

Cattaraugus County Planning Board
February 27, 2003
County Center, Little Valley, NY
7:00 p.m.

PLANNING BOARD MEMBERS PRESENT: Paul Bishop, Chairman

William Sprague, Vice Chairman
Ann Padlo, Secretary
Paul Mager, Assistant Secretary
Kameron Brooks
Charles Couture
Florence Fuller
Robert Keis

PLANNING BOARD MEMBERS ABSENT: Tina Abrams

Jack Berger
Donald Patterson
James Rich
David Rivet

PLANNING STAFF PRESENT: Thomas M. Livak, Director

Terry H. Martin, Chief Planner
David P. Paoletta, Planner
Margaret E. Puszcz, Stenographic Secretary

GUESTS: Charles Krause, Vice Chairman Development & Ag Committee

Joan Petzen, Chair Agricultural and Farmland Protection Board
Mary George, City of Olean Community Development
Debbie Billings, 59 E. Main St., Allegany, NY
Jim Billings, 59 E. Main St., Allegany, NY
Philip Winger, St. Bonaventure University
Lynn Reynolds, East Otto Planning Board
Grace Joseph, East Otto Planning Board
Steven Hostetter, East Otto
Bob Bowen, East Otto
Kathy Kellogg, Buffalo News

Chairman Bishop called the meeting to order at 7:06 p.m.

APPROVAL OF MINUTES

Charles Couture moved with a second from Robert Keis to approve the January 30, 2003 minutes as submitted. Carried.

Chairman Bishop welcomed Charles Krause, County Legislator and Vice Chairman of the Development and Agriculture Committee.

Charles Krause stated that he is very pleased to be re-appointed to the Development and Agriculture Committee and looks forward to working with the Planning Board.

NEW BUSINESS

ZONING REFERRALS

City of Olean – Site Plan/Use Variance/SEQR Lead Agency – Relocation of Billings Sheet Metal – 1002 S. Union Street

Terry Martin reported that the City of Olean has referred a Site Plan and Use Variance as well as a SEQR Lead Agency solicitation for the relocation of Billings Sheet Metal from 16 North 6th Street to 1002 South Union Street into a larger existing building. The new location is more appropriate for an expanding business, which will move into an existing building. Off-street parking spaces exceed the requirements set forth in the City's Zoning Ordinance. The property is located on a main highway in an area zoned General Commercial, thus requiring a Use Variance for Light Manufacturing.

Mr. Billings described for the Planning Board the nature of his business and stated that his business has outgrown its current location.

Terry Martin stated that there are no environment problems. An environmental audit shows that the building has a clean record. This project would improve the neighborhood that they are leaving, and find room for expansion at the new location. Staff recommendation is concurrence with the City of Olean as Lead Agency for the SEQR Review, and approval of the Use Variance and Site Plan.

Upon discussion, Ann Padlo moved with a second from Robert Keis to concur with the City of Olean as Lead Agency for the SEQR review and approval of the Site Plan and Use Variance for the relocation of Billings Sheet Metal from 16 North 6th Street to 1002 South Union Street. Carried. Paul Bishop abstained.

Town of Allegany – Site Plan/SEQR Lead Agency – Student Recreation Center – St. Bonaventure University Campus

Terry Martin reported that the Town of Allegany has referred a Site Plan and SEQR Lead Agency solicitation for construction of a student Recreation Center entirely located on the St. Bonaventure Campus for use by students, faculty and staff, but not for the general public. The new Center will be located near the Reily Center in the general area of the outdoor tennis courts, which will be relocated. No additional parking is required as other parking lots on the campus are adequate for the parking needs of the university community. This new building will be entirely within the existing university campus, and has no impacts on the community. Staff recommendation is approval for the Site Plan and concurrence with the Town of Allegany as the Lead Agency for the SEQR review.

Chairman Bishop asked about the other Fitness Center.

Philip Winiger stated that this new Center will not affect the current Fitness Center.

Ann Padlo asked why not open to the public?

Philip Winger stated that the new Recreation Center is being funded by a gift and from student activity fees.

Ann Padlo moved with a second from Charles Couture to concur with the Town of Allegany as Lead Agency for the SEQR Review and approval of the Site Plan for construction of a student Recreation Center on the St. Bonaventure Campus. Carried.

ENVIRONMENTALS

Town of Perrysburg – SEQR Lead Agency – Proposed Central Water District

David Paoletta stated that the Town of Perrysburg is seeking SEQR Lead Agency status for the extension of a waterline outside of the Village of Perrysburg boundaries to the east and to the north. The project Environmental Assessment Form (EAF) indicated that there are no Agricultural Districts that will be affected by the water line. Upon researching the issue, Dave found that the project will be taking place in an Agricultural District and according to Section 305, Subdivision 4 of the Ag and Markets Law, a Notice of Intent must be completed before undertaking any action in an Agricultural District utilizing public funds. Staff recommendation is concurrence with the Town of Perrysburg as Lead Agency for SEQR and advise them of the requirement of the Notice of Intent.

Robert Keis moved with a second from Kameron Brooks that the County Planning Board concurs with the Town of Perrysburg acting as Lead Agency for the SEQR for the Proposed Central Water District and to advise the Town of the requirement for a Notice of Intent for any action being undertaken within an Agricultural District utilizing public funding. Carried.

NOMINATION TO HISTORIC REGISTERS

East Otto School – 9014 East Otto – Springville Road

David Paoletta stated that notification has been received from the NYS Office of Parks, Recreation and Historic Preservation that the East Otto School, currently the East Otto Town Hall, located at 9014 East Otto – Springville Road has been nominated for consideration for listing on the National and State Registers of Historic Places. The original research and text was prepared by Elizabeth O'Neill member of the East Otto Historical Society.

Ann Padlo asked how old is the building?

David Paoletta stated that it was originally built in 1920.

Kameron Brooks stated that his father, Torrance graduated from there.

Discussion by several individuals from the Town of East Otto concerning the reluctance on the part of certain elected Town officials towards the listing of the building on the Registers of Historic Places.

Discussion by Planning Board members on the historical significance of the building in East Otto and to the County's history.

Kameron Brooks moved with a second from Paul Mager to support the nomination of the East Otto School to the National and State Registers of Historic Places. Carried.

INTERGOVERNMENTAL REVIEWS – none

CATTARAUGUS CREEK WATERSHED PROPOSAL

Terry Martin reported that he has been serving on the Lake Erie Bi-National Forum, which was created to implement the international treaties to clean up the Great Lakes. The Forum is currently in the process of soliciting proposals for demonstration watershed projects – one on the US side of Lake Erie and one on the Canadian side. He and David have prepared a proposal for applying new technical assistance techniques to promote growth in the Cattaraugus Creek Watershed in an environmentally safe manner, which Terry

reviewed with the Planning Board and asked for their support.

Charles Couture moved with a second from Florence Fuller to endorse the technical assistance approach for the Cattaraugus Creek Watershed proposal. Carried.

OLD BUSINESS

Town of East Otto – Special Use Permit – Archery Range (indoor/outdoor)

David Paoletta stated that at the last Planning Board meeting, this item was tabled for 30 days or until such time as an adequate site plan was submitted. He spoke with the chairperson for the Town of East Otto Planning Board who stated that they did nothing at their last meeting. He also spoke with Mr. Jennings, who assured him that he is working on a site plan and should be submitting it to the Town soon.

Individuals from the Town of East Otto expressed concerns about the proposed project.

REPORTS

Chairman's Report

Appraisal Seminar – Holiday Valley – February 28th

Terry Martin reported that the Department of Economic Development, Planning and Tourism staff will be the main speakers at an Appraisal Seminar sponsored by the Western New York-Ontario Chapter of the Appraisal Institute to be held at Holiday Valley, Ellicottville on February 28th with approximately 40-50 participants expected. Tom Livak and Deborah Maroney will give an overview of economic development and tourism projects. Terry will cover comprehensive planning and the Allegany State Park Perimeter Study. David Paoletta will discuss agricultural districts and housing. Ken Taft, Deputy Regional Permit Administrator for the NYS Department of Environmental Conservation will discuss the State Environmental Quality Review (SEQR).

Annual Meeting

Chairman Bishop stated that we need to decide on a date for the Annual Meeting.

Terry Martin stated that he is proposing that we move the date to May instead of June. The Board was agreeable. However, upon discussion they asked staff to come up with some proposed dates to be discussed at the March meeting.

Chairman Bishop asked the Board members to be thinking of some individuals to be nominated for the leadership award.

Agricultural Development Zones

Chairman Bishop stated that he had noted Assemblywoman Cathy Young's article on Agricultural Development Zones.

Joan Petzen stated that these zones would be a modification of the current Empire Zones. However, from

what she has read, these zones would impact only the larger farms and not the small farms, which need the help the most.

Director's Report

Development and Agriculture Committee - Tom Livak reported that he has begun meeting once a month on a regular basis with the Development and Agriculture Committee to bring them up to date on projects and to get their input on priority setting.

Staffing – Tom Livak reported that he is currently trying to get David Paoletta appointed as a permanent employee.

Farmersville Task Force – Tom Livak reported that the Task Force has been reformed and met under the Chairmanship of Jerry Burrell. There could possibly be a determination of the completeness of the DEC permit for the landfill. Also, things are up in the air because of the bankruptcy of IWS. There could be hearings this summer.

West Valley Munitions Project – Tom Livak reported that this project could solve some problems. It would be an economic plus because West Valley is winding down. Working on the terms of the business deal.

Considerable discussion concerning the positive possibilities of this project.

Charles Couture stated that the West Valley Chamber of Commerce will be hosting a meeting on March 13th where more information will be presented on this project.

Procurement Technical Assistance Center - Tom Livak reported that our Procurement specialist sent out a lead to a Rochester company which resulted in a billion dollar contract.

Olean Airport – Tom Livak reported that discussions have been taking place concerning a Strategic Plan to upgrade the Airport. A new Flight School company is in the process of starting up at the Olean Airport.

STW Report

Robert Keis reported that there was no meeting this month. He did announce that the 10th Annual Planning and Zoning Conference will be held on May 8th at Houghton College.

OTHER REPORTS

Regional Trails Proposal

Terry Martin reported that a Draft of the Regional Trails Proposal is now on the County's Home Page as a PDF download. It will be posted there for 6-8 weeks for review and comments. The document will then be revised incorporating comments and suggestions and will then be published as the third guidebook in the Smart Development for Quality Communities Series.

Town of Humphrey Comprehensive Plan Meetings

Terry Martin reported that the Town of Humphrey has requested guidance on how to proceed with a town comprehensive planning process. The County's planning staff will provide technical assistance in the coming months on "next steps" and state requirements.

CORRESPONDENCE

Town of Allegany – Public Hearing Notice on the application for Special Use Permit and Site Plan Review and Approval by Indus Hotels, Inc. for a 64 unit Microtel Inn and Suites to be located at 3234 West State Street – Monday, March 10, 2003 at 7:15 pm in the Allegany Town Hall.

Town of Allegany – Public Hearing Notice on the application for Special Use Permit and Site Plan Review and Approval by Greg and Barbara Thropp for an ATV riding course and campgrounds with associated food service to be located in both the Town of Allegany and the Town of Olean with access to the site being taken from Oregon Road in Olean adjacent to the Valley View neighborhood – Monday, March 10, 2003 at 7:30 pm in the Allegany Town Hall.

ADJOURNMENT

*Ann Padlo moved with a second from Kameron Brooks that the February 27, 2003 meeting of the Cattaraugus County Planning Board be adjourned in **Memory of Carol M. O'Brien** who passed away on February 1, 2003, at her home, at the age of 58 and that a letter of condolence be sent to her husband and son along with a copy of this resolution.*

The County Planning Board remembered Carol's contributions to Cattaraugus County:

Carol was employed by the Cattaraugus County Department of Economic Development, Planning & Tourism for 22 years (1980 – 2003). She began her tenure as stenographer with the County in 1980 and was promoted to planner in 1982.

Carol was lead staff person nicknamed the “Counter of Cattaraugus County,” managing the County's Census duties. She was recognized by the U.S. Department of Commerce in 2001 for her dedicated efforts on Census 2000 with an “Outstanding Service Award” for her performance as a Census 2000 Partner in which she received a gold engraved clock signed by the Director of the Boston Region Bureau of Census.

Carol developed a number of publications during her tenure with the county, some of which include this document the Self-Portrait of Cattaraugus County, the History of Cattaraugus County, and the Absentee Land Ownership Study along with contributing to a number of major planning studies.

Carol was a leader in the implementation of the new computer-based mapping system (Geographic Information Systems) in her Department. The New York State Department of Agriculture and Markets recognized her for developing what they considered to be a “state model” in her work on the Farmersville Freedom Agricultural District review. Carol also received praise from New York State Economic Development officials for creating computer-based mapping for the Cattaraugus Empire Zone. Cattaraugus County was one of the first counties to create computer based GIS maps for the Empire Zone.

Some of the notable planning projects that Carol contributed to include the Original Economic Development Zone, Millennium Pipeline, Gravel Mining Study, Countywide Housing Study, and all agricultural districts in Cattaraugus County.

Carol was recognized at numerous times during her career with the County for her dedicated service by the Cattaraugus County Planning Board in 1991, the County of Cattaraugus Industrial Development Agency in 1993, and the Cattaraugus County Legislature in 1997.

In her role as County Planner, Carol served on and worked for a number of boards and committees which included the Cattaraugus County Planning Board, Agricultural and Farmland Protection Board, Resource

Conservation and Development Committee, Traffic Safety Board, Water Quality Council, Housing Consortium, Municipal Airport Advisory Committee, Allegany State Park Historical Society, Environmental Compliance Network Tri-County Board, and as a citizen of the Town of Little Valley Planning Board.

Throughout her tenure with Cattaraugus County, Carol O'Brien brought a "we can do this" attitude to each challenge. She was a vital part of the County's team, and contributed to major accomplishments for Cattaraugus County and its people.

The loss of her presence will be sadly felt by her many colleagues and friends in Cattaraugus County.

Motion Unanimously Carried.

ADOPTED MARCH 27, 2003