

**Cattaraugus County Planning Board
303 Court Street, Little Valley, New York
September 24, 2015 at 7:00 pm**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Michael Zaprowski, Secretary
Tina Abrams
Robert Keis
David McCoy
Andrea Mellon
Al Ormond
Joe Pillittere
James Valent

PLANNING BOARD MEMBERS ABSENT: Paul Mager, Vice Chairman
Florence Fuller, Assistant Secretary
Mark Smith

PLANNING DIVISION STAFF: Crystal Abers, Director
Paul Bishop, Senior Planner
Ginger Malak, Program Assistant

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

APPROVAL OF MINUTES

Joe Pillittere moved with a second from Michael Zaprowski to approve the minutes of the August 27, 2015 meeting. Motion was carried.

NEW BUSINESS

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

City of Olean

Site Plan Review – 239 N. Union Street

Paul Bishop reported that the City of Olean is requesting a site plan review of an application to convert the former Bradner's Galleries retail space into a bar, restaurant and event center. The event center will be on the second floor of the building and will be used for wedding receptions, large parties, etc. There does not appear to be a provision for an elevator to service the second floor event center. Other questions and discussion were in regard to bathroom facilities and emergency exits on the second floor.

Mr. Bishop noted that if the City of Olean had a Referral Exemption Agreement with the County Planning Board, then it is quite possible that a referral such as this (site plan review for an existing building where the building's footprint does not change) would be exempt. This would also have been true for last month's site plan review of the OBI building.

Additional information included:

- For SEQR purposes, it is considered an Unlisted Action. A Short EAF was submitted.
- It is in an archaeological sensitive area, as the whole City of Olean lies within an archaeological sensitive area.
- A Public Hearing has yet to be scheduled.

STAFF RECOMMENDATION: The proposed action has no significant countywide or inter-community impact with the following advisory:

- (1) The applicant provide further details on an elevator, bathrooms and emergency exits for the second floor event center so as to meet building codes and the Americans with Disabilities Act.

Michael Zaprowski moved with a second from Al Ormond to accept the staff recommendation. Motion was carried.

City of Olean Zoning Text Amendment

Paul Bishop reported that the City of Olean is requesting review of a Zoning Text Amendment. The City is revising their zoning law to add two new definitions....for "Shelter" and "Habitable Room". They are also amending two existing definitions....for "Adult Care Facility" and "Residences, Residential". A zoning text amendment is considered as an Unlisted Action for SEQR purposes and therefore requires, at a minimum, a Short Environmental Assessment Form, which was not submitted. A Public Hearing has not yet been determined.

STAFF RECOMMENDATION: The proposed action has no significant countywide or inter-community impact with the following advisory:

- (1) The City prepares and submits a short environmental assessment form to satisfy SEQR requirements.

Joe Pillittere moved with a second from Robert Keis to accept the staff recommendation. Motion was carried.

Environmental Reviews

Salamanca City Central School District Lead Agency Status – 2015 Capital Project

Paul Bishop reported that the Salamanca City Central School District is requesting to serve as Lead Agency for their 2015 Capital Project. The Cattaraugus County Department of Economic Development, Planning & Tourism is considered an "interested agency" for the SEQR review.

The single-campus layout would include several additions: a two-story elementary wing, an elementary gymnasium, and a secondary level library. A second-story addition to the high school will provide additional classrooms. Many classroom spaces would be repurposed, with the exception of certain science classrooms. Most general spaces would remain the same, such as the pool, auditorium and existing gymnasium, which would remain a secondary space.

STAFF RECOMMENDATION: The Cattaraugus County Planning Board concurs with the Salamanca City Central School District's request to serve as lead agency for the 2015 Capital Project.

Joe Pillittere moved with a second from James Valent to accept the staff recommendation. Motion was carried.

Intergovernmental Reviews

STW #15.14

Paul Bishop reported that the Board received one Intergovernmental Review.

STAFF RECOMMENDATION: Received, Reviewed, and No Comment. The Board concurred.

OLD BUSINESS – None

REPORTS / OTHER BUSINESS

Chairman's Report

Charles Couture reported that he has had an ongoing battle with **deer and his sweet potatoes**. After such a low yield due to the deer, he is now successfully growing sweet potatoes in a greenhouse. His current yield is 2.5 bushels. His point is that the County has an abundance of agriculture. There is always much damage to crops due to animals. The hunting season can only help. Much discussion on deer and hunting permits followed.

Department Reports

Director's Report

Crystal Abers reported on the following:

- There were six **CFA applications** submitted from Cattaraugus County in July. The WNY Regional Economic Development Council met recently and reviewed the applications from the five-county area. It is expected that five of the six County projects will move forward for funding.
- For the **Broadband Initiative**, Cattaraugus County partnered with Southern Tier West and DFT as the provider. A State grant was awarded to place equipment on three locations within the County – Perrysburg, Little Valley and Olean. She has been told that equipment will be installed in Perrysburg shortly. DFT has said that the equipment has much improved than when they applied for the grant.
- Mrs. Abers attended the **NYS Association of Counties Conference** this past week and reported that there were numerous items on the agenda.
 - Broadband was a huge topic of conversation. She found out that the State map of broadband coverage was based on Census data, which skewed the actual coverage. The map shows more coverage, especially in the rural areas, than what is really covered.

- Agriculture was another major topic among the counties. The Governor has zeroed out the agriculture budget, and yet his commercials promote NYS ag goods.
 - \$15 minimum wage increase was also discussed. This can only drive prices up.
 - A gallon of milk could increase by \$5.
 - She also attended a seminar on drones. Examples of what they could be used for was provided.
- The Department has submitted the **Land Bank** for approval.
 - The Department assists **start-up businesses** and through this program, she is seeing more veterans getting into agriculture, such as raising free-range chickens.
 - The Department will once again be hosting the **WILMA (We Invite Local Manufacturing & Artisans)** event on October 24 and 25 at the Fair Grounds. WILMA features items locally made or manufactured in Cattaraugus County by local artisans and manufacturers. Special activities are planned for the whole family to enjoy, such as a “kid’s corner” for the children and a winter weather prediction by the Woolly Bear. There is plenty of food, including cider and donuts.

Farm Tour 2015

Paul Bishop distributed the **Farm Tour 2015** pamphlet and the **Cattaraugus County Farm Trail** brochure. He described the visits of each of the four stops: Eco Valley Farm, Canticle Farm, Pleasant Valley Greenhouse and Nursery, and Sprague’s Maple Farms. Comments from Mr. Bishop and Board members that attended the Tour include:

- Eco Valley Farm is working with Brian Davis on various projects
- Canticle Farm has a high tunnel which allows year round growing
- Pleasant Valley has an extensive display of many colors of mums for the fall season.
- At Sprague’s, attendees were treated to maple corn and carbonated water. They sell their syrup to Belgium, which mixes that with their own to distribute in Europe.
- Other comments were made and discussion followed.

Comprehensive Plan

Paul Bishop reported that the Department continues to review and make changes to the Comprehensive Plan. It is a work in progress.

Community Revitalization Fund

Ginger Malak reported that she continues to work with seven municipalities. The Village of Allegany and the Town of Carrollton are very close to submitting an application. These communities are being very careful as to what items they choose to apply for and how they put together their budget. She has encouraged them to submit and not worry about the details. Those can be worked on after it is submitted.

Mrs. Abers stated that most of the communities have not submitted an application due to the lack of funds in this year’s budget.

Mr. Couture inquired as to the Town of Ashford. Mrs. Abers stated that she is not sure as the progress they have made on the CRF. Discussion followed as to what has been accomplished thus far in the Town and changes that are occurring. Mrs. Abers stated that she gives them credit for bringing more people in to planning for the community's future.

Trails Initiative

Ginger Malak reported that the next meeting of the Cattaraugus County Trails System Advisory Committee is scheduled for October 14. It was reported at the last Board meeting that a representative from NYS DEC would be giving a presentation on trails related information at the September meeting. However, that meeting never came together. The October agenda will include NYS DEC.

Other

Training Credits. Paul Bishop reported that there are several members of the Board that are in need of training hours to achieve the required amount for the year. He suggested that at a future meeting the Board view one of the Roger Brooks videos. Each video is approximately one hour long, thus members could earn training credits for one hour. Southern Tier West also has several training opportunities coming up.

What's the Big Idea? Paul Bishop stated that he came across an article in The Agurban Newsletter regarding a contest in Yankton, South Dakota. Big Ideas were sought that would "have the potential to truly improve the lives of Yanktonians for generations to come."

The winning proposal was the Missouri River Capital Entrepreneurship: "For Yankton to grow into the 21st century, I believe it must become the Missouri River Capital of Entrepreneurship. Innovation and production is in our history; we once had a brick factory, a brewery, a flour mill, and can claim the Dakota Territory's first bank. To reclaim Yankton's innovative potential, we must first start by developing creative community space. I call upon the people of Yankton to give our downtown new life and make it the center of a 21st century creative community."

Mr. Bishop commented that this is exactly what the City of Olean has set out to do. They are bringing back what they once had. There was further discussion on what is happening in Olean.

STW Report

Robert Keis reported that the Southern Tier West Board met last Thursday. The meeting included a **train ride** from Olean to Eldred, Pa. There were a few antique passenger cars on the train. Mr. Keis gave an overview of the railroad's history. He stated that Southern Tier West was instrumental in saving a pretty sizable strip of railroad along the Southern Tier (Chemung, Allegany, Cattaraugus, and Chautauqua Counties) and through Pennsylvania. Southern Tier West formed the Southern Tier Extension Railroad Authority (STERA). Southern Tier West has been successful in obtaining grant funds for the rehabilitation of the railroad, which has allowed major industries to continue to ship via rail. There was further discussion on storing of rail cars. Mr. Keis also reported on the following items from that meeting:

- He has once again been selected to Chair the STW Board.
- **Training opportunities** being offered by Southern Tier West as follows:
 - Annual Stormwater Conference – October 29, 2015 at Holiday Valley Resort in Ellicottville.

- Annual Fall Planning & Zoning Conference – November 4 at Salamanca BOCES Center and November 5 at Chautauqua Suites Hotel and Expo Center.
- EXCEL Training - November 12 & 13 at the Salamanca BOCES Center
- The Southern Tier West **2015 Comprehensive Economic Development Strategy (CEDS)** was approved. Each of the three counties provides their top two priorities for inclusion in the document.

Members Forum

Joe Pillittere. Summer has been good for making numerous road improvements. The good weather has helped in getting a lot done. He reported that the newly created Cattaraugus **County Cooperative Extension** had their first meeting. Mr. Pillittere and Norm Marsh are on the Board.

Al Ormond. He reported that on September 17, Senator Cathy Young announced a \$1 million State grant to help establish the Bio-Refinery Commercialization Center at the Wellsville Campus of Alfred State College. Both Allegany and Cattaraugus Counties have contributed \$75,000 as seed money to Seneca Trails RC&D to help launch the **New Forest Economy** project.

Researchers from the SUNY College of Environmental Science and Forestry (ESF) has initiated this vision of using their science to revitalize rural New York, especially in areas that have an abundance of hardwood forests and farmland suitable for growing willow. Dr. Thomas Amidon, Bio-refinery Research Institute director, and Preston Gilbert, SUNY Presidential Fellow for the New Forest Economy and assistant director for Community Development, have developed a Hot Water Extraction (HWE) process on cellulose material in a laboratory at SUNY ESF.

The process extracts useful chemicals from natural products, including low value timber and willow. The chemicals can be used for various industrial products and the remaining cellulose material can be used for pellets and products used in structures. Fuels such as ethanol, butanol, methanol and algal biodiesels from the fermented sugars generated in the process are produced through the environmentally-friendly, cutting edge technique.

The ESF researchers have teamed up with Alfred State's School of Applied Technology to establish the Bio-refinery Development and Commercialization Center at the Wellsville campus to further advance research of the HWE process and take the current successful HWE process to a commercial level. The bio-refinery would be an anchor to develop an integrated cluster of businesses and industries that would rely on products that are produced at the bio-refinery, growing jobs and economic opportunities in the Southern Tier.

The Center will be designed to enable private firms to scale the production of bio-renewable materials and sustainable energy from lab-bench to commercial volumes. It will offer public and private entities access to shared infrastructure and services including material handling equipment, large reaction vessels, and the heat and power load to drive down chemical costs and process bottlenecks that can hinder companies' abilities to bring products to market.

The university will gain a unique educational opportunity for students to get hands-on learning alongside industry, according to Alfred State College officials.

Alfred State students and faculty will be involved in developing and building the Bio-refinery Development and Commercialization Center using students in Welding, Machine Tool, Drafting/CAD, Mechanical Engineering Technology, Electrical Engineering Technology and Electrical Trades.

Mr. Ormond stated that at the gathering in Wellsville for the grant announcement the following people were present: Cathy Young, Crystal Abers, Dr. Thomas Amidon, Preston Gilbert, Dr. Craig Clark (Dean of School of Applied Technology at Alfred), Dr. Skip Sullivan (President of Alfred State College), and Patrick McGlew (Executive Director of Seneca Trails).

Crystal Abers commented that the County is looking forward to providing possible sites for a new manufacturing facility in Cattaraugus County. The project is a great opportunity for new job growth. The County has an abundance of natural resources that can be utilized. The New Forest Economy initiative provides a wealth of opportunities for our land owners well into the future.

Dave McCoy. Portville is very fortunate to have **Sprague's** in its community. The boat launch in Portville is doing well. In the future, we wish to link that to Olean, Allegany and on down to the Seneca Nation and Salamanca.

He commented on the Olean renaissance with Four Mile Brewing and other businesses being established. What is good for Olean is also good for Portville, as they are joined at the hip as a bedroom community.

The Portville Planning Board is experiencing some problems that are very frustrating for them. People are placing sandwich signs and vendors' signs in the right away of major intersections in the Town. This is violating a State Code Violations.

On the other hand, it is good to see projects that have been worked on for a long time to finally come full circle and be successful in the Town.

James Valent. Agriculture is different today than it was. It is a tough business. Comments and discussion followed relating to price of milk; lot of good coming from the small farms; need to raise public awareness in regard to our agriculture.

Charles Couture. He mentioned the open Board member seat. The Board needs a representative from the Olean/Allegany area. He asked the Board to think about it and submit names to Paul

CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS

Charles Couture reported that these are attached to the agenda.

Paul Bishop commented that there are suggested alternative dates for the November and December meetings. As these two meetings usually fall within a holiday week, it is suggested that they be moved to a week earlier.

NEXT MEETING

The next meeting of the Planning Board is scheduled for October 29, 2015 at 7:00 pm at the County Center in Little Valley. Mr. Keis thanked Paul and Ginger for the cider and donuts and suggested the same for the next meeting.

ADJOURNMENT

Michael Zaprowski moved with a second from Joe Pillittere to adjourn the meeting at 8:20 pm. Motion was carried.