

**Cattaraugus County Planning Board
303 Court Street, Little Valley, New York
March 31, 2016 at 7:00 pm**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Michael Zaprowski, Secretary
Robert Keis
David McCoy
Andrea Mellon
Al Ormond
Joe Pillittere
James Valent

PLANNING BOARD MEMBERS ABSENT: Paul Mager, Vice Chairman
Florence Fuller, Assistant Secretary
Tina Abrams
John Sayegh
Mark Smith

PLANNING DIVISION STAFF: Crystal Abers, Director
Ginger Malak, Program Assistant
Kate O'Stricker, Development Specialist

GUESTS: Howard VanRensselaer, County Legislator

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

APPROVAL OF MINUTES

Joseph Pillittere moved with a second from Al Ormond to approve the minutes of the February 25, 2016 meeting. Motion was carried.

NEW BUSINESS

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

**Village of Ellicottville
Zoning Test and Zoning Map Amendment**

Ginger Malak reported that the Village of Ellicottville is requesting review of revisions of both text and zoning map of the Zoning Law of 2014.

This action is an amendment to the existing Zoning Ordinance of the Village of Ellicottville, for selected sections, in conformance with the Village of Ellicottville Comprehensive Plan. Revising the Zoning Ordinance insures that approved developments with the Village comply with the overall vision of the Comprehensive Plan and to address identified issues that have arisen since

the last update of 2014. The Village Board adopted an updated Comp Plan in September of 2015 in order to provide an updated vision and plan for reference when addressing potential land uses and impact from the reuse of properties, the development of vacant parcels and the regulation of land in the Village.

Mrs. Malak pointed out the purpose of the creation of the Four Corners District Zone and distributed a map depicting this change.

The Board agreed that the proposed changes were in order, as to reflect the newly adopted Comprehensive Plan.

Additional Information:

- Tax Map No' (s): NA
- SEQR: Type 1 Action – Full EAF Completed
- Ag Data Statement: NA
- Floodplain: NA
- Wetlands: NA
- Archaeological Sensitive Area: Yes
- Public Hearing: Scheduled for April 11, 2016 at the Village Board meeting

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

Robert Keis moved with a second from Joe Pillittere to accept the staff recommendation. Motion was carried.

City of Olean

Site Plan Review – 158 North Union Street

Ginger Malak reported that the City of Olean is requesting a Site Plan Review for 158 North Union (formerly Custom Creations). The applicant (My Old Time Bakery & Café) wishes to convert vacant space for a proposed bakery and coffee shop. The project involves the installation of two handicap accessible bathrooms.

Mr. Zaprowski commented that the project does not need a site plan review since it does not change the footprint of the building. It is a code issue.

Mrs. Malak explained that the space was formerly a jewelry store. The current owner proposes to operate a bakery and coffee shop and is essentially retrofitting the bathrooms to provide handicap accessibility. Although the building footprint is not changing, the change in use triggered the site plan review.

Additional Information:

- Tax Map No' (s): 94.065-3-35
- SEQR: Unlisted Action – Short EAF Completed
- Ag Data Statement: NA
- Floodplain: NA

- Wetlands: NA
- Archaeological Sensitive Area: Yes
- Public Hearing: Not yet scheduled.

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

Joe Pillittere moved with a second from Andrea Mellon to accept the staff recommendation. Motion was carried.

City of Olean

Special Use Permit – 1100 Homer Street

Ginger Malak reported that the City of Olean is seeking a special use permit for the United Pentecostal Church. The project involves extend the gravel parking lot coated with crushed limestone at a cost of approximately \$16,000. Copies of the site plan map were distributed.

Project Highlights:

- Acreage of affected site – approximately ¼ acre
- Stormwater discharge will be directed to existing catch basin and swale area

Additional Information:

- Tax Map No' (s): 94.039-1-12
- SEQR: Unlisted Action – Short EAF Completed
- Ag Data Statement: NA
- Floodplain: No
- Wetlands: No
- Archaeological Sensitive Area: Yes
- Public Hearing: Not yet scheduled.

The Board agreed that as long as the parking lot will be constructed with the same materials as currently used and that there is a plan for stormwater, there appears to be no issues.

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

Jim Valent moved with a second from Joe Pillittere to accept the staff recommendation. Motion was carried.

Environmental Reviews

Village of Ellicottville

Zoning Text and Zoning Map Amendment

Ginger Malak reported that the Village of Ellicottville Board of Trustees is requesting to serve as Lead Agency for the Zoning Text and Map Amendments to the Village of Ellicottville Zoning Local Law of 2014 (project reviewed above). The Cattaraugus County Department of Economic Development, Planning & Tourism is considered an “interested agency” for the SEQR review.

STAFF RECOMMENDATION: The Cattaraugus County Planning Board Concurs with the Village of Ellicottville's Request to Serve as Lead Agency for the Amendments to Zoning Local Law of 2014 and Zoning Map Amendment

Joe Pillittere moved with a second from Robert Keis to accept the staff recommendation. Motion was carried.

Intergovernmental Reviews - None

OLD BUSINESS

REPORTS / OTHER BUSINESS

Chairman's Report

Charles Couture reported on the **21st Annual New York Maple Weekend** held on March 19 and 20. At his brother's, there were 1300 visitors on Saturday and 1100 visitors on Sunday. On Saturday, a limousine showed up with a full car of people who hired the vehicle for the whole day to visit all the maple activities. The event was advertised across the State.

Mr. Couture stated that the Maple Weekend could serve as a Legislative tour in the Spring, like that of the fall Farm Tour.

Department Reports

Director's Report

Crystal Abers reported on the following activities of the Department:

- The **5th Annual Farmer-Neighbor Dinner** will be held on April 13, 2016. The guest speaker will be Richard Ball, Commissioner of Ag and Markets. Mrs. Abers emphasized that everyone must make reservations as there is a strict cutoff of 300. The Department has received 297 reservations thus far. Many donations were received this year that included food, wine, beer and water.
- The **NYS Empire State Development** sent letters to municipalities that were unsuccessful in applying for a State grant through the CFA in 2015, offering assistance in planning for the 2016 round of CFA. Mrs. Abers is working with those municipalities in Cattaraugus County to get them in the pipeline for funding.
- An **Agricultural Economic Development Team** has been created to provide assistance and various opportunities to agriculture. Mrs. Abers reported that she met with representatives from Cattaraugus-Little Valley School to look at their agricultural programs and hear about their future plans. There are several initiatives and opportunities that can be explored with other schools as well. Only three schools in the County that have agricultural programs – Pioneer, Randolph and Cattaraugus-Little Valley.

- In regard to **Snowmobile Trails**, two trails have been extended to connect the County to Chautauqua County and Allegany County.

Mr. Couture inquired as to the status of the Route 219 Bridge and how will traffic flow with it being closed. Mrs. Abers reported that the State has planned alternative routes.

Comprehensive Plan

Crystal Abers reported that the Cattaraugus County Comprehensive Plan "Vision 2025" was adopted by the County Legislature on March 23, 2016. The completed document can be found online at the cattco.org website under Planning.

She also reported that Paul Bishop will be meeting with the Town of Persia in April to discuss the preparation of a Comprehensive Plan for their Town.

Community Revitalization Fund

Ginger Malak reported that the very first official application for the Community Revitalization Fund has been submitted for review by the Board. The Village of Allegany submitted an application for the Main Street Beautification Project. Copies of the application were distributed. She stated that the project involves the purchase of planters and a watering system for Main Street. Mrs. Malak reported that the application is complete and all supporting documentation has been submitted.

STAFF RECOMMENDATION is to approve the project for funding.

Joe Pillittere moved with a second from James Valent to approve the CRF application for the Village of Allegany. Motion was carried.

Trails Initiative

Ginger Malak reported that the **Trails System Advisory Committee** meeting scheduled for February 18 was cancelled. The agenda for that meeting included a presentation from Chautauqua County on their trail efforts, but they had to back out at the last minute.

It is anticipated that the Committee will meet in April with an agenda to include reports from groups who have been successful in securing State/Federal grants and/or, while maybe not successful, have had experience in applying for grants.

In May or June, the Department expects to invite representatives from Empire State Development and NYS Office of Parks & Recreation to talk about funding that is available for trails and the CFA process. Presentations from Chautauqua and Allegany Counties will also be planned for either of these months.

Other

Kate O'Stricker reported that the Department will host a free seminar on April 14 at 6:30 pm at the County Center. Bill Armbruster, AARP Advisor, will present "How Livable is Your Community?" A Training Credit of at least 1 ½ hours will be provided.

STW Report

Robert Keis reported that the Southern Tier West Board met on March 17. He reported on the following items from that meeting:

- The **Annual Local Government Conference** will be held on May 11 at Houghton College.
- Southern Tier West will be hosting a **Grant Writing Essentials Two-Day Training Session** on April 19 and 20.
- The **NYS Connect Project** is making progress on all fronts. The hardware has been provided to a majority of the libraries that were involved in the grant. The EMR systems at local medical offices have been installed and are being utilized by staff and patients.

Broadband access in Freedom is getting closer to reality. Southern Tier Wireless has installed equipment on a tower in Centerville. They are also in talks with a few land owners to place towers within the community to repeat the signal.

DFT communications is scheduled to have their antennas in Perrysburg operating on April 9th, and plan on offering service to customers in early May. DFT is also in the engineering process for Arkwright and Little Valley. They have reconfigured their antenna in Ellery and are adding more customers.

Mrs. Abers reported that the original Plan will be revisited as to what is next and look at different areas. She stated that they applied three years ago and have experienced some challenges along the way.

Mr. McCoy commented that many businesses can be located anywhere if broadband is available. It is also important to have service available at parks, events, etc. He added that telecommunications are just as important as roads, water and sewer.

Mr. Keis stated that through their experience with the State, Southern Tier West found out that telecommunications is not a considered a utility. So bringing broadband to all areas and communities in the State is not like what it was for electrification.

- In 2016, **STEDO** has closed loans in the amount of \$312,500 and has committed funds for loans in the amount of \$75,000. Total funds leveraged in 2016 are \$530,000.
- With \$50 million in the **POWER Initiative** funding for fiscal year 2016, the Appalachian Regional Commission will provide implementation grants for activities to address the challenges facing coal-impacted communities in the Appalachian Region.

Members Forum

Andrea Mellon reported that the Town of Ashford used Survey Monkey to receive feedback on their Comprehensive Plan. 70 responses were received.

Al Ormond reported that he and his wife participated in the Maple Weekend in Arcade. They had breakfast at Beaver Meadows. They visited a distillery that uses maple in their beer and also a distillery in the Town of Ashford. He emphasized that the Event is huge.

Michael Zaprowski reported that a Little Caesar's is coming to Salamanca.

Robert Keis gave a report on the Route 219 Committee meeting which included the following:

- Funding available through Governor's Initiative for the EIS.
- Continental 1 stated that they have received much support to push this forward
- State must resolve issues with the Seneca Nation before the Nation will approve the right of way for 219.

Howard VanRensselaer commented that he is impressed by the Planning Board and all that it does.

CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS

Charles Couture reported that these are attached to the agenda.

NEXT MEETING

The next meeting of the Planning Board will be held on April 28, 2016 at 7:00 pm at the County Center in Little Valley.

ADJOURNMENT

Michael Zaprowski moved with a second from Joe Pillittere to adjourn the meeting at 8:00 pm. Motion was carried.