

CATTARAUGUS COUNTY PLANNING BOARD

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

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Charles W. Couture
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Tina J. Abrams

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Robert C. Keis

David L. McCoy

Joseph T. Pillittere

Mark Smith

James Valent

Cattaraugus County Planning Board
County Center, Little Valley, NY
June 30, 2011
7:00 pm

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
Joseph Pillittere
Mark Smith
James Valent

PLANNING BOARD MEMBERS ABSENT:

Tina Abrams
Kameron Brooks

PLANNING DIVISION STAFF: Crystal Abers, Director
James Isaacson, Senior Planner
Margaret Puszcz, Keyboard Specialist

GUESTS: Henry J. Minnick, Town of New Albion Referral
Jeanette M. Pierce, Town of New Albion Referral
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 May 26, 2011 meeting as submitted. Carried.

NEW BUSINESS

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

Town of New Albion – Area Variance – 10064 Mosher Hollow Road

James Isaacson reported that the Town of New Albion has referred an area variance request to place a small 468 sq. ft. trailer on a residential parcel at 10064 Mosher Hollow Road (County Road 5, Tax Map No. 44.003-1-39). The zoning ordinance requires a minimum of 800 sq. ft. for a mobile home.



The new home would sit on a pad from a previously existing mobile home and be set back about 90 feet from the road. A cornfield surrounds the residences and a stream is in the rear of the property. The majority of the property is in a 100 year floodplain. This is a Type 2 Action under SEQR. A public hearing was held on 6/1/2011. Staff recommendation is local issue, no countywide or intercommunity impacts.

The applicant Henry Minnick explained to the Board the circumstances that have resulted in his requesting the area variance.

Paul Mager moved with a second from Joseph Pillittere to approve the Town of New Albion's referred area variance request to place a small 468 sq. ft. trailer on a residential parcel at 10064 Mosher Hollow Road (County Road 5). Carried.

Town of Great Valley – Zoning Text Amendments

James Isaacson reported that the Town of Great Valley has referred three proposed amendments to their zoning ordinance: 1) Include townhouses as a special permitted use in the HD (High Density) District; 2) Revise the provision for cluster subdivisions to include a requirement to provide a conventional site layout as well; and 3) Revise PUD regulations to clarify the allowable density and to allow PUDs in any zoning district. The purpose for these changes is to distinguish between the HD Zoning District and the PUD Zoning District, and to make it possible for the Town to review an application for a townhouse development outside of a PUD application. With these changes, townhouses would be allowed in the HD District without PUD approval. Under NYS law, cluster subdivisions cannot allow more lots than what would be allowed in a conventional subdivision. To ensure this, the applicant must show what could be developed in a conventional subdivision. These changes will require a submission of a conventional and a cluster scenario. The allowable density for a PUD will be based on a conventional development pattern and site considerations; additional density will need to be justified by the developer. This is a Type 1 action under SEQR. A public hearing will be held on August 8, 2011. Staff recommendation is approval.

Michael Zaprowski moved with a second from Florence Fuller to approve the Town of Great Valley's referred zoning text amendments to allow townhouses as a special permitted use in the HD (High Density) District; to revise the provision for cluster subdivisions to include a requirement to provide a conventional site layout as well; and to revise PUD regulations to clarify the allowable density and to allow PUDs in any zoning district. Carried.

Environmental Reviews – none

Intergovernmental Reviews

James Isaacson reported that Intergovernmental Reviews numbered STW#11.019 to STW#11.023 have been received, reviewed with no comments. The Board concurred.

OLD BUSINESS – NONE

REPORTS/OTHER BUSINESS

Chairman's Report

Annual Meeting July 27th – Margaret reported that she had mailed out the invitations to the Annual Dinner and thanked Mark Smith for all his help in making the arrangements.

Regular Meeting July 28th – Upon discussion, the Board agreed to hold its regular July meeting on Wednesday, July 27th at 4:30 pm prior to the Annual Meeting at the Country Side Sand and Gravel, South Dayton.

Planning Board Reappointments – Tina Abrams, Kameron Brooks, Mark Smith and James Valent's terms all expire on July 31, 2011. All four members have agreed to serve another 3 year term. Chairman Couture will send a memo to Michael O'Brien, Chairman of the Cattaraugus County Legislature recommending their reappointment.

Department Reports

Crystal Abers reported that:

- The County IDA has adopted an Adaptive Reuse Policy. If a building has been vacant for 3 years, the IDA will give an abatement for taxes for 10 years. It is hoped that this policy will encourage economic development through the reuse of existing vacant buildings.
- Holiday Valley's Adventure Park is now open and is considered very successful. They hope to have the Mountain Coaster opening early this fall.
- She has been visiting municipalities to inform them of what our Department does and what we can assist them on.
- An Economic Development Team has been formed which includes our Department, the County IDA, the County Business Development Corporation; Southern Tier West, the Cities of Olean and Salamanca Chambers. They have been meeting every other week along with Empire State Development. The purpose of the Team is to be able to review a request for assistance and then direct them to the proper entity without them having to go to one and then another and not really finding the assistance that they need.
- Counties can be designated as a HUB Zone providing they meet certain criteria under the Census. The Territories are HUB Zones. She has been working with people in Gowanda and with Senator Schumer's office to get Cattaraugus County designated as a HUB Zone.
- OnoFest will be August 13th at the Onoville Marina. OnoFest was started in our Bicentennial year and has continued each year. This year our Department is organizing the event. It will be from 11:30 am to 9:30 pm concluding with fireworks. There will be bands, food, kid's fun, Kan-Jam, and vendors.

STW Report

Robert Keis reported that at the STW meeting today, the ARC grant applications were reviewed. They will be holding the individual interviews on the projects on July 21st. STW annual meeting will be September 13 or 15. STW is currently doing its annual CEDS review. Any projects need to be submitted by July 21st.

Members Forum

Joseph Pillittere announced that as of June 1st he is now the Commissioner of Public Works. Everyone congratulated him on his appointment by the County Legislature.

Mr. Pillittere reported that most of the patching of roads has been completed and that they will start milling and paving several County Roads, such as 46, 30, 51 and 86-1. They hope to get the culvert on Peth Road repaired, but it will be very expensive and funds weren't budgeted. They did receive \$253,000 from FEMA, but much more is owed.

Ann Padlo reported that Bradner Stadium repairs are underway but that the bank has been put on hold.

David McCoy reported that the Town and Village of Portville has received two Complete Streets grants to create a trail system. The trailhead is in the Village and they are using existing sidewalks. An outgrowth has been the creation of a stroller/toddler trail in the park.

Mr. McCoy also reported that he was able to broker a meeting with NYSDEC and NYSDOT concerning the 417 underpass in Portville. Currently there is no viable detour around the underpass when it gets flooded. There are 10,000 cars a day through there and a 50 mile detour through Cuba is not acceptable.

Mr. McCoy stated that the Town Board has questioned the \$5,000 cost to STW for Broadband.

Bob Keis reported that as a result of Portville, Ashford and Allegany's questioning of the \$5,000 fee to participate with STW on Broadband, the question was asked of an Attorney. It is his opinion that the Towns can't contribute because Broadband is not listed as a public utility. STW is going to continue working on getting broadband to the communities although it may cause a delay in the project. The STW Foundation has put \$53,000 into the funding of Broadband.

Crystal Abers reported that the County will be sponsoring a Marcellus Shale informational meeting in late August or early September at JCC.

Richard Fuller reported that the plaza in the hamlet of Yorkshire will be getting a Big Lots in the old Ames Store.

Robert Keis reported that the Mansfield Historical Society held its official opening in June and is now part of the Amish Trail. There are some very committed, active individuals that have made this happen.

James Valent reported that he had received a letter from the FFA (Future Farmers of America) indicating that there are 55,000 Agricultural related jobs that are available, but that there are only 24,000 people available to fill them. He encouraged everyone to contact their school boards concerning keeping the Agricultural programs in the schools.

Charles Couture reported that he had heard of a county up north that has a program where they put students out on a working dairy farm along with classes on farming.

Mike Zaprowski noted that the Seneca Allegany Casino will hold its annual fireworks on Friday evening.

CORRESPONDENCE – None

ADJOURNMENT

*Richard Fuller moved with second from Michael Zaprowski to adjourn the meeting at 8:07 pm.
Carried.*

APPROVED AS SUBMITTED JULY 27, 2011.