

# CATTARAUGUS COUNTY PLANNING BOARD

303 Court Street, Little Valley, New York 14755

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Web Page: <http://www.cattco.org>

## CATTARAUGUS COUNTY PLANNING BOARD MEETING

NOVEMBER 29, 2007

7:00 P. M.

### CATTARAUGUS COUNTY CENTER

Large Committee Room, Third Floor  
303 Court Street, Little Valley, NY

#### Board Officers

**William Sprague**  
Chairman

**Paul Mager**  
Vice Chairman

**Ann Padlo**  
Secretary

**Charles Couture**  
Assistant Secretary

#### Board Members

**Tina Abrams**

**Jack Berger**

**Kameron Brooks**

**Florence Fuller**

**Richard Fuller**

**Robert Keis**

**David McCoy**

**David Rivet**

**Michael Zaprowski**

### AGENDA

**1.0 APPROVAL OF MINUTES** – October 25, 2007 meeting

#### **2.0 NEW BUSINESS**

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

- a. Town of Great Valley – Adoption of Comprehensive Plan
- b. Town of Randolph – Special Use Permit – Communications Tower – 3062 Atwood Hill Rd
- c. Village of Perrysburg – Use Variance – 10719 North Road – Sporting Goods Business
- d. Village of Perrysburg – Area Variance – 10719 North Road – Identification Sign
- e. Village of Perrysburg – Area Variance – 10719 North Road – Addition to Existing Building
- f. Town of Yorkshire -- Use Variance – 3101 Route 39 and Church Street

2.2 Nomination to National & State Registers of Historic Places – Beardsley – Oliver House, Olean

2.3 Environmental Reviews – None

2.4 Intergovernmental Reviews – None to date

#### **3.0 OLD BUSINESS**

3.1 Town of Great Valley – Proposed Great Valley Water Park Resort

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

4.1 Chairman's Report

- a. Appointment of Nominating Committee
- b. December Meeting

4.3 Director's Report

4.4 Staff Reports

- a. Update on Implementation of Agricultural & Farmland Protection Plan
- b. Update on Ashford Meadows Agricultural District
- c. Workshop on Conservation Subdivision Model Ordinance
- d. Local Update of Census Addresses
- e. Continuing Municipal Support
- f. UB Planning Studio

4.5 STW Report

4.6 Members Forum

**5.0 CORRESPONDENCE AND UPCOMING MEETINGS (attached)**

**6.0 ADJOURNMENT**



Sunrise in Cattaraugus County

## 5.0 Correspondence

1. Town of Ellicottville – Area Variance to allow a new pole barn to be constructed to within 50 feet of the front property line at 5193 Rt. 242 East where the Town’s Zoning Ordinance requires a 100 foot setback. – approval was granted after the ZBA weighed the five tests required by NYS law and determined that any potential detriments to the health, safety and welfare of the community did not outweigh the potential benefit to the applicant.
2. Town of Ellicottville – Master Planned Development – Greystone Subdivision – 6346 Route 242 E – conditional approval with four conditions of approval.
3. Town of Ellicottville – Amendments to Zoning Ordinance Relating to Wind Energy Facilities – adopted November 27, 2007
4. City of Olean – Site Plan and Special Use Permit - to convert a vacant warehouse into a showroom, office, and warehouse for an event rental business at 902 East State Street – approved with the condition that the only ingress/egress from the lot onto East State Street shall be the 70’ curb cut on the east side of the lot.
5. Village of Little Valley – Special Use Permit to house 2 horses at 441 Rock City Street – granted.

## 5.0 Upcoming Meetings

### November

11/22	Thurs	All Day	HOLIDAY – Thanksgiving Day	
11/23	Fri	All Day	HOLIDAY – Day After Thanksgiving	
11/26	Mon	6:30 pm 7:30 pm	Informational Meeting on Ashford Meadows Agricultural District Community Center, West Valley Legislature Public Hearing on Ashford Meadows Agricultural District Community Center, West Valley	
11/27	Tues	1:30 pm	Agricultural and Farmland Protection Board Cooperative Extension, Ellicottville	
11/28	Wed	3:00 pm	Legislature Meeting	LV
11/28	Wed	6 – 10 pm	Planning & Zoning Program	STW, Salamanca
11/29	Thurs	6:00 pm 7:00 pm	Census Data Training County Planning Board Meeting	Large Committee Room, LV Large Committee Room, LV
11/29	Thurs	7:00 pm	Equine Advisory Committee Meeting	Legislative Chambers, LV
11/30	Fri	2:00 pm	Conservation Subdivision Model Ordinance Workshop Emergency Services Room, LV	

### December

12/5	Wed	Evening	Legislature Committees	LV
12/6	Thurs	Evening	Town Supervisors Association Annual Christmas Dinner	
12/12	Wed	3:00 pm	Legislature Meeting – Last Meeting for the year	
12/25	Tues	All Day	HOLIDAY – Christmas Day	
12/27	Thurs	7:00 pm	County Planning Board Meeting	LV <b>CANCELLED</b>

### January 2008

1/1	Tues	All Day	HOLIDAY – New Year’s Day	
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