

**MINUTES – TOWN OF ALLEGANY
PUBLIC HEARING & PLANNING BOARD MEETING
MONDAY NOVEMBER 10, 2025, at 5:30pm at The Town Hall**

Approved

PRESENT:

Dawn Snyder
Jason Crisafulli
Brandon Derx
Jim Finch
Spencer Pinney

ALSO PRESENT: Dan Brown, CEO; Grace Straub, Town Clerk; Alex Nazemetz, Town Board Member; Jeremy Locicoro & Kirsten Lounsberry, Applicants 1; Rodney Gleason, Applicant 2

OPEN MEETING: 5:30pm

Salute to the flag

MINUTES:

Approval of Minutes of October 20, 2025, meeting

Motion by: S. Pinney; 2nd by: J. Finch

With changes: Add in “does RV on Obie property meet State Code”

D. Snyder – Y; J. Crisafulli – Y; B. Derx – Y; J. Finch – Y; S. Pinney – Y; CARRIED

NEW BUSINESS:

1) Special Use Permit Application from Kirsten Lounsbury at 3917 Birch Run Road, SBL #93.004-1-6, would like to live in her RV while she builds a house on the above-mentioned property.

- Wants to put in a septic
- Has plan for house
- Talked to the Health Department
- Everything meets code as per 5.02(B)(1-3)

Section 5.02 Temporary Structures and Uses

(B) Temporary residential buildings

(1) Subject to the issuance of a Temporary Special Use Permit by the Planning Board pursuant to Article VIII of these regulations, temporary buildings or trailers for living purposes may be permitted in any zoning district in which single family homes are permitted, during the period that the construction work is in progress pursuant to a valid building permit. The temporary structure shall be removed upon the completion of such work.

(2) The Temporary Special Use Permit shall be valid for a period of one year from date of issuance and may be renewed by the Planning Board for up to one additional year.

(3) Prior to the issuance of the Temporary Special Use Permit, the applicant shall provide documentation that adequate potable water supply and sanitary sewage disposal systems will be provided to serve the temporary residence.

- SEQR done

Motion to grant Temporary Special Use Permit by: J. Crisafulli; 2nd by: J. Finch

D. Snyder – Y; J. Crisafulli – Y; B. Derx – Y; J. Finch – Y; S. Pinney – Y; CARRIED

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2) The Applicant, Kinley Contractors, LLC, are putting before the Planning Board a Site Plan Review to develop a 60ft x 160ft pre-engineered steel building, driveway, parking lot, stormwater controls and on lot sanitary at 2934 West 5 Mile, SBL# 93.002-2-2.

Open Public Hearing @ 5:39

(no one from the public was in attendance)

Close Public Hearing @ 5:40

- State highway setback – does the town have to notify the state or only with egress
- We need to refer application to County since it is within 500' of farms in NYS Ag & Markets District
- E911 number stays since they use the same driveway, staying as 2 separate addresses at this point, may merge at some point
- D. Snyder made Kinley aware that there is a 1% flooding potential on another section of the property across the street
- Runoff – not completely designed for stormwater collection yet, existing swale
- Water well South of existing road, using that well
- Demo existing septic and putting in a new septic North of building
- Cleaning up asbestos and hoping to demo by the end of this year
- Minimal lighting should not impact nearby houses

*Motion to make Town of Allegany the Lead Agent by: J. Finch; 2nd by: B. Derx
D. Snyder – Y; J. Crisafulli – Y; B. Derx – Y; J. Finch – Y; S. Pinney – Y; CARRIED*

- SEQR done

*Motion to approve Site Plan Review, considering Catt County's approval by: B. Derx; 2nd by: J. Finch
D. Snyder – Y; J. Crisafulli – Y; B. Derx – Y; J. Finch – Y; S. Pinney – Y; CARRIED*

OLD BUSINESS:

- Still waiting on hearing from the DEC regarding Giardini Gravel Mine's expansion

OTHER BUSINESS:

1) Updates from CEO, Dan Brown

- Obie's have a few more days to remove the RV from their property. Have not heard anything from them, but will keep the PB updated
- Everything has been removed from the trees at David Woods property on Allegany Street, waiting on demo around Thanksgiving
- Storage units at Gargoyle have new owners and there have been complaints about the lights being too bright, the owner said he would adjust them and there have been no more complaints

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FROM THE FLOOR

- J. Finch thinks we should work on the language in the ordinance, Planning Board would like our Attorney, P. Sorgi, to look at making the language tighter.
- We should add information about Tiny Homes to the Comprehensive Plan
- Dawn reminded the PB Members about required training: <https://dos.nu.gov/training-courses>
- Article 78 – green by 2030 – RAPID ACT protecting certain area to not be impacted by Article 78 and State; amend Comprehensive Plan to include this
- Talk to Town Board about getting something in place about Solar & Wind restrictions in a new protection plan for Scenic/Tourism
- D. Snyder emailed the Renewable Energy PowerPoint to the Planning Board members from the fall 2025 planning & zoning training
- Move December 8, 2025, PB Meeting to December 1, 2025

ADJORN MEETING @ 6:30pm

Motion by: J. Crisafulli; 2nd by: J. Finch

D. Snyder – Y; J. Crisafulli – Y; B. Derx – Y; J. Finch – Y; S. Pinney – Y; CARRIED

NEXT PLANNING BOARD MEETINGS: (5:30pm)

December 1

*Respectfully submitted by:
Michele Lovern
Building and Zoning Clerk*