

CATTARAUGUS COUNTY PLANNING BOARD

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

Cattaraugus County Planning Board
Historic East Otto Union School (Town Hall)
September 29, 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
Ann Padlo, Secretary
Michael Zaprowski, Assist. Sec
Kameron Brooks
Florence Fuller
Richard Fuller
Robert Keis
David McCoy
Joseph Pillittere
Mark Smith
James Valent

PLANNING BOARD MEMBERS ABSENT:

Paul Mager, Vice Chairman
Tina Abrams

PLANNING DIVISION STAFF: Crystal Abers, Director
Paul Bishop, Senior Planner
Margaret Puszcz, Keyboard Specialist

GUESTS: James Beach, Supervisor Town of East Otto
James Ellis, County Legislator
Beth Lengvasky, College Student

Chairman Couture called the meeting to order at 7:00 pm.

TOUR – HISTORIC EAST OTTO UNION SCHOOL (Town Hall)

James Beach, Supervisor, Town of East Otto, gave a brief presentation about the building prior to giving the Board a tour of the restored rooms. He stated that the building was built in 1920 and functioned as the local school from 1921 to 1967. In 1972 the Town of East Otto took possession of the building and has used it as its Town Hall ever since. In 2004 the building was listed on the State and National Historic Registers. The Town has received \$336,000 to date in grant monies to restore the building. A lot of restoration work has taken place with a lot still to be done.

The Board thanked Mr. Beach for the tour and stated how impressed they were with the amount of restoration work that has been accomplished on the building with the many grants that the Town has received since our first visit in October 2004. The Board expressed interest in visiting a completely restored East Otto Union School Building in the future.

APPROVAL OF MINUTES

Joseph Pillittere moved with a second from Ann Padlo to approve the minutes of the August 25, 2011 meeting as submitted. Carried.



NEW BUSINESS

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

Town of Yorkshire – Special Use Permit/Site Plan Review – 3347 W. Yorkshire Rd – Telecommunications Tower Facility

Paul Bishop reported that the Town of Yorkshire Planning Board has referred a Special Use Permit and Site Plan Review for the location of a telecommunications tower facility at 3347 W. Yorkshire Road (Tax Map No. 4.002-1-26.3). This proposed action requires referral to the County Planning Board based on the property's location within 500 feet of County Road 72 and within 500 feet of the boundary of a farm operation located in the Farmersville-Freedom Agricultural District. The applicant is proposing a Telecommunications Tower facility that will consist of a 195' self-supported tower, an 11'-7" x 30' equipment shelter and other associated improvements. The applicant considered other nearby cell sites, none of which allowed the coverage needed or had available capacity. It appears from our Yorkshire zoning overlay that the facility may be in the HC - Hamlet Commercial zone, where it is not a permitted or special permitted use. If the facility were to be moved an appropriate distance to the south of the proposed location, then it would be in the AR – Agricultural Residential zone where it would be permitted by Special Use. We have been in touch with the Code Enforcement Officer and he will review this issue with the Town Planning Board. This is an Unlisted Action under SEQR with a Full EAF Completed. A completed Ag Data Statement was submitted. A public hearing was requested by applicant for the Town Planning Board Meeting on September 15, 2011. Staff recommendation is that the proposed action has no significant county-wide or inter-municipal impact, with the following advisory: Confirm the zoning district at the location of the facility and, if it is located in the "HC - Hamlet Commercial" district, then (a) Require the applicant to request a use variance, or (b) Relocate the facility the appropriate distance to the south of its proposed location so that it is located it in the "AR - Agricultural-Residential" district.

Considerable discussion by the Board on ways to resolve the situation.

Kameron Brooks moved with a second from Joseph Pillittere that the Town of Yorkshire Planning Board's referred Special Use Permit and Site Plan Review to locate a Telecommunications Tower Facility at 3347 W. Yorkshire Road has no significant county-wide or inter-municipal impact, with the following advisory: Confirm the zoning district at the location of the facility and, if it is located in the "HC - Hamlet Commercial" district, then (a) Require the applicant to request a use variance, or (b) Relocate the facility the appropriate distance to the south of its proposed location so that it is located it in the "AR - Agricultural-Residential" district. Carried.

Environmental Reviews – None

Intergovernmental Reviews

Paul Bishop reported that Intergovernmental Reviews numbered STW#11.029 through STW#11.031 have been received. Staff recommendation is received, reviewed, no comment. The Board concurred.

OLD BUSINESS – None

REPORTS / OTHER BUSINESS

Chairman's Report

Chairman Couture reported that a home in the Hamlet of West Valley Town of Ashford recently sold for \$265,000. The new homeowner has written a letter to the Boston Snowmobile Club stating that they can no longer cross his property. The Club is in the process of rerouting the trail.

Department Reports

Regional Economic Development Councils – Paul Bishop distributed copies of the minutes from the September 12, 2011 meeting of the Regional Economic Development Councils public workshop at Jamestown Community College – Olean Campus Cutco Theatre and pointed out some of the interesting statistics.

Crystal Abers discussed some of the strategies and the fact that there are 11 committees. David Zilker, Chairman of the County's Agricultural and Farmland Protection Board is serving on the Agriculture Committee.

Considerable discussion concerning these Councils and their expected results.

Jim Valent stated that he believes that an ethanol plant in this region could put a lot of the marginal agricultural lands back into production.

Food Policy Summit – Paul Bishop reported that he recently attended a Food Policy Summit in Buffalo. There is a huge disconnect between consumers and farmers/growers in our country. The supermarkets in many communities are the only place to get fresh produce. In years past every small corner grocery had fresh produce. Now they have been replaced with the modern convenience store which carries very little fresh produce. The summit brought these facts to light and is trying to tie in with the Complete Streets program and the Healthy Eating program in promoting a more healthy lifestyle.

Self-Portrait Update – Paul Bishop reported that the Planning staff is working on an update to this document utilizing the 2010 Census Data. The updated version will be scaled down and will be available on line.

Training – Paul Bishop distributed copies of two upcoming training opportunities.

STW Report

Robert Keis reported that the STW Annual Dinner meeting was held on September 15th with election of officers, which remained the same – James Cooper, Chairman; Robert Keis, Vice Chairman; and Susan Myers, Secretary.

Mr. Keis also reported that STW's Fall Planning & Zoning Conference will be held on Tuesday November 15th at the Salamanca BOCES Center, Salamanca from 4:30 – 9:30 pm and on Wednesday, November 16 at the Chautauqua Inn & Suites, Mayville from 8:30 am to 3:15 pm. He encouraged everyone to attend.

Member's Forum

Joseph Pillittere reported that many projects have been accomplished this month despite the rain. He will be meeting with the County Administrator on DPW's budget for next year. With the 2% cap on the budget, it is making it very tough.

Florence Fuller reported that the Town of Carrollton is now selling water to gas companies that are drilling in Pennsylvania.

Ann Padlo reported that there is a minor league baseball club coming to the City of Olean.

Michael Zaprowski reported that the Falling Leaves Festival in Salamanca will be October 1st and 2nd. He encouraged everyone to come in spite of the rain and cold weather!

Kameron Brooks distributed two articles by Rick LeFeber: "Connecting the Dots" The Western New York Greenway and Putting the "multi-use" in rails-to-trails...Western New York's Dormant Assets. He cited one example of utilizing multi-use trails for other uses besides recreation. When the Village of Cattaraugus needed water a few years ago, they put in a 6 inch line along the Pat McGee Trail between the Village of Cattaraugus and the Village of Little Valley and purchased water from the Village of Little Valley.

Robert Keis reported that his Town Board recently had people at their Board meetings against hydraulic fracturing and insisting that the Town pass a resolution prohibiting it in the Town of Mansfield. He has put together a lot of information on this topic and would be happy to share it.

Richard Fuller reported that the Big Lots Store is coming along in the Town of Yorkshire plaza.

David McCoy reported that the Town of Portville Planning Board has held two meetings on its comprehensive plan. The first meeting was on the community survey and the second meeting was on issues identified and the desired outcome. They are moving along on the Plan. They will host a session at the STW Fall Planning & Zoning Conference on their experiences.

Crystal Abers reported that the Economic Development Team is meeting every other week. They had planned a meeting on hydraulic fracturing which had to be postponed. They are currently trying to set up another meeting putting the focus on some of the benefits to the communities such as supplying the piping, hotels being booked, services such as restaurants, offices, etc.

Mrs. Abers also noted that the IDA did approve funding for adaptive reuse of buildings vacant three years or more.

Amish Trail – on October 7th the Amish Geocaching trail will go live. We have had reports of people from other countries such as Japan and India visiting the Amish Trail.

James Beach stated that the Town of East Otto, has also had people against hydraulic fracturing attending their meetings and he has compiled a lot of information on the topic and would be willing to share it.

CORRESPONDENCE

Iskalo Ellicottville Holdings LLC – Former Signore Property – 55 Jefferson Street – Fact Sheet pertaining to the environmental investigation and cleanup work being undertaken at the former Signore Facility.

Charles W. Malcomb, Hodgson Russ Attorneys – Statement of Findings for the Lead Agency and the Town of Allegany Town Board for the Allegany Wind LLC Project, pursuant to the State Environmental Quality Review Act.

Carol Horowitz, Town of Allegany Planner – Bonaventure Square: Amendment to SEQR Negative Declaration to include District Energy Facility – adopted June 13, 2011.

Town of Allegany – Site Plan Review for Phase 1 of Bonaventure Square PD – approved on August 8, 2011 with 25 conditions of approval.

Town of Allegany – Zoning Text Amendment to Bonaventure Square PD Zoning District – approved June 9, 2011.

City of Olean – Site Plan Review for Wing City Grille at 2610 West State Street – approved August 29, 2011 with conditions.

City of Salamanca – Zoning Text amendment to allow detached single-family, multi-family, and two-family dwellings as a special use in districts B1, B2, B3 – approved August 11, 2011.

NEXT MEETING

The October meeting will be October 27, 2011.

Upon discussion concerning the November/December meeting, it was the consensus of the Board that the November/December meeting will be held on December 8, 2011.

ADJOURNMENT

Chairman Couture adjourned the meeting at 8:30 pm.

Approved 12/8/11 as submitted.

Charles Couture, Chairman County Planning Board; James Ellis, Legislator and James Beach, Supervisor Town of East Otto.





L-R Seated: Joseph Pillittere, Florence Fuller, Ann Padlo, James Valent, Michael Zaprowski, Kameron Brooks, David McCoy, Richard Fuller, student. Standing L-R: Robert Keis and Margaret Puszcz.



Court Room/Town Board Room in the Historic East Otto Union School (Town Hall)