

MINUTES – TOWN OF ALLEGANY
PUBLIC HEARING & PLANNING BOARD MEETING
Wednesday May 27, 2026 @ 6:00pm at The Town Hall

Approved

PRESENT:

Jason Crisafulli
Brandon Derx
Jim Finch
Spencer Pinney

ABSCENT:

Ron Gilbert

ALSO PRESENT:

Dan Brown (CEO); Michele Lovern (Secretary); Kathy Martin (ToA ZBA Chair); Susan & Dough Ashby (Climate Smart Comm.); Linda Schummer (Master Gardener Volunteer); Scott Foster (Best Western); Bob & MaryAnn Chambers (Neighbor to future 7Brew); Anthony Pandolfe (Representative for 7Brew); Caleb Henning (ToA Engineer)

Salute to the Flag

Open Public Hearing at 6:00

Request for Special Use Permit for Nicole Fair to have a Home-Based business making, selling and teaching basketry classes at 3121 Morgan Hollow Road (76.003-1-11.1).

D. Brown – The location and set up is more than sufficient to run this home-based business with a separate entrance, parking and updated walkway to egress.

Close Public Hearing @ 6:05

Motion to close public hearing by: B. Derx 2nd by: J. Finch

J. Crisafulli – AYE; B. Derx – AYE; J. Finch – AYE; S. Spinney – AYE; CARRIED

Open Public Hearing @ 6:05

Site Plan Review for 7 Brew Coffee stand and 2 lane drive through for the sale of coffee and other like beverages. All service will be through the drive through with NO indoor or outdoor dining as no food will be prepared at 3004 West State Street (94.062-1-5.2)

A. Pandolfe – Explained the project of a drive through only drink stand, keeping the curb cuts where they are, lighting will stay as is. Hours are normally 6am to 11pm. Signs at this time will be pylon. Projection busiest time is 9am to 11am. Dumpster will be enclosed and locked. Walke-ins are not refused but no encouraged.

D. Brown – After speaking with J. Moshier(Highway Supervisor), he was sure the water and sewer would be sufficient for this project.

The main concern from neighboring residents was the extra traffic at an already busy intersection.

A. Pandolfe - Addressed the neighboring residents concern of extra traffic with a traffic study and the need to get DOT's approval for this project.

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Motion to keep public hearing open till we hear back from DOT @ 6:25

by: B. Derx 2nd by: J. Finch

J.Crisafulli – AYE; B. Derx – AYE; J. Finch – AYE; S. Spinney – AYE; CARRIED

NEW BUSSINESS:

- 1) Request for Special Use Permit for Nicole Fair to have a Home-Based business making, selling and teaching basketry classes at 3121 Morgan Hollow Road (76.003-1-11.1).

Motion to Approve SUP by: J. Finch; 2nd by: S. Pinney

J.Crisafulli – AYE; B. Derx – AYE; J. Finch – AYE; S. Spinney – AYE; CARRIED

- 2) Site Plan Review for 7 Brew Coffee stand and 2 lane drive through for the sale of coffee and other like beverages at 3004 West State Street (94.062-1-5.2)

a) Do SEQR – ON HOLD

Motion to Table SEQR & Site Plan Review by: B. Derx 2nd by: J. Finch

J.Crisafulli – AYE; B. Derx – AYE; J. Finch – AYE; S. Spinney – AYE; CARRIED

- 3) Review & Discuss Climate Smart NYS with Susan Ashby

In 2023 the Town of Allegany registered to become a member of Climate Smart of NYS for grants to change the street lights, which have been done. Looking now to see what else the Town can do to convert to a more climate smart town.

- 4) Caleb Henning (Engineer for Hayes-Anderson Solar Field) Update

The escrow agreement has been finalized. Applicant needs to resubmit the applications to make them complete as to what Caleb sent to them as to what is still needed. Once the new applications have been submitted Peter (ToA Attorney) will start the process of submission to the appropriate agencies and boards at the town.

APPROVE MINUTES: March 25 Minutes

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

J.Crisafulli – AYE; B. Derx – AYE; J. Finch – AYE; S. Spinney – AYE; CARRIED

CURRENT BUSSINESS:

- 1) Report from Dan

a) Burger King is progressing nicely after they got past the water issues.

b) Walmart is coming along as Dan meets with them regularly.

- 2) Short-term rentals

Need to do more research and look at other Towns and Villages short-term rental ordinances.

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FROM THE FLOOR:

Nothing

ADJORN MEETING: @ 7:10

Motion by: J. Finch; 2nd by: B. Derx

J. Crisafulli – AYE; B. Derx – AYE; J. Finch – AYE; S. Spinney – AYE; CARRIED

NEXT MEETINGS: (@6:00pm)

Jun 24; Jul 22; Aug 26; Sep 23; Oct 28; Nov 25; Dec 23

*Respectfully Submitted by:
Michele Lovern
Planning Board Secretary*