

# CATTARAUGUS COUNTY PLANNING BOARD

303 Court Street, Little Valley, New York 14755

(716) 938-2312 Fax (716) 938-2779

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

Cattaraugus County Planning Board  
Cattaraugus County Olean Airport, Ischua, NY  
July 25, 2012  
7:00 pm

## Board Officers

**Charles W. Couture**  
Chairman

**Paul D. Mager**  
Vice Chairman

**Ann Padlo**  
Secretary

**Michael Zaprowski**  
Assistant Secretary

## Board Members

**Tina J. Abrams**

**Kameron Brooks**

**Florence J. Fuller**

**Richard P. Fuller**

**Robert C. Keis**

**David L. McCoy**

**Joseph Pillittere**

**Mark Smith**

**James Valent**

## PLANNING BOARD MEMBERS PRESENT:

Charles Couture, Chairman  
Paul Mager, Vice Chairman  
Ann Padlo, Secretary  
Michael Zaprowski, Assist. Sec  
Florence Fuller  
Richard Fuller  
Robert Keis  
David McCoy  
Mark Smith

## PLANNING BOARD MEMBERS ABSENT:

Tina Abrams  
Kameron Brooks  
Joseph Pillittere  
James Valent

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

GUESTS: Mary George, Director Community Development City of Olean  
Dennis Pezzimenti, ETJM Properties  
John Thomas, The Villager - Ellicottville

Chairman Couture called the meeting to order at 4 pm.

## APPROVAL OF MINUTES

*Michael Zaprowski moved with a second from Mark Smith to approve the minutes of the June 28, 2012 meeting as submitted. Carried.*

## NEW BUSINESS

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

### Town of Allegany Zoning Text Amendment – Height Limit – Commercial Wind Energy Conversion Systems

Paul Bishop reported that the Town of Allegany is proposing a local law establishing height limits for wind energy conversion systems in the Town's Zoning Ordinance. Section 5.03 - Height Regulations of the Zoning Ordinance will be revised to remove the word "windmills".



Section 5.25 (C) (12) - Height Limit is added as follows: "The maximum height of any WECS shall be 497 feet." Most wind energy ordinances in upstate New York have a maximum height limit. The proposed height limit of 497 feet would not affect any current project. The previously approved Everpower project has an approved installed height of 492 feet.

This is an unlisted action under SEQR with a Short EAF Completed. A public hearing is scheduled for August 21, 2012 at 7:00 pm at the Allegany Senior Center. Staff recommendation is that the proposed action has no significant county-wide or inter-municipal impact.

*David McCoy moved with a second from Florence Fuller that the Town of Allegany's referred Zoning Text Amendment establishing height limits for wind energy conversion systems in the Town's Zoning Ordinance has no significant county-wide or inter-municipal impact. Carried.*

### **Town of Ellicottville Site Plan Review/Special Use Permit – 6599 Route 219 N – Tim Horton's**

Paul Bishop reported that the Town of Ellicottville Planning Board has referred a site plan review and special use permit request for a new Tim Horton's restaurant on the site that now houses the Town's Highway Facility at 6599 US Route 219 N (Tax Map No. 46.004-1-49). They will use a portion of the existing garage (building closest to Route 219) for the restaurant. The remaining portion of the ground floor of the existing building will be reserved for a future retail/office tenant. A new second story would be constructed which would contain up to six one-bedroom apartments. An existing building at the rear of the lot will be demolished. This project requires Site Plan approval and a Special Use Permit from the Town's Planning Board and two area variances from the Town's Zoning Board of Appeals. Due to the referral agreement between the Town of Ellicottville and the Cattaraugus County Planning Board, the variances are exempt from referral. No stormwater plan was provided. The applicant should consider low impact development features to absorb stormwater on the site. No landscaping plan was provided. This is an Unlisted Action under SEQR with a Short EAF Completed. There are no flood plains or wetlands on the site. A public hearing was held on July 23, 2012. Staff recommendation is approval, with two advisories: (1) that the applicant supply a stormwater management plan and consider low impact development features to absorb stormwater on site, and (2) that the applicant provide a landscaping plan.

*Ann Padlo moved with a second from Paul Mager that the Town of Ellicottville Planning Board's referred site plan review and special use permit request for a new Tim Horton's restaurant and 1100 sq feet of other retail/office space and six apartments on a second story at 6599 US Route 219 North be approved with two advisories. Those advisories being: 1) that the applicant supply a stormwater management plan and consider low impact development features to absorb stormwater on site and 2) that the applicant provide a landscaping plan. Carried.*

### **City of Olean – Site Plan Review/Special Use Permit – 800 Rear East State Street – Family Recreational Facility**

James Isaacson reported that the City of Olean Planning Board has referred a site plan review and special use permit request for a family recreational facility at 800 rear East State Street near Forness Park. The site currently consists of a former miniature golf course on 8 acres of land. A new 38,100 s.f. building will be built adjacent to the course. The building will house a bowling alley, a restaurant, and a large multi-use space. The existing miniature golf course will be re-

used, and some additional outdoor recreation is shown to the rear of the new building. 181 parking spaces will be located on-site.

A stormwater plan was submitted with the application, and shows underground piping to be the main technique of stormwater management for the building and parking lot. We would like to see some more low impact development techniques employed in the management of storm water. These techniques, such as bio-retention swales, reduced imperviousness, and functional landscaping, can reduce off-site stormwater runoff and reduce impacts to surrounding surface waters and groundwater. This may also be able to reduce site development and long-term maintenance costs for the project. A small portion of the site is located in a flood plain. There are no wetlands. This is an Unlisted Action under SEQR with no determination of significance issued. A public hearing has not been scheduled to date. Staff recommendation is approval with the advisory that the City Planning Board consider low impact development techniques for stormwater management in the final site design, which will reduce off-site runoff and ensure adequate ground-water recharge.

*Upon discussion, David McCoy moved with a second from Robert Keis that the referred City of Olean Planning Board's site plan review and special use permit request for a family recreational facility at 800 rear East State Street be approved with an advisory that the City Planning Board consider low impact development techniques for stormwater management in the final site design, which will reduce off-site runoff and ensure adequate ground-water recharge. Carried.*

### **Environmental Reviews – None**

### **Intergovernmental Reviews – None**

### **OLD BUSINESS**

#### **County Comprehensive Plan**

James Isaacson reported that the public forum on Environment and Natural Resources held in Randolph on July 12<sup>th</sup> had a good turnout – 18-19.

James stated that he likes the idea of white papers and will be pursuing that further.

Crystal Abers reported that she will be doing a radio interview about the comprehensive plan on the Springville radio station.

The next forum is August 9<sup>th</sup> on Transportation and Infrastructure and will be held at the Cattaraugus County Olean Airport at 6 pm.

### **REPORTS/OTHER BUSINESS**

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

Chairman Couture reported that it is hard times for the fruit growers. Even as dry as it has been, they can't water the trees. Also there is stress from birds.

Mark Smith reported that 2 farmers in South Dayton are hauling water out of Gernatt's ponds.

## Department Reports

Paul Bishop reported that he has made tentative arrangements for Tom Barnes of STW to attend the August 30<sup>th</sup> meeting to talk about the CEDS document – a document that contains a list of economic development projects.

## STW Report

Robert Keis reported that the annual presentations for the ARC projects was held at the last STW Board meeting. The proposed Equestrian Trails in Chautauqua County eventually connecting with Equestrian Trails in Cattaraugus County received a high ranking.

## Member's Forum

Paul Mager stated that the Broadband Initiative is very important to the rural small farms. His Alpaca farm attends festivals in Ellicottville and Little Valley. They have a wireless credit card machine, but can't use it in either area.

Discussion on the need for faster internet service in our rural county.

Mike Zaprowski reported that there the Allegany Rockin' Ribfest is in Salamanca on August 16, 17 & 18.

## CORRESPONDENCE

The following correspondence was received and reviewed:

**Town of Ellicottville** – Comprehensive Plan text amendment to add provisions addressing high volume hydraulic fracturing – Adopted May 16, 2012.

## NEXT MEETING – August 30, 2012

## ADJOURNMENT

Richard Fuller moved with a second from Michael Zaprowski to adjourn the regular meeting at 4:40 pm. Carried.

## APPROVED AS SUBMITTED 8/30/2012

**51<sup>st</sup> Annual Meeting** – The 51<sup>st</sup> Annual Meeting of the Cattaraugus County Planning Board was held on July 25, 2012 at the Cattaraugus County Olean Airport, Ischua, New York with 88 people present. George Grasser, Executive Director for partners for a Livable Western New York (see photo at right and attached news release), was the Keynote Speaker. His topic was "What Smart Growth & New Urbanism Can Do For Rural Communities".



**Brooks Patterson Community Leadership Award** – The recipient of the 2012 award was Jeff Belt for Outstanding Leadership In Community Involvement and Economic Development in Cattaraugus County (see attached news release and bio).



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

## **NEWS RELEASE**

CONTACT: Paul R. Bishop or James H. Isaacson, Senior Planners  
(716) 938-2369 or 938-2320

FOR IMMEDIATE RELEASE  
August 2, 2012

### **What Smart Growth and New Urbanism Can Do For Rural Communities - Topic of the Cattaraugus County Planning Board's Annual Leadership Conference**

The Cattaraugus County Planning Board held its Annual Leadership Conference on Wednesday, July 25th, at the Cattaraugus County Olean Airport in Ischua with 88 people in attendance. Members of the Airport Support Group gave informative tours of the Airport facilities and answered numerous questions concerning its operation.

George R. Grasser, Executive Director for Partners for a Livable Western New York, was the keynote speaker. His topic was "What Smart Growth and New Urbanism Can Do For Rural Communities". He presented Smart Growth Principles and New Urbanism Land Use Practices to the county and municipal officials in attendance which will be very helpful as we continue to plan for the future of our rural communities.

Some of the Smart Growth Principles that Mr. Grasser presented are: locating new development near existing development and infrastructure; protecting open space, farmland and critical environmental areas; creating a vibrant mix of land uses; increasing the range of housing opportunities and choices; and designing places for personal interaction and walkability. A few of the New Urbanism Land Use Practices that Mr. Grasser presented are a finer grain of land uses, such as smaller areas of the same zoning classification; infill development and preservation and renovation of existing buildings; walkable and bikeable communities; streets of the minimum width necessary to accommodate traffic flow; connective street patterns; building to lot lines in higher density areas; neighborhoods with shopping, parks, squares, and varied housing types and sizes; and hidden garages that are set-back from the front or accessed from the rear of the lot.



**- End -**



Cattaraugus County Department of Economic Development Planning & Tourism  
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## NEWS RELEASE

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FOR IMMEDIATE RELEASE  
August 2, 2012

### JEFF BELT RECIPIENT OF THE 2012 BROOKS PATTERSON COMMUNITY LEADERSHIP AWARD



(l to r): Jeff Belt receives the Brooks Patterson Community Leadership Award from Charles Couture, Chairman of the Cattaraugus County Planning Board and Crystal Abers, Director, Cattaraugus County Department of Economic Development, Planning and Tourism.

Photo by CCEDPT.

The Cattaraugus County Planning Board, at its July 25<sup>th</sup> Annual Dinner Meeting, presented the 2012 Brooks Patterson Community Leadership Award to Jeff Belt for his outstanding leadership in community involvement and economic development in the City of Olean and Cattaraugus County. The meeting was held at the Cattaraugus County Olean Airport in Ischua with 88 people in attendance.

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.

Jeff is the President of SolEpoxy, Inc., of Olean, which was founded in 2010 by Western New York investors who admired the remarkable legacy of innovation and entrepreneurship that endured at the Olean Hysol R&D and Manufacturing Center. Some of Jeff's community involvements are: 1) SolEpoxy supported the improvements to **Haggerty Field at Hysol Park** with nearly \$10,000 so that the JCC Women's Softball Team could have a home field that met college softball standards. 2) Jeff commissioned and funded the study of existing conditions on Olean's main commercial thoroughfare and recommended a plan of action, called **Walkable Olean**, to revitalize the downtown. 3) Jeff championed the importance of **street trees** in the City of Olean and donated \$10,000 to begin replanting tree lawns between sidewalks and curbs throughout the City and 4) SolEpoxy is supporting **innovations in education** at the Southern Tier Catholic School and Archbishop Walsh Academy by sponsoring the third grade classroom-of-the-future with a \$20,000 gift.

Jeff states, "I am committed to supporting projects in the community and in education that will make Olean more attractive to people desiring to stay or move here. We need to attract and retain brilliant people to our growing company and community. Being able to offer a few excellent choices in education for children will help us and other employers attract and retain talented young employees."

- end -



**BROOKS PATTERSON COMMUNITY  
LEADERSHIP AWARD**



*Jeff Belt*

*For Outstanding Leadership  
In Community Involvement and  
Economic Development in  
Cattaraugus County*

The **Brooks Patterson Community Leadership Award** is presented annually by the Cattaraugus County Planning Board to a community leader who exemplifies 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. 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. The theme for this award is "People Are Our Greatest Resource". In this spirit, we present the **2012 Brooks Patterson Community Leadership Award** to:

### Jeff Belt

Jeff is the President of SolEpoxy, Inc., of Olean, which was founded in 2010 by Western New York investors who admired the remarkable legacy of innovation and entrepreneurship that endured at the Olean Hysol R&D and Manufacturing Center. Today, SolEpoxy grows upon the shoulders of giants, providing standard-setting epoxy-based specialty materials, along with the very best insight and know-how for customers who rely upon these materials to enable their own products to perform.

### Community Involvement

**Haggerty Field at Hysol Park** – The JCC Women's Softball Team needed a new home field. The City of Olean determined that Haggerty Field at Hysol Park would be the best site. The City leases this land from SolEpoxy. SolEpoxy quickly supported the project with nearly \$10,000 of field improvements in order to achieve college softball standards.

**Walkable Olean – A Vision for Downtown Olean** – Jeff commissioned and funded a study of existing conditions on Olean's main commercial thoroughfare and recommended a plan of action to revitalize the downtown. The plan, called "Walkable Olean", features a new North Union Street design that will enhance citizens' quality of life, raise property values and encourage investment, as well as making the street easier and less costly to maintain. City officials combined Walkable Olean with their vision to redevelop the Manufacturer's Hanover complex and were awarded \$1,000,000 from Empire State Development to implement this comprehensive downtown project.

**Tree Planting on City Streets** – Jeff championed the importance of street trees in the City of Olean and donated \$10,000 to begin replanting tree lawns

between sidewalks and curbs throughout the City. JCC's Women's Softball Team will join the effort and begin tree planting along North Union this Fall.

**Innovations in Education** – Southern Tier Catholic School and Archbishop Walsh Academy are pioneering new ideas to improve classroom learning and teacher effectiveness. They have implemented "classrooms of the future" that leverage modern technology alongside instructional best practices – some of which hearken back to one-room schools of our past. SolEpoxy is supporting their worthy effort by sponsoring the third grade classroom-of-the-future with a \$20,000 gift.

### Volunteerism & Non-Profit Boards

- Western New York Regional Council
- Buffalo Olmsted Parks Conservancy - Board of Trustees
- New Millennium Group of Western New York - Officer & Board Member
- Buffalo Construction Exchange - Board of Directors
- Library Foundation of Buffalo - Board of Trustees
- American Chamber of Commerce in Beijing - Officer & Board Member

### Employment

- West Valley Hardware, Several West Valley area farms & the Timber Lake Campground – my first exposure to entrepreneurs in action!
- General Motors – 15 years
- ACEN, Inc. – since 2000
- Several consulting & interim executive assignments
- SolEpoxy, Inc. – since 2010

### Education

- West Valley Central School
- Cornell University - Engineering
- IMD (Switzerland) – MBA

Jeff is married to Niharika and they have a daughter, Sonia, who's almost 3.

**CONGRATULATIONS JEFF!**