

# **Cattaraugus County Planning Board Meeting Minutes for January 26, 2006**

**January 26, 2006**

## **Location**

- Cattaraugus County Center
- County Center, Little Valley, New York

## **PLANNING BOARD MEMBERS PRESENT:**

William Sprague, Chairman  
Paul Mager, Vice Chairman  
Ann Padlo, Secretary  
Charles Couture, Assistant Secretary  
Jack Berger  
Richard Fuller  
Robert Keis  
David McCoy  
David Rivet  
Michael Zaprowski

## **PLANNING BOARD MEMBERS ABSENT:**

Tina Abrams  
Florence Fuller

## **PLANNING DIVISION STAFF:**

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

## **GUESTS:**

Joan Petzen, Chairman Agricultural & Farmland Protection Board  
Carol Horowitz, Towns of Allegany and Ellicottville Planner  
Marty Piecuch, Bergmann Associates, COR Development  
Steve Aldrich, FRA Engineering, NYSDOT Corridor Study  
Jeffrey Black, Town of Allegany Resident  
Kathy Kellogg, Buffalo News

Chairman Sprague called the meeting to order at 7:00 p.m. and welcomed everyone to the meeting.

## **APPROVAL OF MINUTES**

Charles Couture moved with a second from David McCoy to approve the December 8, 2005 minutes as submitted. Carried.

## **NEW BUSINESS**

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

#### **Town of Allegany – DEIS/Zoning Map Amendment/Special Use Permit/Site Plan Review/Area Variances – University Commons – Route 417**

Terry Martin reported that the Town of Allegany has referred the University Commons application by COR Development Company for a mixed-use retail/restaurant/office center (approximately 211,000 square foot shopping center) to be primarily located on the site of the former Castle Motel/Restaurant/Cinema on Route 417. The location of this proposed project is on the north side of Route 417, across the highway from St. Bonaventure University. He stated that he and Paul Bishop have reviewed the project together. He asked Marty Piecuch of Bergmann Association representing COR Development to present the project to the Board.

Mr. Piecuch explained the project in detail. The Board questioned him on several aspects of the project including the two retention ponds, safety of pedestrians within the site and outside the site, and parking.

Terry Martin reported that he and Paul Bishop feel that the site plan meets Randall Arendt concepts for streetscapes and open space as long as the parking lot is shielded and landscaped. The pedestrian issue needs to be addressed, and the site plan should accommodate future trails expansion.

Terry Martin also reported that the Site Plan may need to be revised to accommodate the Route 417 Corridor Study that this County Planning Board has been requesting for the past 14 years. Information concerning this project had been forwarded to Steve Munson of the Statewide Planning Section of NYSDOT in Albany. Mr. Munson's preliminary comments are that in the longer term, this site should have connectivity access to Constitution Avenue and possibly cross access to the Wal-Mart Plaza. NYSDOT is also suggesting that the front line of off-street parking be moved back so as not to interfere with possible widening of Rt. 417 in the future, which Mr. Munson believes will happen "sooner rather than later".

Terry Martin asked Steve Aldrich, who is in attendance on behalf of Steve Munson to address the Board.

Mr. Aldrich stated that the NYSDOT is currently conducting the Route 417 Access Management Plan for this area. It will determine what this area needs in order to continue to function safely and successfully as a regional retail center. The study includes a working group comprised of individuals from the surrounding communities and agencies. A kick-off meeting was held this past Fall with a meeting tentatively scheduled for February 2006.

Terry Martin stated that this particular project entails several actions: 1) Zoning Map Amendment by the Town Board; 2) Special Use Permit and Site Plan Review, 3) Three variances from the Zoning Board of Appeals; and 4) comments on the DEIS. The County Planning Board needs to address each of these actions separately.

#### **Zoning Map Amendment**

The Town of Allegany Town Board has referred a Zoning Map Amendment request from the COR Development Company who has acquired a total of 13 parcels. Mr. Martin presented a map showing the locations of various residential and commercial properties on site. Most of these parcels are located in the C-1, Commercial Zoning District. However, some parcels and parts of parcels are

located in the R-1, Single Family Residential Zoning District. COR Development has applied for the rezoning of the entire site to C-1. Staff recommendation is approval.

Ann Padlo moved with a second from David Rivet that the County Planning Board approve the referred Town of Allegany Zoning Map Amendment for the proposed University Commons site located along Route 417 to C-1, Commercial Zoning District. Carried.

#### **Special Use Permit and Site Plan Review**

The Town of Allegany Planning Board has referred a request from the COR Development Company for a Special Use Permit and Site Plan Review for the University Commons shopping plaza. The Town's zoning ordinance allows shopping plazas as a special permitted use in the C-1 Zoning District and also requires that every application for Special Use Permit include an application for Site Plan Review. Staff recommendation is to table for 30 days so that the Developer and the Town can work with NYSDOT and its Route 417 Corridor Study.

Robert Keis moved with a second from Paul Mager that the County Planning Board table for 30 days the referred Town of Allegany Planning Board Special Use Permit and Site Plan Review for the University Commons shopping plaza so that the Developer and the Town can work with NYSDOT and its Route 417 Corridor Study. Carried.

#### **Variance No. 1**

The Town of Allegany Zoning Board of Appeals referred a variance request from COR Development Company to allow a parking lot to come to within 9 feet of the front property line, at its closest point, where the zoning ordinance requires a front yard setback of 50 feet. This is a variance to occupy 25% of the front yard setback. Staff recommendation is to table for 30 days so that the Developer and the Town can work with NYSDOT and its Route 417 Corridor Study.

Ann Padlo moved with a second from Michael Zaprowski that the County Planning Board table for 30 days the referred Town of Allegany Zoning Board of Appeals variance request to allow a parking lot to come to within 9 feet of the front property line so that the Developer and the Town can work with NYSDOT and its Route 417 Corridor Study. Carried.

#### **Variance No. 2**

The Town of Allegany Zoning Board of Appeals referred a variance request from COR Development Company to allow a parking area to come to within 20 feet of the rear property line, at its closest point, where the zoning ordinance requires a 40 foot setback. This is a variance to occupy 4% of the rear yard setback. Changes to the front yard setback requested in Variance No. 1 will have an affect on this request for the rear yard setback of the plaza site. Staff recommendation is to table for 30 days so that the Developer and the Town can work with NYSDOT and its Route 417 Corridor Study.

Richard Fuller moved with a second from Robert Keis that the County Planning Board table for 30 days the referred Town of Allegany Zoning Board of Appeals variance request to allow a parking area to come to within 20 feet of the rear property line so that the Developer and the Town can work with NYSDOT and its Route 417 Corridor Study. Carried.

#### **Variance No. 3**

The Town of Allegany Zoning Board of Appeals referred a variance request from COR Development Company to reduce the size of the parking spaces to 9.5 feet wide by 18 feet long (171 square feet), where the zoning ordinance requires a parking space of 200 square feet and an aisle width of 18 ft. minimum. COR Development is proposing an aisle width of 25 ft. minimum, which is wider than currently required by the Town. Staff recommendation is approval.

Kameron Brooks moved with a second from Charles Couture that the County Planning Board approve

the referred Town of Allegany Zoning Board of Appeals variance request to reduce the size of the parking spaces to 9.5 feet wide by 18 feet long (171 square feet). Carried.

#### **DEIS**

The Town of Allegany Planning Board, as Lead Agency, has scheduled a public hearing on the DEIS for Tuesday, January 31, 2006 at 7:00 pm in the Allegany Senior Center on Birch Run Road. Staff recommendation is to submit Steve Munson's email concerning NYSDOT's concerns about the proposed University Commons project and to also submit the minutes of this County Planning Board meeting for the proposed University Commons Project so that any issues raised in said documents can be addressed in the FEIS.

Ann Padlo moved with a second from Michael Zaprowski that the County Planning Board submit Steve Munson's email concerning NYSDOT's concerns about the proposed University Commons project and the January 26, 2006 minutes of the County Planning Board meeting for the proposed University Commons Project so that any issues raised in said documents can be addressed in the FEIS. Carried.

#### **Town of Allegany - Zoning Text Amendment – Minimum Size Parking Spaces and Aisle Width**

Paul Bishop reported that the Town of Allegany Town Board has referred a Zoning Text Amendment to amend Section 5.1 A of their Zoning Ordinance to set the minimum size of parking spaces at 9.5 ft. x 18 feet (currently it is 10 feet x 20 feet) and to amend Section 5.16 B of their Zoning Ordinance to set the aisle width at 25 feet minimum (currently it is 18 feet minimum).

Mr. Bishop stated that these new sizes are well within the Urban Land Institute national standards for retail and other facilities with moderate to high turnover. This change would potentially reduce impervious surfaces and would provide an opportunity for more landscaping within parking lots. SEQRA is being addressed with a Full EAF in process. A public hearing was held on Thursday, December 22, 2005 at the Allegany Town Hall. Staff recommendation is approval.

Charles Couture moved with a second from Richard Fuller that the County Planning Board approve the Town of Allegany Town Board referred Zoning Text Amendment to reduce the size of the parking spaces to 9.5 feet wide by 18 feet long (171 square feet) and to increase the aisle width to 25 feet. Carried.

#### **Town of Allegany – Area Variance – Briarwood Drive**

Paul Bishop reported that Town of Allegany Zoning Board of Appeals has referred an Area Variance request to construct a 3,500-4,000 square foot two story residential dwelling on a landlocked, 48.5-acre parcel (Tax Map No. 94.001-1-11.1) that has a deeded easement across an adjoining parcel. The easement is 60' wide by 278' long across parcel 94.001-1-11.34 (901-375, 06/12/1990). The applicant will construct and maintain a road on the easement. It should be noted that the easement road climbs a rather steep grade on the applicant's property.

Mr. Bishop discussed this request with the Town of Allegany Highway Superintendent and they reviewed these concerns:

- Liability consequences for Town of Allegany if emergency vehicles cannot gain access because of the condition of the easement road.
- Liability consequences for adjoining property owners with easement if somebody traveling the easement road has an accident on their property.

The applicant has stated that they have no intention of developing the property for further dwellings. The Town of Allegany should consider, however, that possible future owners might not share that sentiment.

SEQR, and an Ag Data Statement are not required. No Floodplains or Wetlands are affected. A Public Hearing is scheduled for February 6, 2006 at the Allegany Town Hall.

Staff recommendation is approval with the following advisories: The Town should

1. address liability concerns for emergency vehicle access,
2. address liability concerns for the easement on the adjoining parcel and owner's property, and
3. address the issue of how to control any future development of the parcel.

Charles Couture moved with a second from Kameron Brooks to accept the staff recommendation and approve with three advisories.

Upon discussion concerning the easement and the liability issues, Charles Couture and Kameron Brooks withdrew their motion of approval with advisories.

Charles Couture moved with a second from Kameron Brooks to approve without advisories the referred Town of Allegany Zoning Board of Appeals Area Variance request to construct a residential dwelling on a landlocked, 48.5-acre parcel (Tax Map No. 94.001-1-11.1) that has a deeded easement across an adjoining parcel. Carried.

#### **Town of Ellicottville – Zoning Map Amendment – 46 E. Washington Street**

Terry Martin reported that the Ellicottville Town Board has referred a zoning map amendment request from Bill and Lori Northrup to amend the Stride Tool property (Tax Map No. 55.028-2-8) at 46 E. Washington Street from LI-SC (Light Industrial-Service Commercial) to HD (High Density) to accommodate a potential future townhouse development. The existing building may be utilized as offices/community center.

Staff recommendation is approval.

Charles Couture moved with a second from Kameron Brooks to approve the Ellicottville Town Board referred zoning map amendment for 46 E. Washington Street from LI-SC (Light Industrial-Service Commercial) to HD (High Density). Carried.

#### **Town of Ellicottville – Site Plan Review – Greystone Apartments – 6346 Route 242 East**

Terry Martin reported that the Town of Ellicottville Planning Board has referred a Site Plan Review for Greystone Apartments (formerly Crowley Creek) for replacement of two apartment buildings, containing 9 total units, with two apartment buildings containing 8 total units at 6346 Route 242 East. Mr. Martin stated that one building, which contained five apartment units, has been demolished, and the applicant proposes to replace it with a building that would contain 4 units. Once that building is completed, the applicant would demolish the other building on site and replace it with another 4-unit building.

Mr. Martin stated that there are several outstanding issues concerning the site plan that have not been resolved and that the Town and its engineer are still reviewing. The site plan may be revised. Staff recommendation is to table for 30 days to allow the Town Engineer, Planner and owner to resolve these outstanding issues concerning the site plan.

Ann Padlo moved with a second from Robert Keis to table for 30 days the Town of Ellicottville Planning Board referred Site Plan Review for Greystone Apartments at 6346 Route 242 to allow the Town Engineer, Planner and owner to resolve outstanding issues concerning the site plan. Carried.

#### **Village of Ellicottville – Special Use Permit – 27 Washington Street**

Terry Martin reported that the Village of Ellicottville Planning Board has referred a Special Use Permit for change of business use within the Village Commercial District No. 1 (VC-1) from a restaurant to a real estate office at 27 Washington Street. Mr. Martin stated that the business land use as proposed

is consistent with the Village's Zoning for this Village district. Staff recommendation is approval. David Rivet moved with a second from Paul Mager to approve the Village of Ellicottville Planning Board referral for a Special Use Permit for change of business use with the Village Commercial District No. 1 from a restaurant to a real estate office at 27 Washington Street. Carried.

**Village of Ellicottville – Area Variance – 17 Elk Street**

Terry Martin reported that the Village of Ellicottville Zoning Board of Appeals has referred an area variance to the Zoning Law to the specified minimum 35 foot required Rear Yard Setback in order to allow construction of an addition to the principal residential structure at 17 Elk Street. Staff recommendation is local issue, no significant countywide or inter-community impact.

Robert Keis moved with a second from David Rivet that the Village of Ellicottville Zoning Board of Appeals referred area variance to the Village Zoning Law of the specified minimum 35 foot required Rear Yard Setback in order to allow construction of an addition to the principal residential structure at 17 Elk Street is a local issue, no significant countywide or inter-community impact. Carried.

**Village of Ellicottville – Area Variance – 5 Mechanic Street**

Terry Martin reported that the Village of Ellicottville Zoning Board of Appeals has referred an area variance to the Village Residential (VR) District to the specified minimum 10 foot required, 30 foot total, Side Yard Setback in order to allow construction of a 40 foot by 40 foot detached garage structure at 5 Mechanic Street. Staff recommendation is local issue, no significant countywide or inter-community impact.

Paul Mager moved with a second from Charles Couture that the Village of Ellicottville Zoning Board of Appeals referred area variance to the Village Residential (VR) District to the specified minimum 10 foot required, 30 foot total, Side Yard Setback to allow construction of a detached garage structure at 5 Mechanic Street is a local issue, no significant countywide or inter-community impact. Carried.

**City of Salamanca – Zoning Text Amendment – Written Notice of Public Hearings – 125 ft of Premises**

Paul Bishop reported that the City of Salamanca has referred a zoning text change that would amend Sections 8.0.3(c), 8.1.6 and 13.0.5 of the City Zoning Law to provide written notice of public hearings to be mailed to all land owners within 125 feet of premises where a special use permit, site plan approvals, or variance is sought. The current distance is 250 feet.

Mr. Bishop stated that the City is adequately addressing SEQR. This change is a Type I action and a full EAF is being prepared. A Public Hearing was held on January 25, 2006 at the City of Salamanca Municipal Building. Staff recommendation is approval.

Paul Mager moved with a second from Charles Couture to approve the referred City of Salamanca zoning text change to amend Sections 8.0.3(c), 8.1.6 and 13.0.5 of the City Zoning Law to provide written notice of public hearings to be mailed to all land owners within 125 feet of premises where a special use permit, site plan approvals, or variance is sought. Carried. Michael Zaprowski abstained.

**SEQR Lead Agency Requests**

**City of Olean – Giardini Brothers Construction Company Temporary Easement**

Terry Martin reported that the City of Olean had sent a request to serve as Lead Agency for the purpose of conducting a coordinated environmental review for the Town of Allegany and City of Olean for the Giardini Brothers Construction Company Temporary Easement to cross a portion of the City's property located on Gargoyle road to access the Giardini Brothers property in the Town of Allegany. The response date was prior to the meeting, so a letter was sent stating that the County, as an interested agency, had no objection to the City of Olean serving as Lead Agency.

#### **Town of Ellicottville Planning Board – Morningside Estates**

Terry Martin reported that the Town of Ellicottville Planning Board is proposing to act as SEQR Lead Agency for the Morningside Estates Subdivision (Preliminary Plat) and Master Planned Development to allow the construction of 54 townhouse units, in 10 buildings, on 10.07 acres located on NYS Route 242 East. The development would be built over a six-year period, according to the phasing plan. 152 parking spaces and a sidewalk along the Route 242 frontage of the property is proposed. Municipal water supply and sewerage disposal systems are also proposed. The response date was prior to the meeting, and there will be opportunities in the future for this Board to comment on the project, so a letter was sent stating that the County, as an interested agency, had no objection to the Town of Ellicottville Planning Board serving as Lead Agency.

#### **Village of Ellicottville Planning Board – HoliMont Greer Hill Extension**

Terry Martin reported that the Village of Ellicottville Planning Board is proposing to act as SEQR Lead Agency for the HoliMont Greer Hill Extension which proposes to extend the Greer Hill Ski Slope beyond the base of the existing Greer Hill slope down across Plum Creek to a new base location adjacent to a residential area of the Village (Adams Street extension). This project also involves extending the ski lift and loading area approximately 120' to the toe of the slope. The response date was prior to the meeting, and there will be opportunities in the future for this Board to comment on the project, so a letter was sent stating that the County, as an interested agency, had no objection to the Village of Ellicottville Planning Board serving as Lead Agency.

#### **NYSDOT Transportation Plan for 2030**

David Rivet stated that NYSDOT is currently working on their Transportation Plan for 2030. They are looking for comments on major commerce areas within our County in order to incorporate them into the Plan.

Charles Couture stated that our County has three major north south corridors: Routes 62, 219 and 16.

Upon further discussion, it was the consensus of the Board that the County should be sure that NYSDOT includes the Route 219 corridor in the 2030 Plan.

#### **Creation of Equine Advisory Committee**

Terry Martin reported that the County Legislature has created the Cattaraugus County Equine Advisory Committee and the Chairman has appointed 18 individuals to the Committee. Each of these members has horses and/or horse related businesses.

Thomas Livak stated that the County has a \$10,000 contract with the Cattaraugus County Business Development Corporation to move the Equine Initiative forward.

Chairman Sprague stated that he is glad that Tom and Terry have supported the Equine Initiative. He believes that this will be the next tourism attraction in Cattaraugus County.

#### **INTERGOVERNMENTAL REVIEWS**

Paul Bishop reported that Intergovernmental Reviews numbered STW#06.002 through STW#06.004 have been received. Staff recommendation is received, reviewed, no comment. The Board concurred.

#### **OLD BUSINESS None**

#### **Reports & Other Business**

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

### **Report of Nominating Committee and Election of Officers**

Jack Berger, Chairman of the Nominating Committee reported that he and Florence Fuller have contacted the current officers of the Planning Board and they are all willing to serve another term. Therefore, the Nominating Committee would nominate the following individuals as officers of the County Planning Board for Year 2006: William Sprague, Chairman; Paul Mager, Vice-Chairman; Ann Padlo, Secretary; and Charles Couture, Assistant Secretary.

David Rivet moved with a second from Kameron Brooks to accept the Nominating Committee's nominations for Year 2006 Officers of the County Planning Board and to ask the Secretary to cast one vote for: William Sprague, Chairman; Paul Mager, Vice-Chairman; Ann Padlo, Secretary and Charles Couture, Assistant Secretary. Carried.

### **Appointment of Planning Board Standing Committees**

Chairman Sprague reviewed the Standing Committees: Executive – consists of the officers; Agriculture – Charles Couture, Chair; Robert Keis and Paul Mager members; Special Projects – Robert Keis, Chair; Paul Mager, Ann Padlo, William Sprague, Florence Fuller and Kameron Brooks members; Three Year Plan and Budget – Paul Mager, Chair; Ann Padlo, Florence Fuller, David Rivet members. Jack Berger is a Member at Large of all Committees.

Chairman Sprague noted that James Rich had been a member of the Three Year Plan Committee and asked if anyone would like to serve on that Committee. David McCoy and Michael Zaprowski both volunteered to serve. It was the consensus that both could serve.

Charles Couture moved with a second from Robert Keis that the Standing Committees for the County Planning Board for the Year 2006 consist of the following: Agriculture – Charles Couture, Chair; Robert Keis and Paul Mager members; Special Projects – Robert Keis, Chair; Paul Mager, Ann Padlo, William Sprague, Florence Fuller and Kameron Brooks members; Three Year Plan and Budget – Paul Mager, Chair; Ann Padlo, Florence Fuller, David Rivet, David McCoy and Michael Zaprowski members. Jack Berger is a Member at Large of all Committees. Carried.

### **Retirement of Terry H. Martin, Ph.D., Chief Planner – February 27, 2006**

Chairman Sprague stated that he has the unfortunate responsibility of announcing Terry Martin's retirement as Chief Planner on February 27, 2006, which is fortunate for Terry. He has been a great asset to the County.

Terry Martin said that it was a difficult decision to make, but after 32 years its time to focus his attention on God, family, especially nine grandchildren, friends, and special activities. This County Planning Board has been great to work with, and the County is in good hands. We will keep our home in Cattaraugus County, so we will not be moving away. Thank you.

The Board gave Terry a round of applause.

Margaret Puszcz distributed a proposal for the County Planning Board to host a Retirement Dinner for Terry on March 22, 2006 at HoliMont Clubhouse, Ellicottville, beginning at 5:30 pm and to be catered by Dina's at the Mont. The Planning Board agreed to host said retirement dinner.

### **Director's Report**

**Senior Planner Position** – Thomas Livak reported that he has hired a gentleman who has accepted the role of Senior Planner and will be starting mid February, which will be before Terry retires. Mr. Livak believes that he will need to look hard at Terry's position. He won't be able to fill it with just anyone.

**2006 Travel Guide** – Thomas Livak distributed copies of the 2006 Travel Guide. He stated that the planners have supported the tourism promotion effort with the GIS mapping that's included in the guide. We've put the Allegany State Park logo on the front cover so as to inform individuals that the

Park is in Cattaraugus County not Allegany County. 165,000 copies were printed this year.

**Shows** – We have been partnering with Onoville on some Boat Shows, trying to reach different markets.

**Rest Area** – Our Amish and Snowmobiling brochures have been going well at the Rest Area. It has been difficult keeping the racks supplied.

## Members Forum

**Town of Mansfield** – Robert Keis reported that there has been an extreme amount of interest for development on the Route 242 corridor out of Ellicottville from Hencoop Road to Murder Hill. Mr. Keis has been in contact with NYSDOT concerning potential traffic problems along Route 242 should all of these developments come to fruition. He feels that, at a minimum, a climbing lane should be added.

**Yorkshire Area** – Richard Fuller reported that he had submitted information to the Arcade Heralds concerning the availability of the Trails Guidebook, which they printed.

**Route 219 Corridor** – Joan Petzen reported that landowners in the Route 219 Corridor have indicated to her that NYSDOT has approached landowners concerning site selection.

## STW Report

Robert Keis reported that the **Geospatial Information Technology Association (GITA)** has chosen the Southern Tier West region as a demonstration location for its Geospatially Enabling Community Collaboration (GECCo) pilot project. GECCo is a project that builds a network of organizations willing to work together to share resources and data in the event of an emergency. GITA has successfully implemented the GECCo program in the Denver Metro area, the city and county of Honolulu, Hawaii, and are currently working with the State of Washington. Having GITA involved in this project provides considerable credibility to the effort. Senator Catharine Young's office will also help support the Southern Tier West staff in this effort.

Mr. Keis also reported that Southern Tier West has submitted a proposal to NYSERDA to work with municipalities to assist them in using the **NYSERDA wind energy toolbox**. This project will involve surveying municipalities to determine their wind energy issues and helping them establish proper controls to support the municipalities' best interest.

Mr. Keis also reported that the **DiscoverSouthwest Golf & Outdoor Adventure Show** is scheduled for February 17-19, 2006 at the Jamestown Savings Bank Ice Arena. He encouraged everyone to attend.

Mr. Keis stated that a conference covering "**How to Convert Agricultural Waste into High Value Fertilizer**" is scheduled for March 14-16, 2006 in Lititz, PA and that the **13th Southern Tier West Annual Local Government Conference** is scheduled for May 18, 2006 at Houghton College.

## Correspondence

### The following correspondence was received:

1. **Town of Ellicottville** – Area Variance - 6806 Rt. 219 North – Area Variance granted with conditions.
2. **Village of Ellicottville** – Special Use Permit – 27 Washington Street – operate bakery/restaurant – applicant withdrew application on 12/8/05.

## ADJOURNMENT

Jack Berger moved with a second from Kameron Brooks to adjourn the meeting at 9:02 p.m. Carried.

APPROVED AS SUBMITTED: February 23, 2006

Corrections: Page 9, first paragraph last sentence add "i" to "n" making it "in"; Page 11, under STW Report first paragraph next to last sentence correct "Catherine" to "Catharine".

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

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