

# City of Olean

## ***ZONING BOARD OF APPEALS***

P.O. Box 668, 101 East State Street, Room 212  
Olean, New York 14760, (716) 376-5683

### **Minutes for Zoning Board Meeting held Wednesday, January 14<sup>th</sup>, 2026** **Olean Municipal Building – Council Chambers**

**Present:** Otto Tertinek, Steve Rogers, Kelly Sweet, Tom Enright, Bill Eaton, Jim Rucinski

**Absent:** Jim Dwaileebe

**Staff:** Ryan Reed, Jacob Herbert

**Other:** David Miller, Paul Tsujimoto

#### **CALL TO ORDER**

Recognizing a quorum, K. Sweet called the meeting to order at 5:46 p.m.

#### **ROLL CALL**

T. Enright read roll call. J. Dwaileebe was absent.

#### **ZONING BOARD OFFICER ELECTIONS**

O. Tertinek and B. Eaton nominated K. Sweet for Chairperson. Voice vote, all ayes.

K. Sweet and S. Rogers nominated O. Tertinek for Vice Chairperson. Voice vote, all ayes.

O. Tertinek and J. Rucinski nominated T. Enright for Secretary. Voice vote, all ayes.

#### **READING AND APPROVAL OF THE MINUTES FROM December 10, 2025**

K. Sweet made a motion to approve the minutes as presented, seconded by O. Tertinek. Voice vote, all ayes. Motion carried.

#### **OLD BUSINESS**

- **515 Main Street Area Variances #2025403(a)(b)**

K. Sweet noted that the Board had sent the completed SEQR out to interested parties at the state and county levels for their review. All correspondence approved of the Olean Zoning Board being designated lead agents. K. Sweet made a motion, seconded by T. Enright, to declare the Board as lead agency. Voice vote, all ayes. Motion carried.

K. Sweet made a motion, seconded by B. Eaton, to determine the SEQR as an unlisted action and to make a negative declaration. Voice vote, all ayes. Motion carried.

K. Sweet made a motion, seconded by T. Enright, that the application is complete. Voice vote, all ayes. Motion carried.

T. Enright read the area variance application from Olean General Hospital to build an addition eight feet from the right of way. They also are requesting an area variance to expand their parking lot into the front

lawn with under 10% green space. These requests if granted will vary from Article 4 Section 4.2.3, Article 4 Section 4.2.4, and Article 6 Section 6.1 of the City of Olean Zoning Law.

The public hearing opened at 5:53 pm

○ **David Miller – applicant**

D. Miller explained the scope of the expansion project briefly describing the additional facilities and services that they hope to provide.

K. Sweet confirming that the variance is for the setback for the building to the property line asked if they were sure they would only need an eight foot setback as they can only grant the minimum variance.

K. Sweet asked for clarification on the expanded parking. D. Miller explained they would be expanding towards Main Street with about 20 additional spaces. K. Sweet asked if that would give them the required 10% green space. D. Miller noted that they already currently vary from that requirement, as they do not have 10% green space.

○ **Paul Tsujimoto**

Paul Tsujimoto the representative of the neighboring Christ United Methodist Church stated that the Hospital has already reached out to them regarding parking. He states that they have a good standing relationship with them and support their project.

The public hearing was closed at 6:07 pm.

The Board reviewed the facts and findings regarding the setback variance. The Board found that the benefit to the applicant outweighs the detriment to the neighborhood. K. Sweet made a motion to approve the variance as presented, seconded by T. Enright. Voice vote, all ayes. Motion carried.

The Board reviewed the facts and findings regarding the parking expansion. The Board found that the benefit to the applicant outweighs the detriment to the neighborhood. O. Tertinek made a motion to approve the variance as presented, seconded by B. Eaton. Voice vote, all ayes. Motion carried.

**ADJOURNMENT**

T. Enright made a motion to adjourn at 6:20 pm, seconded by S. Rogers. Voice vote, all ayes. Motion carried.

Respectfully submitted,  
Jacob Herbert