

**Cattaraugus County Planning Board
303 Court Street, Little Valley, New York
May 31, 2018**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Michael Zaprowski, Secretary
Florence Fuller, Assistant Secretary
Robert Keis
Andrea Mellon
Kathy Ellis
James Valent
Al Ormond
John Sayegh
Paul Mager
Mark Smith

PLANNING BOARD MEMBERS ABSENT: Dave McCoy
Tina Abrams

PLANNING DEPARTMENT STAFF: Crystal Abers, Director
Kate O’Stricker, Development Specialist

GUESTS: None

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

APPROVAL OF MINUTES

Robert Keis moved with a second from Paul Mager to approve the minutes of the April 26, 2018 meeting as amended. Motion was carried.

NEW BUSINESS

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

Town of Carrollton- Zoning Map and Text Amendment

Kate O’Stricker reported that:

- The Town wishes to rezone the Municipal Building and Garage (old Limestone High School) from its current designation of R-2 (General Residential) to B-2 (General Business).
- The building currently houses the Town Offices and a business or two.

- The Town wishes to allow dwelling units above the first floor offices and businesses.
- The Zoning Map will change to show this new designation for the front portion of the parcel (101.071-2-7.1) while the rear portion of that parcel will remain R-2.
- The Zoning Law will now show, under “RESIDENTIAL USES” in the Table of Permitted Uses, as allowing, by Special Use Permit, “Dwelling Units Above 1st Floor Businesses” in the B-2 District.

Additional Information:

- TAX MAP NO'(S): N.A.
- SEQR: Unlisted Action - Short EAF Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: N.A.
- WETLANDS: N.A.
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: Held April 17th at 4:30 PM at 640 Main St., Limestone, NY

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

- (1) That the Town beware of the possibility of spot zoning in similar cases in the future

Mike Zaprowski moved with a second from Al Ormond to accept the staff recommendation. Florence Fuller abstained. Motion was carried.

Town of Yorkshire – Zoning Text Amendment

Kate O’Stricker reported:

- These amendments are for Solar Farms/Solar Producing Facilities.
- The amendments will cover both Major and Minor Solar Collection Systems.
- Yorkshire is now the third or fourth municipality to add solar to their zoning laws.

Additional Information:

- TAX MAP NO'(S): N.A.
- SEQR: Unlisted Action - Short EAF Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: N.A.
- WETLANDS: N.A.
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: Yet to be determined

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.

Environmental Reviews

City of Olean- Full Environmental Assessment Form and Positive Declaration- Forest Hills Subdivision

STAFF RECOMMENDATION: No response required.

Intergovernmental Reviews

Kate O’Stricker reported that the County received Intergovernmental Reviews STW #18.09 and STW# 18.10. Received, reviewed, no comment.

OLD BUSINESS - None

REPORTS / OTHER BUSINESS

Chairman’s Report – None

Department Reports

Director’s Report

Crystal Abers reported:

- 2017/2018 Snowmobile Phase 3 was due today. The Report has been submitted. Phase 1 of 2018/2019 is due tomorrow June 1st. There is only one submission to be sent in for new trail.
- Census data has been submitted to the Census Bureau
- The NYS Consolidated Funding Application is now open. Applications are due July 27th. Event held at Holiday Valley giving an over view. We have not heard from many municipalities that are planning on applying.

Comprehensive Plan Implementation (Goals Referenced)

Community Revitalization (Goal #6)

- No new municipalities this month. Going to send out an email with the brochure.

County Trails (Goal #8)

- Completed and submitted the Pre-application for the ARC. This project is designed to create a comprehensive mapping system that will allow trail users to identify routes, access points, access difficulty level, and explore nearby destinations and points of interest; The GIS mapping system will make an intuitive, easily updated digital mapping system using the current Cattaraugus County Trail viewer as the foundation for the system. The project will also develop a comprehensive signage system using consistent graphics, colors and materials for all trails within the Cattaraugus County Trail System.

Land Bank: (Goal #6)

- Have five properties ready to demolish and is working on taking eight more from the tax auction.
- Have two rehabs that are for sale, and will be taking five more from the Tax Auction.
- Bid by adjacent land owners taken for demo lots. Four of the five had bids so that we
- Strategically picking properties for community revitalization.

ARC Community Development (Goal #4)

- Community Development Initiative Workshops will be held on Monday and Tuesday June 4th and 5th at Holiday Valley from 9:00-4:00. All County Planning Board Members are welcome to attend.

STW Report

Bob Keis reported:

- No meeting this month.
- ARC pre-applications presentations will be June 21st.

Members Forum

Robert Keis: June 21st will be the presentations to STW Board for ARC applications.

James Valent: Making sure that EDPT is working with the Amish for yogurt production. Discussion of milk producers losing their buyers and loss of small grocery stores and factories are huge issue.

Al Ormond: Relay for Life on June 9th for the American Cancer Society will be help at the Little Valley Fair Grounds. The track will be lit with luminaries at the closing ceremonies.

John Sayegh: Former Desoto Hotel presentation from the developer, Ellicottville Development. Construct two retail Harbor Freight phase one, phase two will be second building in the back with bottom floor retail office space on top floor.

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 June 28, 2018 at 7:00 pm at the County Center in Little Valley.

ADJOURNMENT

Mike Zaprowski moved with a second from Jim Valent to adjourn the meeting at 7:40pm pm. Motion was carried.