

Cattaraugus County Planning Board
303 Court Street, Little Valley, NY
September 26, 2013
7:00 pm

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Paul Mager, Vice Chairman
Ann Padlo, Secretary
Michael Zaprowski, Assist. Sec.
Tina Abrams
Florence Fuller
Kameron Brooks
David McCoy
Mark Smith
James Valent

PLANNING BOARD MEMBERS ABSENT: Richard Fuller
Robert Keis
Joseph Pillittere

PLANNING DIVISION STAFF: Paul Bishop, Senior Planner

GUESTS: Ryan Ferguson, Deputy Commissioner of Public Works

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

APPROVAL OF MINUTES

Michael Zaprowski moved with a second from James Valent to approve the minutes of the August 29, 2013 meeting as submitted. Carried.

NEW BUSINESS

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

City of Salamanca – Site Plan Review – 101 Central Ave.

Paul Bishop reported that the City of Salamanca Planning Commission has referred a site plan review to demolish an existing gas fueling station and retail store at 101 Central Ave. (Tax Map No. 73.073-3-10) and construct a new convenience store and a new fueling island and canopy. The underground storage tanks and existing fueling island will remain. This site was developed prior to the adoption of the current zoning law. The existing curb cut(s) on Central Ave. will remain and an additional one will be added off East State St. 7 off-street parking spaces are required - 11 will be provided, including one handicapped accessible. Enhanced landscaping with this site plan should improve the visual attractiveness of the site. Outdoor lighting glare will be shielded by fixture selection and landscaping. This is an Unlisted Action under SEQRA and a Short EAF was completed. A public hearing is scheduled for October 3, 2013. Staff recommendation is the proposed action has no significant countywide or inter-municipal impact

with an advisory that the exterior lighting should use fixtures that keep illumination on site to reduce glare into the surrounding residential neighborhoods.

Tina Abrams moved with a second from Florence Fuller that the City of Salamanca Planning Commission's referred Site Plan Review to demolish an existing gas fueling station and retail store at 101 Central Ave. and construct a new convenience store and a new fueling island and canopy has no significant countywide or inter-municipal impact with an advisory that the exterior lighting should use fixtures that keep illumination on site to reduce glare into the surrounding residential neighborhoods. Carried. James Valent abstained.

City of Olean – Site Plan Review – 500 Paul Clark Drive

Paul Bishop reported that the City of Olean Planning Board has referred a site plan review where the applicant wishes to construct a 61' x 82' one story pre-engineered steel building on a concrete base to enclose an existing ICS (Integrated Compression System) test stand on their property (Tax Map No. 94.048-1-2.1) at 500 Paul Clark Drive. The building will provide year round weather protection for the test area and the workers. The applicant has indicated that installation of the proposed shell building will reduce the ambient noise that is currently generated when a machine is being tested. This is an Unlisted Action under SEQR and a Short EAF was completed. A public hearing is scheduled for October 7, 2013. Staff recommendation is the proposed action has no significant countywide or inter-municipal impact

Paul Mager moved with a second from David McCoy that the City of Olean Planning Board's referred Site Plan Review to construct a 61' x 82' one story pre-engineered steel building on a concrete base to enclose an existing ICS (Integrated Compression System) test stand on their property at 500 Paul Clark Drive has no significant countywide or inter-municipal impact. Carried.

ENVIRONMENTAL REVIEWS – None

INTERGOVERNMENTAL REVIEWS

Paul Bishop reported that two intergovernmental reviews were received: STW # 13.25, 13.26. Staff recommendation is received, reviewed, no comments. The Board concurred.

OLD BUSINESS – None

REPORTS

Chairman's Report

Planning Board Bylaws

Paul Bishop passed out a copy of the proposed changes to the Cattaraugus County Planning Board's Bylaws to each member. He, James Isaacson, and Joe Pillittere have identified a handful of potential updates/changes to the document, including revising the order of the topics. Discussion ensued about the voting requirements - is it a majority of those present or the full membership of the Board? Kameron Brooks found that Section 239-c.5. of New York State General Municipal Law states

Voting requirements. Every motion or resolution of a county planning board shall require for its adoption the affirmative vote of a majority of all the members of the county planning board.

Also, questions were raised about the use of proxies or alternate members. Section 239-c.1-a. of New York State General Municipal Law states that alternate members of county planning boards may be appointed by local law by the county legislative body, but their only purpose is to substitute for a member *in the event such member is unable to participate because of a conflict of interest*.

The bylaws will be updated and then approved at a future meeting.

Public Officer Oath/Affirmation

Board members present affirmed that they had read the NYS Public Officers Law that was distributed at the last meeting and then they signed the *Public Officer Oath/Affirmation* form and those forms were then notarized by Kameron Brooks, a State of New York qualified Notary Public. The completed forms will be submitted to the County Clerk.

Department Reports

Training Hours

The latest listing of training hours completed was distributed.

Stormwater Conference

Paul Bishop distributed brochures on the upcoming Stormwater Conference on October 17th at Holiday Valley. Four credits of training can be obtained for planning board members for attending this conference.

New SEQR Forms

Paul Bishop reported that the new "Short" and "Full" Environmental Assessment Forms (EAF's) become effective on October 7, 2013. Project sponsors that submit an EAF in support of an application for funding or a discretionary approval from a state or local agency after October 7, 2013 must use the new model EAF forms. He will send out an announcement to all town, city and village planning and zoning boards to alert them of this change.

National Register of Historic Preservation

Two sites in Cattaraugus County were reviewed by New York State Board for Historic Preservation at their September 19th meeting. These sites were the Cattaraugus Village Commercial Historic District and the Leon Grange.

Olean TIGER Grant

Paul Bishop briefly discussed the \$6.5 million U.S. Department of Transportation's (DOT) Transportation Investment Generating Economic Recovery (TIGER) grant that was awarded to the City of Olean for their North Union Street Transformation Project. There was much discussion about the merits of the traffic calming parts of the grant: roundabouts, green median, back-in angle parking, single lane traffic in each direction, and bike lanes. It was generally agreed that some changes need to be made to Olean's downtown to make it more pedestrian and business friendly.

STW Report

Chuck Couture reported that the Southern Tier West's Annual Dinner Meeting was held on Thursday, September 19th at Holiday Valley. Crystal Abers was presented the Marden B. Cobb Award for "Outstanding Service and Support in the Attainment of Regional Goals".

Members Forum

Tina Abrams updated the Board on the current progress of the I86 improvements between Salamanca and Steamburg. She also noted that the section of I86 between the Parkway Drive exit in Salamanca and the Seneca Junction exit will be closed for construction, possibly next year. The detour will use Route 417 during this closure for construction.

CORRESPONDENCE - None

NEXT MEETING – ~~October 31, 2013~~ at 7:00 pm at 303 Court Street, Little Valley, NY

Discussion ensued about this date being Halloween night and the Board agreed that the meeting date should be changed to **Thursday, October 24, 2013 at 7:00 pm**. The location will remain 303 Court Street, Little Valley, NY. The Staff will notify all planning and zoning boards and the media.

ADJOURNMENT

Michael Zaprowski moved with a second from Mark Smith to adjourn the meeting at 8:06 pm. Carried.