

CATTARAUGUS COUNTY PLANNING BOARD

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

Cattaraugus County Planning Board
County Center, Little Valley, NY
April 28, 2011
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
Joseph Pillittere
Mark Smith
James Valent

PLANNING BOARD MEMBERS ABSENT:

Tina Abrams
Robert Keis
David McCoy

PLANNING DIVISION STAFF:

Crystal Abers, Director
Paul Bishop, Senior Planner
James Isaacson, Senior Planner
Margaret Puszcz, Keyboard Specialist PT

GUESTS: Nick Pircio, The Villager

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

APPROVAL OF MINUTES

Michael Zaprowski moved with a second from Joseph Pillittere to approve the minutes of the March 31, 2011 meeting as submitted. Carried.

NEW BUSINESS

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

Town of Allegany – Zoning Map Amendment – Wind Energy Overlay District

Paul Bishop reported that the Town of Allegany has referred a Zoning Map Amendment for a Wind Energy Overlay District to be located in the Chipmonk/Knapp Creek area. Everpower is applying for this rezoning to the Wind Energy Overlay District for numerous parcels identified on their map and list. In April of 2010 the County Planning Board recommended approval of the



Special Use Permit and the Site Plan for this project but determined at that time that the rezoning referral was incomplete because of the lack of a map or list of the proposed district parcels. The SEQR DEIS and the Ag Data Statement were provided previously (March 16, 2010). Staff recommendation is approval.

Richard Fuller moved with a second from Kameron Brooks to approve the Town of Allegany's referred Zoning Map Amendment for a Wind Energy Overlay District to be located in the Chipmonk/Knapp Creek area. Carried. Florence Fuller abstained.

Paul Bishop noted that the FEIS on the Wind Energy Project was issued on April 27, 2011 and released to the public for review. A public hearing is scheduled for May 16th on the FEIS. The Town Planning Board intends to release its SEQR Findings Statement in June.

Town of Allegany – Site Plan Review – St. Elizabeth's Motherhouse

James Isaacson reported that the Town of Allegany Planning Board has referred a Site Plan Review for a 24,000 s.f., 2-story addition to the St. Elizabeth Motherhouse located at 115 E. Main Street (Tax Map No. 93.052-4-26). The addition will be to the rear of the existing building. The expanded facility will not increase the number of sisters residing at the home and is intended to provide a more residential environment to the home. A new circular drop-off will be installed in front of the existing north entrance. A new sidewalk will be installed around the new addition to provide a complete walking loop around the entire facility. Storm water will be handled through on-site infiltration rather than catch basins and storm sewers. Additional landscaping improvements are proposed throughout the site; the existing trees along the north property line will remain, with additional landscape buffering provided as needed. The site improvements will not be visible from Route 417, the expansion will not intensify the current use of the property, and the adjacent residences will be adequately screened. This is an Unlisted Action under SEQR. Staff recommendation is local issue, no countywide or intercommunity impacts.

Paul Mager moved with a second from Florence Fuller that the Town of Allegany Planning Board's referred Site Plan Review for a 24,000 s.f., 2-story addition to the St. Elizabeth Motherhouse located at 115 E. Main Street is a local issue with no countywide or intercommunity impacts. Carried.

Environmental Reviews

Town of Allegany – Bonaventure Square

Paul Bishop reported that the Town of Allegany has referred an amendment to the Bonaventure Square SEQR for the proposed District Energy Plant for this project. He explained that the District Energy Plant will have an exhaust stack that could be up to a maximum of 40 feet tall. This District Energy Plant will be located adjacent to the Bonaventure Square parking area in the vicinity of Castle Drive and Cranberry Road and could have a significant visual impact for the nearby residences. He also explained that the Town has identified several issues such as noise and air quality. Staff recommendation is to agree with the Town's identified issues such as noise and air quality and to ask the Town to consider the impact to the nearby residences of the height of the stack.

Joseph Pillittere moved with a second from Michael Zaprowski that the County Planning Board agrees with the issues that the Town had identified such as noise and air quality and asks the Town to consider the impact to the nearby residences of the height of the stack. Carried.

Intergovernmental Reviews

Paul Bishop reported that Intergovernmental Reviews numbered STW#11.011 through STW#11.014 have been received. Staff recommendation is received, reviewed, no comments. The Planning Board concurred.

OLD BUSINESS

Annual Meeting – 50th Anniversary

Mark Smith reported that he is making progress with the dinner arrangements and should have them confirmed by the May meeting. Discussion concerning the time frame of the meeting and the possibility of tours of the Gernatt's Sand and Gravel operation prior to the dinner meeting.

Paul Bishop presented the idea of dedicating the 50th Anniversary Dinner Meeting to the memory of Jack Berger. The Board concurred.

Brooks Patterson Community Leadership Award Recipient

Several names were suggested and discussed. *Michael Zaprowski moved with a second from Richard Fuller to present the 2011 Brooks Patterson Community Leadership Award to an individual who has been very instrumental in advancing planning in their Town over the past two years. Carried.*

REPORTS

Chairman's Report

Charles Couture stated that the rainy weather this Spring has been particularly difficult for the County's agricultural community.

Department Reports

Census 2010 – Paul Bishop distributed a packet of Census information to the Board for their information. The packet contained a map with the Population by Town; a Table with the Total Population Change from 2000 to 2010 and a Table with the Total Population, Housing Units, Land Area, and Population Density from the 2010 Census for the Counties of Cattaraugus, Chautauqua and Allegany. Also included was a Table with the Total Population Change for Villages from 1990, 2000 and 2010.

Crystal Abers reported that the Chairman of the County Legislature has appointed a Redistricting Committee for the purpose of coming up with a reduced number of Legislators and districts for the County.

Agriculture – Paul Bishop reported that the Annual Agricultural District 30-Day Inclusion requests have been approved by the County Legislature and will be forwarded to NYS Ag and Markets for certification.

Paul Bishop also reported that the Agricultural and Farmland Protection Board met recently and agreed on hosting a Farmer-Neighbor Dinner this Fall similar to the one members attended in Livingston County. A committee was appointed to work on this event.

STW Report

Charles Couture reported on the following items from the STW Board meeting:

Appalachian Regional Commission Funding – The House and the Senate approved legislation to fund the activities of government through September 30, 2011. For ARC's non-highway program the measure provides \$68,400,000 from which an across-the-board cut of 0.2% must be taken.

STW's 18th Annual Local Government Conference will be held at Houghton College on May 11th. Anyone wishing to attend must register by May 1st. Anyone attending can receive Planning and Zoning Board Training Credits.

Local Foods Grant Application – It is anticipated that the grant application will be submitted by May 1st. They are looking for counties and other entities to partner with in this program.

Broadband – STW received confirmation of resolutions being passed by three towns agreeing to provide \$5,000 match toward the broadband project. Meetings will be held in May with the Towns of Portville, Hinsdale, Humphrey, East Otto, and Napoli.

Crystal Abers reported that the County has formed a Local Foods group consisting of the County, BDC, IDA, STW, and the Cities of Salamanca and Olean. They have been working in a team effort to secure funding for a \$100,000 Revolving Loan Fund; \$50,000 for Local Foods promotion. They have been working on finding a permanent location for a Farmer's Market in Olean.

Members Forum

Joseph Pillittere reported that the asphalt plants will be opening soon and they will be out hot patching the roads.

Paul Mager reported that he had attended the Amish Trail Meet and Greet for the members of the trail. He was impressed with the significant involvement of Cattaraugus County and the technical support that is given to the businesses along the trail. He feels that the funding of the Amish Trail is a great use of County funds and Bed Tax monies.

Ann Padlo stated that she had recently had the opportunity to travel over the new section of Route 219 and found it to be very nice.

It was noted that the old bridge has been posted for no R Permits.

Crystal Abers noted that the County Property Auction will be at the end of May.

Kameron Brooks stated that Holiday Valley is building the Sky High Adventure Park in the Tannenbaum area. Two of the components of Sky High will be a Mountain Coaster and an Aerial Adventure Park. The Aerial Adventure Park is planned to open on May 21, 2011 and the Mountain Coaster sometime in July.

Mr. Brooks also stated that the Pat McGee Trail is for sale. The Cattaraugus Local Development Corporation would like to sell the trail so that they can concentrate their efforts on the Zaepfel Nature Sanctuary & Research Center.

Mr. Brooks also noted that there is a small group of individuals who are interested in saving the Fisher McNallie Building in Randolph – it is one of the properties that will be sold at the County property auction in May. The old dimension building has been torn down and they are currently grading and putting down top soil.

Mark Smith reported that asphalt prices are going up and will continue to go up as far as he can tell.

Richard Fuller reported that the Kings Hardware building in Delevan has been sold again. Time will tell what will be done with it.

James Valent stated that he feels that agriculture in this County needs to be promoted/marketed more. More agricultural related businesses are needed here in our County so that the agricultural community doesn't have to go out of County for their needs.

CORRESPONDENCE

The following correspondence was received and reviewed:

City of Salamanca – Local Law amending the Zoning Law of the City of Salamanca to change use district classification from R1 to B2 and B3 to B4 for various Broad Street, Messenger Street and Melinda Drive properties – adopted April 13, 2011 – County Planning Board's recommended modification will be considered at a later date.

NEXT MEETING – May 26, 2011

ADJOURNMENT

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

APPROVED AS SUBMITTED MAY 26, 2011.