

**Cattaraugus County Planning Board  
March 28, 2019**

**PLANNING BOARD MEMBERS PRESENT:** Charles Couture, Chairman  
Michael Zaprowski, Secretary  
Robert Keis  
Kathy Ellis  
Andrea Mellon  
Al Ormond  
David McCoy  
Mark Smith  
Dan Newbury

**PLANNING BOARD MEMBERS ABSENT:** Paul Mager, Vice Chairman  
Tina Abrams  
James Valent

**PLANNING DEPARTMENT STAFF:** Crystal Abers, Director  
Paul Bishop, Planner  
Kate O'Stricker, Development Specialist  
Pat McGlew, Development Specialist

**GUESTS:** None

Charles Couture, Chairman, called the meeting to order at 7:00 pm.

**1.0 APPROVAL OF MINUTES**

*Mike Zaprowski moved with a second from Andrea Mellon to accept the minutes from the January 31, 2019 meeting. Motion was carried.*

**2.0 NEW BUSINESS**

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

**2.1 a. Village of Franklinville - Area Variance - 100 S Main St.**

- The zoning law allows one sign on the building and one sign in front. The applicant wishes to install two additional signs in front.
- The pole sign on the southern end of the property is very close to infringing on the DOT right-of-way for Route 16. It is suggested that that sign be moved 8-10 feet deeper into the property.
- The information on the sandwich board sign should be relocated to the signs at either end of the property and the sandwich board sign removed.

- TAX MAP NO'(S): 40.078-2-11.1
- SEQR: Unlisted Action - Short EAF submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: Yes
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: No
- PUBLIC HEARING: Not Yet Scheduled

**STAFF RECOMMENDATION:** The proposed action has no significant county-wide or inter-municipal impact, with the following advisories:

- (1) Move the sign at the southern end of the property 8 to 10 feet deeper into the property
- (2) The information on the sandwich board sign should be relocated to one of the other signs on the property. The sandwich board sign should then be removed.

*Dan Newberry moved with a second from Andrea Mellon to accept the staff recommendation. Motion carried*

### **2.1 b. Town of Persia – Comprehensive Plan Update**

- The Town of Persia is producing a comprehensive plan. There is some question as to whether this is an updated or a new plan. The Town's Zoning Ordinance was created in 1973 and revised in 1995. There should have been a comprehensive plan produced prior to the adoption of the Zoning Ordinance, but one cannot be found.
- The information in the comprehensive plan seemed to cover most items required for a plan. Pat and I both reviewed it and most of our mark-ups were for clarification or to expand on certain items..
- It is our opinion that the Town should now update their Zoning Ordinance to put it into compliance with the Plan.

- TAX MAP NO'(S): N.A.
- SEQR: Unlisted Action - Short EAF Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: N.A.
- WETLANDS: N.A.
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: Not Yet Scheduled

**STAFF RECOMMENDATION:** The proposed action has no significant county-wide or inter-municipal impact, with the following advisory:

- (1) That the Town should now update their zoning ordinance so that it is in compliance with the comprehensive plan.

*Bob Keis moved with a second from Mike Zaprowski to accept the staff recommendation. Motion carried*

## **2.2 Environmental Reviews:**

Salamanca City Central School District - Lead Agency Request  
Capital Improvement Project 2019 and Acquisition of Properties.

## **2.3 Intergovernmental Reviews:** STW #19.08

### **3.0 OLD BUSINESS**

None

### **4.0 REPORTS / OTHER BUSINESS**

#### **4.1 Chairman's Report**

Maple producers have said that Maple Weekend was a success. Mr. Couture told story of his brother-in-laws maple farm that got reservations for a group of 100 Jeeps. The weekend was very successful. They took 34 trips to the woods with the wagon for tours.

#### **4.2 Department Reports**

##### **4.2 a. Director's Report:**

Crystal Abers: Presented the Department year end report that was presented to the Development and Ag Committee. It was suggested that this presentation be available on the website for the public to see what the department is accomplishing.

Broadband was also discussed. Crystal showed the Board the [www.armstrongny.com](http://www.armstrongny.com) website where residents can go to see where broadband development is for their address.

##### **4.2 b. Comprehensive Plan Implementation (Goals Referenced)**

Community Revitalization (Goal #6): No new applications.

Land Bank (Goal #6):

- In the last two years we have acquired 29 properties, disposed of 17, 11 demos.
- Complete four rehabs with another coming up within six weeks
- Awarded an Enterprise Grant that will start in July 2019 for \$650,000.
- Will be able to apply for more in six months.

ARC GIS Trail (Goal #4): Waiting to hear if this will be funded.

**OTHER - None**

#### **4.3 STW Report**

- Houghton Annual Training will be May 9<sup>th</sup> (Thursday)
- Broadband - Looking into funding opportunity for the three county area.
- Spectrum is also out putting in lines in the area.

#### **4.5 Members Forum**

- Mike Zaprowski - Asked whether former recipients can reapply? The answer is yes if they wait for a bit if they have received one already.
- Dave McCoy - Discussed ride to New Hampshire and the number of solar farms and placement of them he saw on the drive.
- Bob Keis - Kudos to the Land Bank. He wanted to recognize what they are doing for the County by cleaning up the destitute properties.

#### **5.0 CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS**

(Attached to the back of the agenda)

#### **6.0 NEXT MEETING**

The next meeting of the Planning Board will be held on April 25th, 2019 at 7:00 pm at the County Center in Little Valley.

#### **7.0 ADJOURNMENT**

*Mike Zaprowski moved to adjourn at 7:36 pm.*