

the water service. Additionally, the Director of Public Works stated oil-water separators must discharge into the City's sanitary sewer system. Mr. Derx reiterated the project includes two new oil-water separators in addition to the one currently located in the shop. He explained the proposed service addition would connect to the sanitary sewer on Duke Street, and water service for the building would also be supplied from Duke Street. Additionally, the detail building would connect to the previously established Stowell Avenue connection, where the company previously demolished residential structures. In response to Mr. Simsick's inquiry regarding water pressure, Mr. Derx stated tapping into the water connections is not expected to impact water pressure for surrounding properties.

Mr. Derx noted the existing structure is currently connected to the East State Street water line. Mr. Bokman added the existing facility has experienced reduced water pressure. Mr. Derx indicated the company may also consider connecting the existing facility to the Stowell Avenue water line.

In response to Mr. Simsick's inquiry regarding the transformer, Mr. Derx explained approximately three years ago, the company installed 300 amp electrical service in accordance with Governor Kathy Hochul's EV infrastructure guidelines, enabling the installation of two fast chargers. He added that electrical capacity is sufficient and not expected to be an issue.

After brief discussion, a motion was made by Mark Sabella, seconded by Jerry Steiner to approve Rick Bokman, Inc. (SP # 2026-040) as presented with no conditions. Voice vote, ayes all. Motion carried.

Mr. Polson thanked the applicant and noted their business is appreciated. Mr. Derx offered to provide a tour of the facility.

Ms. Kerper thanked Alderman Keary for attending the meeting.

4. New Business

There was no new business at this time.

5. Miscellaneous Communications

Ms. Kerper reiterated planning & zoning training opportunities have been provided to help members satisfy the four-hour training requirement.

6. Next Meeting

The next Planning Board meeting has been scheduled for Monday, April 27, 2026 at 6:00 p.m., if there is business.

7. Adjournment

A motion to adjourn was made by Jaye Beattie, seconded by Mark Sabella. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:39 p.m.

Olean Planning Board Public Hearing Minutes

Monday, April 13, 2026

Common Council Chambers & via Zoom

**6:00 p.m. Rick Bokman Inc. (SP # 2026-040)
1019 East State Street**

Attendance: Chairman: Craig Polson
Members: Jaye Beattie
Mark Sabella
Jerry Steiner

Applicant(s): Michael Bokman, Rick Bokman, Inc
Matt Derx, Rick Bokman, Inc.

Staff: Keri L. Kerper, CD Program Coordinator
Kathleen Monroe, Sr. Account Clerk Typist

Citizen(s): Joe Keary, Alderman Ward 2
Gilbert Witte, 653 Main Street
Thomas Simsick, Jr., 122 Duke Street
Bob Clark, Olean Times Herald (via Zoom)

Recognizing a quorum, Chairman Craig Polson opened the public hearing at 6:08 p.m., and Ms. Kerper read the legal notice of the public hearing published in the Olean Times Herald on April 14, 2026.

Mr. Polson noted the attendance of Dr. Gil Witte as an observer of the Planning Board. He stated that Mayor Sherburne intends to fill the board's three vacancies through appointments, which are scheduled to be considered at the April 14, 2026, Common Council meeting.

Mr. Polson invited the applicant to provide an overview of the proposed project for those in attendance. Mr. Derx introduced himself and advised Rick Bokman, Inc. is proposing two projects, as presented for an auto repair service addition at the rear of the existing facility and a stand-alone auto detail shop to be located on the site. He referred to the site plan and building elevations and explained the auto service addition would include seven

enlarged service bays, intended to accommodate the needs of modern trucks and SUVs, extending the existing structure by approximately 115 feet. Mr. Derx noted the company has outgrown the facility's original footprint, which was constructed in the 1950's. He further indicated one overhead door, intended for daytime deliveries, and a man door would be located on the Duke Street side of the building.

Mr. Derx noted the proposed design would allow the business to better service their customers and reduce Duke Street traffic. He identified the locations of the existing breakroom, men's locker room, and bulk oil storage area, which is permitted by the New York State Department of Environmental Conservation (NYSDEC), and maintained and inspected according to NYSDEC regulations. Mr. Derx advised that both projects would be connected to the existing oil storage facility. He indicated both projects would also include the installation of a new oil-water separator that catches discharge from the floor drains before it enters the City's sanitary sewer system. Additionally, both projects would be connected to the City's water system by licensed plumbing contractors.

Mr. Derx explained approximately 98% of customers access the service location via Stowell Avenue and enter the service check-in area, where service technicians drive the vehicles in and out of the service bays.

He noted that while the pardon our dust signage is in place, the company is proposing the construction of a standalone auto detail structure on the existing site. The proposed structure would include six overhead doors and a man door located at each end of the building. Mr. Derx noted the new building would be located seven feet from the existing fence and property line. He indicated the project timeline anticipates permit applications may be submitted as early as the following day, with possible completion by the end of the calendar year. Mr. Derx further explained the construction of the service building would involve increased labor to accommodate the installation of equipment and vehicle lifts.

In response to Mr. Polson's inquiry regarding the building's exterior, Mr. Derx explained while the existing building is constructed of block, the two new buildings would feature steel siding designed to maintain a uniform and symmetrical appearance. He noted the windows would be incorporated to match the existing structure, and the roofline would be tied together through a single-pitch, intricate truss design. In response to Mr. Sabella's inquiry regarding OSHA involvement, Mr. Derx stated the company utilizes the Niagara Frontier Automobile Dealers Association and NYS Workers' Compensation Trust, along with the input of two safety groups the company is a part of, in the safety design. He emphasized that safety considerations include the installation of eyewash stations, fire extinguishers, and fire detection devices, along with rooftop heat sensors, which would be monitored by the fire department.

Mr. Polson inquired about the exterior lighting proposed for the project. Mr. Derx responded wall-mounted, night-sky-compliant goose-neck sconces would be installed above the doorway to provide illumination. He added two of the three existing light poles would be removed, thereby reducing the overall illumination on the site.

Mr. Polson asked if there were any questions or comments from the Board or those in attendance.

Alderman Keary expressed his appreciation for the construction occurring within his ward of the City.

Mr. Polson asked if there were any further questions or comments relating to the project. Absent further comments or questions, He entertained a motion to declare the public hearing closed. Motion made by Jaye Beattie, seconded by Mark Sabella to close the public hearing at 6:28 p.m. Voice vote, ayes all. Motion carried.