

MINUTES – TOWN OF ALLEGANY
ZONING BOARD of APPEALS PUBLIC HEARING
Wednesday, August 26, 2026, at 5pm at The Town Hall

Approved

PRESENT:

Kathy Martin (Chair)
John Jones
Jeff Baxter
Peter Hellier
Carol Ozella

ALSO PRESENT:

Town Employees: Dan Brown(CEO); Michele Lovern(Secretary); Caleb Henning(Engineer)

Town Member: Sue & George Anthony(Willard St); Karen Loucks(Willard St); Chris Baldwin (Willard St); Kathy McCray; Warren Voegelin(Smith Hollow Rd); Bruce & Conny Ross(Smith Hollow Rd); Dorothy & Leon Anderson(Hays Anderson Rd); Adam Roules & Elias Abbasi(Lodestar Energy)

Salute to the Flag

1) Opened Public Hearing at 5:00 for Chris Baldwin, 1865 Willard Street, Olean, NY 14760 (Tax# 94.062-1-22). Applicant is requesting an Area Variance of 3½ feet to put a utility shed 6½ feet from the North property line.

C. Baldwin explained that they put the shed in place due to information they found online believing it was 5 feet from the property line. D. Brown had left his card several times, which C. Baldwin received 2. There was little to no communication since the shed was placed before getting a permit. The neighbors were surprised about the shed and its placement, they were also concerned about the number of buildings on the lot and drainage, which led the board to consider lot coverage beside the area variance.

Motion to table decision and keep the public hearing open till more information is gathered at 5:35.

Motion by: K. Martin ; 2nd by: J. Baxter

K. Martin – Y ; J. Baxter – Y ; P. Hellier – N ; J. Jones – Y ; C. Ozzella – Y ; Motion carried.

2) Next Public Hearing started at 5:50 for Adam Rowles of Lodestar Energy for a Solar Arrey at 3615 Hays-Anderson Road, Allegany, NY 14706 (#84.004-1-11.1). Applicant is requesting an Area Variance to cover 67% of the property instead of 25%.

A. Rowles explained the company and detailed what the need was for the Area Variance to place a Solar Farm. There will be no battery storage on the property. The Town's ordinances state that lot coverage is 25%, but due to the difference in this project they are asking for 67% of lot coverage while still sticking with the Towns Set Back rules. They were unable to lease any more land from the neighbors. Life expectancy of solar panels was discussed as was the decommissioning. While life expectancy is variable, an outside company does the decommissioning. Property values will change, but

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how much is unknown. The structure will be enclosed by an eight foot fence with gaps at the bottom for small wildlife to get through.

Motion to leave the Public Hearing open at 5:50 for the Planning Board to review and vote.

Motion by: J. Jones ; 2nd by: C. Ozzella

K. Martin – Y ; J. Baxter – Y ; P. Hellier – Y ; J. Jones – Y ; C. Ozzella – Y

APPROVE MINUTES:

July 22, 2026

No vote due to some discrepancies that needed to be resolved.

FROM THE FLOOR:

Nothing

ADJORN MEETING: (6:30)

Motion by: P. Hellier : 2nd by: C. Ozzella

K. Martin – Y ; J. Baxter – Y ; P. Hellier – Y ; J. Jones – Y ; C. Ozzella – Y

NEXT MEETINGS: (@5:00pm)

Sep 23; Oct 28; Nov 25; Dec 23

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