

Cattaraugus County Planning Board  
St. Bonaventure Clubhouse, St. Bonaventure, NY  
July 28, 2008  
4:30 pm

PLANNING BOARD MEMBERS PRESENT: William E. Sprague, Chairman  
Ann Padlo, Secretary  
Charles Couture, Assist. Sec.  
Tina Abrams  
Jack Berger  
Kameron Brooks  
Florence Fuller  
David McCoy  
David Rivet  
Michael Zaprowski

PLANNING BOARD MEMBERS ABSENT: Paul Mager, Vice Chairman  
Richard Fuller  
Robert Keis

PLANNING DIVISION STAFF: Chris Crawford, Senior Planner  
James Isaacson, Senior Planner  
Paul R. Bishop, Planner  
Margaret E. Puszcz, Stenographic Secretary

GUESTS: None

Chairman Sprague called the meeting to order at 4:30 p.m. and thanked everyone for coming. Due to the Annual Dinner Meeting this evening, we will postpone approval of the minutes of the June meeting until our next meeting.

## **NEW BUSINESS**

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

#### **City of Salamanca – Zoning Text/Map Amendment – 50 Seneca St & 79 Maple St**

Paul Bishop reported that the City of Salamanca has referred a Zoning Text and Map Amendment to rezone 50 Seneca St. (Tax Map No. 73.072-4-58) and 79 Maple St. (Tax Map No. 73.072-4-57) from R2 Single-family / General Residential to B1 City Center Use District. The reason for the recommended changes in the use district classification of the two parcels is to align them with the adjacent B1 Center City Use District, which, due to their location, allows them to be used to their full potential. A Short SEQR EAF needs to be completed. A Public Hearing was held on Wednesday, July 9th, 2008 at

7:00 pm in the City of Salamanca City Hall Court Room. Staff recommendation is that the proposed action has no significant county-wide or inter-municipal impact.

*David Rivet moved with a second from Ann Padlo that the referred City of Salamanca Zoning Text and Map Amendment to rezone 50 Seneca Street and 79 Maple Street from R2 Single-family / General Residential to B1 City Center Use District has no significant county-wide or inter-municipal impact. Carried. Michael Zaprowski abstained.*

### **Village of Ellicottville – VC-1 Drive-Through Establishment Moratorium**

James Isaacson reported that the Village of Ellicottville is proposing a one year moratorium on drive-through facilities in the Village Commercial 1 district (VC-1) which is along Washington Street from Quality Markets to the Village/Town Hall. The Village is in the process of reviewing its zoning regulations and finds that it is necessary to impose this moratorium until changes to the regulations are final. This is a Type 2 Action under SEQR with no determination made to date. A public hearing is scheduled for August 11, 2008.

James noted that the Village does have an Exemption Agreement with the County Planning Board, however moratoriums are not included. He would suggest that moratoriums should be included. Staff recommendation is local issue, no countywide or intermunicipal impacts.

*David McCoy moved with a second from Florence Fuller that the referred Village of Ellicottville proposed one year moratorium on drive-through facilities in the Village Commercial 1 district is a local issue, with no countywide or Intermunicipal impacts. Carried.*

### **Town of Great Valley – Adoption of Zoning Law**

Chris Crawford reported that the Town of Great Valley has referred their first ever Draft Zoning Ordinance. His review consisted of a detailed reading of the proposed zoning law.

His Findings were: 1) The zoning law may influence the location of specific land uses in an area surrounding Great Valley, especially given that large scale / regional retail is not permitted in the town. 2) Procedures are well defined and the law is generally well laid out and written. 3) ~ 75 informal, minor comments were generated during review. Many of these deal with providing more specificity in definitions. 4) There was no provision requiring the Town and / or Planning Boards to refer FPUD approval to the County Planning Board in a similar fashion to other land use controls (i.e. variance, special use permit, site plan review).

His Determinations were: 1) Given the nature of a new zoning law and the lack of zoning laws in surrounding communities, there are likely to be some “intercommunity” impacts associated with the siting of new development. 2) None of the comments, with the exception written below, warrant this board’s scrutiny. They are simply provided as a service to Great Valley for their consideration. 3) Sec. 239-m (3)(a)(vi) requires that

referrals to the County Planning Board be made if they apply to real property that may require “(vi) other authorizations which a referring body may issue under the provisions of any zoning ordinance or local law.” Staff has determined that it would be prudent for Great Valley to specify the need for County referral of FPUD applications in the proposed local law. This would insure compliance with this section of NYS General Municipal Law and avoid any potential procedural challenges by aggrieved parties.

Chris also noted that the creation of a Zoning Ordinance is a Type 1 action under SEQR. A public hearing is scheduled for August 11, 2008.

Staff recommendation is that, given the above findings and determinations, 1) the proposed project has an intercommunity or countywide impact; 2) that the County Planning Board should approve the draft zoning law with the following condition: that language be included in the local law, similar to the language used for special use permits, variances and site plans, for county referral of FPUD applications, and 3) that the County Planning Board direct advise planning office staff to transmit an electronic copy with staff comments for consideration by the Town of Great Valley’s Town Board.

*David Rivet moved with a second from Michael Zaprowski that the Town of Great Valley’s referred draft Zoning Ordinance, 1) will have an intercommunity or countywide impact; 2) that the County Planning Board should approve the draft zoning law with the following condition: that language be included in the local law, similar to the language used for special use permits, variances and site plans, for county referral of FPUD applications, and 3) that the County Planning Board direct advise planning office staff to transmit an electronic copy with staff comments for consideration by the Town of Great Valley’s Town Board.*

Charles Couture stated that the Town of Great Valley has one of the better agricultural areas in the County. He asked if the ordinance took this into consideration.

Chris Crawford responded that agriculture is listed in the districts.

Paul Bishop responded that in the County’s’ Agricultural Plan is referenced in their Comprehensive Plan.

*Motion carried.*

### **City of Olean Planning Board and ZBA – Site Plan Review/Use Variance – 732 Front Street**

Chris Crawford reported that this referral has been withdrawn. It was originally referred because it is within 500 feet of the right-of-way of a county or state owned stream or drainage channel. We could find none, and until such a thing is found, we do not need to review.

### **Town of Allegany ZBA – Area Variance – 1791 DeSoto Lane**

*Paul Bishop reported that the Town of Allegany Zoning Board of Appeals has referred area variances for the construction of a new, detached garage (30’ x 30’) to the south of*

*the existing house and attached garage at 1791 DeSoto Lane (Tax Map No. 94.061-3-4.2). The Zoning law requires a front yard setback of 40' - sketch forwarded showed a setback of 38' from the "edge of DeSoto Lane" (which would be a variance of 2'). However, the zoning law requires the setback to be measured from the "street right-of-way boundary", which would give a setback of approximately 11' (or a variance of 29').*

*The Zoning law requires a minimum side yard setback (two: one on each side) of 20' total for combined side yards in the C-1 District. The existing side yard setback on the north side of property is 8.1' and side yard setback from proposed detached garage to property line on south side of property is 12'. Total for combined side yards will be 20.1', therefore no variance is required. A Public Hearing will be held on August 11th, 2008 at the Senior Center on Birch Run Road, Allegany.*

Staff recommendation is that the proposed action has no significant county-wide or inter-municipal impact, with the following advisory that the Town Zoning Board Of Appeals review the front yard setback in light of the much greater variance required from what was originally submitted.

*Ann Padlo moved with a second from David Rivet that the referred area variances for the construction of a new, detached garage at 1791 DeSoto Lane has no significant county-wide or inter-municipal impact, with the following advisory that the Town Zoning Board Of Appeals review the front yard setback in light of the much greater variance required from what was originally submitted. Carried.*

## **ENVIRONMENTAL REVIEWS**

### **City of Olean – SEQR Lead Agency – Brownfield Opportunity Area**

Chris Crawford reported that the City of Olean and the Empire Zone Corporation have undertaken a Brownfield Opportunity Area (BOA) Pre-Nomination Study of approximately 457 acres of land that is located in the northwest part of the City of Olean. The City of Olean is seeking SEQR Lead Agency status for the purpose of conducting an environmental review of the proposed Brownfield Opportunity area.

The City of Olean has completed Step 1, which is the Pre-Nomination Study, which selected an area with a concentration of brownfield sites and then collected basic information on conditions within that area and developed a vision for redevelopment. They are now in Step 2, the Nomination Phase, which obtains more specific information and analyzes market and economic trends. Step 3 is the Implementation Strategy and/or Remediation Strategy, in which strategic planning activities can be defined, and site assessments can be completed where appropriate.

The purpose of the BOA plan will be a guide to revitalization and redevelopment of the 457 acres including the possible remediation of the Agway and SOCONY Brownfields Sites.

Staff recommendation is that the County Planning Board should have no objection to the City of Olean serving as Lead Agency for this project.

*David McCoy moved with a second from Ann Padlo that the County Planning Board has no objection to the City of Olean serving as Lead Agency for this project. Carried.*

Discussion on what a "Brownfield" is actually.

Discussion concerning the Waterways Golf Course in the Town of Hinsdale.

### **Adjournment**

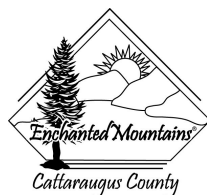
David Rivet thanked William Sprague for his 15 years of service on the County Planning Board and for serving as Chairman for the past 3 ½ years.

William Sprague thanked the Board members for all of their input. He also thanked the Planners and Margaret Puszcz for all of their hard work and support.

*Jack Berger moved with a second from David Rivet to adjourn the meeting at 5:00 pm. Carried.*

The **Annual Leadership Meeting** followed the regular meeting with 80 people in attendance. Roger Brooks of Destination Development was the keynote speaker (see attached News Release). The **Annual Brooks Patterson Community Leadership Award** was presented to Leah Leising of South Dayton, New York for her outstanding leadership and years of dedicated service in planning and development for the equestrian community in Cattaraugus County (see attached News Release and Bio).

**APPROVED AS SUBMITTED SEPTEMBER 25, 2008.**



**Cattaraugus County Department of  
Economic Development Planning & Tourism  
303 Court Street, Little Valley, NY 14755**

## **NEWS RELEASE**

**CONTACT:** Paul R. Bishop, Planner  
(716) 938-2369

**FOR IMMEDIATE RELEASE**  
August 8, 2008

### **Tourism Destination Branding Topic of the Cattaraugus County Planning Board's Annual Leadership Conference**

The Cattaraugus County Planning Board held its Annual Leadership Conference on Monday, July 28th at the St. Bonaventure Clubhouse in Allegany with 80 people in attendance. Roger Brooks of Destination Development was the keynote speaker.

Mr. Brooks has worked in tourism and economic development for more than 25 years and has become one of the most recognized experts in the country in the field of tourism, consumer trends, marketing, and project development. In 2007 Mr. Brooks visited the Onoville Marina area and the Gowanda to Randolph corridor and prepared assessment findings that have lead to exciting new projects for both. In his presentation to local officials, he emphasized the importance of promoting your "lure" (think Disney World for Orlando or chocolate for Hershey). Cattaraugus County's "Enchanted Mountains of Western New York" sets the stage, but the lure is needed to give our area a brand.



*Roger Brooks holds one of the signs that will mark the Amish Trail in Cattaraugus County. Photo by Jack Berger*

Mr. Brooks suggested that the lure for the Enchanted Mountains could be the Amish Trail that exists between Gowanda and Randolph or the Onoville Marina and the pristine setting of the Allegheny Reservoir. They both serve as unique attractions that draw outside visitors to our area.



Cattaraugus County Department of Economic Development Planning & Tourism  
303 Court Street, Little Valley, NY 14755

## NEWS RELEASE

CONTACT: James Isaacson, Senior Planner  
(716) 938-2320

FOR IMMEDIATE RELEASE  
July 30, 2008

### LEAH LEISING RECIPIENT OF THE 2008 BROOKS PATTERSON COMMUNITY LEADERSHIP AWARD

The Cattaraugus County Planning Board presented, at its July 28th Annual Dinner Meeting, the 2008 Brooks Patterson Community Leadership Award to Leah Leising for her outstanding leadership and years of dedicated service in planning and development for the equestrian community in Cattaraugus County. The meeting was held at St. Bonaventure Clubhouse in St. Bonaventure with 80 people in attendance. The topic of the evening was "Tourism Destination Branding".



(l-r) Leah Leising, recipient of the Brooks Patterson Community Leadership Award for 2008, and William Sprague, Chairman, Cattaraugus County Planning Board.  
Photo by Jack Berger

The recipients of this annual award are chosen to give countywide recognition to leaders and volunteers who make lasting contributions to the people and communities of Cattaraugus County and its region and who exemplify the outstanding spirit and example that Torrance Brooks and Donald Patterson set during their lifetime of dedicated service to their respective communities, County Legislature, County Planning Board, and regional agencies.

Mrs. Leising's service and leadership to the County includes: She was very instrumental in the creation of the Cattaraugus/Chautauqua Chapter of the NYS Horse Council and held the positions of Treasurer, President and currently is the Secretary and Newsletter Editor. Leah took the lead in securing an Adopt-A-Resource Agreement with NYSDEC for the Pine Hill/South Valley Stateland so that 20 miles of multi-use trails could be established. She wrote the grant application which secured a \$29,000 Grant from the NYS Horse Council that was used to put in a parking/camping area at Pine Hill. Leah is a member of the Cattaraugus County Equine Advisory Committee and is assisting with the Bicentennial Wagon Train and Stagecoach Run. Leah helped with the creation of the Cattaraugus County Horsemen's Association and is currently the Vice President.

Leah lives in South Dayton with her husband Jim and has been involved in the western New York equestrian community and has owned and cared for her own horses for over 43 years. Leah states, "I love country living – with its trees, open space, gardening – I love horses and anything equine and trail riding – snowmobiling – I love Cattaraugus County and they all just blend so well together. I hope to see Cattaraugus County become the place to be in New York State if you have horses or love them!"



**BROOKS PATTERSON COMMUNITY  
LEADERSHIP AWARD**



*Leah Leising*

*For Outstanding Leadership and  
Years of Dedicated Service in  
Planning and Development for the  
Equestrian Community  
In Cattaraugus County*

The theme for this award is "People Are Our Greatest Resource". In this spirit, we present the Brooks Patterson Community Leadership Award for the Year 2008 to: Leah Leising

## Cattaraugus County Planning Board

Leah has been involved in the western New York equestrian community and has owned and cared for her own horses for over 43 years.

**Cattaraugus/Chautauqua Chapter of the NYS Horse Council** – Leah was very instrumental in the creation of this two-county chapter of the NYS Horse Council and is a charter member. She has held the positions of Treasurer and President and is currently Secretary and Newsletter Editor. The Chapter currently has over 100 members and its goal is to spread the word about equine activities in the two county area. Accomplishments of the Chapter under Leah's leadership are:

- **Pine Hill/South Valley Stateland Horse Trails, Parking/Camping Area** – Leah took the lead in securing for the local Chapter of the Horse Council, an Adopt-A-Resource Agreement with the NYSDEC for the Pine Hill/South Valley Stateland, where the Chapter has put in over 20 miles of multi-use trails. She also wrote the grant application, which secured a \$29,000 Grant from the NYS Horse Council that was used to put in a parking/camping area at Pine Hill so that people can park and camp safely. Leah states, "The trails are beautiful and we work hard to keep them that way – clearing and cleaning".
- **Horse Camp Area and Horse Trails in Allegany State Park** – The Chapter members spend time each year helping to clean up the Horse Camp Area and the horse trails in the Park with several other horse groups. The Chapter has held trail rides to raise money to help improve the Horse Camp Area and recently bought fire rings for all 12 campsites.
- **NYS Horse Council Annual Meeting** – The Chapter hosted the 2005 NYS Horse Council Annual Meeting at the Elkdale Country Club – the first time in many years that the meeting was held in Western NY. The Chapter organized several trail riding experiences during this time to showcase Cattaraugus County and several members from other parts of the State came to ride our trails. This Chapter is considered one of the most active in the State.
- **Grant of \$8,000 from the NYS Horse Council** – Used to improve trails in Chautauqua County in collaboration with a snowmobile club.

**New York State Horse Council** – Leah is a member and the current Chair of the new Ride/Drive Program for the New York State Horse Council.

**Cattaraugus County Equine Advisory Committee to the County Legislature** – Leah is a member of this committee and is currently Chair of the Advocacy Standing committee. She is a consistent participant at the monthly meetings and:

- **NYS Horse Expo in Syracuse NY** – Helped with a display table that highlighted Cattaraugus County and its equine opportunities.

10 July 28, 2008

- **Equine Education Barn at the Cattaraugus County Fair** – Helps educate people about horses by showcasing her horse, Annie.
- **Bicentennial Wagon Train and Stagecoach Run** – Helping with the overall planning and advertising, the Horses for Youth Contest, and is planning on going all 14 days of the event to help wherever needed.
- **Cattaraugus County Horsemen's Association** – Helped with the creation of this new organization, which is hoped will further equine interests in Cattaraugus County and is currently the Vice President of this organization.

**Bits 'N' Spurs Trailriders Inc.** – Leah is a member of this club and is currently the Assistant Trailmaster.

**Other Equine Activities** - Prior to moving to Cattaraugus County, Leah was a member and served as President of the Senior Wranglers Riding Club. She groomed for both standardbred and thoroughbred racehorses and was general help for several hunter/jumper/dressage barns. During the mid 1980's to early 1990's, Leah was a Cattaraugus County 4-H Horse Leader with the Triple C (Cottage Cowboys & Cowgirls) 4-H Club; a member of the Equine Committee and Co-chairman of the Bonanza Horseshow and the 4-H Horse Camp (held at the County Fairgrounds).

**Personal:** Leah was born and raised in Clarence, New York where she started riding lessons at the age of 11 and had her first horse at 16. She has been married to James Leising for 33 years and has three sons: Brian, Seth and Daniel; two lovely daughter-in-laws: Susan (Brian) and Tina (Seth); and four sweet grandchildren: Andrew, Emma, Melaina and Lilia.

**Education:** Leah graduated from Clarence Central High School and after many years as a "stay-at-home Mom" received her Registered Nursing Degree from Sister's School of Nursing in 1992 and her Bachelors of Nursing Degree from the University of Buffalo in 1999. She worked in hospital and home care nursing and is currently the High School Nurse at Gowanda Central School and a member of the National Association of School Nurses.

Leah states, "I love country living – with its trees, open space, gardening – I love horses and anything equine and trail riding – snowmobiling – I love Cattaraugus County and they all just blend so well together. I hope to see Cattaraugus County become the place to be in New York State if you have horses or love them!"

CONGRATULATIONS, LEAH!