

**Cattaraugus County Planning Board  
Ellicottville Brewing Co., Ellicottville, New York  
July 23, 2014 at 4:00 pm**

**PLANNING BOARD MEMBERS PRESENT:** Charles Couture, Chairman  
Ann Padlo, Secretary  
Michael Zaprowski, Assistant Secretary  
Florence Fuller  
Mark Hopkins  
Robert Keis  
David McCoy  
Joseph Pillittere

**PLANNING BOARD MEMBERS ABSENT:** Paul Mager, Vice Chairman  
Tina Abrams  
James Valent  
Mark Smith

**PLANNING DIVISION STAFF:** Crystal Abers, Director  
Paul Bishop, Senior Planner  
James Isaacson, Senior Planner  
Ginger Malak, Typist

**GUESTS:** Chris Chapman, Buffalo News

Chairman Charles Couture called the meeting to order at 4:15 pm.

**APPROVAL OF MINUTES**

*Joseph Pillittere moved with a second from Robert Keis to approve the minutes of the June 26<sup>th</sup>, 2014 meeting as submitted. Motion was carried.*

**NEW BUSINESS**

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

**Town of Yorkshire – Special Use Permit – 12109 Old Olean Road**

James Isaacson reported that the Town of Yorkshire Planning Board is reviewing a special use permit application for 12109 Old Olean Road. Maps of the property were distributed to Board members. The barn in the rear of the property will be converted into offices, a counseling center, and two apartments. No additions to the barn are proposed only renovation of the existing structure. The residence on the site, in front, will remain. Eight parking spaces will be added, with two of them handicapped. Property is directly located across the street from the Pioneer Elementary School. Although no Ag Data Statement has been submitted, the property is located within 500 feet of an Ag District parcel.

**STAFF RECOMMENDATION:** Local Issue, no countywide or intercommunity impact, with the Advisory that a completed Agricultural Data Statement be submitted to the County Planning Office.

*Joseph Pillittere moved with a second from Florence Fuller to accept the local decision. Motion was carried.*

Mark Hopkins stated that there are more issues involved with this referral. The counseling center is for unwed mothers. He is concerned that the housing will attract problems. A second issue is that the property will be taken off the tax rolls, which he sees as a big concern.

Robert Keis asked as to whether Mennonites pay taxes. Mr. Hopkins stated that the property will be owned by the Mennonite church, which is tax exempt.

David McCoy stated that churches are incorporated as 501(c) 3 and serve a purpose in the community.

Paul Bishop and Joseph Pillittere both stated that the Town has control over this, not the County. Mr. Pillittere also stated that the County could include these concerns with its decision.

### **Environmental Reviews – None**

#### **Intergovernmental Reviews**

Paul Bishop reported that Intergovernmental Reviews numbered STW #14.15 through STW #14.26 have been received. Staff recommendation is received, reviewed, no comments. The Board concurred.

### **OLD BUSINESS – None**

### **REPORTS / OTHER BUSNIESS**

#### **Chairman's Report**

Charles Couture reported that recently he had the opportunity to attend a session of Leadership Cattaraugus. They are a good group of people and JCC does an excellent job in coordinating this leadership training. Mr. Pillittere reported that the group visited the County DPW building for a tour.

#### **Department Reports**

##### **Comprehensive Plan**

James Isaacson gave an update on the Comprehensive Plan. He has reviewed the initial results of the survey and responses continue coming in. The initial goals will be reviewed and updated as responses to the survey are received and focus groups are convened, and strategies will then be developed.

Public meetings will be scheduled after more detail as been fleshed out on the goals, strategies, and actions. These meetings will begin early to mid fall. Mr. Isaacson stated that the process is about one month behind schedule.

**Director**

Crystal Abers reported that the department has been very busy and survived the most recent CFA round. She is currently working with municipalities and businesses looking toward next year's round of applications.

**STW Report**

Robert Keis reported that the Southern Tier West Board did not have a meeting in July.

**Members Forum**

Mark Hopkins reported that he had the opportunity to work with Cattaraugus County Department of Social Services. They are a great group of people; very professional and they like their jobs. In general, they walk into a primitive life style and yet they have a smile on their faces. Just a super group of people.

Robert Keis reported that he had attended a business session in Olean on Saturday regarding emergency disaster preparedness. He stated that it was a very informative session. Mrs. Abers reported that the County Planning Department will be holding a similar session for businesses in Cattaraugus County in the fall.

David McCoy reported that Portville has received 60 responses to the survey regarding the Trail Plan.

**CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS**

Crystal Abers reported that the 7<sup>th</sup> Annual Onofest will be held on July 26 at Onoville Marina from 11:00 am to 10:00 pm; plenty of food available at noon with fireworks at 9:30 pm.

**NEXT MEETING**

The next meeting of the Planning Board is scheduled for August 28, 2014 at 7:00 pm in Little Valley, New York.

**ADJOURNMENT**

*Michael Zaprowski moved with a second from Joseph Pillittere to adjourn the meeting at 4:45 pm. Motion was carried.*