

**Cattaraugus County Planning Board  
303 Court Street, Little Valley, New York  
April 28, 2016 at 7:00 pm**

**PLANNING BOARD MEMBERS PRESENT:** Charles Couture, Chairman  
Michael Zaprowski, Secretary  
Florence Fuller, Assistant Secretary  
Robert Keis  
Al Ormond  
Joe Pillittere  
John Sayegh  
James Valent

**PLANNING BOARD MEMBERS ABSENT:** Paul Mager, Vice Chairman  
Tina Abrams  
David McCoy  
Andrea Mellon  
Mark Smith

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

**GUESTS:** Rick Miller, Olean Times Herald

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

**APPROVAL OF MINUTES**

*Michael Zaprowski moved with a second from Al Ormond to approve the minutes of the March 31, 2016 meeting. Motion was carried.*

**NEW BUSINESS**

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

**Town of Allegany**

**Special Use Permit and Site Plan Review – 3319 West River Road**

Paul Bishop reported that the Town of Allegany is requesting a special use permit and site plan review for 3319 W. River Road. The applicant wants to convert an existing barn/building into a tavern/restaurant.

Project Highlights:

- This was formally the site of O’Dea’s driving range, miniature golf course and snow tubing facility.
- The driving range and miniature golf course will continue to operate and the tavern/restaurant (to be called Woodside) will be available to those patrons and the general public.
- The hours of operation will be 11:00 am to midnight Monday through Saturday and 12:00 pm to midnight on Sunday. Occupancy capacity is 98.
- There is an existing parking lot in front of the building with 20 spaces. An auxiliary parking lot will be constructed at the eastern boundary of the property providing an additional 19 spaces. There is a stockade fence that surrounds the miniature golf course. The Town should review the sightlines for cars exiting this auxiliary lot to ensure that this fence allows for safe entry onto the West River Road.

Additional Information:

- Tax Map No’ (s): 93.004-2-28.1
- SEQR: Unlisted Action – Short EAF Completed
- Ag Data Statement: Yes
- Floodplain: Yes
- Wetlands: No
- Archaeological Sensitive Area: Yes
- Public Hearing: Scheduled for May 9, 2016 at the Allegany Town Hall

Discussion:

- Site Lines
- Parking. Mr. Sayegh stated that there is ample parking for the restaurant. There are 20 spaces for an occupancy of 98, which meets the guidelines.
- Driving Range

**STAFF RECOMMENDATION: The proposed action has no significant county-wide or inter-municipal impact, with the following advisories:**

- (1) The Town verifies that the fence surrounding the miniature golf course is outside the right-of-way of County Road 60 (West River Road)**
- (2) The Town verifies that the fence surrounding the miniature golf course does not impede the sightline for cars exiting the auxiliary parking lot onto County Road 60 (West River Road)**

*Joe Pillittere moved with a second from Florence Fuller to accept the staff recommendation. Motion was carried with John Sayegh abstaining.*

**Town of Franklinville  
Area Variance - 7637 Cadiz Road**

Paul Bishop reported that the Town of Franklinville is requesting an Area Variance on 7637 Cadiz Road. The applicant is requesting an area variance of the front setback from the required 75 feet to 40 feet.

Project Highlights:

- The applicant wants to construct a new garage on the site. An existing barn near the site will be demolished once the new garage is complete. This existing barn is setback only 18 feet from the center of Cadiz Rd.
- The Zoning Board of Appeals approved the variance at their April 12<sup>th</sup> meeting contingent on compliance of SEQR and the County Planning Board review.
- First, SEQR review is not required for individual setback and lot line variances (this is a Type II Action).
- Second, procedurally, the ZBA is not allowed to approve the variance prior to County Planning Board review. It is recommended that the ZBA, at their next meeting, make a motion to rescind their previous approval and make a new motion and approve the variance now that the County review is complete.

Additional Information:

- Tax Map No' (s): 40.003-1-14.1
- SEQR: Type II Action - No SEQR Review Required
- Ag Data Statement: NA
- Floodplain: No
- Wetlands: No
- Archaeological Sensitive Area: No
- Public Hearing: Held on April 12, 2016 at the Franklinville Town Hall.

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

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

**Town of Little Valley  
Area Variance – 5444 Rock City Street (Route 353)**

Paul Bishop reported that the Town of Little Valley is requesting an area variance for 5444 Rock City Street (Route 353). The applicant is requesting an area variance in the rear setback from the required 35 feet to 20 feet.

Project Highlights:

- This request is for the proposed Dollar General store on Route 353 just outside the Village of Little Valley.

- It has come to our attention that the Town of Little Valley Zoning Board of Appeals approved a motion for this variance before referring it to the County Planning Board. Procedurally, the ZBA is not allowed to approve a variance prior to County Planning Board review. It is recommended that the ZBA, at their next meeting, make a motion to rescind their previous approval and make a new motion and approve the variance now that the County review is complete.

Additional Information:

- Tax Map No' (s): Split from 54.004-1-8.3
- SEQR: Type II Action - No SEQR Review Required
- Ag Data Statement: NA
- Floodplain: Yes
- Wetlands: No
- Archaeological Sensitive Area: Yes
- Public Hearing: Held April 18, 2016 at the Town of Little Valley Office

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

*Joe Pillittere moved with a second from Michael Zaprowski to accept the staff recommendation. Motion was carried with Al Ormond abstaining.*

**Environmental Reviews - None**

**Intergovernmental Reviews - None**

**OLD BUSINESS**

**REPORTS / OTHER BUSINESS**

**Chairman's Report**

Charles Couture reported that in the Springville Journal there was an article regarding the Bertrand Chaffee Hospital. A map of other hospitals around Chaffee was also included. The article stated that these other hospitals received grants for their operations and Bertrand Chaffee did not. It wasn't clear as to why Bertrand Chaffee did not receive a grant.

Discussion:

- Mr. Keis. Perhaps Bertrand Chaffee is not considered as a full service hospital.
- Mr. Couture. Bertrand Chaffee is the first stop for anyone in northern Cattaraugus County.
- Mr. Keis. Health care is a huge issue. He discussed the various issues facing health care.
- Mrs. Abers asked if Bertrand Chaffee is affiliated with a Buffalo Hospital. Not sure.
- Mr. Zaprowski reported on volunteer fire departments that are formed as "protectives".

Mr. Couture also reported that the Commissioner of Ag and Markets, who spoke at the Farmer-Neighbor Dinner, was very impressed with Sprague's Maple Farms, where he and a group had breakfast the morning following the Dinner.

## **Department Reports**

### **Director's Report**

Crystal Abers reported on the following activities of the Department:

- The **5<sup>th</sup> Annual Farmer-Neighbor Dinner** was held on April 13, 2016. There were 320 people in attendance. Many donations were received this year that included food, wine, beer and water. All the vendors were very supportive of the effort.
- The Department continues to hold monthly seminars. On May 12, a seminar on **Growing Grapes and Wine Making** will be held at the County Center in Little Valley.
- The **WNY Regional Economic Development Council** will hold a CFA Workshop on April 29 in Fredonia. CFA applications are due in July with notification later in the fall.
- The Department continues to work with **businesses**. Many calls have been received asking for assistance.
- Following a question on business activity happening in Little Valley, Mrs. Abers reported on **Composite Panel Solutions**. She stated that the Department worked with the company to help them remain in the County and retain their workforce. In an effort to meet their needs, the County searched unsuccessfully for an existing building. The company is planning to build a new 80,000-square-foot facility and move production from Cattaraugus to Little Valley. The location of the new facility is the Legion Field on Route 353, the former high school field currently used by the Town of Little Valley for recreation programs. The company expects to add 50 new jobs. Mrs. Abers stated that although the company is moving down the road, it is important to understand that the current employees will be retained and that those jobs did not leave the County or the State.

Mr. Zaprowski asked if anything was happening with Dal-Tile. Mrs. Abers stated that there was nothing new to report.

Mrs. Abers commented that businesses know what they need and where they want to be. The Department attempts to meet their needs however they can.

### **Comprehensive Plan**

Paul Bishop reported that the Department has begun the implementation of the Comprehensive Plan now that it has been completed. The County Planning Board will serve as the Comprehensive Plan Implementation Committee.

### **Community Revitalization Fund**

Ginger Malak reported that the approval of the application from the Village of Allegany has been in the newspapers. It is hoped that this news will encourage the other municipalities that she is

working with to finalize their applications as well. She has received other inquiries (i.e. Portville Historical Society).

Mrs. Abers has met with the Mayors and Supervisors describing all the programs the Department has to offer municipalities. The CRF is one program that she continues to explain to them.

### **Trails Initiative**

Ginger Malak reported that the **Trails System Advisory Committee** met on April 21. Committee members gave presentations in regard to their success with securing State/Federal grants and any other funding. If they were unsuccessful, they discussed that experience as well. The presentations included: equestrian trails, Ellicottville hiking/biking trail, the City of Olean/Portville/Allegany hiking/water trails, and the Mountain Bicycling Association. The presentations were very well received with much interaction during the meeting.

It is anticipated that the Committee will meet in May and/or June with agenda items including:

- Presentations from Chautauqua County and Allegany County on their trail efforts.
- Discussion with representatives from Empire State Development and NYS Office of Parks & Recreation regarding funding for trails and the CFA process.

Mr. Couture stated that NYS Department of Environmental Conservation (DEC) is building new trails. He asked if the Department was working with them. Mrs. Abers stated that the Department is working very closely with DEC. They are on the Committee and in the fall a representative gave a very thorough presentation as to the assistance DEC is able to provide for trail development.

### **Other**

**2016 Annual Dinner Meeting.** Crystal Abers reported that the Planning Board's 55<sup>th</sup> Annual Dinner Meeting is tentatively scheduled for July 27, 2016. Generally, approximately 100 people attend. Originally it was planned to hold the dinner at Elkdale Country Club and invite a representative from the Finger Lakes Trail to speak, as that trail is in close proximity to Elkdale and the Pat McGee Trail. Elkdale could not accommodate the request as they are booked that month.

The current thought is to hold the Dinner in Hinsdale at the American Legion. It was suggested that JD's Smokin' Grill and Bar could cater the food. Mrs. Abers stated that the Legion Auxiliary could also cater the food. Mrs. Malak stated that the Auxiliary does a very nice job.

It has been suggested that the Genesee Valley Greenway State Park would be the topic for the Dinner. The 90-mile open space corridor follows the route of the Genesee Valley Canal and the Pennsylvania Railroad Rochester Branch from the Erie Canalway Trail in Rochester's Genesee Valley Park to the Village of Cuba in Allegany County. It is hoped that the GVGSP will eventually extend to Hinsdale in Cattaraugus County (thus, the reason to hold the Dinner in Hinsdale). It is envisioned that the trail will continue on to Allegany State Park. The Friends of the Genesee Valley Greenway is spearheading this effort.

Following a discussion of the awards and speaker, the Board agreed that the Department should move forward with their plans.

Mr. Ormond suggested an alternative location of the Royal Ednor Hotel/Banquet Center. It is believed that the Royal Ednor has been closed for years.

**2015 Annual Report.** Ginger Malak distributed copies of the Department's 2015 Annual Report. The Report gives a good overview of what each division worked on during the year. Mrs. Abers commented that as the Report demonstrates, the Department was very busy in 2015. The report is lengthy; however there were many new programs that were initiated during the year.

**Comprehensive Plan Implementation.** Kate O'Stricker reported the following efforts that address several strategies in the Plan:

#### **Complete Streets in Randolph**

Justin Booth from **Make Communities, LLC**, located in Buffalo, is a subcontractor for the Healthy Schools Healthy Communities grant in Cattaraugus County. On April 26, he conducted an educational session in Randolph regarding Complete Streets policies, practices, and a walkabout to look at what changes can be made to make the community more walkable and bikeable. He will then take what he learned from participants and complete a report to be used to develop an action plan for the community. Randolph has already adopted a Complete Streets Policy, although a walkability assessment should be conducted prior to the adoption.

In five years, Make Communities will be working with five school districts. Communities within those school districts are eligible for a \$1,000 grant.

#### **AARP Livability Economy Educational Session**

The Department hosted an educational session on the Livability Index and what make a livable community conducted by Bill Armbruster, Advisor, from AARP. The program included discussions on the compactness of a community, integration of land uses, housing diversity, and transportation options. Over 30 participants attended the session.

#### **Allegheny River Public Access and Recreation Plan**

Mrs. Abers and Mrs. O'Stricker attend the Project Kick-Off Meeting on April 27. Three consultants have been hired as follows:

- Ingalls Planning and Design will serve as the primary consultant for the Allegheny River Plan.
- Highland Planning for Public Participation
- Hatch Mott McDonald for Infrastructure Planning if they are needed in the planning process.

Kick-Off agenda included discussion of the Community Vision for the water trail; issues that need to be addressed; and the assets and strengths that need to be preserved. The consultants are currently conducting an inventory and analysis of existing zoning, land use

plans, etc. Following the assessment, they will move into the public participation phase and hold workshops to garner feedback from the community.

Mrs. Abers stated that this River Access project ties into the efforts of the County Trails Advisory Committee and the proposed Countywide Trails Plan. The Committee has a total of 56 members who represent every area in the County.

**Town of Persia.** Crystal Abers reported that Paul Bishop and she met with the Town of Persia on April 25 to discuss the preparation of a Comprehensive Plan for their Town, but also talked about adopting a Complete Streets Policy.

### **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.
- The **NYS Connect Project** continues to make progress. Southern Tier Wireless has installed equipment on a tower in Centerville and is adding clients. They are also in talks with a few land owners to place towers within the community to repeat the single. DFT Communications have installed the antennas in Perrysburg and are testing the service prior to full deployment in May. DFT is also in the engineering process for Arkwright and Little Valley.
- **GIS Data Collection.** Southern Tier West has started scheduling times to collect data, such as culverts and sign locations. A busy summer of data collection is expected. This is a very good program for municipalities.
- At the next meeting of **STEDO**, the Board is going to review their mission and the impact that they can have in the region in terms of small business development. There are a number of different programs that were highlighted at the recent US Department of Commerce EDA Conference that STEDO will explore and aim to create programs around. For many, if not all, of these programs Southern Tier West will work with their development partners in order to make these a success.

### **Members Forum**

**Joe Pillittere** reported that the County DPW is gearing up for lots of work this summer.

**Al Ormond** reported on the Cattaraugus County Envirothon. Cattaraugus-Little Valley school won and will be going to State competition. This is a wonderful program, very worthwhile.

**Robert Keis** reported that the value of the Canadian dollar is impacting some of the projects planned in Ellicottville. It is having a significant impact on the resort area.

Mr. Sayegh added to this discussion regarding the value of the dollar and how it fluctuates. Every 10 years it goes up or down.

Mr. Zaprowski added that originally the Ohio market supported the resort area and now the Canadians overshadow that market. Mr. Keis further explained the changing in the markets.

**Michael Zaprowski** reported that he has been looking into housing for senior citizens. All of the smaller communities in the County lack senior housing. There are very few options available.

He commented that the Farmer-Neighbor Dinner was wonderful and really enjoyed it.

He also reported that John Padlo told him that he appreciated the fanfare that was given to his mother, Ann, when she retired from this Board.

## **CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS**

Charles Couture reported that these are attached to the agenda.

Paul Bishop pointed out the two seminars scheduled in May and June; and also that Board members can receive training credits for the attending the STW Local Government Conference.

## **NEXT MEETING**

The next meeting of the Planning Board will be held on May 26, 2016 at 7:00 pm at the County Center in Little Valley.

## **ADJOURNMENT**

*Joe Pillittere moved with a second from James Valent to adjourn the meeting at 8:10 pm. Motion was carried.*