

CATTARAUGUS COUNTY PLANNING BOARD

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

Cattaraugus County Planning Board
Cattaraugus County Center, Little Valley, NY
December 13, 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 T. Pillittere

Mark Smith

James Valent

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
James Valent

PLANNING BOARD MEMBERS ABSENT:

Tina Abrams
Robert Keis
Mark Smith

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

GUESTS: none

Chairman Couture called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

Michael Zaprowski moved with a second from Richard Fuller to approve the minutes of the October 25, 2012 meeting as submitted. Carried.

Ann Padlo questioned why we have New Business before Old Business. The explanation was that sometimes we have guests who attend because of the New Business.

NEW BUSINESS

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

City of Olean – Site Plan Review/Area Variance – 1201 Wayne Street

Paul Bishop reported that the City of Olean Planning Board and Zoning Board of Appeals has referred a Site Plan Review and Area Variance to construct a 7,023 sq ft. addition to the existing 14,372 sq. ft. Olean Area Federal Credit Union (OAFUCU) at 1201 Wayne Street (Tax Map No. 94.056-2-55).



The addition will be added to the west side of the existing structure. The area variance is for a reduction of 17 parking spaces from the 116 that are required by the City's zoning law. The OAFCU is researching a parking access easement agreement with the YMCA to cover additional spaces required. This is an Unlisted Action under SEQR with a Short EAF submitted. A public hearing on the Site Plan has not been scheduled. A public hearing on the area variance is scheduled for December 13th. Staff recommendation is that the proposed action has no significant county-wide or inter-municipal impact.

Kameron Brooks moved with a second from Joseph Pillittere that the City of Olean Planning Board and Zoning Board of Appeals referred Site Plan Review and Area Variance to construct an addition to the Olean Area Federal Credit Union along with drive thru and parking lot alterations at 1201 Wayne Street has no significant county-wide or inter-municipal impact. Carried.

Village of Franklinville- Area Variance – 75 N. Main and Green Streets

James Isaacson reported that the Village of Franklinville Zoning Board of Appeals has referred an area variance for the Franklinville Volunteer Fire Department to place a storage shed on the north end of their building at 75 North Main (Route 16) and Green Streets. The Zoning requires that the set back from the street be 75 feet from the ROW in an R-2 zoning district. There is only 73 feet to the existing building. The Fire Dept. has already erected a 12' x 12' wooden shed on the north side of the fire hall about 8' off the sidewalk. The Code Officer would prefer the shed be placed behind the fire hall. No SEQR is required and there are no flood plains or wetlands. Staff recommendation is local issue.

Richard Fuller moved with a second from Joseph Pillittere that the Village of Franklinville Zoning Board of Appeals referred area variance for the Franklinville Volunteer Fire Department to place a storage shed on the north end of their building at 75 North Main (Route 16) and Green Streets is a local issue with no significant countywide or inter-community impact. Carried.

Nomination to National and State Registers of Historic Places

John J. Aiken House, 6805 Poverty Hill Road, Ellicottville, NY

Paul Bishop reported that the John J. Aiken House located at 6805 Poverty Hill Road in the Town of Ellicottville is being nominated to the National and State Registers of Historic Places. It is a Greek Revival style house.

Mike Zaprowski moved with a second from Florence Fuller to support the nomination of the John J. Aiken House, 6805 Poverty Hill Road in the Town of Ellicottville to the National and State Historic Registers. Carried.

Environmental Reviews – None

Intergovernmental Reviews

Paul Bishop reported that Intergovernmental Reviews numbered STW#12.035 and STW #12.036 have been received. Staff recommendation is received, reviewed, no comment. The Board concurred.

OLD BUSINESS

County Comprehensive Plan

James Isaacson reported that no work has been done on the Plan. He is waiting until an ag discussion, which is being planned by the Ag & Farmland Protection Board for March 13th at the Great Valley Town Hall, is held.

REPORTS / OTHER BUSINESS

Chairman's Report

Chairman Couture spoke about the Farm Bureau Annual Meeting.

Appointment of Nomination Committee – Chairman Couture appointed Florence Fuller and Michael Zaprowski as the Nomination Committee.

Mileage Vouchers were handed out and collected.

Department Reports

Agricultural and Farmland Protection Board – Paul Bishop reported that the ag discussion for the Comprehensive Plan will be held March 13th at the Great Valley Town Hall. It will have a panel of 3 or 4 and discussion will be on ag issues/problems and the future of agriculture.

Paul also distributed an article entitled "Planning for Agriculture and Farmland Protection" that was in the November/December 2012 issue of *Talk of the Towns*.

Equine Advisory Committee – James Isaacson reported that the Equine Advisory Committee is currently in the process of updating Volume 8 of the Guidebooks – *Growing the Equestrian Economy in Cattaraugus County* – which was completed in 2005. The Committee is focusing on trails and smaller events. The Hamburg Equine Center meets many of the needs of a regional equestrian center initially identified in the Guidebook. One focus is connecting the South Valley trail with the Chautauqua/Cherry Creek trail.

Buffalo's Larkin District project won an honorable mention award for Smart Growth Achievement from the U.S. Environmental Protection Agency.

City of Olean/Walkable Olean meeting will be held Monday December 17th from 6-8 pm at the John Ash Community Center (behind City Hall).

Paul Bishop distributed training information. He will develop a list of topics for future training. Contact him for further details.

STW Report – None

Members Forum

Joe Pillittere reported that \$8.2 million was bonded for road and culverts work next year.

Ann Padlo shared a map of streets and homes that were demolished to make way for I-86 in the City of Olean.

Michael Zaprowski reported that he has resigned his position on the City of Salamanca Planning Commission.

Kameron Brooks brought up the topic of "Land Banking".

*Upon discussion, a **Task Force on Land Banking** was formed with the following members:*

David McCoy, Kameron Brooks, Joseph Pillittere and Ann Padlo.

Letters will be send to the Towns and Villages.

A call should be made to Mark Geise concerning Land Banking.

Crystal Abers spoke about the new website: "Made in Cattaraugus County".

CORRESPONDENCE

City of Olean – Site Plan and Special Use Permit – 800 Rear East State Street – approved with condition – July 30, 2012.

Village of Little Valley – Variance to build a single family wood frame house to rear of the Hughes Hotel – granted October 23, 2012.

NEXT MEETING

The next meeting will be January 31, 2013.

ADJOURNMENT

Michael Zaprowski moved with a second from Paul Mager to adjourn the meeting at 8:10 pm. Carried.

APPROVED FEBRUARY 28, 2013.