

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, July 8th, 2026 **Olean Municipal Building – Council Chambers**

Present: Kelly Sweet, Tom Enright, Steve Rogers, Bill Eaton, Jim Rucinski, Linda Edstrom

Absent: Otto Tertinek

Staff: Shawn Wing, Jacob Herbert

Other: Steve Pancio

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. All members present except O. Tertinek.

READING AND APPROVAL OF THE MINUTES FROM June 24th, 2026

K. Sweet wanted her reference to the codes to quote the zoning law directly. S. Rogers noted a number of points of information missing from the discussion with the applicant. K. Sweet made a motion to table the approval of the minutes, seconded by S. Rogers. Voice vote, all ayes. Motion carried.

OLD BUSINESS

- **1821 Buffalo Street**

T. Enright read the application from Steven Pancio to use the premises of 1821 Buffalo Street as a multi-use building that would include a veterinary office, dog boarding, and dog grooming. The request if granted will vary from the requirements of Article 28, Section 6.1 of the City of Olean Zoning Law.

It was noted that the applicant, Steven Pancio, was present. S. Pancio explained that he had previously been approved for the same Use Variance request at the location of 340 Front Street. He explained that after soil tests were done it was determined that the location was too soft to build on. He stated that he believes this is an ideal location because it located right off of the interstate, has good ingress and egress, and while not right in the center of town can provide services for people not looking to travel far. He also states this is a bigger lot for a proposed 4000-5000 sqft. building. The building will be primarily for dog boarding and grooming but he hopes to also find a vet to be available part time. He explained that the current owner has tried to sell the vacant lot on two occasions but has been unable to sell.

B. Eaton asked how many dogs he would likely be boarding at a time. S. Pancio stated that the standard amount in between 30-40 and so he would not exceed that. B. Eaton also inquired to what extent he has considered neighbors of the property. S. Pancio explained that there are only two across the street. Everything else around it is vacant, National Grid generators, or the expressway. He stated that he does not believe the project would cause more noise than the expressway would bring but would still try to reduce noise in the design.

S. Rogers asked if there would be an outdoor area for the dogs. S. Pancio stated that yes they would have an outdoor area that would sit back towards the expressway. He also explained that the building itself would sit in between it and Buffalo Street.

The Board reviewed the SEQR. K. Sweet brought up that she would like Part I to have “dog daycare” included in the project description. S. Rogers made a motion, seconded by L. Edstrom, to declare it an unlisted action and to make a negative declaration. Voice vote, all ayes. Motion carried.

T. Enright made a motion to declare the application as complete, seconded by L. Edstrom. Voice vote, all ayes. Motion carried.

T. Enright made a motion to set a public hearing on Wednesday July 22, 2026 at 5:47 pm. Seconded by S. Rogers. Voice vote, all ayes. Motion carried.

NEW BUSINESS

- **512 Front**

T. Enright read the application from Brian Cook to use the premises known as 512 Front Street for vehicle repairs in addition to his car detailing and car sales business. The request if granted would vary from the requirements of Article 4, Chapter 28 Section 2.2 of the City of Olean Zoning Law.

The question was brought up about whether the current use of the property had gone through the variance process already. The car detailing portion of the business was determined to have been operating since 2014. The car sales side of the business has been operating for an indeterminate amount of time and never went through code enforcement.

The Board reviewed the SEQR. B. Eaton made a motion to determine it an unlisted action and to make a negative declaration, seconded by S. Rogers. Voice vote, all ayes. Motion carried.

Discussion was had about whether or not a complete application with the car detailing and car sales portions of the business not having gone through the variance process. It was discussed whether or not amending the application to include car detailing and car sales would need to be signed and agreed upon by the applicant. It was argued that by including car detailing to the variance request the applicant could risk being put out of business.

K. Sweet made a motion to table the application until the applicant can agree to amend and include car sales. Seconded by T. Enright. Voice vote, all ayes. Motion carried.

ADJOURNMENT

L. Edstrom made a motion, seconded by B. Eaton, to adjourn the meeting at 6:56 pm.

Respectfully submitted,
Jacob Herbert