

**Cattaraugus County Planning Board  
303 Court Street, Little Valley, New York  
March 29, 2018**

**PLANNING BOARD MEMBERS PRESENT:** Charles Couture, Chairman  
Paul Mager, Vice Chairman  
Michael Zaprowski, Secretary  
Florence Fuller, Assistant Secretary  
Andrea Mellon  
Kathy Ellis  
James Valent  
Al Ormond  
David McCoy

**PLANNING BOARD MEMBERS ABSENT:** Robert Keis  
Mark Smith  
John Sayegh  
Tina Abrams

**PLANNING DEPARTMENT STAFF:** Crystal Abers, Director  
Paul Bishop, Planner  
Kate O'Stricker, Development Specialist  
Pat McGlew, Development Specialist

**GUESTS:** Ellicottville Brewing Company  
Representatives

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

**APPROVAL OF MINUTES**

*Florence Fuller moved with a second from Mike Zaprowski to approve the minutes of the February 22, 2018 meeting as amended. Motion was carried.*

**NEW BUSINESS**

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

**a. Village of Little Valley - Special Use Permit and Use Variance  
202 Second Street (EBC Brew Pub)**

Paul Bishop reported:

- The applicant would like to operate a brew pub with an outdoor patio.
- A brew pub is not an approved use in the I-2 Special Industrial Zone.
- The other uses that the building will have are permitted in the I-2 zone.

Additional Information:

- TAX MAP NO'(S): 54.072-3-7
- SEQR: Unlisted Action - Short EAF Submitted
- AG DATA STATEMENT: Yes
- FLOODPLAIN: No
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: Not Yet Held

**STAFF RECOMMENDATION:** The proposed action has no significant county-wide or inter-municipal impact.

*Paul Mager moved with a second from Mike Zaprowski to accept the staff recommendation. Motion was carried.*

**b. Town of Freedom - Wind Energy Local Law 1 of 2018**

Paul Bishop reported:

- The Town of Freedom is revising its Local Law Regulating Wind Energy Facilities. The previous law was passed in 2007.
- This revised law takes into account the technological changes that have occurred since 2007.

Additional Information:

- TAX MAP NO'(S): N.A.
- SEQR: None Provided
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: N.A.
- WETLANDS: N.A.
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: Was held on March 26, 2018.

**STAFF RECOMMENDATION:** The proposed action has no significant county-wide or inter-municipal impact.

*Mike Zaprowski moved with a second from Jim Valent to accept the staff recommendation. Motion was carried.*

### **c. Town of Ashford - Master Plan**

Paul Bishop Reported:

- The Town has created a Master Plan as a vision of the Town's future.
- The document references the "Ashford Meadows Agricultural District" which no longer exists. In December of 2016 the County's Consolidated Ag District 5 was certified by New York State Department of Ag and Markets.

Additional Information:

- TAX MAP NO'(S): N.A.
- SEQR: None Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: N.A.
- WETLANDS: N.A.
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: Not Yet Held

**STAFF RECOMMENDATION:** Approval

*Al Ormond moved with a second from Paul Mager to accept the staff recommendation. Charles Couture and Andrea Mellon abstained. Motion was carried.*

### **Environmental Reviews**

**City of Olean Common Council  
SEQR Lead Agency Status for the Proposed Forest Hills Subdivision**

**STAFF RECOMMENDATION:** No response required.

*Al Ormond moved with a second from Paul Mager to accept the staff recommendation. Motion was carried.*

### **Intergovernmental Reviews:**

Paul Bishop reported that the County received Intergovernmental Reviews STW #18.06 and STW #18.08. Received, reviewed, no comment.

**OLD BUSINESS** - None

### **REPORTS / OTHER BUSINESS**

**Chairman's Report** – Mr. Couture discussed that Maple Weekend was good; however, maple production has been poor this year.

## **Department Reports**

### **Director's Report**

Crystal Abers reported

- Staff has been working on the LUCA/ Census addresses. The goal will be to use the maps and addresses that we currently have from the County 911 system and Real Property and merge with the data the Census will be providing.
- April 11<sup>th</sup> will be our Annual Farmer Neighbor Dinner. Mark Printz will be the guest speaker. There are only 30 tickets left.
- Broadband Update: Armstrong has been awarded the Phase II and Phase III for our area, however they have not accepted Round Three as of yet. Armstrong has attended meetings in the towns of Ashford and Little Valley to update the municipalities on the project. Those that are interested in seeing if their address will be included in one of the phases can go to <http://armstrongny.com/> and click on the project map. Addresses can be searched in the tool bar on the interactive map.
- March storm: EDPT staff called over 350 farms and businesses in Cattaraugus County to get an estimate on the damage caused by the March 1<sup>st</sup> winter storm. It is estimated that there was between \$350,000 and \$400,000 damage in Cattaraugus County.

### **Comprehensive Plan Implementation (Goals Referenced)**

Community Revitalization (Goal #6)

- East Otto has applied for \$492.36 for Christmas lights for the municipality

County Trails (Goal #8)

- The Priorities and Action on-line went out but only got 10 responses:
  - Mapping: (3)
    - Update Trail Viewer
    - Update trail Access Points
  - Signage: create a comprehensive signage system with consistent graphic color
  - Tied for third
    - Genesee Valley Greenway Connection
    - Allegheny River Trail
    - Pat McGee Trail Extension to the Pennsy Trail

**Land Bank: (Goal #6)**

- Demolition of the seven properties will occur April-June.
- The two Rehab Properties scopes of work have been completed. The land bank board has decided on a selling price for both of those properties. The properties are on the website.
- We have a list of auction properties to look at this year that coincide with our problem property list. Joe Keller and Dan Martonis will be visiting them and the board will look at them at the March meeting.
- Zombie Property List from DFS. Have been contacting the banks to discuss 9 properties in the County but have not received call / email back.

**ARC Community Development (Goal #4)**

- Contractors were not able to do the assessments but came in to do the stakeholder meeting with the 7 municipalities on March 5<sup>th</sup> and 6<sup>th</sup>.  
SAVE THE DATE: June 4<sup>th</sup> and 5<sup>th</sup> at Holiday Valley will be the workshop for Boards / Planning Boards at Holiday Valley.

**Other:** Pat announced that the 2018 Ag Tour will be April 26<sup>th</sup> beginning at Gutches Lumber in Franklinville, followed by Moore's Maple Farm and ending at Nichols Farm in Farmersville.

Kate announced that the Manufacture Housing Replacement Program Lottery applications were being accepted until March 30<sup>th</sup> and the lottery will take place on April 2, 2018. 8-9 homes will be replaced in 2018 grant cycle.

**STW Report**

Crystal Abers reported on behalf of Bob Keis the following:

- May 9<sup>th</sup> at Houghton College - Spring Annual Local Government Conference
- Angel Fund - Meeting March 22<sup>nd</sup>: Introducing Entrepreneur to Investors.  
Project will pool money to fund start up loans to small business.

**Members Forum**

**Charles Couture:** Discussed the condition of Route 240 with DPW Director.

**Andrea Mellon:** Thank you for the support for Ashford's Master Plan

**Dave McCoy:** Discussed how our County has no voice when it comes to NYS DOT projects, such as the disrepair of Route 186, because we do not have an MPO (Metropolitan Planning Organization). He would like to see Southern Tier West fill that role for our area.

**CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS**

(Attached to the back of the agenda)

**NEXT MEETING**

The next meeting of the Planning Board will be held on April 26, 2018 at 7:00 pm at the County Center in Little Valley.

**ADJOURNMENT**

*Mike Zaprowski moved to adjourn the meeting at 7:45 pm. Motion was carried.*