

**SPECIAL MEETING OF THE
CATTARAUGUS COUNTY PLANNING BOARD
April 28, 2003
County Center, Little Valley, NY
4:00 p.m.**

PLANNING BOARD MEMBERS PRESENT:

Paul Bishop, Chairman
Ann Padlo, Secretary
Paul Mager, Assistant Secretary Kameron Brooks
Charles Couture
Jack Berger
Florence Fuller
Donald Patterson
David Rivet

PLANNING BOARD MEMBERS ABSENT:

William Sprague, Vice Chairman
Tina Abrams
Robert Keis
James Rich

PLANNING STAFF PRESENT:

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

GUESTS:

Kathy Kellogg, Buffalo News

Chairman Bishop called the meeting to order at 4:06 p.m.

APPROVAL OF MINUTES

Chairman Bishop stated that a correction to the minutes should be made to the Guests list of the March 27, 2003 minutes. The name of Greg Thropp's business is "Copperidge" instead of "Ropperinge".

Charles Couture moved with a second from Paul Mager to approve the March 27, 2003 minutes as corrected. Carried.

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

Terry Martin reviewed the presentation and discussion from the April 24, 2003 meeting and 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.

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.

Allegany State Park Perimeter Study

Terry Martin reviewed the discussion from the April 24, 2003 meeting and requested the Planning Board to pass a resolution that recognizes Senator Patricia McGee's foresight and support for creating a better future for the children of Cattaraugus County, by 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.

Village of Limestone - Variance - Sign - Bailey Drive

Terry Martin reviewed the discussion from the April 24, 2003 meeting and stated that staff recommendation is approval.

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.

Town of Franklinville - Zoning Text Amendment

Terry Martin reviewed the discussion from the April 24, 2003 meeting and 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.

David Rivet questioned what happens in the future if the business is sold to one person and the home to another person?

Charles Couture stated that the Town could always change the zoning for that area.

Terry Martin stated that the business and home are being allowed by Special Use Permit, so the Town could, in the future, change the zoning requirement as Chuck said.

Motion Carried.

Village of Franklinville - Site Plan Review - Dollar Store

Terry Martin reviewed the discussion from the April 24, 2003 meeting and 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.

Florence Fuller questioned if the sidewalk discussed from the main sidewalk to the store entrance was actually noted on the modified site plan?

Chuck Couture also questioned the location of the dumpster. He believed that on the modified site plan, it was still shown on the side of the building instead of in the rear as discussed.

Terry Martin stated that both of these items were left somewhat fuzzy in the previous discussion, and could be clarified by adding both of these advisories.

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. Motion Carried.

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

David Paoletta reviewed the discussion from the April 24, 2003 meeting and stated that staff recommendation is to table for 30 days until an adequate Site Plan is submitted.

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. Motion Carried. Kameron Brooks Abstained.

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

David Paoletta reviewed the discussion from the April 24, 2003 meeting and stated that 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. Motion Carried.

Town of Sardinia - SEQR Lead Agency - Comprehensive Plan

David Paoletta reviewed the discussion from the April 24, 2003 meeting and stated that 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.

Motion Carried.

Town of Portville - SEQR Lead Agency - Town Plan

Terry Martin reviewed the discussion from the April 24, 2003 meeting and 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.

Donald Patterson stated that the suggestion about an alternative route for Route 417 is a great suggestion. That route along Route 417 between the City of Olean and village of Portville is a real bottleneck and something needs to be considered for the future.

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. Motion Carried.

Adjournment

David Rivet moved with a second from Kameron Brooks to adjourn the meeting at 4:40 p.m. Motion Carried.

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