

**Cattaraugus County Planning Board
303 Court Street, Little Valley, New York
June 28, 2018**

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

PLANNING BOARD MEMBERS ABSENT: Dave McCoy
Tina Abrams

PLANNING DEPARTMENT STAFF: Crystal Abers, Director
Paul Bishop, Planner
Patrick McGlew, Development Specialist
Kate O'Stricker, Development Specialist

GUESTS: None

Charles Couture, Chairman, called the meeting to order at 7:01 pm.

1.0 APPROVAL OF MINUTES

Al Ormond moved with a second from Florence Fuller to approve the minutes of the May 31, 2018 meeting as amended. Motion was carried.

2.0 NEW BUSINESS

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

Village of Delevan- Area Variance – Stranburg Ave.

Paul Bishop reported:

- Applicant wishes to split his lot.
- One lot would meet the zoning requirements.

- The second lot would be short 1,655 sq. ft. of the required 15,000 sq. ft. and the frontage would be short 15 ft. of the required 100 ft.
- The second lot has an existing garage that would be added on to and used for storage.

Discussion:

The owner needs to know that this is a self-imposed situation that changes the character of the area and creates a lot size too small to build on. The Town will need to enforce the minimum lot size requirement in the future.

Additional Information:

- TAX MAP NO'(S): 12.036-3-18
- SEQR: Unlisted Action - Short EAF Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: No
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: No
- PUBLIC HEARING: To be held July 11th at 7:45 PM at Yorkshire Town Hall in Delevan

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

(1) That the Village of Delevan be aware that the new lot is now non-conforming and any request for putting a building on it in the future would not be allowed.

Bob Keis moved with a second from Al Ormond to accept the staff recommendation. Motion was carried.

Town of Little Valley – Special Use Permit- 5259 Route 353

Paul Bishop reported:

- The applicant wishes to modify existing building to create and operate a soft ice cream business.
- Remodel existing building with such things as replace roof shingles, upgrade toilet facilities to handicap accessible and new electrical service and distribution lines.
- Add a 24' x 20' covered pavilion to the west side of the building to provide a shaded area for picnic tables.
- Will provide 20 parking spaces with a minimum of 2 handicap spaces.
- Will use existing driveway to the south.

- Due to the close proximity of the site to Route 353 it is suggested that the existing fence remain and be maintained.
- Currently served by public water and sewer.

Additional Information:

- TAX MAP NO'(S): 54.003-1-7.3
- SEQR: Unlisted Action - Short EAF Submitted
- AG DATA STATEMENT: Submitted
- FLOODPLAIN: No
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: No
- PUBLIC HEARING: To be held on July 5th at the Town of Little Valley Office

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

(1) That the applicant retain and maintain the existing fence between the site and Route 353.

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

Town of Yorkshire – Area Variance- 10985 Route 16

Paul Bishop reported:

- The applicant wishes to erect a garage on a site where one previously existed.
- The proposed garage will be larger than the previous one....hence the request for an area variance
- This area variance is requested because the lot size does not conform to the zoning law: 2 acres is required (87,120 sq. ft.), lot size is 26,600 sq. ft.

Additional Information:

- TAX MAP NO'(S): 12.004-2-7.1
- SEQR: Unlisted Action - Short EAF Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: No
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: No
- PUBLIC HEARING: To be held July 11th at 8:00 PM at Yorkshire Town Hall in Delevan

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

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

Environmental Reviews: None

Intergovernmental Reviews

Paul Bishop reported that the County received Intergovernmental Reviews STW #18.11 and STW# 18.12. Received, reviewed, no comment.

3.0 OLD BUSINESS

Village of Ellicottville – 3D Printing – Zoning Text Change: Gary Palumbo spoke with Paul to explain the new allowed use for a 3D printing office because it is not a manufacturing operation.

Seneca Nation – Letter of Thanks: Chairman Couture read a thank you letter for supporting the Seneca Nation in their opposition to the Epiphany Project along the Allegheny River in Coudersport, PA.

REPORTS / OTHER BUSINESS

Chairman's Report – Farm Markets are starting. Fruits and Vegetables are coming in strong.

Department Reports

Director's Report

Crystal Abers reported:

- Community Development Forum was well received. There was great feedback the from participants.
- CFA's are open. We are trying to help applicants
- There was a Business Development Outreach event at JCC
- Planning Board. We need to find a new speaker, our first one fell through. We have reached out to Chris Bower from the Department of State to speak about the Downtown Revitalization Initiative in Olean.

Comprehensive Plan Implementation (Goals Referenced)

Community Revitalization (Goal #6)

- Nothing new but will be sending out a brochure with the CDI Report. We are opening it up to communities that have already gotten it if they are going to implement something from the workshops.

County Trails: (Goal #8)

- Appalachian Regional Commission project was presented to the Southern Tier West Board for the next grant. We have been asked to submit the full project
 - Mapping: (3)
 - Update Trail Viewer
 - Update trail access points for all trails in the County
 - Signage: create a comprehensive signage system with consistent graphics and color

Land Bank: (Goal #6)

- 1st demo in Hinsdale is complete
- Demolition of the next 5 properties will occur soon
- The two rehab properties scopes of work have been completed. The land bank board has decided on the selling price for both of those properties. The properties are on the website.
- Auction properties for this year: demo 11 and rehab 5. Of these we have interest for two of the rehabs and one of the demos

ARC Community Development: (Goal #4)

- Workshop was held with great success. Between 30-40 participants each day. Just received the report this week. We are looking at it and asking for a couple changes. Will then send it out to the municipalities. We will be offering technical assistance after to help municipalities create goals that will help them to make changes to their community
- ARC Cultural Development - have been awarded the Cultural Development grant. We are just beginning the 3 month planning phase.
 - Two projects will be to create an arts trail and a cutlery history trail.
 - Enhancing WILMA with arts, cultural, and heritage demonstrations.County asset video will be produced that can be used for advertising

OTHER:

Paul Bishop discussed the list of member's training hours.

STW Report

Bob Keis reported:

- The House of Representatives have approved full funding for ARC. The Senate has yet to approve the funding.
- ARC has funding to give to Distressed Counties in Central Appalachia for Broadband, Workforce Development, and areas affected by changes in coal powered industry.
- On June 19th the Angel Capital Fund committee met: Purpose of the fund is to match business with potential investors who can invest money in the business.

- Southern Tier West Development Foundation - Support Entrepreneur Activity Loan Fund- Gap funding
- Municipal Support
- ARC: 13 applications were received.

Members Forum

Paul Mager: Relayed story of Canadian visitors: They were told that Canadians are not visiting the United State due to the perceived hatred by the current administration toward Canadians. Bob Keis added that there was a report that there are less Canadians traveling to the Buffalo and Niagara Region to shop. Question is will it affect Ellicottville and our County.

John Sayegh: New JCC President will start July 30th - Daniel DeMart. He is from Allegany County but was the Executive Vice President of Academics and Student Development at Virginia Tidewater Community College.

Mike Zaprowski: Celebrate Salamanca will be on Main Street on July 7th. There will be vendors, canoe rides on the Allegheny River, and bands performing from 11:00-6:00.

5.0 CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS

(attached to the back of the agenda)

6.0 NEXT MEETING

The next meeting of the Planning Board will be held on July 25, 2018 at 5:00 pm at the Woodside Tavern on the range in Allegany for the Annual Planning Board Dinner

7.0 ADJOURNMENT

Mike Zaprowski moved with a second from Jim Valent to adjourn the meeting at 7:52 pm. Motion was carried.