

CATTARAUGUS COUNTY PLANNING BOARD

April 24, 2003

County Center, Little Valley, NY

7:00 p.m.

PLANNING BOARD MEMBERS PRESENT:

Paul Bishop, Chairman

Ann Padlo, Secretary

Charles Couture

Jack Berger

Florence Fuller

Robert Keis

PLANNING BOARD MEMBERS ABSENT:

William Sprague, Vice Chairman

Paul Mager, Assistant Secretary

Kameron Brooks

Tina Abrams

Donald Patterson

James Rich

David Rivet

PLANNING STAFF PRESENT:

Terry H. Martin, Chief Planner

David P. Paoletta, Planner

Margaret E. Puszcz, Stenographic Secretary

GUESTS:

Charles Krause, Cattaraugus County Legislator

Allan Gerstung, Town of Franklinville

Jim Bammel, Olean YMCA

Barb Sweitzer, Olean YMCA

Mary George, City of Olean

Joan Petzen, Ag & Farmland Protection Board

David M. Swartz, Village of Franklinville

Kathy Kellogg, Buffalo News

Chairman Bishop called the meeting to order at 7:14 p.m. without a quorum.

APPROVAL OF MINUTES

Chairman Bishop stated that a correction to the minutes should be made to the Guests list. The name of Greg Thropp's business is "Copperidge" instead of "Ropperinge".

Charles Couture moved with a second from Robert Keis to approve the March 27, 2003 minutes as corrected. Motion did not carry due to the lack of a quorum.

Charles Couture moved with a second from Paul Mager to approve the March 27, 2003 minutes as corrected. Motion Carried at a Special Meeting of the County Planning Board on April 28, 2003 (see attached minutes).

OLD BUSINESS

City of Olean - Site Plan Review/Special Use Permit - YMCA Facility -
1128 Buffalo Street

Terry Martin reported that City of Olean has referred a Site Plan Review/Special Use Permit to construct a 65,920 square foot, 2-story YMCA facility and parking at 1128 Buffalo Street. This referral was tabled, at the City of Olean's request, last month for 30 days. The City has now submitted a complete site plan and a draft Full Environmental Assessment Form for review.

Terry Martin stated that he wished to commend the City of Olean and the YMCA for bringing the project to this point. They have been working on this for five years.

Barb Sweitzer of the YMCA described the reasons for choosing the current site: 1) The Allegheny River Valley Trail is planned to extend down Wayne Street right past the front of this property which would enable members to walk to the Y; 2) it is near the High and Middle Schools as well as JCC, enabling students/employees to walk to the Y for activities and work; 3) close to a growing corridor; 4) across the street from the Y's child care site.

Terry Martin asked what the projected traffic flow in and out will be, and when the peak periods will be?

Jim Bammel stated that they have completed a traffic study and the projected peak traffic periods will be 9-11 and 4-7 which just follows Dresser Rand's peak flows. During business hours they expect about 80 people to use the facility at any moment during regular hours.

Terry Martin asked about arrangements for parking for large events?

Barb Sweitzer stated that they have secured memorandums of understanding from the Credit Union next door and from Dresser Rand across the street for additional parking during large events such as JCC graduations, which would exceed the capacity of on-site parking as shown in the site plan. These large events would be during off-hours such as on Sunday.

Ann Padlo asked what the response of the neighbors has been?

Barb Sweitzer stated that there is concern from the neighborhood and this is why they have designed the parking and entrances to the facility so that there will be limited traffic on the side streets in the residential section.

Terry Martin asked how rooms for homeless young men will be handled, and if there is any discussion about changing the name of the facility, now that the Y is discontinuing single occupancy for young men in the new facility?

Barb Sweitzer stated that they will never change the name "Young Men Christian Association" since they are a 150 year old national organization. She serves on several committees within the community and they are actively seeking alternative accommodations for (1) the current occupants of the Y's single rooms, and (2) the homeless population in the Olean area.

Ann Padlo asked if they will be adding staff?

Terry Martin stated that the Y has stated that they will ultimately have about 100 employees at this new location. The Site Plan provides only 138 parking spaces. He asked how many employees would be on site at

any one time?

Barb Sweitzer stated that the majority of the staff is part time. Approximately 20 employees will be on the site at any one time. They come and conduct a class and then leave. They anticipate a 20% increase in part time staff and the full time staff will be the same coming to a total of 100. A lot of the staff come to work by bus or walk. The parking spaces to the rear of the building will be for staff only.

Terry Martin stated that he had discussed with the Y officials about using Randall Arendt's concepts and move the building to the front with the parking in the back. But this site plan in this location has a trade-off because putting parking to the rear would create noise and congestion for the many homes that are located there. With parking in the front, the ingress and egress will be limited to the front of the building along Wayne Street and minimize negative impacts on the residential streets that serve the neighborhoods to the rear.

Jim Bammel stated that the trail will be near the front of the parking lot along Wayne Street. The trees and shrubbery that is planted will need to be of the type that will not have a lot of blossoms, berries, leaves falling unto the trail nor roots going under the trail itself. Therefore, deep rooting trees have been chosen such as pear for the front and ash and maple for the sides of the building.

Ann Padlo asked about signs and lighting?

Jim Bammel stated that there will be the one sign on the front of the building with the letters being illuminated and the lighting in the parking lot will be downward lighting.

Terry Martin stated that staff recommendation is approval with one advisory. Wayne Street is becoming a major transportation corridor linking I-86 to Olean's downtown district. In the next decade it may need to be widened. The Y and City should clarify in the public record that in the future, if Wayne Street is widened that the trail may need to be moved to where the site plan now shows one row of parking in the front parking lot, to allow for a future widening of Wayne Street. The Y should indicate in its future expansion plans where those lost parking spaces would be offset with new parking spaces elsewhere in the immediate vicinity for future parking.

Upon discussion, Ann Padlo moved with a second from Jack Berger that the County Planning Board approves with an advisory the Site Plan, Special Use Permit and SEQR for the construction of a new YMCA facility and parking at 1128 Buffalo Street. The advisory being that the City and Y should clarify that in the future, if Wayne Street is widened, that perhaps the trail should be moved to where the site plan now shows a row of parking spaces in the front parking lot, parallel to the trail, to allow for the widening of Wayne Street and the Y should identify where these lost parking spaces would be off-set with new parking spaces elsewhere in the immediate vicinity for future parking. Motion Carried at a Special Meeting of the County Planning Board on April 28, 2003 (see attached minutes).

Allegheny State Park Perimeter Study

Terry Martin reported that the Allegheny State Park Perimeter Study has been completed and put on the County's Internet Homepage where it can be downloaded for free as a PDF file. It presents 12 demonstration projects, which Terry reviewed for the Board members (see attached Background Information Statement for Allegheny State Park Perimeter Study).

Terry Martin distributed copies of marketing brochures that have been developed for the Villages of Franklinville, Little Valley and Randolph. He stated that these brochures are not for tourists but will be given to developers, real estate agents, bankers, and other potential investors who may be interested in the three villages. The County will also be mailing these brochures in the coming year as part of the County's Economic

Development Marketing Program, and post them on the County's Internet Home Page for people to see from anywhere in North America.

Terry Martin stated that this study would not have been possible without the \$100,000 Member Item from Senator Patricia McGee. He would like the Planning Board to pass a resolution that recognizes her foresight and support for creating a better future for the children of Cattaraugus County, providing the \$100,000 for the completion of the Allegany State Park Perimeter Study.

Ann Padlo moved with a second from Charles Couture to present an appropriate proclamation thanking Senator Patricia McGee for the \$100,000 Member Item that enabled the County to conduct the Allegany State Park Perimeter Study, and recognizing her foresight and support for creating a better future for the children of Cattaraugus County. Motion Carried at a Special Meeting of the County Planning Board on April 28, 2003 (see attached minutes).

NEW BUSINESS

Zoning Referrals

Village of Limestone - Area Variance - Sign - Bailey Drive

Terry Martin reported that the Village of Limestone has referred a request from Mystic Waters for an area variance to erect two signs on the same double, wood posts on Bailey Drive two tenths of a mile from US Route 219. The new sign will be within 500 feet of the NYS Youth Detention Center. The smaller sign is an arrow pointing to Mystic Waters. The second, large sign requires an area variance to increase its size from 32 sq. ft. to 50 sq. ft. with solar lighting so that it can be seen driving north on Rt. 219 from Pennsylvania. He presented a drawing of what the Mystic Waters sign and arrow would look like. The sign will have no adverse impact on the Youth Detention Facility, nor on the county, and will be much smaller than a billboard. Staff recommendation is approval.

Florence Fuller moved with a second from Robert Keis that the County Planning Board approves the Village of Limestone's referred Area Variance to erect two signs on the same double, wood posts on Bailey Drive. This motion did not carry due to the lack of a quorum.

Florence Fuller moved with a second from Paul Mager that the County Planning Board approves the Village of Limestone's referred Area Variance to erect two signs on the same double, wood posts on Bailey Drive. Motion Carried at the Special Meeting of the County Planning Board on April 28, 2003.

Town of Franklinville - Zoning Text Amendment

Terry Martin reported that the Town of Franklinville in 1999, with assistance from Carol Horowitz completed a new zoning ordinance for the Town of Franklinville. This is a rural community where mixing business uses with residential uses is a common need, and they propose changes to the B-2 District that allow Auto Repair Shops and single family residences to be built on the same lot. Under the new changes, this would require a Special Use Permit.

Al Gerstrung stated that the Town is amending their zoning ordinance to provide for the needs of the people who reside in the Town. When they created the zoning ordinance in 1999, they tried to meet the needs of the residents. However, some things were missed and they are now fine tuning the ordinance.

Terry Martin stated that staff recommendation is approval.

Charles Couture moved with a second from Ann Padlo that the County Planning Board approves the Town of Franklinville's zoning text amendments. This Motion Carried at a Special Meeting of the County Planning Board on April 28, 2003 (see attached minutes).

Village of Franklinville - Site Plan Review - Family Dollar Store - Route 16

Terry Martin reported that the Village of Franklinville has referred a Site Plan for a Family Dollar store on Route 16 on the northern end of the Village on an odd shaped lot. It is located near the Maple Haven Restaurant next to the police station. The original site plan uses the typical suburban technique of putting parking up front, and pushes the new building to the back of the lot. Randall Arendt recommends that the opposite be done in our villages in order to create more attractive street-scapes and gateways in and around our villages. Putting parking in the back of a building will work with customers according to Randall Arendt.

David Swartz, Trustee for the Village of Franklinville stated that the proposed location of the Family Dollar store would clean up the area in the northern gateway to the Village. The Village has made a conscious effort to follow Randall Arendt concepts and has asked the applicant to redesign the original layout of the site so that the building is close to the highway with parking in the rear. They will be fencing the property and the lighting will point downward towards the parking lot instead of shining into nearby homes. When the developer informed the contractor of the changes, the contractor would not agree, therefore the developer has hired another contractor to do the project. This is only because the Village is making a concerted effort to follow Randall Arendt's design concepts. The Village was successful with the new medical facility on Route 16 in the southern end of the village, and they wish to continue in these efforts even if it means losing this proposed new store.

Terry Martin commended the Village for their efforts to use these smart growth concepts. He stated that staff recommendation is approval with a modification that the Village's proposed changes to the Site Plan concerning the layout of the project, as presented by David Swartz, be adhered to in accordance with Randall Arendt's concepts shown in the County's Guidebook, Volume 2.

Charles Couture moved with a second from Florence Fuller to approve with modification the Village of Franklinville's referred Site Plan for the location of a Family Dollar Store on Route 16. The modification being: that the Village's proposed changes to the Site Plan concerning the layout of the project as presented by David Swartz, be adhered to in accordance with Randall Arendt's concepts shown in the County's Guidebook, Volume 2. This motion did not carry due to the lack of a quorum.

Charles Couture moved with a second from Florence Fuller to approve with modification and two advisories the Village of Franklinville's referred Site Plan for the location of a Family Dollar Store on Route 16. The modification being: that the Village's proposed changes to the original developer's Site Plan concerning the layout of the project as presented by David Swartz, be adhered to in accordance with Randall Arendt's concepts shown in the County's Guidebook, Volume 2. The Advisories being: 1) a sidewalk should be constructed to the Family Dollar Store from the main sidewalk along the street so that pedestrians do not have to walk in the driveway to the store, and 2) that the dumpster should be located to the rear of the store and not on the side. This Motion Carried at a Special Meeting of the County Planning Board on April 28, 2003 (see attached minutes).

Town of Ellicottville - Special Use Permit/Site Plan Review - Snow Tubing Facility - Bryant Hill Road at Route 242

David Paoletta reported that the Town of Ellicottville has referred a Special Use Permit and Site Plan Review for a snow tubing facility, which would include runs, small accessory building and parking to be located on

Bryant Hill Road at Route 242. The proposed facility will be owned and operated by Holiday Valley. The referral contained an insufficient Site Plan. Staff recommendation is to table for 30 days until an adequate Site Plan is submitted.

Robert Keis moved with a second from Charles Couture to table for 30 days the Town of Ellicottville referral for a snow tubing facility on Bryant Hill Road at Route 242 until an adequate Site Plan is submitted. This motion did not carry due to the lack of a quorum.

Paul Mager moved with a second from Charles Couture to table the Town of Ellicottville referral for a snow tubing facility on Bryant Hill Road at Route 242 for 30 days or until an adequate Site Plan is submitted. This Motion Carried at a Special Meeting of the County Planning Board on April 28, 2003 (see attached minutes). Kameron Brooks Abstained.

Town of Ellicottville - Special Use Permit/Site Plan Review - Boarding/Riding Stable - End of Robbins Road, Ashford Junction

David Paoletta reported that the Town of Ellicottville has referred a Special Use Permit and Site Plan Review for construction of a 24,000 sq. ft. barn to be used as a boarding and riding stable with a tack shop as an accessory use to the stable. A 10 car parking lot is proposed with additional on site parking in a field if necessary. The site is located on Robbins Road near the intersection of Route 242. The current land use is a vacant field and cow pasture. SEQR is being adequately addressed by the Town of Ellicottville as lead agency. This is a local issue with no countywide or inter-municipal concerns. Staff recommendation is approval.

Ann Padlo moved with a second from Charles Couture that the County Planning Board approves the Town of Ellicottville referral for a Special Use Permit and Site Plan Review for construction of a 24,000 sq. ft. barn to be used as a boarding and riding stable with a tack shop as an accessory use to the stable at the end of Robbins Road at Ashford Junction on Route 242. This Motion Carried at a Special Meeting of the County Planning Board on April 28, 2003 (see attached minutes).

Environmental

Town of Sardinia - SEQR Lead Agency - Comprehensive Plan

David Paoletta reported that the Town of Sardinia, Erie County, which borders Cattaraugus County is seeking to establish SEQR Lead Agency Status for the adoption of their Comprehensive Plan. Staff recommendation is concurrence with the Town of Sardinia as Lead Agency for the adoption of their Comprehensive Plan.

Charles Couture moved with a second from Jack Berger that the Cattaraugus County Planning Board concurs with the Town of Sardinia as SEQR Lead Agency for the adoption of their Comprehensive Plan. This Motion Carried at a Special Meeting of the County Planning Board on April 28, 2003 (see attached minutes).

Town of Portville - SEQR Lead Agency - Town Plan

Terry Martin reported that the Town of Portville Planning Board has prepared a Town Plan after four to five years of working towards a Plan. It is very minimal but it is a good first step because it is a broad statement of policy dealing primarily with physical land use for the next 20 years. It is meant to provide general direction for day-to-day decision making. Some of the Highlights: Goal to become rural-residential community near Olean; improve regional road connections; take advantage of its open space, linear park potentials, trails and water uses on Allegany River. This Portville Plan also follows ideas that the County recommends in its Vision

Guidebooks to cluster new growth around existing facilities; supports agricultural districts and protects agricultural soils; addresses housing, commercial and industrial uses; proposes a by-pass as an alternative to Route 417 to remove future traffic bottlenecks, and proposes improvements to the Town's water and sewer systems.

Terry Martin stated that staff recommendation is that the County Planning Board, as an interested agency, support the Town of Portville as SEQR Lead Agency for the adoption of their Town Plan with an advisory that they need to send out the proper forms in connection with SEQR review.

Bob Keis questioned the need to send out the forms.

Terry Martin stated that for this to be a legal SEQR review as a basis for adopting the Town Plan, these forms must be sent out.

Ann Padlo moved with a second from Robert Keis that the County Planning Board, as an interested agency, supports the Town of Portville as SEQR Lead Agency for the adoption of their Town Plan with an advisory that they need to send out the proper forms in connection with SEQR review. This motion did not carry due to the lack of a quorum.

Ann Padlo moved with a second from Donald Patterson that the County Planning Board, as an interested agency, supports the Town of Portville as SEQR Lead Agency for the adoption of their Town Plan with an advisory that they need to send out the proper forms in connection with SEQR review. This Motion Carried at a Special Meeting of the County Planning Board on April 28, 2003 (see attached minutes).

INTERGOVERNMENTAL REVIEWS

David Paoletta reported that one Intergovernmental Review had been received and was mailed with the Agenda to the Planning Board members. Staff recommendation is received, reviewed, no comment. The Board concurred.

REPORTS

Chairman's Report

Annual Meeting - Margaret Puszcz distributed proposed invitations to the Annual Meeting which will be held at the Main Chalet, Holiday Valley Resort. Diane Jones, President Emeritus, New York State Horse Council will be the Keynote Speaker with the theme "Equestrian Lifestyle". The Board made some minor suggestions to improve the invitation.

Members Forum

Charles Couture reported that the Munitions Proposal is moving ahead. The Town Board has written a letter to State officials. The Town is also studying the possibility of a Wind Farm in the Town of Ashford.

Director's Report

Annual Report - Margaret Puszcz stated that Tom Livak was unable to be in attendance tonight but wanted the members to receive a copy of the 2002 Annual Report which contains a dedication to Carol O'Brien on page 2 and 3. It also contains the photos of the 2002 Torrance Brooks Community Leadership Award, the Governor's Quality Communities Award and the Allegany State Park Perimeter Study Completion.

Route 219 FEIS

Terry Martin reported that the New York State Department of Transportation has identified a preferred alternative, and has submitted the Final Environmental Impact Statement (FEIS) to the Federal Highway Administration for approval. It is anticipated that after the 30 day comment period, that the Federal Highway Administration will make a Record of Decision (ROD) which could be issued before the end of June 2003.

Two copies of the FEIS were delivered to the Planning Office on April 23, 2003, so if any member wishes to review them, they are welcome. The staff will still have access to the second copy.

STW Report

Robert Keis reported that the STW's Environmental & Natural Resources Program is submitting a proposal for a feasibility study researching the use of green energy in the Southern Tier West Region. Proposals for funding are currently being solicited from NYSERDA, USDA Rural Development, and USNRCS. The proposal is to fund a feasibility study on the use of agricultural waste to develop biogas/electricity generation to power an Ag-industrial Park.

STW adopted a resolution in opposition to the proposed 25% reduction in BOCES state aid to school districts for the 2003 school year, State aid for educational services only in 2003, and the elimination of all BOCES State aid in 2005. STW is sending this resolution to Albany and forwarding a copy to the three-county Legislature Chairman for consideration in adopting a similar resolution to send to Albany.

On May 14th from 1:00 - 5:00 p.m., a Teleconference Seminar will be broadcast by the Development District Association of Appalachia entitled "Implementation of GASB 34 - Revised Financial Reporting Model". The purpose is to educate participants on major implementation issues and reporting requirements.

Mr. Keis encouraged Board members to attend the 10th Annual STW Local Government Conference to be held on May 8th at Houghton College.

OTHER REPORTS

Agricultural Districts Status Report - David Paoletta reviewed his report highlighting the contents of the report: Overview, Concepts & Benefits of Agricultural Districts; the number of and the amount of acreage in Cattaraugus County Agricultural Districts and which Towns include such districts; the Agricultural District Eight-Year Review Process and History for the County and the Summary. The report also contains a map delineating all of the Agricultural Districts in Cattaraugus County.

Terry Martin commended David Paoletta for an excellent report. He said it will be put on the County's Internet Home Page under "Advance Planning" so that everyone can have access to it.

Charlie Krause stated that the Cattaraugus County Legislature adopted a resolution asking the State to allow farmers to request inclusion into Agricultural Districts any time during the year so that they don't have to wait for the next eight year review of an Agricultural District to be included.

David Paoletta stated that this is a new law passed recently by New York State.

CORRESPONDENCE

Town of Randolph - Special Use Permit - Small engine repair at 12962 Miller Valley Road - approved with the stipulation of no outdoor storage of vehicles.

Village of Allegany - Site Plan for Storage Building - approved with two conditions: 1) must comply with Village Flood Damage prevention Law and 2) must post fire district numbers on building, minimum of 6" height.

Ruth L. Pierpont, Director Historic Preservation NYSOPR&HP, Simeon Robbins House (Miner's Cabin), 9 Pine Street, Franklinville, has been listed on the National Register of Historic Places.

OTHER BUSINESS

Ann Padlo brought up the proposed demolition of the Stone House in Machias and wondered if the County Planning Board would want to pass a resolution in support of keeping the Stone House.

Charles Krause stated that the Historical Society is currently circulating petitions in support of keeping the Stone House. The Historical Society has also expressed an interest in moving the County Museum to the Stone House. They could use the basement and the third floor for storage, the second floor for the Museum Displays and rent the second floor for income.

Terry Martin stated that when he did the SEQR for the new County Nursing Home in Machias, he documented the historical value of the Stone House building and put it into the SEQR that the building should be preserved. The County's Public Works Department and its consulting engineers are now dealing with the actual feasibility problems of how to accomplish that objective.

Chairman Bishop stated that the County Planning Board should not take any position on this issue.

ADJOURNMENT

Jack Berger moved with a second from Robert Keis to adjourn the meeting at 9:30 p.m. Carried.

APPROVED AS AMENDED MAY 22, 2003. Amendment: Add David Rivet to the Members Absent.

BACKGROUND INFORMATION ON THE ALLEGANY STATE PARK PERIMETER STUDY April 2003

A. COUNTY STUDY IDENTIFIES HOPE FOR THE FUTURE

In February 2003, County officials released Cattaraugus County's Allegany State Park Perimeter Study, which has been underway for the past three years. Funding for this \$100,000 study came from a Member Item by Senator Patricia McGee. The study itself was completed by consultants, Randall Arendt, The Saratoga Associates, and Richard Swist, and by Terry H. Martin, Cattaraugus County's Chief Planner. It was designed and supervised by the Cattaraugus County Department of Economic Development, Planning and Tourism, in consultation with local officials.

This study helps us understand how Cattaraugus County can benefit from the proposed Route 219 Freeway and its linkage to I-86 near the state park. The proposed demonstration projects are also feasible on smaller scales without a freeway.

B. THIS STUDY PRESENTS A NEW ECONOMIC OBJECTIVE

The purpose of this study is to identify new development opportunities in Cattaraugus County. Of particular interest is the proposed regional transportation crossroads (the Route 219/I-86 interchange) in the vicinity of the state park, the City of Salamanca and the Seneca Nation of Indians. The goal is to create new jobs and businesses in a broad area around Route 219 and the state park, while keeping industrial development separated from tourist-sensitive settings and attractions.

The objective is to accomplish the goal by promoting twelve demonstration projects. Each project would be under local leadership with public-private partnerships.

C. NEW IDEAS HAVE BEEN IDENTIFIED

The study recommends twelve proposed demonstration projects, which include the Ashford Business and Education Park, Ellicottville Business Park, Ellicottville Tourism and Performing Arts Center, Railyard Industrial Park in Salamanca, the Limestone Visitor Center, the expansion of Onoville Marina, and new economic proposals for the Villages of Randolph, Little Valley and Franklinville. The villages stand to benefit by becoming a part of larger, regional marketing campaigns during the next 5-10 years.

The "Immediate Perimeter Zone" is the vicinity around each park entrance, such as the City of Salamanca and the Village of Limestone. These community gateways are under-developed with the potential to become prosperous year-round economic centers. Their proximity to Allegany State Park is their most marketable quality.

The "Zone of Influence" encompasses the north-south Route 219 Corridor, the Ellicottville ski resort, the east-west I-86 Corridor, the START trail, the villages and the larger perimeter around Allegany State Park.

The "Zone of Influence" also includes the area beyond the City of Salamanca, including the 30,469 acres of Seneca Nation of Indians Territory (which includes much of the Allegheny Reservoir). As discussions on the feasibility of partnerships continue among stakeholders, the economic development potential of coordinated action is becoming evident. The Seneca Nation, local communities, and the County all stand to benefit from stronger partnerships.

The natural beauty of Allegany State Park is a strong pull for tourists, attracting 1.4 million visitors per year. The Park's 65,000 acres, the majority of which is primitive woodland, make it the largest in the New York State Park system and the third largest State Park in the country. Many of the Park's visitors travel from outside the region - the vast majority making this journey by traveling through the Zone of Influence.

D. CATTARAUGUS COUNTY HAS A "WIN-WIN" POINT OF VIEW

This study is based on smart growth and quality communities' principles, which (1) promote economic growth within defined areas, (2) use new techniques in order to protect the natural environment, and (3) do so in a community friendly manner. In October 2002, Cattaraugus County received the Governor's first ever Quality Communities Award for Excellence for the visioning portion of this "win-win" work. Go to www.co.cattaraugus.ny.us for details, click on Advance Planning, then Recent Awards.

Senator Patricia McGee said, "This study can lead to sustainable economic activity in the future, and we encourage public-private partnerships for each proposed project."

Gerard "Jess" Fitzpatrick, Chairman of the Cattaraugus County Legislature said, "The Allegany State Park Perimeter Study is the first of its kind in New York State. It opens the door to a new era of economic development in Cattaraugus County that is environmentally safe".

E. WE NEED DEMONSTRATION PROJECTS

The impact of I-86 and the state park on the economic well being of Cattaraugus County is significant. The County's consultants estimate that more than 2,400 new jobs would be created by the twelve demonstration projects by 2025 if a coordinated effort is made, especially if a Route 219 freeway is constructed. In addition, for the longer term (25+ years), concept plans have been proposed for improving the roads and gateway entrances into Allegany State Park, from the community side of the planning process.

These twelve project proposals are:

- Ashford Business Office Complex Expansion.
- Ellicottville Cultural/Performing Arts and Tourist Center.
- Ellicottville Business Park Campus.
- Great Valley Railyard Industrial Park.
- Great Valley Aviation Business Center.
- Salamanca State Park Village and Trails to Allegany State Park.
- Salamanca Trailhead on the Allegany River, connecting to START Trail.
- Limestone Tourist Gateway into New York State from Pennsylvania, and regional service center for horses and snowmobiles.
- South Valley Onoville Marina and a regional equestrian staging area.
- Randolph Regional Amish touring center and downtown revitalization.
- Little Valley Regional equestrian center and downtown revitalization.
- Franklinville Regional arts and retail center in Park Square, proposed equestrian community with trails connecting to Case Lake.

F. WHO CONDUCTED THIS STUDY?

Senator Patricia McGee provided funding for the Allegany State Park Perimeter Study, and it was sponsored and authorized by the Cattaraugus County Legislature. Thomas Livak, Director, Department of Economic Development, Planning & Tourism, provided oversight of the study.

The study was completed in component parts. The portion completed by The Saratoga Associates includes a national case study on community-park cooperation, a regional market analysis, a coordinated strategy for creating new jobs in the county, and a discussion of the economic impacts of demonstration projects. The study portion completed by Randall Arendt includes design solutions for revitalizing three demonstration villages. The study portion completed by Richard Swist includes action plans and proposed Partnership Agreements for all demonstration projects, including strategies for the villages. The portion completed by Terry Martin proposes a longer term regional trails network, which ties the state park to villages such as Little Valley and Franklinville, and to Letchworth State Park, Zoar Valley, and Chautauqua Lake.

G. HOW DID THE THREE VILLAGES GET INVOLVED?

As of last year, the County and its consultants had developed nine proposed demonstration projects with regional significance along the Route 219 corridor and in the immediate vicinity of the state park. This initial work only included two villages: Ellicottville and Limestone.

County leaders saw potential linkages to other villages such as Randolph, Little Valley and Franklinville, which were not in the immediate gateway zone. So, a broader "Zone of Influence" was created around the Allegany State Park based on factors such as highways, equestrian markets and regional trail connections. This broader zone now includes the Villages of Randolph, Little Valley, and Franklinville based on these factors. Village officials were consulted about adding the villages to the County's studies, and these villages are now shown on County maps as being among the 12 proposed demonstration projects.

County and regional agencies can include these villages in future regional marketing campaigns related to the Route 219 freeway corridor and Allegany State Park. This recognition can also be used by the villages for their own benefit and promotions, to support village grants, and to request other forms of assistance.

The villages were added to the Perimeter Study for three reasons:

a) County research suggests that "equestrian" events and housing, and multi-use trails might have potential for growth in Cattaraugus County. The assumption is that local leaders need "real" potentials instead of dead-end proposals that offer few if any returns on investments. In other words, if trails and equestrian activities are becoming "hot", maybe we should pay attention because trails and equestrian growth can offer new life for some villages. Little Valley and Franklinville were identified as having trail and equestrian potentials.

b) The county's recently completed regional trail study proposes, for the longer term, connecting its 13 villages to nearby attractions as a means of improving the quality of life and bringing new people and money into the area. The "vision" that is presented in the Randolph brochure broadens the historic downtown by proposing a new pedestrian bridge to connect it to the Firehouse and new civic center, a linear park with trail along the creek, and regional retail outlet for Amish goods and Touring Service. The "vision" that is presented in the Little Valley brochure connects to the new, 12 mile START trail that runs through the village. Proposals are made to enhance the County Fairgrounds and the Little Valley Rider's Club properties on both sides of the village. The "vision" that is presented in the Franklinville brochure connects a newly proposed subdivision designed by Randall Arendt to both the historic district downtown and to Case Lake in the town.

Revitalization efforts are proposed to bring new businesses into the villages. This vision is advisory only. The villages and towns should test, adapt and implement these proposals in their own manner. By learning from the responses to the initial mailing this year, the villages and towns can devise new brochures for even better outreach efforts next year.

c) The County's "Saving Our Villages" initiative supports adding villages to the County's economic development studies, and encourages the county to identify new ideas and potential markets for these villages.

These three villages are doing some wonderful work. The County's consultants recommend that, ideally, our villages should be included in future regional marketing efforts. Everyone would benefit.

These proposals are concepts at this point, and are subject to change as "Partnership Agreements" are negotiated among stakeholders in the next 5 to 10 years. Each village is encouraged to take a leading role in these negotiations.