

Cattaraugus County Planning Board  
Seneca Allegany Casino, Salamanca, NY  
July 28, 2010  
4:30 pm

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman  
Paul Mager, Vice Chairman  
Ann Padlo, Secretary  
Tina Abrams  
Jack Berger  
Kameron Brooks  
Florence Fuller  
Richard Fuller  
Robert Keis  
David McCoy  
David Rivet  
Mark Smith

PLANNING BOARD MEMBERS ABSENT: Michael Zaprowski, Assist. Sec.

PLANNING DIVISION STAFF: Crystal Abers, Director  
James H. Isaacson, Senior Planner  
Paul Bishop, Senior Planner  
Margaret E. Puszcz, Stenographic Secretary

GUESTS: Robert Wood, Chairman Town of Carrollton Planning Board  
Linda Brown, Member Town of Carrollton Planning Board

Chairman Couture called the meeting to order at 4:40 p.m.

### **APPROVAL OF MINUTES**

*David McCoy moved with a second from Paul Mager to approve the June 24, 2010 minutes as submitted. Carried.*

### **NEW BUSINESS**

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

##### **Town of Carrollton – Comprehensive Plan**

Paul Bishop reported that the Town of Carrollton has referred a Comprehensive Plan for the Town of Carrollton. He stated that the Town of Carrollton is to be commended for the perseverance and dedication required to complete this project. Approximately 52% of the land base within the

Town is comprised of the Allegany State Park and the Allegany Territory of the Seneca Nation. It is therefore vitally important to the residents of the Town that they wisely utilize the land base (and its uses) on the land that they have control over. The County Planning Staff assisted the Town of Carrollton over the last couple of years with this project by attending meetings and preparing maps, physical setting descriptions, demographic data and land use trends. In addition, Chris Crawford of the County Health Department provided information on wellhead protection. This allowed the Town Planning Board more time to concentrate on the Goals and Objectives portion of the Plan. A full SEQR EAF has been completed. A public hearing has not been scheduled. Staff recommendation is approval.

*Paul Mager moved with a second from David McCoy to approve the referred Town of Carrollton Comprehensive Plan. Carried. Florence Fuller abstained.*

Robert Wood, Chairman Town of Carrollton Planning Board, thanked the County Departments of Economic Development, Planning & Tourism and Health and especially Paul and James and Chris for their assistance to the Town. The technical assistance was very good and the GIS maps that the County prepared were excellent. The Town is very unique since only 48% belongs to the Town with Allegany State Park to the west and the remainder divided by the Seneca Nation of Indians, the river and the Route 219 corridor. Linda Brown was a big help – she did all of the typing.

#### **Town of Allegany – Zoning Map Amendment – PD Development Plan – Bonaventure Square**

Paul Bishop reported that the Town of Allegany is proposing a zoning map amendment to establish a Planned Development (P-D) Zoning District at 3168 NYS Route 417 (former Castle Inn and Restaurant - Tax Map Nos: 94.061-1-31.3, 94.061-1-40.2, and 94.061-1-31.4). The P-D District will be developed in accordance with the Development Plan for Bonaventure Square which will establish land use, height, bulk, and other standards within the District. Bonaventure Square will be constructed in phases and will consist of retail, entertainment/restaurant, sports facilities, a hotel and apartments. The applicant will be required to apply to the Town for site plan review and approval before any building permits will be issued. This is a Type 1 action under SEQR. A Full EAF has been completed and a Negative Declaration issued. A PUBLIC HEARING is scheduled for July 29, 2010 at the Allegany Senior Center. Staff recommendation: is approval.

*Ann Padlo moved with a second from David Rivet to approve the referred Town of Allegany Zoning Map Amendment to establish a Planned Development (P-D) Zoning District at 3168 NYS Route 417 (former Castle Inn and Restaurant). Carried.*

#### **Town of Randolph – Special Use Permit – Main Street – Feed & Supply Store**

James Isaacson reported that the Town of Randolph has referred a Special Use Permit request to operate a feed and supply store on Main Street in the Village of Randolph in the feed mill once known as Harkness Agway. Upon review, staff found that this did not need referral to the County because it is not within 500 feet of anything that triggers a referral. Staff recommendation is no action. The Board concurred.

## **City of Salamanca – Comprehensive Plan Changes**

James Isaacson reported that the City of Salamanca is updating their Comprehensive Plan. Many changes are minor additions to the language of the Plan. Some notable additions:

- State Park Avenue Economic Development Area (adopted by City in January 2009) – 202 acres of city-owned land slated for destination commercial and recreational development.
  - Vehicular access improvements to site: Exit 20A from I-86 and improvements to State Park Avenue.
  - Rezone for destination commercial, retail and recreational uses.
  - Extend West End Design Guideline Overlay District to the area.
- Complete Streets Policy – advocates transportation facility design with all users in mind, including pedestrian, bicyclists, motorists, handicapped and public transportation.
  - Complete Streets elements will be considered for all new construction, reconstruction and maintenance projects and for site plan review.
- Main Street Partnership Development Initiative – collaborative effort to create a cultural arts and entertainment district on Main Street with restoration of downtown buildings for commercial storefronts and upper floor apartments.
- Trail links to Allegany State Park.
- Improvements to Salamanca area signage – from recommendations by Roger Brooks.

This is an Unlisted Action under SEQR. A public hearing is scheduled for August 11, 2010. Staff recommendation is approval.

*David McCoy moved with a second from Richard Fuller to approve the referred City of Salamanca Comprehensive Plan changes. Carried. Tina Abrams voted no.*

## **Environmental Reviews – None**

## **Intergovernmental Reviews**

Paul Bishop reported that Intergovernmental Reviews numbered STW#10.030 through STW#10.040 have been received, reviewed with no comments. The Board concurred.

## **CORRESPONDENCE**

The following correspondence was received and reviewed:

**City of Olean** – Site Plan Review/Special Use Permit – 2380 Constitution Avenue – 4,400 s.f. addition to the Blue Collar Workwear store – approved with conditions on June 23, 2010.

**Town of Randolph Zoning Board of Appeals** – Special Use Permit – 127 Main Street – Operate a general merchandise store – approved June 29, 2010.

**Town of Randolph Zoning Board of Appeals** – Special Use Permit – 133 Main Street – Operate a general merchandise store – approved June 29, 2010.

**Next Meeting – August 26, 2010**

**Tornado – Randolph – Saturday, July 24<sup>th</sup>**

Jack Berger, Kameron Brooks, David Rivet and Crystal Abers all spoke about the destruction caused by the tornado in Randolph and about the community and surrounding communities coming together to help the residents of Randolph. Two other tornados touched down in Cattaraugus County: one in Great Valley and one in the Town of Carrollton/Allegany.

**ADJOURNMENT**

*David Rivet moved with a second from Florence Fuller to adjourn the meeting at 5:05 pm so that the Annual Dinner meeting could begin. Carried.*

**Annual Meeting** – The Annual Meeting was held on July 28, 2010 at the Seneca Allegany Casino & Hotel, Salamanca with 120 people in attendance. James E. Stitt, CUTCO Corporation was the keynote speaker (see attached News Release).

**Brooks Patterson Community Leadership Award** – The recipient of the 2010 award was Michael E. Hutchinson, Public Works Superintendent/Sewer Department Chief Operator for 35 years with the Village of Gowanda, NY. Mike responded, oversaw and worked in partnership with a multitude of agencies and individuals to facilitate the Village of Gowanda's recovery from the flood of 2009. He has, through the years, been involved in many projects such as the Gowanda Electronics Site Acquisition Project; the Center Street School Conversion to a Multi Use Housing and Commercial Space Facility; the Gowanda Peter Cooper Superfund Site Clean-up; the Village of Gowanda Compost Facility Expansion; the Gowanda Electronics/Townsend Street Re-construction; the Gowanda Wastewater Treatment Plant Expansion; the Route 62 Reconstruction, Walnut Storm Drainage and Union Street Rip Rap Projects and the Drying Bed Conversion To A Sludge Compost Facility. Mike has given countless hours of Community Service to various boards and committees such as the Gowanda Area Housing Development Fund Company; Gowanda Area Redevelopment Cooperation; Village of Gowanda Tree Committee; the Village Center Revitalizing Committee, Gowanda School Board, Town of Collins Water Commissioner and the West Valley Citizens Task Force. He has been a Little League baseball and Pee Wee football coach for many years and is a bass player and vocalist for The Band Archives (see attached News Release and Bio).

**ADOPTED AS CORRECTED AUGUST 26, 2010.**

**CORRECTIONS:**

**Page 2 under Town of Randolph; delete the words “in the old foundry building. That property is a Brownfield.” and replace with “in the feed mill once known as Harkness Agway.”**

**Page 3 under City of Salamanca, right after first bullet - State Park Avenue Economic Development Area – add “(adopted by City in January 2009)”. Also change “a Type 1 Action under SEQR” to “an Unlisted Action under SEQR”.**