

Cattaraugus County Planning Board
August 26, 2004
County Center
Little Valley, NY
7:00 p.m.

PLANNING BOARD MEMBERS PRESENT:

Paul Bishop, Chairman
William Sprague, Vice Chairman
Ann Padlo, Secretary
Tina Abrams
Jack Berger
Kameron Brooks
Charles Couture
Florence Fuller
Robert Keis

PLANNING BOARD MEMBERS ABSENT:

Paul Mager, Assistant Secretary
James Rich
David Rivet

PLANNING STAFF PRESENT:

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

GUESTS:

Joan Petzen, Chairwoman, Ag & Farmland Protection Board
Bill Paladino, Ellicott Development Co.
Michael W. Pufpaff, Deer Creek Subdivision
Kathy Kellogg, Buffalo News

Chairman Bishop called the meeting to order at 7:09 p.m.

APPROVAL OF MINUTES

William Sprague moved with a second from Charles Couture to approve the June 24, 2004 meeting minutes. Carried.

NEW BUSINESS

General Municipal Law Section 239 (l) & (m) Referrals

Village of Ellicottville – Zoning Map Amendment – Proposed Hotel

Terry Martin reported that the Village of Ellicottville has referred a Zoning Map Amendment to re-zone the property currently owned by Fitzpatrick & Weller located directly behind the Quick Fill. He presented maps showing the location, master plan district, and current zoning. The property is approximately 2.6 acres. When the property is rezoned, there is a proposal to build a hotel.

Bill Paladino, Ellicott Development Company, reviewed preliminary plans for the County Planning Board of the proposed hotel, should the Village of Ellicottville approve the zoning change. He explained the proposed building footprint of the hotel fell into the floodway of the creek and that they have met with NYSDEC and will be moving the building out of the floodway. They are in the process of trying to acquire the current alley and right of way through the property from the Village, which will allow them to move the building footprint forward without changing the size of the building. The hotel will be four stories with 82 rooms and 103 parking spaces. The design is similar to the Williamsville Inn.

Terry Martin stated that this referral is for the zoning change only. The conditional use permit and site plan review for the hotel project will be referred to the County at a later date. This zoning change is consistent with the recently adopted changes to the Village Comprehensive Plan. Under the old plan, this site is zoned for Industrial. Under this request, this site will be changed to Village Commercial. This is what the new Comprehensive Plan recommends for this general area. The SEQR for this is only on the zoning change and not the hotel, which will have its own, very detailed review with public hearing at a later date. This is consistent with the County's recently adopted Visioning/Quality Communities Guidebooks – to put new development in or near existing villages and infrastructure. Staff recommendation is approval of the zoning change and concurrence with the Village Board as Lead Agency for the SEQR review.

Charles Couture moved with a second from William Sprague to approve the Village of Ellicottville Zoning Map Amendment to rezone a parcel of land from the existing Industrial land use classification to Village Commercial land use classification at Mill Street to Great Valley Creek, to Elk Creek to north of Maybee Alley and to concur with the Village of Ellicottville as Lead Agency for the SEQR review. Carried.

Charles Couture stated that people like to walk along, and look at running water. Are there plans to make a walk way along the creek behind the hotel?

Mr. Paladino stated that there are no plans but that there will be landscaping done.

Town of Ellicottville - Master Planned Development/Special Use Permit – Deer Creek Subdivision

Terry Martin stated that the Town of Ellicottville has referred a Master Planned Development, Site Plan Review and Special Use Permit request to develop 12 townhouses on 1.6 acres at 6681 NYS Route 242 to be called Deer Creek Subdivision. This is near the main entrance to HoliMont (same side as HoliMont) and across from Spring Road. Plum Creek flows through a portion of the site and the back part of the site is a very steep bank, which they are proposing to be the open/green space. Would residents have access to this steep area, or would it be a visual, scenic amenity only?

He then proceeded to review the various portions of the subdivision plat. He pointed out that he believes that there could be a traffic hazard at the entrance with the speed of the traffic in this area and with Spring Road directly across from this entrance. Also there is a need for a sidewalk from this subdivision into the Village. He also expressed a concern that the site plan does not allow enough storage space on site for snow removal.

Michael Pufpaff stated that there are provisions for snow storage and removal in place. Also because this is less than an acre, NYSDEC is not requiring a SPEDES Permit. Archeological and wetland studies have been done. There is a sufficient potable water supply, since the Village will extend the water line to the project.

After much discussion, Terry Martin stated that staff recommendation would be approval with three advisories: 1) that there be some kind of agreement on snow removal; 2) that the Village construct a sidewalk into the village; and 3) that traffic slowing/calming steps be added in this area near the entrance to the proposed subdivision for the sake of public safety.

Terry Martin noted that as a result of the Planning Board's advisories last month regarding sidewalks for the Elk Creek Subdivision and Master Planned Development and the Thornbush Trail Subdivision and Master Planned Development, the Town Planning Board has directed the Town Engineer to enter into discussions with the Cattaraugus County Department of Public Works, regarding the feasibility of installing sidewalks in the County right-of-way along Maples Road (County Road 13) and has recommended to the Town's Comprehensive Plan Committee, which is currently updating the Town's Master Plan, that the Committee comprehensively addresses the issue of pedestrian access throughout the town, as part of the Comprehensive Plan update.

Mr. Pufpaff stated that there would be two curb cuts. The Town Engineer has approached the NYSDOT in the past concerning sidewalks and was somewhat successful. He understands that the Town Engineer has plans to approach NYSDOT again on the matter.

Terry Martin also stated that Chairman Bishop has been discussing with him the possibility of exploring the idea of asking the County Legislature to authorize the County Planning Board to review subdivision plats pursuant to General Municipal Law 239 (n). Should the County Planning Board ask the County Legislature to make referral of subdivisions to the County Planning Board mandatory?

William Sprague moved with a second from Jack Berger that the County Planning Board approve the Town of

Ellicottville's referred Master Planned Development, Site Plan Review and Special Use Permit to develop 12 townhouses at 6681 NYS Route 242 to be called Deer Creek Subdivision with three advisories: 1) The Town should make sure that there is some provision for snow storage/removal from the subdivision; 2) The Town should construct a sidewalk from the proposed Master Planned Development (Deer Creek), all the way into the Village; and 3) The Town should look into ways to slow traffic in the area near the entrance to this new subdivision and Spring Road (signage, speed reduction, etc.).

Kameron Brooks asked if the Townhouses would have a Homeowners Association?

Mr. Pufpaff stated yes.

Kameron Brooks stated that usually Homeowners Associations will take care of the snow removal and believes that the Board does not need to make that an advisory.

Robert Keis agreed.

Kameron Brooks moved with a second from Charles Couture to delete the advisory on snow removal from the current motion on the floor. Carried.

Motion of approval with two advisories (sidewalk and traffic slowing) carried.

Discussion continued on whether or not the Planning Board should request the County Legislature to authorize the Planning Board to review subdivisions.

Points of discussion centered on:

- 1) The Planning Board's knowledge, expertise and ability to review subdivisions
- 2) What the purpose would be in reviewing them and how far to go with the review.
- 3) Need to define subdivisions and determine thresholds
- 4) The County's Visioning Guidebooks could be used to set standards for review.

Michael Pufpaff offered to give a 45 minutes presentation on what is involved for the consultant in preparing subdivision plats.

Kameron Brooks stated that he believes that the Board needs to review the whole issue in more detail before preceding any further.

Robert Keis suggested that the Special Projects Committee could take a look at it.

Chairman Bishop referred the subdivision review issue to the Special Projects Committee.

Robert Keis as Chairman of the Special Projects Committee set a meeting date of September 13, 2004 at 7:00 p.m.

City of Salamanca – Zoning Law Amendment

David Paoletta reported that the City of Salamanca has referred a zoning amendment that will allow professional offices in R-2 zoning districts by special use permit. A public hearing was held on July 28, 2004 with no comments from the public. SEQR has been adequately addressed with the City issuing a Negative Declaration. The amendment is consistent with the City's Comprehensive Plan. Staff recommendation is approval.

Charles Couture moved with a second from William Sprague that the County Planning Board approve the City of Salamanca's referred zoning amendment that will allow professional offices in R-2 zoning districts by special use permit. Carried.

City of Salamanca – SEQR/Site Plan Review – Concrete Plant – 752 Wildwood

David Paoletta reported that the City of Salamanca has referred SEQR Lead Agency and Site Plan Review for construction of a state of the art fully self-contained concrete batch plant on the site of a former (cleaned up) junkyard at 752 Wildwood Avenue. According to the developer, there will be no airborne emissions or effluent discharges to streams

or groundwater. They will use four ready mix trucks, which will make two trips each daily. It will create 7 new jobs. There are two curb cuts there currently. They plan to close the west curb cut, which will greatly decrease ingress / egress traffic safety issues. A berm will be constructed along Wildwood Avenue to shield the facility from the neighborhood and passing traffic. The facility is a permitted use under the City of Salamanca Zoning Ordinance in an Industrial Zoning district. There are no environmental concerns (constraints to project) identified. SEQR is being adequately addressed by the city. A public hearing was held on August 19, 2004 with no opposition from the public. Staff recommendation is approval and concurrence with the City as Lead Agency for the SEQR Review.

Tina Abrams moved with a second from Robert Keis that the County Planning Board approve the City of Salamanca's referral for Site Plan Review and SEQR Lead Agency for the construction of a concrete batch plant at 752 Wildwood Avenue.

William Sprague stated that he has several concerns: questioned the number of truck trips, especially in conjunction with bringing in the aggregate; noise and dust that will be generated by the plant and trucks; and doesn't believe this type of business would be good for the area since Salamanca will be changing rapidly with the casino and the inevitable development that come with it.

David Paoletta stated that the process is self-contained and in an Industrial Zone near the railroad tracks and is allowed by the Zoning Ordinance.

Motion carried with William Sprague opposed.

City of Olean – SEQR/Site Plan Review – Fuel Facility – Tops Markets

David Paoletta reported that the City of Olean has referred a SEQR Lead Agency and Site Plan Review for the construction of an accessory fueling facility in the northeast corner of the Tops parking lot at 2401 W. State Street, which is 100 feet from W. State Street and 62 feet from the private road to the east. The proposal is for three double sided fueling stations and will utilize the most technologically advanced fuel dispensing equipment available and will meet all applicable federal, state and local statutes, regulations and ordinances or rules pertaining to the sale, storage, handling and dispensing of gasoline. There will be two underground storage tanks one holding 10,000 gallons and one holding 20,000 gallons and will displace 34 parking spaces leaving 442 spaces, which is in compliance with local zoning code parking requirements. The facility is a permitted use and a permitted accessory use in the General Commercial Zoning District. There are a couple of issues relating to the driveway and traffic circulation. Tops states that the increase in traffic will be negligible. They estimate that 40% of the business for the gas station will come from Tops customers and only 3% from the highway for gas only. The project meets all local criteria for site plan approval. The City Planning Board is adequately addressing SEQR and is requesting Lead Agency status.

Bill Sprague stated that the driveway is very near the roadway to the Nursing Home. There are 210 patients in the Nursing Home. The Director of the Nursing Homes is very concerned about traffic safety.

Discussion pro and con.

Ann Padlo felt that the vacant lot where St. Francis Hospital should be taken into consideration where traffic is concerned. Because no one knows what could be built there.

Kameron Brooks stated that if it is permitted, it's permitted. The only issue then would be the safety issue.

David Paoletta stated that the City of Olean is requesting that a traffic study be conducted. Staff recommendation is approval with one modification: the northeast curb cut in the parking lot onto W. State Street should be blocked contingent upon a traffic study indicating safety issues associated with its continued use and one advisory: A barrier (curbing or landscaping) should be installed to separate the gas island from the rest of the parking lot; and concurrence with the City Planning Board as Lead Agency for SEQR Review.

Chairman Bishop asked about the amount of parking spaces and traffic issue.

David Paoletta stated that the parking spaces remaining meet the City's requirements and in his opinion, the fuel facility will not be a high volume traffic generator.

Kameron Brooks moved with a second from Robert Keis that the County Planning Board approves with one

modification and one advisory the City of Olean's Site Plan Review for construction of an accessory fuel facility at the existing Tops Market at 2401 West State Street. The modification being: the northeast curb cut in the parking lot onto W. State Street should be blocked contingent upon a traffic study indicating safety issues associated with its continued use. The Advisory being: A barrier (curbing or landscaping) should be installed to separate the gas island from the rest of the parking lot. The Planning Board also concurred with the City Planning Board as Lead Agency for SEQR Review. Motion carried with Ann Padlo opposed.

Village of Ellicottville – Use Variance – 4th Apartment – 41 Mechanic Street

Terry Martin reported that the Village of Ellicottville has referred a use variance request to allow a fourth apartment on the property as a second apartment in an accessory structure at 41 Mechanic Street. There is a two family house, which was grandfathered with an accessory building (barn) with one apartment under the new code that took affect in 1991. The former code officer issued a certificate of occupancy without a variance for a fourth apartment. The property was sold to new owner. The Village Residential zone allows 1 apartment in an accessory building outside the primary structure. The Zoning Board of appeals denied the variance request for the fourth apartment. It went to Court and the Court directed the Village ZBA to approve a fourth apartment to make it consistent with the Certificate of Occupancy. Staff recommendation is that it is a local issue with no comments from the County Planning Board.

Ann Padlo moved with a second from Robert Keis that the County Planning Board has reviewed the Village of Ellicottville's referred use variance to allow a fourth apartment on the property as a second apartment in an accessory structure at 41 Mechanic Street and has determined that it is a local issue with no comments from the County Planning Board. Carried.

Town of Ellicottville – Area Variance – 6809 Maples Road – 30 days lapsed

Terry Martin reported that the Town of Ellicottville referred an area variance request to allow a deck on an existing single family home to come to within 13 feet of the front property line where a 50 foot setback is required at 6809 Maples Road. Since 30 days have passed since the referral was received, the Town of Ellicottville requested that General Municipal Law Section 239-m. 4. (b) be adhered to. This section of the law states that if a County Planning Board has not responded to a submitted zoning referral within 30 days, the municipality may legally proceed without a response from the County Planning Board.

Town of Ellicottville – Area Variance – 6113 Route 219 – 30 days lapsed

Terry Martin reported that the Town of Ellicottville referred an area variance request to allow an addition to come to within 10 feet where a 15 foot rear yard setback is required, and to come to within 13 feet of the side yard where a 15 foot side yard setback is required at 6113 Route 219 South. Since 30 days have passed since the referral was received, the Town of Ellicottville requested that General Municipal Law Section 239-m. 4. (b) be adhered to. This section of the law states that if a County Planning Board has not responded to a submitted zoning referral within 30 days, the municipality may legally proceed without a response from the County Planning Board.

Village of Ellicottville – Special Use Permit – 63 Elizabeth Street – 30 days lapsed

Terry Martin reported that the Village of Ellicottville referred a Special Use Permit to allow rental of property for periods less than 30 days at 63 Elizabeth Street. Since 30 days have passed since the referral was received, the Village of Ellicottville requested that General Municipal Law Section 239-m. 4. (b) be adhered to. This section of the law states that if a County Planning Board has not responded to a submitted zoning referral within 30 days, the municipality may legally proceed without a response from the County Planning Board.

Town of Allegany – Special Use Permit – 4491 S. Nine Mile Rd – 30 days lapsed

Terry Martin reported that the Town of Allegany referred a Special Use Permit for the expansion of an existing gravel mine located at 4491 S. Nine Mile Road. Since 30 days have passed since the referral was received, the Town of Allegany requested that General Municipal Law Section 239-m. 4. (b) be adhered to. This section of the law states that if a County Planning Board has not responded to a submitted zoning referral within 30 days, the municipality may legally proceed without a response from the County Planning Board.

Rt. 219 NYSDOT Hearings

Terry Martin reported that, at the request of Gerard Fitzpatrick, Chairman of the Cattaraugus County Legislature, we prepared oral and written testimony for Chairman Fitzpatrick to submit to the New York State Advisory Panel on Transportation Policy for 2025 at a public hearing held in Buffalo, New York on August 3, 2004. Chairman Fitzpatrick recommended that a new component be added to coordinate transportation planning with the Quality Communities Program at the state level because Cattaraugus County believes that this Quality Communities Program and its positive contributions will help rural communities and improve the economy and living conditions in our state. In summary, the testimony asks the panel to focus on three things: 1) trade and tourism corridors with major rural segments; 2) all modes of transportation to promote Quality Communities and economic vitality, and 3) distribute systems and distributed infrastructure: for homeland security purposes.

PRESERVATION LEAGUE OF NEW YORK WORKSHOP – September 29, 2004

Terry Martin reported that the Preservation League of New York Workshop that the County Planning Board is sponsoring has been arranged for September 29, 2004 at DeLynns' Gallery and Studios. The workshop will begin at 5 pm with a session on Economic Benefits of Historic Preservation. A complementary buffet dinner will be served at 6 pm (paid for by the Preservation League with funds from The Margaret L. Wendt Foundation). At 7:15 a session on Funding Sources for Community Preservation Projects will be presented followed by questions and answers/open discussion. All Cattaraugus County Legislators, County Planning Board members, Mayors and Village Trustees, Supervisors and Town Councilmen and Town and Village Planning Boards and Zoning Boards of Appeals, and Historical Societies will be invited.

INTERGOVERNMENTAL REVIEWS

David Paoletta reported that Intergovernmental Reviews numbered STW#04.030 through STW#04.035 have been received. Staff recommendation is received, reviewed, no comments. The Planning Board concurred.

OLD BUSINESS

Agricultural and Farmland Protection Plan

David Paoletta reported that he, Joan Petzen and Brian Davis have been preparing the grant application that will request \$50,000 from the NYS Department of Agriculture and Markets for the preparation of the Agricultural and Farmland Protection Plan. The draft application will be presented to the Ag & Farmland Board and the Planning Board's Agriculture Committee on September 23rd for approval. It will then be presented to the Development and Agriculture Committee on October 6th and then sent to NYS Department of Agriculture & Markets. He is confident that we will receive the grant.

NYS Horse Council Newsletter

Terry Martin distributed copies of the July-Aug-Sept issue of the New York State Horse Council Newsletter with an eight-page section on Cattaraugus County and its Equestrian activities, which we had edited for the Horse Council. Copies will be distributed to approximately 20,000 members of the State Horse Council. We will receive 500 copies for our use.

REPORTS / OTHER BUSINESS

Chairman's Report

I-86 Community Planning Update – Chairman Bishop reported that a letter has been sent to Gary Gottlieb requesting assistance with community planning along Route 417 in the Towns of Allegany and Olean and for the Town and Village of Randolph. There has been no response to date other than that the letter is in the works.

East Otto School – Chairman Bishop read a letter from Ruth L. Pierpont, NYS Office of Parks, Recreation and Historic Preservation which stated that the East Otto School has been listed on the new York State Register of Historic Places and nominated to the National Register of Historic Places.

Model of the Village of Randolph – Terry Martin stated that Professor Gary Day, from the School of Architecture recently retired and all of his students' projects were being thrown away by the University. Terry was able to salvage some of the Village of Franklinville and Village of Randolph's items. Terry asked Jack Berger and Kameron Brooks if they thought there would be a place for this to scale, 3-dimensional, wood model of the Village of Randolph in the new

municipal building. Both thought that there would be and accepted it on behalf of Randolph.

Three Year Plan and Budget Committee

William Sprague, Chairman of the Three Year Plan and Budget Committee stated that the Committee had met by telephone on the Three Year Plan and Budget. They left a lot in place such as the Basic Planning Services. Added Countywide trails system and implementation of the Perimeter Study and the Comprehensive Plan under one heading. Added Rt. 16, I-86 and Rt. 62 and air and rail infrastructure (see attached minutes).

Bill Sprague moved with a second from Charles Couture to ratify the July 22, 2004 minutes of the Three Year Plan and Budget Committee as submitted. Carried.

Members Forum – none

Director's Report

Terry Martin reported that Tom Livak was unable to attend this meeting this evening. However, he wanted the Board to know the following:

Three Village Brochures Mailed – Terry Martin reported that a mailing had been done on August 27, 2004 to 621 prospective business leaders and economic developers in the Western New York / Southern Tier West Region which included a one page letter from Gerard Fitzpatrick, Chairman of the Cattaraugus County Legislature and a brochure on each of the Villages of Franklinville, Little Valley and Randolph. The purpose of the mailing was to point out to these various business leaders and economic developers the assets and values of these three villages. At a later date, a similar mailing will be done on the Route 219 and I-86 corridors and the Allegany State Park Perimeter economic strategy.

1998 Town of Farmersville Proposed Zoning - Terry Martin stated that recently three articles had been published in various newspapers concerning the Town of Farmersville 1998 Proposed Zoning Ordinance. These articles implied that the Cattaraugus County Planning Board had “lost” the copy of the proposed Zoning Ordinance. Terry stated that the will send excerpts from the County Planning Board minutes and copies of letters to Farmersville concerning Farmersville’s request to table and the return of the proposed ordinance to them. It was never “lost”.

STW Report

Robert Keis reported that the STW Board had met at the company of Tracewell with a tour of the facilities. This company now has 80 employees. The STW Board prioritized the ARC projects for 2005 with the number one project being the Child Care Expansion at YMCA.

CORRESPONDENCE

The following correspondence was received and reviewed:

Catharine M. Young, Member of Assembly – thank you letter concerning the Planning Board’s viewpoint on Chapter 212 of Laws of 2003. She stated that “...regrettably, the time has passed for new legislation to be submitted during this calendar year. However, be assured that I will keep your concerns in mind should an legislation come before the full Assembly that would amend Chapter 212 of the Laws of 2003...”

City of Salamanca - Zoning Map and Ordinance Amendment – adopted 7/14/04.

Village of Ellicottville – Area Variance for front yard setback to build attached porch to residence at 42 W. Washington Street – approved with conditions.

Village of Ellicottville – Special Use Permit for rental of a dwelling unit located at 32 E. Washington Street for rental periods less than 30 days at a time – approved with conditions.

Village of Ellicottville – Special Use Permit to operate a bar/restaurant at 30 Monroe Street with a connected restaurant and storage facility at 32 Monroe Street – approved with conditions.

Village of Ellicottville – Special Use Permit to operate a spa/massage therapy professional office in existing structure at 23 Jefferson Street – approved with conditions.

Village of Ellicottville – Special Use Permit for rental of a dwelling unit at 3 Mechanic Street for rental periods less than 30 days at a time – approved with conditions.

Village of Ellicottville – Special Use Permit for rental of a dwelling unit at 4 Elk Street for rental period of less than 30 days at a time – approved with conditions.

Village of Ellicottville – Special Use Permit for rental of a dwelling unit at 13 E. Washington Street for rental period of less than 30 days at a time – approved with conditions.

City of Olean – Wal-Mart Plaza Expansion – request to Town of Allegany to review proposed project.

Town of Allegany – Wal-Mart Plaza Expansion – reply to City of Olean indicating that a coordinated SEQR review process will be utilized.

Village of Little Valley – Area and Use variance to locate a mobile home at 309 Fourth Street – denied the variances because they did not fit in with the Comprehensive Plan, area neighbors were not in favor, and the hardship was not met.

Carol Horowitz – Village of Allegany Subdivision Moratorium – per Harry Willis does not need to be forwarded to County Planning Board.

Marcia Spencer – Yorkshire Resident – letter to NYSDEC asking the Gernatt Asphalt, Inc. not be granted any permit to operate an asphalt plant at 118050 Route 16 in the Town of Yorkshire.

Town of Ellicottville – Special Use Permit and Site Plan Review to conduct a retail activity at 6600 Route 219 North – approved with conditions.

Town of Ellicottville – Area Variance to construct a deck on the front of an existing single family home at 6809 Maples Road – approved.

Town of Ellicottville – Area Variance to allow an addition to an existing commercial building – approved.

Carol Horowitz, Planner, Town of Ellicottville – Elk Creek Subdivision and Master Planned Development and the Thornbush Trail Subdivision and Master Planned Development - “As a result of the advisories regarding sidewalks, the Town Planning Board has directed the Town Engineer to enter into discussions with the Cattaraugus County Department of Public Works, regarding the feasibility of installing sidewalks in the County right-of-way along Maples Road (County Road 13). In addition, the Ellicottville Planning Board has recommended to the Town's Comprehensive Plan Committee, which is currently updating the Town's Master Plan, that the Committee comprehensively addresses the issue of pedestrian access throughout the town, as part of the Comprehensive Plan update. Regarding the advisory about the flood plain boundaries for Elk Creek, the applicant submitted a revised site plan, which delineates the flood plain as interpolated from FEMA maps.”

Town of Ellicottville – Thornbush Trail Subdivision and Master Planned Development – Thornbush Trail, off Deer Crossing Road - conditionally approved preliminary plat map subject to conditions.

Town of Ellicottville – Elk Creek Subdivision and Master Planned Development – Maples Road – approved preliminary plat map subject to conditions.

Ruth L. Pierpont, Director Historic Preservation, NYS Office of Parks, Recreation & Historic Preservation – East Otto School has been listed on the New York State Register of Historic Places and nominated to the National Register of historic Places.

ADJOURNMENT

William Sprague moved with a second from Florence Fuller to adjourn the meeting at 9:52 p.m. Carried.

Approved as submitted September 30, 2004.