

Cattaraugus County Planning Board
Cattaraugus County Center, Little Valley, NY
April 25, 2013
7:00 pm

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Paul Mager, Vice Chairman
Ann Padlo, Secretary
Michael Zaprowski, Assistant Secretary
Florence Fuller
Richard Fuller
Robert Keis
Joseph Pillittere
James Valent

PLANNING BOARD MEMBERS ABSENT: Tina Abrams
Kameron Brooks
David McCoy
Mark Smith

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

GUESTS: Chris Chapman, Buffalo News

Chairman Couture called the meeting to order at 7:01 pm.

APPROVAL OF MINUTES

Joseph Pillittere moved with a second from James Valent to approve the minutes of the March 28, 2013 meeting as submitted. Carried.

NEW BUSINESS

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

Town of Allegany – Zoning Text Amendment

Paul Bishop reported that the Town of Allegany is proposing amendments to Section 5.02, Temporary Uses and Structures, and Article IX, Site Plan Review. This is a complete revision of Section 5.02 that contains a new Section 5.02(C) which regulates temporary motor vehicle sales and a new Section 5.02(D) which will regulate other types of transient sales events. Article IX - Site Plan Review also is a complete revision to reorganize to make the review process clearer. Among other revisions, it includes

a revision to the process for providing written notice of public hearings to adjacent property owners. Currently the applicant is required to copy and mail the notice of public hearings; Section 9.06(B)(3)(c) would require the Town to do this. In addition, the process for amending site plans has been changed. Currently all amendments to approved site plans are required to follow the same process for the initial application, even for minor changes. The revision includes a new section on minor amendments to approved site plans, which will allow the Town to use that provision of the 239-m Referral Exemption Agreement with the Cattaraugus County Planning Board that exempts minor amendments to site plans from the zoning referral process. Staff recommendation is approval.

Joseph Pillittere moved with a second from Robert Keis to approve the Zoning Text Amendments of the Town of Allegany. Carried.

Town of Hinsdale – Comprehensive Plan

James Isaacson reported that the Town of Hinsdale has completed their first Comprehensive Plan. Community surveys were conducted and the Plan was put together by the Town Planning Board. It is 27 pages with 13 maps prepared by Paul Bishop. The overall goal of the Plan is to protect and enhance quality of life by creating a balance between land development and protection of the environment. The Town's priorities are to preserve rural character; protect the environment; encourage community development along State Route 16, around Exit 27, and in the hamlets of Hinsdale and Maplehurst; expand natural gas for residents and businesses; and preserve agriculture. The plan's support for agriculture specifically mentions the County's Right-to-Farm Law and the Agricultural District Program. The Plan supports efforts to improve walkability and alternate modes of transportation; Hinsdale is one of our communities that has a Complete Streets Policy. Many of the goals of this Plan are consistent with the County's Quality Communities Initiatives and our overall vision. The objectives in this Plan will likely lead to a zoning law for the Town in the next couple years. Staff recommendation is approval.

Michael Zaprowski moved with a second from Richard Fuller that the Town of Hinsdale's Comprehensive Plan be approved. Carried.

ENVIRONMENTAL REVIEWS – NONE

INTERGOVERNMENTAL REVIEWS – NONE

OLD BUSINESS – NONE

REPORTS

Chairman's Report

Chuck Couture stated that the County Planning Board should look into the existing Right-to-Farm Law and how disputes between farmers and landowners can be addressed more effectively. The Board agreed to look more into this with better ways to mediate conflicts between farmers and landowners.

Annual Dinner Meeting

The date for the Annual Dinner Meeting was set for July 24th, 2013. Possible locations as well as potential recipients of the Brooks-Patterson Community Leadership Award were discussed.

Department Reports**Farmer-Neighbor Dinner**

Crystal Abers reported that the 2nd Annual Farmer Neighbor Dinner was held on April 10th at the West Valley Fireman's Hall on Route 240 in West Valley. Another great year with a large turnout for the event.

Multi-Jurisdictional Hazard Mitigation Plan (MJHM) Update

James Isaacson reported that a draft update to the MJHM Plan is available on the website as well as a brief survey for the public to respond with comments about the Plan. The Plan identifies natural hazards the County is likely to face and various mitigation efforts the County can take to reduce or alleviate the impacts of these hazards.

Olean North Union Streetscape Project

Staff gave an update on the City of Olean's North Union Streetscape Project. Ann Padlo wanted to know if the public would be voting on this project. The public has been brought into the process of determining what options are best for redesigning North Union Street; ultimately the City Council will determine how money is spent.

STW Report

Robert Keis gave an update on Southern Tier West projects. The May 8th Local Government Conference will be held at Houghton College. Training credits are available to attendees. Other updates mentioned include the Broadband Initiative, the SEDS update process, and ARC workshops.

Members Forum

Joseph Pillittere noted that the County Public Works Department has started a lot of roadwork already this season. He also took his niece to Mager Mountain Alpacas.

Florence Fuller stated that the Town of Carrollton is working on a new Zoning Local Law.

Ann Padlo mentioned the St. Bonaventure Mother's House is changing their building to an assisted living area. She also mentioned trees in Franchot Park were dying.

Richard Fuller mentioned that 6" water lines are being installed in the Village of Delevan.

Robert Kies noted the Holimont development has started selling some lots in the new development; some sold for \$200,000.

CORRESPONDENCE

The following correspondence was received and reviewed:

Town of Allegany Town Board – Amendments to the Zoning Ordinance – approved on May 14, 2013.

Town of Franklinville Zoning Board of Appeals – Special Use Permit for a Bait Shop at 7020 Cadiz Road – approved on May 7, 2013.

NEXT MEETING – May 30, 2013

ADJOURNMENT

Michael Zaprowski moved with a second form Joe Pillittere to adjourn the meeting at 8:05 pm. Carried.