

**Cattaraugus County Planning Board
303 Court Street, Little Valley, New York
June 25, 2015 at 7:00 pm**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Paul Mager, Vice Chairman
Tina Abrams
Florence Fuller
Robert Keis
David McCoy
Andrea Mellon
Al Ormond
Joe Pillittere
Mark Smith
James Valent

PLANNING BOARD MEMBERS ABSENT: Michael Zaprowski, Assistant Secretary

PLANNING DIVISION STAFF: Crystal Abers, Director
Ginger Malak, Program Assistant

Guests: Kirk T. Edwards, Clark Patterson Lee

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

APPROVAL OF MINUTES

Al Ormond moved with a second from Florence Fuller to approve the minutes of the May 28, 2015 meeting. Motion was carried.

NEW BUSINESS

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

**City of Olean
Site Plan Review – 202 South Union Street
Saint Mary of Angels Roman Catholic Church**

Ginger Malak reported that the City of Olean is requesting a site plan review for a parking lot expansion and construction of stair additions to the east side of the Saint Mary of Angels Roman Catholic Church to improve accessibility. Additional information includes:

- The project includes the construction of a 500 S. F. addition on the east side of the main church building. The addition will serve as an ADA accessible entrance for the church. A loop driveway off the church's east parking lot will allow for a vehicle drop-off near the new accessible entrance.

- Requires City of Olean Building Permit and Site Plan approval of the Cattaraugus County Planning Board
- Total acreage of site of the proposed action and total acreage owned by the applicant is 1.2 acres. Total acreage to be physically disturbed is .24 acres.
- The storm discharges will be directed to established conveyance systems – catch basins and leaching reservoirs (three leaching chambers with a total capacity of 1600 gal.) to be constructed.
- A Zoning Permit Application has been filed, but denied due to the need for Site Plan Review first.
- For SEQR purposes, this is considered an Unlisted Action and requires a Short EAF. A Short EAF was submitted.
- The Public Hearing will be held on July 13 in the City of Olean Council Chambers.

Kirk Edwards from Clark Patterson Lee (representing the church) provided additional information regarding the project.

- Presented an overview of the parking lot construction and provided maps.
- Moved the elevator from previously proposed outside of the building to the inside and added an accessible ramp.
- An addition will be constructed to allow for a private entrance to the church by the priest.
- Access from Henley will be one way; access from South Union will be two-way
- 1600 gal leach bed has been upgraded to 2500 gal
- One concern that the residents had was the run-off from the parking lot. A swale will be constructed to address that concern.

Questions and Answers

- There will be 13 parking spaces, with an additional 7 handicap spaces
- Currently there is only parking on the street, which will be used also.

STAFF RECOMMENDATION: The proposed action has no significant countywide or inter-community impact.

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

City of Olean
Special Use Permit – 421 South Union Street
Al Lemons Auto Service

Ginger Malak reported that the City of Olean is requesting a special use permit for the construction of an overflow private parking lot for an auto repair shop (commercial business) – Al Lemons Auto Service. She stated that the City of Olean Code Enforcement office had the following comments, which provided a very good summary of the project:

- All applications filled out and submitted
- Short Environmental (SEQR) submitted
- Green space is 52% of the property in question
- 60' x 60' parking lot will be paved with blacktop
- Drainage of parking area will flow to the rear of the lot and fall into a French drain and then will terminate into a drywell.
- Parking area is for an overflow of vehicles that are being worked on by the business and parking lot will not be striped. This office is fine with that as it is not a public lot.
- Lighting consists of an existing light pole on the south west corner of the front lot. No other lighting will be added.
- Existing driveway on the northwest side will be utilized for entry and exiting and no curb cuts will be required.
- The owner submitted his own site plan and I believe this to be suitable.
- (The codes office also attached the overall dimensions of the property for review.) I believe the drawings to be sufficient for the proposed variance. If it is not I will have the owner submit something further, but I see no need to delay this project as it is pretty straight forward and an approved item in this district.

Mrs. Malak provided additional information as follows:

- It is a permitted use under the zoning regulations and consistent with the City's comprehensive plan.
- A Zoning Permit Application has been filed but denied due the required review by the City of Olean Planning Board – as per section 4.14 of the City of Olean Zoning Laws – and County Planning Board
- For SEQR purposes, this is considered an Unlisted Action and requires a Short EAF. A Short EAF was submitted.
- The Public Hearing will be held on July 13 in the City of Olean Council Chambers.

Questions and Answers

- There is an existing fence.
- There was a house on the property, but has been dismantled.

STAFF RECOMMENDATION: The proposed action has no significant countywide or inter-community impact.

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

**City of Salamanca
Site Plan Review -800-880 R. C. Hoag Drive
Gasoline Fueling Station**

Ginger Malak reported that the City of Salamanca is requesting a site plan review for the existing multi-tenant building (4,800 sq. ft.). The request includes a site plan revision to add a gasoline fueling station. This is the site that was previously reviewed by the Board last year, which is located next to Hampshire Mills. This is Part I of two parts, Mrs. Malak stated. Additional information includes:

- Changes to the previously approved site plan (last year) include the addition of gasoline fueling islands, a canopy over the islands, and underground fuel tanks. In addition, the parking was reoriented with one or two less spaces.
- This is the site that has the 40' wide permanent NYSDOT storm drain easement running across the western side of the property from south to north. No building construction is allowed within the easement. These site plan changes do not affect that easement.
- For SEQR purposes, it is considered as an Unlisted Action. A Short EAF has been submitted.
- A public hearing was held on June 4 in the City of Salamanca Courtroom
- Paul Bishop asked the question as to whether the eastern entrance of this new development would create issues for the western entrance to the Hampshire Mills property.

Mrs. Malak reported that there is a Part II to this request. Mike Zaprowski provided a map to her showing a driveway access between Hampshire Mills and the multi-tenant building near the gas pumps. Mr. Zaprowski stated that he supported this access as a means to address the shared driveway recommendation. He explained how the access driveway would benefit both establishments. He also added that Jim Hannon prepared the plans and he feels confident that there shouldn't be any problems.

Questions and Answers

- Seneca Nation of Indians approved the gas station proposal on June 20, 2015, which is required to obtain operating license.
- Up to 5 businesses will be in the building.
- Concern as to how the tanker truck will access the fuel tank (only one).
- Concern as to surface fuel spills and leakage. Is there an oil/water separator? Do the tanks have leak detection?

It was recommended by the Board that Paul Bishop investigate the concerns mentioned above.

STAFF RECOMMENDATION: The proposed action has no significant countywide or inter-community impact, with the following advisory:

- (1) The applicant considers cooperating with the property owner adjacent to the east to create an agreement for a shared driveway – rather than two separate ones.**

Joe Pillittere moved with a second from Tina Abrams to accept the staff recommendation with advisory. Motion was carried. (This contingent on Paul Bishop's review of the plans)

Environmental Reviews - None

Intergovernmental Reviews – None

OLD BUSINESS – None

REPORTS / OTHER BUSINESS

Chairman's Report

Charles Couture reported that he and his wife traveled recently to Long Island. The traffic was a mess, taking two hours to go 10 miles. However, after taking the agricultural exit for Long Island, it was unbelievably rural. Suffolk County is the largest agriculture producing County in NYS. Everything is grown for Long Island and NYC, nothing goes upstate.

He talked about the specialty farms they visited, such as oysters, wineries, vodka, etc. There were nurseries and farm stands. Homes go for \$1.8 - \$5 million. They are up against a strict farm land ordinance. They have an enormous problem with the deer population. This year will be the first time that they have allowed hunting deer.

Department Reports

Director's Report

Crystal Abers reported that the Department has been extremely busy. She reported on the following:

- CFA Workshops. Three staff attended the State's CFA Workshop in Olean. They are working with businesses and municipalities with potential projects; arranging meetings with Empire State Development office.
- Annual Dinner. The Annual Planning Board Dinner will be at The Woods at Bear Creek Glamping Resort. The Dinner will be in the Convention Center with the Board meeting being held in the second building in the bar area. Tours of the Resort will be available.
- Cattaraugus County Path Thru History Weekend. NYS officially celebrated History during the weekend of June 20-21, with their Path thru History Weekend. In Cattaraugus County several places and events were highlighted for visitors.
- History Geo Trail. The Department is rolling out a new History Geo Trail.
- Conservation Stamp. The unveiling of the 2015-16 Federal Duck Stamp created by Cattaraugus County's own Jennifer Miller from Feather Dust, is scheduled for July 18th in Westons Mills. Jennifer was chosen out of a total of 186 other artists from all over! Federal Duck Stamps are conservation revenue stamps; 98 percent of the purchase price goes directly to help acquire and protect wetland habitat and purchase conservation easements for the National Wildlife Refuge System.

Comprehensive Plan

Ginger Malak reported that the Department continues to review and make changes to the Comprehensive Plan. It is a work in progress.

Community Revitalization Fund

Ginger Malak reported that she is working with the Town and Village of Portville, Town of Carrolton, Village of Allegany, and the City of Salamanca. All have viewed at least one Roger Brooks' videos, which at least one is required by the program. Crystal Abers has met with the Town of Ashford regarding the fund and they anticipate applying.

No applications have been received as of this date; however Mrs. Malak has reviewed a draft application from the Village of Allegany. She expects to receive that shortly.

Trails Initiative

Ginger Malak reported that the Department is seeking funding from the Appalachian Regional Commission for the development of a County-wide Trails System Plan. The "dynamic duo" of Crystal and her presented the project to the Southern Tier West Board that morning. The STW Board had many very good questions, but she believes that they addressed each very well. The project received a ranking of #2 out of 6 proposals. A final application is due on September 15.

Other - None

STW Report

Robert Keis reported that the Southern Tier West Board met this morning. He reported on the following:

- Heard ARC project presentations from six applicants. Crystal and Ginger did an excellent job. A project ranked #2 would generally be considered for funding. There is no guarantee for funding as the State and ARC must approve the project, but there is a very good possibility. He is very optimistic.

Mrs. Abers commented that the project really touches every community in the County and 20 different trail organizations. Mr. Keis added that the project also links to other counties as well.

- State Archives Grant. The current SARA project is being completed. To date STW has purchased and installed scanners at six participating municipalities and worked with Biels to scan in over 45,600 records for the towns of Rushford, Ripley, and Poland. The records for Pomfret, East Otto and Friendship are still in process. Also worked with General Code to train and configure the accounts to STW's server's Laserfiche System Mr. Keis commented that this is a good program for municipal files. Please take that back to your municipalities. For more information, contact Sarah Phearsdorf at STW.
- NYSDEC Baseline Program. As part of the new 604(b) Baseline program, the Village of Springville has asked for STW's assistance in collecting data points as well as a flow analysis report of their system. Jon Mayr is currently collecting data points and expects to collect around 600 man-hole covers, water valves, and fire hydrants. Mr. Keis commented that this program is very beneficial to communities. The mapping of characteristics of municipal highway infrastructure is important to the maintenance of the highways.

Members Forum

Paul Mager. Mr. Mager reported that he had recently spoken to Rick LeFeber and asked him about the Pat McGee Trail. That might have been the wrong question as Mr. LeFeber gave him a lengthy response as to his trying to find someone to purchase it; and how the County does not want it and won't maintain it.

Mr. Pillittere explained that Mr. LeFeber received \$400,000 in State funding to maintain the trail. Mrs. Abers stated that he obtained the trail from the IDA and accessed \$2 million in grants to improve it. Mr. Pillittere added that after the County gave it to him; he then wanted the County to buy it back. Mr. Pillittere and Mr. Keis explained that Mr. LeFeber does not own it personally and was able to access State funding whereas the trail is owned by a Local Development Corporation (LDC) formed by Mr. LeFeber.

Mr. Mager asked if the intention of the County is to take over trails and coordinate. Mrs. Abers explained that the purpose of the County-wide Trails System Plan is to: 1) identify existing trails; 2) ascertain the usability of each trail; and 3) the feasibility of collaboration between trail organizations and linkage of trails.

Al Ormond. Mr. Ormond reported that the Randolph Envirothon team placed 4th in the State.

David McCoy. Mr. McCoy reported that he had read through the WNY REDC recent progress report. It included a project from Allegany County that received a grant to start a Planning School. Communities attend a complete program of classes and after they graduate they receive a completed Comprehensive Plan. This would be very beneficial to communities.

Mrs. Malak stated that the project was the dream of County Planner Kier Dirlam. Over the years he has helped many municipalities with the development of their comprehensive plans and felt that a school would allow for more than one community to be helped at a time.

Check Your Odometer

Mr. Couture and Mr. Mager reported that they needed a mileage form. Mrs. Abers stated that a form will be mailed to all and brought to the next meeting.

CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS

Charles Couture reported that these are attached to the agenda.

NEXT MEETING

The next meeting of the Planning Board is the Annual Dinner, scheduled for July 22, 2015 at The Woods at Bear Creek Glamping Resort. The meeting will start at 4:00 pm, followed by the Appetizer Hour/Tours at 5:00 and Dinner at 6:00.

ADJOURNMENT

Joe Pillittere moved with a second from Paul Mager to adjourn the meeting at 8:20 pm. Motion was carried.