

Cattaraugus County Planning Board Meeting Minutes

April 28, 2005

Location

**Cattaraugus County Center
303 Court Street
Little Valley, New York**

PLANNING BOARD MEMBERS PRESENT:

William Sprague, Chairman
Ann Padlo, Secretary
Charles Couture, Assistant Secretary
Kameron Brooks
Florence Fuller
Robert Keis
David Rivet
Daniel McCarthy
David McCoy

PLANNING BOARD MEMBERS ABSENT:

Paul Mager, Vice Chairman
Tina Abrams
Jack Berger
James Rich

PLANNING DIVISION STAFF:

Thomas M. Livak, Director
Terry H. Martin, Chief Planner
David P. Paoletta, Senior Planner
Paul R. Bishop, Planner
Margaret E. Puszcz, Stenographic Secretary

GUESTS:

William Giardini, Giardini Bros. Construction
Wendy Brand, Benson Construction
Gary Abraham, Concerned Citizens of Cattaraugus County
Brian Quinn, Salamanca Press

Chairman Sprague called the meeting to order at 7:05 p.m.

APPROVAL OF MINUTES

Ann Padlo moved with a second from David Rivet to correct the April 7, 2005 minutes on page 4, second line the word "stud" to "study". Carried.

David Rivet moved with a second from Florence Fuller to correct the April 7, 2005 minutes on page 6, third paragraph last line the word "lien" to "line". Carried.

Charles Couture moved with a second from Kameron Brooks to correct the April 7, 2005 minutes on page 9, change the name of the sponsor of the first resolution from "Charles Couture" to "Ann Padlo". Carried.

Charles Couture moved with a second from Florence Fuller to approve the April 7, 2005 minutes as corrected. Carried.

Chairman Sprague welcomed new member of the Board Daniel McCarthy from Franklinville, New York.

NEW BUSINESS

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

City of Olean/Town of Allegany - Site Plan Review - Mining of Gravel - Gargoyle Park Road

Terry Martin reviewed the following information with the Planning Board:

The City of Olean and the Town of Allegany each received this zoning referral. The City referral was received at the County first, and was tabled at the County Planning Board's April 7 meeting, in order to conduct a review that is coordinated between all parties in the different jurisdictions.

At the invitation of the Town of Allegany Planning Board, Terry Martin and Paul Bishop attended the Town's Planning Board meeting on Monday, April 18. Also invited and attending were members of the City of Olean Planning Board and Ken Taft from the NYS DEC. This was an open meeting, and all other involved parties also attended, including local citizens and members of the Concerned Citizens of Cattaraugus County. Most of the currently identified issues were highlighted during this meeting. It was established at this meeting that the site plans that had been submitted last year to the City and Town, and to the County this year, were identical, that all major issues were aired at this Town meeting, and all parties agreed to continue sharing information and concerns as they move through their respective jurisdictional procedures.

In addition, many phone calls were made over the past week among the principles, including telephone conference calls with multiple parties, to share information. These discussions served as an important part of the coordinated review of this project.

The next step that is needed is a response by the applicant to environmental concerns expressed by the NYS DEC. While still pending as of April 28, 2005, the NYS DEC will review the applicant's response upon receipt, and make a determination on the status of the SEQR review. The applicant reported that his firm was working with NYSDEC already, and was responding to all environmental concerns.

The steps described above meet the request of this Cattaraugus County Planning Board for an inter-municipal review by the County Planning Board. We now believe that the issues have been identified, are being examined by all involved parties who are now sharing information, and will be dealt with by the City of Olean, the Town of Allegany and the NYS DEC in their respective public hearing and decision-making processes.

Terry Martin recommended approval with the following advisories:

- A. Rescinding the City ZBA'S Earlier Action. The City of Olean should resolve the issue of allowing mining in the Waterfront Conservation Use District (WC) by one of the following actions:
 1. The Zoning Board of Appeals should
 - a. Rescind the resolution of December 9, 2004 granting the Use Variance to allow mining by the Giardini Bros. Construction Co. on Gargoyle Park Road and reconsider if a use variance

is appropriate for this situation. or

b. Amend the City zoning ordinance to allow mining in the Waterfront Conservation Use District (WC) as a Special Use.

2. The City ZBA's new action is underway as of April 28, 2005, and should be referred to the County Planning Board as a separate zoning referral pursuant to state statutes. Any final approval of the applicant's site plan by the City of Olean must occur after the County Planning Board acts on the ZBA referral.

B. Continued Intermunicipal Coordination is Recommended. The City of Olean and the Town of Allegany should coordinate their respective, final reviews of the Giardini gravel mine site plan, to continue the cooperation and sharing of information that they have started during this coordinated review process by the Cattaraugus County Planning Board, paying particular attention to the following concerns:

1. Assess any interrelated changes that may be required in the site plan that may be created by mining operations and activities that originate in one municipal jurisdiction and cross over into any other municipal jurisdiction.
2. Assess whether or not any subsequent SEQRA review by the NYSDEC will require any changes in the site plan in order to mitigate environmental concerns with regard to the proposed Giardini gravel mining operations, paying particular attention at minimum to the following concerns:
 - a. Groundwater contamination.
 - b. Noise.
 - c. In all sections of the proposed project, show specifications on the site plan for movement of materials from one municipality to another, and for processing and storage areas in the City of Olean and the Town of Allegany. In the Town of Allegany, show site locations and dimensions for the 500' setback from any inhabited dwelling for excavation and stockpiling of materials, as a basis for enforcement should future operations violate approved plans, and clarify the grand-fathering issue in the Town of Allegany portion of the site plan comparing how much additional material will be added over and above that allowed under previous permits.
 - d. Dust from stockpiled materials.

C. Broaden the Nature of the Proposed Reclamation Plans.

The City of Olean and the Town of Allegany should examine the proposed reclamation plan for the respective City and Town portions of the site plan, for linkages to adjacent, potential assets such as recreation, mixed uses along the river's waterfront, or other public benefit uses, with the understanding that the applicant's reclamation operations will begin in phases starting in the City of Olean portion of the site plan and moving over time into the Town of Allegany portion of the site plan.

That the applicant should consider a broader range of reclamation options, paying particular attention to the following findings and recommendations concerning gravel mining in the Cattaraugus County Planning Board's study, "A New Look At Gravel Mining In Cattaraugus County - 21st Century Planning for the Route 16 Corridor (September 26, 2000):

- The NYS Mined Land Reclamation Law declares it is a policy of the state that reclamation of affected lands should encourage productive use, including any of a wide range of potential land uses (i.e., in other words, state reclamation policy allows for "ample, healthy, and robust room for creative problem solving..." (Cattaraugus County Gravel Study, p. 46).
"By designing a broader range of new uses for depleted mining sites, mined land can be integrated later with community plans and special assets such as water and sewer systems, public access to water bodies, access roads, trail systems, fiber optics telecommunications systems, and mixed-use developments... This would improve the standard of living, quality of life, and environmental cleanliness of corridor communities." (Cattaraugus County Gravel

Study, p. 47).

- The County's Route 16 Study encourages diversity of uses and clustering in designing new projects, by proposing the following strategies:

"Cattaraugus County has identified the need for planning review of Mined Land Reclamation Plans as part of overall balanced comprehensive planning policies in communities with gravel or other aggregate resources. The purpose of this local review is to guarantee that mining companies can extract the maximum amount of gravel without compromising the community's other development objectives or quality of life in the future. The County's official policy seeks to promote balanced development and views the community comprehensive planning process as an important tool in establishing local preferences regarding possible controls on all land use, including mining and reclamation planning" (Cattaraugus County Gravel Study, p. 48).

- "Quality reclamation plans can generate a new source of revenues for mining companies based on land sales and leases in the future, if they are connected to the plans, infrastructure and amenities of surrounding communities and if the depleted mining properties are protected by zoning from incompatible neighbors." (Cattaraugus County Grave Study, p. 48).
- "The main reasons that reclaimed mining sites should be put under zoning are:
 - To prevent future conflicts between stakeholders who have incompatible land uses.
 - To help community revitalization efforts in future years, and encourage new growth and jobs at depleted mining sites.
 - To give mining companies a new source of revenue from future land sales and leases by creating better quality reclamation plans and connecting these to community plans and economic development assets in the Route 16 corridor." (Cattaraugus County 1998 Gravel Study, p.58).

If the site plan as submitted for this County Planning Board Review is changed in any way other than presented in these advisories, the revised plan should be re-submitted for further review by the Cattaraugus County Planning Board.

Mr. Giardini stated that he has met with his consulting engineer and they should have a response back to NYS DEC within the next two weeks.

Terry Martin stated that DEC may or may not reopen the Environmental Review once they have received this additional information from Mr. Giardini.

Terry Martin stated that he recommends approval of both referrals from the City of Olean and from the Town of Allegany with the advisories as described above.

Charles Couture moved with a second from Kameron Brooks to approve the City of Olean's referred Site Plan Review for Mining of Gravel at Gargoye Park Road with the above stated advisories.

Gary Abraham, Concerned Citizens, expressed opposition to the approval of the Site Plan citing several reasons.

Discussion.

Chairman Sprague asked if there were any other discussion. He then called for the vote on the motion. Motion Carried.

Charles Couture moved with a second from David Rivet to approve the Town of Allegany's referred Site Plan Review for Mining of Gravel at Gargoye Park Road with the above stated advisories. Motion Carried.

Town of Yorkshire - Use Variance - Retail Sales of Manufactured Homes - 12178 Olean Road

Chairman Sprague stated that being as there could be a conflict of interest, he withdraws from any discussion on this item.

David Paoletta reported that the Town of Yorkshire has referred a Use Variance to allow retail sales of manufactured homes in a Hamlet Commercial (HC) Zoning District. The Town of Yorkshire Code Enforcement Officer has determined that the sale of manufactured homes in a Hamlet Commercial (HC) Zoning District is not permitted. Upon review of the Town's Zoning Law (Hamlet Commercial District section attached to referral) and consultation with NYSDOS Legal Counsel, it appears that the possibility exists that there may have been a misinterpretation of the Town's Zoning Law and that the sales of manufactured homes may indeed be a permitted use in a HC Zoning District. Since it is not among the Powers and Duties of the County Planning Board, as outlined in GML Section 239-c (3), to interpret local zoning laws, this is an issue of local concern. Pursuant to Town Law Section 267-a (4), it is a power of the Town Zoning Board of Appeals to interpret the local zoning law relative to a decision made by the official charged with the administration and enforcement of the zoning law, upon request by the applicant. Staff recommendation is that the County Planning Board report to the Town of Yorkshire that this is an issue of local concern and that the proposed action has no significant county-wide or inter-community impact and would suggest that the applicant be made aware that he can make a request to the Zoning Board of Appeals for an interpretation of the use variance determination made by the Code Enforcement Officer.

David Rivet moved with a second from Charles Couture to determine that the referred Town of Yorkshire Use Variance for a sales lot for manufactured housing at 12178 Olean Road is an issue of local concern and that the proposed action has no significant county-wide or inter-community impact and would suggest that the applicant be made aware that he can make a request to the zoning Board of Appeals for an interpretation of the use variance determination made by the code Enforcement Officer. Carried.

City of Salamanca - Site Plan Review/Special Use Permit - Apartment Buildings - 355 Rochester Street

David Paoletta reported that the City of Salamanca has referred Site Plan Review and Special Use Permit for the development of a 32-unit apartment complex (Birch Grove Apartments) with four (4) two-story buildings each with eight (8) apartments. Multiple family dwellings are allowed by Special Use Permit in the R-2 Single-Family / General Residential zoning district pursuant to Section 4.2.2.c (11) of the City of Salamanca Zoning Ordinance. The proposed housing development is compatible with residential land uses to the east, north and south of the project site. The Site Plan is adequate and in compliance with the requirements of the City of Salamanca Zoning Ordinance. Parking requirements are adequately addressed (64 spaces), with parking lot lighting attached to buildings and directed away from adjacent residential areas. The project as depicted in the site plan, complies with all required setbacks for an R-2 District. The project has one curb cut and a suitable internal traffic circulation pattern. The project will have a minimal impact on total traffic volume on Rochester Street from a trip generation standpoint. Vegetative buffers to adjacent properties will be utilized, particularly along north property line. The apartment complex will be connected to City of Salamanca public utilities. No environmental concerns (constraints to project) have been identified. A Public Hearing was held on April 21, 2005 with no comments in opposition. The Salamanca Planning Commission supports the project. The project will help to alleviate a well-recognized need for new housing units in the City of Salamanca. The City Planning Commission as Lead Agency is adequately addressing SEQR. Staff recommendation is approval of both the Site Plan and the Special Use Permit.

Discussion.

Florence Fuller moved with a second from Robert Keis to approve the referred City of Salamanca Site Plan and Special Use Permit for the development of four apartment buildings with eight apartments each at 355 Rochester Street. Carried.

City of Salamanca - Zoning Map Amendment - Erie Street lot from AC to R2

David Paoletta reported that the City of Salamanca has referred a zoning map amendment to change the zoning classification for one (1) parcel (20.25 acres) on Erie Street from Agricultural-Conservation (AC) to R-2 Single-Family / General Residential. The property is intended to be developed as a residential use at some point in the future. It is currently being reviewed for the zoning change only. A site plan will be developed and referred to the County Planning Board at an appropriate time. The rezoning is a separate issue from the future intended use and must be evaluated for compatibility with existing zoning and current land uses only. The rezoning to R-2 Single-Family Residential / General Residential District is consistent with the residential zoning (R-1) and land uses immediately adjacent to this parcel. SEQR is being adequately addressed by City of Salamanca. A public hearing was held on April 13, 2005, with no comments opposing the rezoning of the property. Staff recommendation is approval.

David Rivet moved with a second from Ann Padlo to approve the City of Salamanca's referred Zoning Map Amendment to change the zoning classification for one parcel on Erie Street from Agricultural-conservation (AC) to R-2 Single-Family / General Residential. Carried.

Town of Ellicottville - Area Variance - 6819 Springs Road

Paul Bishop reported that the Town of Ellicottville has referred an Area Variance at 6819 Springs Road. The lot is located at the intersection of Springs Rd. and Rt. 242 and is triangular in shape. The applicant desires to build a one-story addition to his existing single family home. Access to the lot is off Springs Rd. The Town's zoning ordinance allows a property owner of a corner lot to determine which side is the front. An area variance is required for setback from the side lot line: 15' is required by the Town's ordinance; 8'-10" is required for the addition. The corner of the existing house is currently non-conforming at 11"-5". There are no agricultural district parcels within 500'; therefore an Ag Data Statement is not required. There are no floodplains or wetlands affected. Staff recommendation is approval.

Kameron Brooks moved with a second from Charles Couture to approve the referred Town of Ellicottville Area Variance to allow a setback from the side lot line at 6819 Springs Road. Carried.

Village of Gowanda - Zoning Text Amendment - Adult Entertainment Businesses

Paul Bishop reported that the Village of Gowanda has referred a Zoning Text Amendment to allow adult entertainment business in an Industrial Zone. The Village of Gowanda is currently about half way through a six-month moratorium on applications for adult entertainment uses. Since the Industrial Zone is more than 25 acres, this would be considered a Type I Action and would require a Full EAF, which has not been done. Therefore, this is an incomplete referral. Also in reviewing the 1000 foot boundary requirement, there appears to be no lots available outside that 1000 foot boundary given the restrictions listed in the amendment. A public hearing is scheduled for next week.

Staff recommendation is to Table this Zoning Text Amendment for 30 days for the following reasons: (1) The referral is incomplete due to the lack of a SEQR Determination. Note that since this change affects all of the I-1 General Industrial District (which is more than 25 acres), then this is considered a Type 1 Action and requires a Full EAF - see NYS DEC 6 NYCRR Part 617.4 (b). (2) The Village of Gowanda needs to review the 1000 foot boundary requirement under "Restrictions A, B, and C". They should verify that there are available lots outside that 1000 foot boundary in the I-1 General Industrial District that would allow adult entertainment businesses by Special Use Permit. The Village may want to consider setting a lesser boundary requirement (500, or 750 feet) so that there are some lots that would meet the requirement. This situation is similar in the portion of the Village that is in Erie County.

Charles Couture moved with a second from Kameron Brooks to Table the Village of Gowanda's Zoning Text

Amendment for 30 days for completion of SEQR and clarification of the 1000 foot boundary issue. Carried.

Town of Allegany - Zoning Map Amendment - West Fall Road from I-2 to R-2

Paul Bishop reported that the Town of Allegany has referred a Zoning Map Amendment for the end of West Fall Road. The applicant has acquired two parcels, one in the Town of Allegany and one in the Town of Olean. The Allegany property in question and several adjacent parcels to the west in the Town of Allegany, are currently zoned I-2, Heavy Industrial. The only access to the applicant's parcel is from West Fall Road in the City of Olean, a residential area. The applicant's request is that his parcel be rezoned to R-2, Multiple Family Residential. The Town of Allegany Planning Board determined that it was not feasible or desirable to develop this area for industrial use, since it was sandwiched between two residential areas. Their conclusion is that the applicant's parcel, and the parcels near to the applicant's that are now zoned I-2, be changed to R-2 to eliminate industrial zoned parcels in the immediate area. A Short EAF for SEQR was completed with a finding of no significant environmental impacts. Staff recommendation is approval to rezone the following parcels from I-2, Heavy Industrial, to R-2, Multiple Family Residential - 94.003-1-12.1, 94.003-1-10, 94.003-1-13 and 94.003-1-11.

Ann Padlo moved with a second from Florence Fuller to approve the Town of Allegany's referred Zoning Map Amendment to rezone the following parcels from I-2, Heavy Industrial, to R-2, Multiple Family Residential - 94.003-1-12.1, 94.003-1-10, 94.003-1-13 and 94.003-1-11. Carried.

INTERGOVERNMENTAL REVIEWS

Paul Bishop reported that Intergovernmental Reviews numbered STW#05.005, "Air Pollution Control Program Grant" was received. Staff recommendation is received, reviewed, no comment. The Planning Board concurred.

OLD BUSINESS

Town of Ellicottville - Laidlaw Energy - SEQR Review: Draft Scoping Document

David Paoletta stated that we have received a Draft Scoping Document pertaining to the Laidlaw Energy Group, Inc. proposed conversion of a former natural gas fueled power plant to one using waste wood fuel. A public hearing on this Draft Scoping Document will be held on May 2nd at 6:30 p.m. in Ellicottville. Written comments are due May 5th. He plans to attend the public hearing on Monday to see what issues are being addressed.

Chuck Couture asked about Bill's concern last month about the proposed driveway so very near the Rt. 219/Rt. 242 intersections?

David replied that if that issue is not addressed in the Scoping Document or at the Public Hearing, he is requesting permission from this Board to send a letter on behalf of the Planning Board outlining that Traffic Safety issue along with the Compatibility With/ Impact on Surrounding Land Uses.

Charles Couture moved with a second from Robert Keis to authorize David Paoletta to submit comments on behalf of the Cattaraugus County Planning Board after his attendance at the public hearing on the Draft Scoping Document pertaining to the Laidlaw Energy Group, Inc. proposed conversion of a former natural gas fueled power plant to one using waste wood fuel. Carried.

Eight Year Review of the Perrysburg-Dayton-Leon Agricultural District

David Paoletta reported that a letter was sent to all landowners in the Agricultural District describing the benefits of being in the district along with a form to complete if they wish to add or remove parcels from the district. Also enclosed was an Agricultural District Review Worksheet that they were requested to complete and return to Joan Petzen at the Cornell Cooperative Extension. The Review Worksheet will be used to establish the

economic impact and viability of farming in the District. The deadline for submitting this information is May 13th.

Agricultural and Farmland Protection Plan Grant Contract

David Paoletta reported that the Agricultural and Farmland Protection Board and the Agriculture Committee of the Cattaraugus County Planning Board approved the Draft Request for Proposal (RFP) at a meeting on April 12th. Upon receipt of a signed and executed contract with New York State for the grant monies, the RFP will be mailed out to prospective consultants.

Reports & Other Business

Presentation to Legislature of the Two New Guidebooks

Terry Martin reported that our two new Guidebooks, "Saving Our Villages" and "Growing the Equestrian Economy in Cattaraugus County" Volumes 3 and 8 respectively, in the Smart Development for Quality Communities Guidebooks Series were presented to the Cattaraugus County Legislature on April 27th. Chairman Sprague stated that it was a very good presentation and very positive comments, especially towards the Planning Board and staff. The comments are very well deserved. These Guidebooks are a good thing for the County and for promoting the County.

Chairman's Report

Chairman Sprague stated that he doesn't believe that these type of guidebooks have been done by any other County. He congratulated the Planning Board and staff for pursuing these ideas. These guidebooks can assist our municipalities, businesses, and tourism businesses such as Bed and Barns.

Terry Martin stated that the County has submitted a grant application to the Quality Communities Program that would start to implement the Saving Our Villages guidebook. Our application asks for \$70,000 to accomplish three objectives: First, to work with demonstration villages to develop a community consensus on how to revitalize the old, original downtown business districts. Second, to hire an engineer to work with demonstration villages and owners of multi-story, historic buildings in the original downtown area to promote housing over first floor commercial space; and third, to develop model easements and subdivision ordinances that can be used to protect open space around the County's villages.

The Preservation League has sent a letter of support for our grant application, plus has indicated that they may be able to give us a small additional amount of money if we get the Quality Communities Grant. On the Equestrian side of things, the NYS Horse Council is very supportive of what we are doing here in Cattaraugus County and is proposing to hold its annual meeting here in Little Valley later this year.

Chairman Sprague thanked Paul for the maps on the referrals as they add to the meeting and the understanding of the referrals.

Annual Planning Board Meeting - June 8th

Terry Martin reported that Gary Beasley, Executive Director of Watertown Neighbors will be our Keynote Speaker. The Preservation League of New York State is paying Mr. Beasley to be our speaker as well as for him to do several site visits to second and third story spaces in the Villages of Randolph and Franklinville to discuss the prospects of rehabilitation for housing. Terry has been working with Tania Werbizky of the League to make these arrangements.

Margaret Puszcz reported that in researching locations for the meeting, three possible locations have been identified: the new municipal building in Randolph, the Little Valley Fire Hall or DeLynn's in Franklinville.

Since the Preservation League is paying for our speaker, they are requesting that the meeting be held in a "downtown" location. The only site that meets this criterion is DeLynn's.

The Board concurred that the staff should determine the location of the meeting.

Brooks Patterson Community Leadership Award

Chairman Sprague requested members of the Board to let the Planning Staff know the name(s) of anyone that they would like to nominate for this award.

Robert Keis made a motion with a second from Charles Couture to authorize the Chairman to work with Tom Livak and Terry Martin to determine who should receive the 2005 Brooks Patterson Community Leadership Award. Carried.

Real Property Website Information

Paul Bishop distributed an information sheet on the types of information that are available on Real Property Website and discussed how to access this information.

Members Forum

Ashford Office Complex (AOC) - Charles Couture reported that employees of West Valley Demonstration Project are moving into the AOC building. They are eliminating 100 office trailers at the Demonstration Site.

I-86 Rest Area - Ann Padlo reported that she had volunteered at the I-86 Information Center. She stated that the building is beautiful. There were lots of people coming in and registering and taking information.

Welcome to Randolph Sign - Kameron Brooks reported that the Welcome to Randolph Sign is being moved. Randolph had permission originally from the local NYSDOT office. However, the Regional NYSDOT office rescinded that permission stated that the location of the sign hindered sight. Randolph has now received permission to relocate the sign and is in the process of doing so.

Director's Report

Thomas Livak reported that the grand opening for the I-86 Rest Area near Allegany will be May 5th at 1:30 pm. Chautauqua County's grand opening will be the same day but at 9:30 am. The County, mainly our Department, is responsible for staffing of the Information Center. We currently have 12 volunteers and one Experienced Works person for 20 hours a week. Since the soft opening, a great deal of literature has been taken from the racks by travelers.

STW Report

Robert Keis reported that the House has approved their version of the Federal Transportation Bill (TEA-LU), but the Senate has not. Included in the Bill is \$1 million dollars for railroad rehabilitation for STERA in Cattaraugus and Allegany Counties. Also included in the House version of the Bill are funds for repaving portions of I-86 East of Olean and funds for extending Route 219 Limited Access Highway further into Ashford.

Mr. Keis reported that Southern Tier West staff will be doing workshops for businesses on how to add their location to the DiscoverSouthwestNY.com website.

Mr. Keis reported that the Southern Tier West 12th Annual Local Government Conference will be held on May 12, 2005 at Houghton College and that their 35th Annual Dinner Meeting would be held on May 13th. Amo Houghton and Stan Lundine will take part in the program as well as a youth group called "The Infinity Blue

Grass Project" from the Jamestown area will provide entertainment.

Correspondence

The following correspondence was received:

- ***Town of East Otto*** - Special Use Permit - 6771 Plato Road - Overruled county Planning Board Recommendations and approved Special Use Permit for Tax Map parcels 37.011-1-46, 37.011-1-47, 37.011-1-48, 37.011-1-49, 37.011-1-50. This collection of lots meets the town's 5-acre minimum lot size requirement.
- ***Town of Yorkshire ZBA*** - Use Variance - Light Manufacturing - 11623 NYS Rt. 16 - granted a 3-year variance since North Power Systems, LLC is not at 100% operation.
- ***City of Salamanca*** - Site Plan Review for the construction of a storage/shop with office at 752 Wildwood Avenue - approved.

ADJOURNMENT

David Rivet moved that the meeting be adjourned. Carried.

Approved as Corrected May 26, 2005

Corrections: Page 12 under STW Report change "Stand Lundine" to "Stan Lundine".

Advance Planning Contact (716) 938-9111 ext. 2312

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