

Cattaraugus County Planning Board  
303 Court Street, Little Valley, NY  
October 24, 2013  
7:00 pm

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman  
Paul Mager, Vice Chairman  
Ann Padlo, Secretary  
Michael Zaprowski, Assist. Sec.  
Robert Keis  
David McCoy  
James Valent

PLANNING BOARD MEMBERS ABSENT: Tina Abrams  
Florence Fuller  
Kameron Brooks  
Richard Fuller  
  
Joseph Pillittere  
Mark Smith

PLANNING DIVISION STAFF: James Isaacson, Senior Planner

Chairman Charles Couture called the meeting to order at 7:17 pm.

### **APPROVAL OF MINUTES**

*Paul Mager moved with a second from Mike Zaprowski to approve the minutes of the September 26, 2013 meeting as submitted. Carried.*

### **NEW BUSINESS**

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

##### **City of Salamanca – Amendment to Comprehensive Plan**

James Isaacson reported that the City of Salamanca City Council has referred an amendment to the City's comprehensive plan. This is a minor amendment to the Complete Streets Policy section of the Plan. It changes it from a policy that "advocates" to one that "mandates". This strengthens the policy to require consideration of alternative designs that account for pedestrians, bicyclists, and the handicapped.

*Ann Padlo moved with a second from David McCoy that the City of Salamanca City Council's referred amendment to the City Comprehensive Plan be approved. Carried.*

##### **Town of Allegany – Zoning Map Amendment #1 – Bonaventure Square**

James Isaacson reported that the Town of Allegany is proposing to amend its zoning map for the property known as the former Castle property, or the Bonaventure Square property. This first request deals with the large lot fronting on State Route 417. The Town proposes to rezone from PD Planned Development to C1 Commercial. The reason for this request is that the proposed redevelopment of this project no longer follows the original Planned Development scheme that was adopted with the Planned Development District. Rezoning it to C1 will provide more flexibility for the proposed development. It was C1 prior to the PD designation, and much of the surrounding properties are C1.

### **Town of Allegany – Zoning Map Amendment #2 – Bonaventure Square**

James Isaacson reported that the Town of Allegany is proposing to amend its zoning map for parcels to the rear of the Bonaventure Square property. This second request deals with two smaller parcels off Cranberry Street. The Town proposes to rezone from PD Planned Development to C1 Commercial. Rezoning these will allow for these to be included in any redevelopment plans of the larger Bonaventure Square site.

*David McCoy moved with a second from James Valent that both requests from the Town of Allegany for the rezoning of property on State Route 417 and Cranberry Street from PD to C1 be approved. Carried.*

### **ENVIRONMENTAL REVIEWS – None**

### **INTERGOVERNMENTAL REVIEWS – None**

### **OLD BUSINESS – None**

### **REPORTS**

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

Charles Couture reported on the Farm Bureau annual meeting last night at Lutheran Church in Ellicottville. Crystal Abers was the guest speaker and spoke on the 100 Year History of Agriculture.

#### Public Officer Oath/Affirmation

A few members have yet to sign the oath of office. None of the members who need to do this were present. Once the oath is signed and notarized, it will be submitted to the County Clerk's office.

#### **Department Reports**

#### Comprehensive Plan RFP

James Isaacson reported that a new RFP has been sent out to update the Comprehensive Plan. Nine were sent directly to firms and the RFP was sent to two websites for posting. Proposals are due in early November. David McCoy suggested also posting on the NYS Contract Reporter website. James will pursue this option as well.

## Training Hours

James reported that a few members still needed some training hours before the end of the year. Ann Padlo and Charles Couture each need 1.5 hours, Kameron Brooks 0.5 hours, and Richard Fuller 2.75 hours. Southern Tier West has their annual fall Planning & Zoning Conference in November, and brochures for the conference were handed out.

## STW Report

November 4<sup>th</sup> at JCC, STW will be having a summit on Farmer's Markets. Speakers will be Jim Farr, Market Director of the Rochester Public Market, and Diane Eggert, Executive Director of the Farmers Market Federation of New York.

The first agricultural tour was conducted in October at the Telaak Farm.

The first WILMA (We Invite Local Manufacturers & Artisans) event was held in October at the Fairgrounds. It is part of the County's "Made Local" campaign that seeks to promote locally produced products.

## Members Forum

Ann Padlo was very pleased the Olean City Council agreed on the North Union Street Plan, even though she thought it was not a good plan. She also wished the City could attract more industry.

David McCoy mentioned that the Allegheny River is now designated as an inland waterway, which opens up the possibility for additional funding for projects along the Allegheny River. He also mentioned new funding opportunities for urban forestry and forest asset management plans available through the NYS DEC.

## **CORRESPONDENCE**

City of Salamanca – Site Plan at 101 Central Avenue, approval and agreement with County Planning Board Recommendations.

City of Olean – Site Plan at 500 Paul Clark Drive (Dresser-Rand), approval and agreement with County Planning Board Recommendations.

**NEXT MEETING** – November 21<sup>st</sup>, 2013 at 7:00 pm at 303 Court Street, Little Valley, NY

## **ADJOURNMENT**

*Michael Zaprowski moved with a second from David McCoy to adjourn the meeting at 8:16 pm. Carried.*