

# CATTARAUGUS COUNTY PLANNING BOARD

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

## Board Officers

**Charles W. Couture**  
Chairman

**Paul D. Mager**  
Vice Chairman

**Ann Padlo**  
Secretary

**Michael Zaprowski**  
Assistant Secretary

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**Kameron Brooks**

**Florence J. Fuller**

**Richard P. Fuller**

**Robert C. Keis**

**David L. McCoy**

**Joseph T. Pillittere**

**Mark Smith**

**James Valent**

Cattaraugus County Planning Board  
Cattaraugus County Center, Little Valley, NY  
March 29, 2012  
7:00 pm

## PLANNING BOARD MEMBERS PRESENT:

Charles Couture, Chairman  
Paul Mager, Vice Chairman  
Ann Padlo, Secretary  
Michael Zaprowski, Assist. Sec  
Kameron Brooks  
Florence Fuller  
Richard Fuller  
David McCoy  
Joseph Pillittere  
Mark Smith  
James Valent

## PLANNING BOARD MEMBERS ABSENT:

Tina Abrams  
Robert Keis

PLANNING DIVISION STAFF: Crystal Abers, Director  
Paul Bishop, Senior Planner  
James Isaacson, Senior Planner

GUESTS: Howard VanRensselaer, Development & Agriculture Committee

Chairman Couture called the meeting to order.

## APPROVAL OF MINUTES

Corrections to the February 23, 2012 meeting minutes: Page 2 under Village of Ellicottville 2<sup>nd</sup> paragraph delete the word "Discussion" and replace with "A discussion occurred". Add 3<sup>rd</sup> sentence: "This should be noted as an advisory to the Village." Page 4 under Farmer Neighbor Dinner – delete 2<sup>nd</sup> sentence and replace with "The guest speaker will be Philip Gottwals of Agricultural & Community Development Services, LLC." Page 4 under Members Forum and under Ann Padlo, second sentence was made by Richard Fuller.

Ann Padlo moved with a second from Paul Mager to approve the minutes of the February 23, 2012 meeting as corrected above. Carried.

## NEW BUSINESS

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



**Town of Franklinville – Special Use Permit – 2371 Rushford Road**

James Isaacson reported that the Town of Franklinville Zoning Board of Appeals has referred a Special Use Permit application for the operation of a gun shop (home retail and service trade) at 2371 Rushford Road (County Road 46). This will include the construction of a 15'x32' addition to the side of an existing barn on the property. The applicant's residence also exists on the property. The building is already under construction; trees in front of barn have been removed; gravel parking lot has already been laid. There are no floodplains or wetlands on the site. SEQR forms have been completed. The property is within 500 feet of an agricultural district parcel, but no Ag Data Sheet has been submitted. Staff recommendation is local issue, no countywide or intercommunity impacts, with the advisory that an Ag Data Sheet be submitted to the County Planning office.

*Florence Fuller moved with a second from Ann Padlo that the Town of Franklinville Zoning Board of Appeals referred Special Use Permit for the operation of a gun shop at 2371 Rushford Road is a local issue, with no countywide or intercommunity impacts, with the Advisory that an Ag Data Sheet be submitted to the County Planning Office. Carried.*

**Town of Ellicottville – Comprehensive Plan Amendment**

Paul Bishop reported that the Town of Ellicottville is proposing an amendment to their comprehensive plan to add provisions to address issues related to high-volume hydraulic fracturing. The amendments are based, in part, on the NYS DEC 2011 Draft Supplemental Generic Environmental Impact Statement. The Comprehensive Plan Committee will be reappointed by the Town Board when the Final GEIS is complete to determine if any additional changes are needed. The draft amendment is proposed to be added as a new Sub-Section J to Section 8.2 (Land Use Policies). It briefly describes the hydraulic fracturing process. It then describes several significant features that have the potential to be adversely affected by hydraulic fracturing. These include aquifers, surface water, water supply, town roads, community character, and ridgelines and view corridors. Policies to address these issues of concern are proposed. This is a Type 1 Action under SEQR with a Full EAF completed and a Negative Declaration. A public hearing has not yet been scheduled. Staff recommendation is that the proposed action has no significant county-wide or inter-municipal impact.

*Michael Zaprowski moved with a second from Joe Pillittere that the Town of Ellicottville's proposed amendment to their Comprehensive Plan to add provisions to address issues related to high-volume hydraulic fracturing has no significant county-wide or inter-municipal impact. Carried.*

**Environmental Reviews****City of Olean – SEQR Lead Agency Status – East State Reconstruction**

Paul Bishop reported that the City of Olean proposes to completely reconstruct East State Street from Front Street to King Street. The City is requesting concurrence with the Common Council's request for Lead Agency status. Parts 1 and 2 of the draft SEQR EAF was included. Staff recommendation is concurrence with the Olean Common Council serving as Lead Agency for the purpose of conducting an environmental review of the proposed action.

*Joseph Pillittere moved with a second from James Valent to concur with the City of Olean Common Council serving as Lead Agency for the purpose of conducting an environmental review of the East State Reconstruction project. Carried.*

## **Intergovernmental Reviews**

Paul Bishop reported that Intergovernmental Reviews numbered STW#12.011 through STW#12.014 have been received. He noted that #14 is for the Village of South Dayton's Pine Street Waterline Extension. Staff recommendation is received, reviewed, no comments. The Board concurred.

## **OLD BUSINESS**

### **County Comprehensive Plan**

**Review of Vision and Mission Statements** – James Isaacson talked about the difference between the mission and vision statements for the Comprehensive Plan. He distributed copies of the vision statement from the 2001 guide book and the mission statement from the Cattaraugus County Legislature in 2002. The vision should focus on the future and where we want to be. The mission statement should state what we are doing now. Everyone is to look at the vision statement and come up with a condensed version and why we are the best.

James also suggested that the dates for the Public Forums be pushed back a month or so.

### **Chairman's Report**

Chairman Couture reported that the Old Route 219 Bridge reopened on March 23<sup>rd</sup>.

Joseph Pillittere stated that NYSDOT will make good on the \$167 million from their math error in 2008. The money will go into the Region 5 area and then shared by Region 5.

## **Annual Meeting – July 25**

Two locations were discussed – Olean Airport and Gernatt's in Dayton.

Two names were suggested for the Community Leadership Award.

### **Department Reports**

**Agricultural and Farmland Protection Board** – Crystal Abers reported that the Farmer Neighbor Dinner to be held on April 25<sup>th</sup> at the St. Paul's Lutheran Church in Ellicottville is coming together. There are currently 110 reservations.

**Census Information** – Paul Bishop passed out a map on "Census Info".

**Annual Report 2011** – Paul Bishop passed out copies of the Departments 2011 Annual Report. Pages 6 through 12 reports on the Planning Board and staff's activities.

**Pat McGee Trail** – Paul Bishop passed out information regarding the Pat McGee Trail which Rick LeFeber provided.

Ann Padlo spoke about walking trails and the need for fresh fruits and vegetables.

**Stormwater Conference** – Joe Pillittere and Paul Bishop attended a stormwater conference last week in Buffalo.

**Town of Allegany Moratorium on Wind Energy Projects** – Paul Bishop reported that the moratorium in Allegany was not adopted.

**STW Report** – none

### **Members Forum**

Richard Fuller reported that two teams from Cattaraugus County have gone on to playoffs. A Verizon Store is now open in the Town of Yorkshire and the cell tower is up.

Ann Padlo is concerned about schools closing.

Crystal Abers reported that the County IDA's Adaptive Reuse Policy passed in late summer/fall and two projects are underway in Ellicottville.

Crystal Abers spoke on grant availability for retail with housing on 2<sup>nd</sup> floor.

Kameron Brooks would like to see the Town/County demolish the McNally Fisher Building in Randolph.

**CORRESPONDENCE – None**

**NEXT MEETING** – April 26, 2012.

### **ADJOURNMENT**

*Mike Zaprowski moved with a second from Paul Mager to adjourn the meeting. Carried.*