

COMMITTEE OF THE WHOLE MEETING MINUTES

TUESDAY, JANUARY 23 – 6:30 p.m.

COUNCIL CHAMBERS – OLEAN MUNICIPAL BUILDING

IN ATTENDANCE WERE: ALDERMEN CRAWFORD, ANDREANO, GONZALEZ, DOUGHERTY, SMITH, AND GEORGE. OTHERS: MAYOR WILLIAM AIELLO; LENS MARTIAL, CITY CLERK; NICHOLAS DICERBO, JR., CITY ATTORNEY; FRED SARADIN, CITY AUDITOR; KERI KERPER, COMMUNITY DEVELOPMENT PROGRAM COORDINATOR; BOB RING, DIRECTOR OF PUBLIC WORKS; JEFF ROWLEY, POLICE CHIEF, AND TIFFANY TAYLOR, MANAGERIAL CONFIDENTIAL ADMINISTRATIVE SECRETARY.

Alderman Smith called the meeting to order at 6:30 p.m. and asked that the record show that all Aldermen were present except Alderman Witte, who was excused.

1. Finance & Bills

A motion to approve Finance & Bills was made by Alderman Gonzalez, seconded by Alderman Smith. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

2. Review – Recommendations of Planning Board for the Forest Hills Subdivision

Alderman Crawford stated that the Council has received the written recommendations from the Planning Board. He questioned if anyone had additional comments or concerns.

Alderman Andreano stated that she has concerns regarding drainage issues, as portions of this property abut Ward 2 properties. She questioned if there is anything that can be done to ensure that there will be no issues caused. Mr. DiCerbo stated that he agrees from legal and planning standpoints with the Planning Board's recommendation that a Long Form Environmental Review be completed. Once a formal plan is submitted by the developer, the Council can take the position of the Lead Agency for the SEQR review. Ms. Kerper added that the SEQR information would then be sent to all interested agencies, and Mr. DiCerbo stated that with a Coordinated Review, the DEC would have the option to respond with any concerns regarding drainage or other issues.

Mr. DiCerbo added that the recommendations are not binding, and are only suggestions for the developer to consider when finalizing plans for submittal.

Alderman Andreano stated that it appears that the Planning Board has brought a lot of concerns forward. Something that was not addressed, that she does not see anything about in the report, is the potential decrease in property values and potential effect on the tax base. Mr. DiCerbo replied that it is not the role of the Planning Board to comment on property values, and they also

did not comment on the potential increase in tax base from the additional properties proposed by the developer. He feels that it would not have been appropriate to comment on these issues.

Alderman Crawford questioned when the last time it was that a developer was willing to put this type of investment into a residential neighborhood in the City of Olean. The Council seems to be stuck between a rock and a hard place, because both the developer and the neighbors have valid points. He highly encourages that covenant issues be settled prior to moving forward.

Alderman Gonzalez stated that it is important to remember what the matter at hand is. It is not the decision of the Council if the developer can building on this property. The only decision that the Council is making is if there will be 42 lots, which is what is currently in place, or 54, which is what the developer is proposing for the revised subdivision. The developer can build on the properties that are there now, with the same potential “undesired” effect. The only difference is that there would be ten percent less structures. The Council’s role is somewhat limited at this point.

A motion to adopt the Planning Board’s recommendations and to transmit a written report to the applicant pursuant to Code of Ordinances Section 22-41G was made by Alderman Crawford, seconded by Alderman George. Voice vote, ayes all. Motion carried.

3. Adjournment

A motion to adjourn was made by Alderman Crawford, seconded by Alderman Gonzalez. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:40 p.m.