are no changes in lighting, green space or drainage planned for the project.

A motion to declare the Planning Board Lead Agency for an uncoordinated NYSEQRA review was made by Jerry Steiner, seconded by Chris Chapman. 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 3a. add ".273"; question 3b. add "0"; question 3c. add ".273"; question 5. add "Urban, Industrial and Residential"; question 5b. mark "yes"; question 12b. change to "yes"; question 14. add "Urban and Suburban". Mr. Steiner questioned if storm water discharge would be directed to established conveyance systems. Mr. Lickfeld explained the building repairs included replacement of gutters and eavestroughs that collect the storm water discharge. 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 (SP#03-19), was made by Chris Chapman seconded by Mary Fay. Voice vote, ayes all. Motion carried.

A motion to certify the application complete was made by Jerry Steiner, seconded by Chris Chapman. Voice vote, ayes all. Motion carried.

A motion was made by Jerry Steiner, seconded by Mary Fay to set the public hearing for Monday, March 25, 2019 at 7:00 p.m. Voice vote, ayes all. Motion carried.

Mr. Sabella explained the public hearing process to the applicant, and advised the materials would be available from Community Development on Wednesday morning. He thanked the applicant.

5. Miscellaneous

Ms. Monroe advised no response to Code Enforcement Supervisor Jennings' February 19, 2019 noncompliance letter has been received from Mr. McNamara. She explained staff will continue to follow up with Code Enforcement and update the Board.

There was member discussion regarding the Planning Board's enforcement capacity in general, and Ms. Monroe explained Code Enforcement investigates complaints and enforces compliance.

Mr. Chapman thanked staff for their hard work preparing meeting materials and assisting the Board.

6. Next Meeting Date

The next Planning Board meeting has been scheduled for Monday, March 25, 2019 at 7:00 p.m.

7. Adjournment

A motion to adjourn was made by Chris Chapman, seconded by Mary Fay. Voice vote, ayes all. Motion carried. The meeting ended at approximately 7:30 p.m.