

**Cattaraugus County Planning Board
April 25, 2019**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Paul Mager, Vice Chairman
Michael Zaprowski, Secretary
Tina Abrams
James Valent
Robert Keis
Andrea Mellon
Al Ormond
David McCoy
Mark Smith
Dan Newbury

PLANNING BOARD MEMBERS ABSENT: Kathy Ellis

PLANNING DEPARTMENT STAFF: Paul Bishop, Planner
Kate O’Stricker, Development Specialist
Pat McGlew, Development Specialist

GUESTS: None

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

1.0 APPROVAL OF MINUTES

Dave McCoy moved with a second from Dan Newbury to accept the minutes from the March 28, 2019 meeting. Motion was carried.

2.0 NEW BUSINESS

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

2.1 a. Village of Ellicottville - Zoning Text Amendment

•The Village of Ellicottville is updating their zoning law with amendments pertaining to regulation and licensing of short-term rentals (less than 30 days) including: Definitions, Districts and Regulations, Special Permits, and Short-term Rentals Requirements.

•Amendments include:

- Updating definitions to add: Occupancy, Operator, Platform Rental Property, and Short-Term Rental, and Short-term rental application.

- Establishing an application and license procedure as a “Permitted Use” from the Code Enforcement Officer to replace the Special Use Permit procedure by the Planning Board.

- Establishing the Zoning districts where short-term rentals are permitted.

- Establishing standards for signage for short-term rentals in residential districts.

- Establishing parking requirements for short-term rental properties.

- Establishing regulations related to: license requirement, annual renew, posting requirements for owner/operator and emergency contact information, compliance with local laws, occupancy, parking, trash, noise, property maintenance, and signage .

- “grandfathering” of pre-existing short-term rental properties.

- Enforcement and Penalties

- TAX MAP NO'(S): N.A.

- SEQR: Type I Action - Full EAF submitted

- AG DATA STATEMENT: N.A.

- FLOODPLAIN: N.A.

- WETLANDS: N.A.

- ARCHAEOLOGICAL SENSITIVE AREA: Yes

- PUBLIC HEARING: May 20, 2019 at 6:00 PM a the Ellicottville Town Hall

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

Bob Keis moved with a second from Dan Newbury to accept the staff recommendation. Motion carried

2.2 Environmental Reviews: None

2.3 Intergovernmental Reviews: STW #19.09, STW #19.10, STW#19.11

3.0 OLD BUSINESS

None

4.0 REPORTS / OTHER BUSINESS

4.1 Chairman’s Report

There are downstate legislators that are trying to pass the Farmworkers Fair Labor Practices Act which would allow workers to unionize and give them rights to overtime pay. Many farm owners are opposed and will be testifying against the legislation.

The Board is asking the County Legislature to consider submitting a letter of opposition to the NY State Senate Bill S2837. The Legislation, if passed will push many of our County farmers out of business

Motion made by Andrea Mellon to ask the Cattaraugus County Legislature to consider submitting a letter of opposition to NY State for Senate Bill S2837 with a second from Charles Couture. Motion carried

4.2 Department Reports

4.2 a. Director's Report

Crystal could not attend. Paul was asked to report that it was suggested that the Planning Board Annual Dinner be held at Mystic Waters Resort in Limestone on July 24th. Staff will work on reservations and a caterer.

4.2 b. Comprehensive Plan Implementation (Goals Referenced)

Community Revitalization (Goal #6): One application from the Village of Portville to put a kiosk on Main Street to showcase the local businesses and advertise upcoming events. Total Project Cost: \$1195 / CRF: \$597.50 / Friends of Portville: \$597.50

Motion made by Paul Mager with a second from Mike Zaprowski to accept the application. Dave McCoy abstained. Motion carried

County Trails (Goal #4): There will be a trails meeting on May 23rd. Allegany State Park was awarded the NYS TAP grant to complete the multi-use Quaker Path for \$2.9 million. The Town of Randolph also was awarded \$2 million in that grant funding to complete pedestrian safety and ADA compliant facilities in the Main Street area. They were helped by Justin Booth of GoBike Buffalo and the Complete Streets project.

ARC GIS Trail (Goal #4): Received notice that the grant for GIS and Signage for Trails will be heading to ARC in the next few weeks. It has made it through the New York State Department of State

Land Bank (Goal #6):

Have three rehabs starting in the next few weeks.

- 109 7th Little Valley
- 19 Empire Franklinville
- 266 Main Street Randolph

Three demos being filled and seeded this week and next.

- Toad Hollow - Sold as side lot to neighbor
- Hazelmere will sell as building lot
- Adams in Olean will sell as building lot

Next set of demos which are the last of the LISC funding will be starting any day.

- 1 Pine Franklinville
- 1 Empire Franklinville
- 713 West Sullivan Olean

- 1506 Henley Olean
- 5 Dean Randolph
- 3069 Route 39 Yorkshire

New properties that will be taken off the 2019 foreclosure list.

- FOR REHABILITATION
- 27 Temple Street Portville
- 419 Court Little Valley
- 16 South Main Franklinville
- 316 North Ninth Olean

Auction Properties for demolition in 2019.

- 20 North Main Delevan
- 121 N 7th Olean
- 139 N 7th Olean
- 808 N Union Olean
- 141 Adams Olean
- 20 N Cobb Delevan
- 108 Mill South Dayton
- 88 First South Dayton

OTHER - None

4.3 STW Report

- Houghton Annual Training will be Thursday May 9th.

4.5 Members Forum

- **Dan Newbury:** Thank you to Southern Tier West for the Grant Writing Workshop.
- **Patrick McGlew:** Kick-off for Ag and Farmland Protection Plan will be May 2nd.

The abandoned gas stations in Machias and South Dayton have had the geo-probing completed. We are now waiting for the report to come back to see what the next steps will be.

There will be a seminar on April 30th to discuss Soil 101. The presenter will be here at 7:00 pm. Soil management for berries will also be discussed.

- **Tina Abrams:** The Seneca Nation has been a participant in the redeveloping of the Kinzua Dam and Allegheny Reservoir Master Plan with the Army Corp of Engineers. The Master Plan will guide the comprehensive management, conservation, and development of recreation, natural and cultural resources at the reservoir. The public is invited to comment through June 13th, 2019. Is the County a participant through the Marina? The Seneca Elders have a lot of input about the reservoir. Also, the plan will discuss the water level which is controlled by the needs of Pittsburg.

- **Mike Zaprowski:** Kudos to the organizers of the Farmer Neighbor Dinner. The food was excellent and the desserts were decadent.

5.0 CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS

Barten & Loguidice will be coming on May 30th at 5:30 pm to discuss types of funding available for municipalities in the CFA. Planning credit will be offered to the Planning Board members.

6.0 NEXT MEETING

The next meeting of the County Planning Board will be held on May 30, 2019 at 7:00 pm at the County Center in Little Valley.

7.0 ADJOURNMENT

Mike Zaprowski moved to adjourn at 7:36 pm.