

**Cattaraugus County Planning Board  
Annual Dinner  
Woodside Tavern on the Range  
July 25<sup>th</sup>, 2018**

**PLANNING BOARD MEMBERS PRESENT:** Charles Couture, Chairman  
Michael Zaprowski, Secretary  
Florence Fuller, Assistant Secretary  
Andrea Mellon  
Al Ormond  
John Sayegh  
Mark Smith  
Kathy Ellis  
Dave McCoy  
Tina Abrams

**PLANNING BOARD MEMBERS ABSENT:** Paul Mager  
Robert Keis  
James Valent

**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 5:00 pm.

**1.0 APPROVAL OF MINUTES**

*Florence Fuller moved with a second from John Sayegh to approve the minutes of the June 28, 2018 meeting as amended. Motion was carried.*

**2.0 NEW BUSINESS**

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

**Town of Little Valley- Special Use Permit- 4846Route 353**

Paul Bishop reported:  
The applicant wishes to operate a used car lot on the site.

- The Town's Zoning Law does allow "Commercial Uses" by a Special Use Permit in the Rural Residential District.

- No repairs will be done on the site.
- There is an existing building on the site.
- Suggest that the Town place a limit on the number of used cars allowed on the site.
- There is no clear definition from the site sketch showing ingress and egress to the site from Route 353 and where on the site the cars will be located.
- Any signage should be reviewed and approved before installation.

Additional Information:

- TAX MAP NO'(S): 64.003-1-51.2
- SEQR: Unlisted Action - Short EAF Submitted
- AG DATA STATEMENT: Yes
- FLOODPLAIN: No
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: No
- PUBLIC HEARING: Not Yet Held

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

- 1) Town needs to place a limit on the number of used cars on the site.
- 2) Better define ingress and egress to the site from Route 353 and ensure they are located out of the State Right of Way.
- 3) All signage will be reviewed and approved by the Town before the installation.

*Mike Zaprowski moved with a second from John Sayegh to accept the staff recommendation. Motion was carried.*

**Environmental Reviews:** None

**Intergovernmental Reviews**

Paul Bishop reported that the County received Intergovernmental Reviews STW #18.13, STW#18.14, STW #18.15. Received, reviewed, no comment.

**3.0 OLD BUSINESS**

None

**REPORTS / OTHER BUSINESS**

**Chairman's Report** – None

## **Department Reports**

### **Director's Report**

Crystal Abers reported:

- Phase One of LUCA has been finalized and submitted. There were 4,200 parcels found in our favor.

### **Comprehensive Plan Implementation (Goals Referenced)**

#### **Community Revitalization** (Goal #6)

- Nothing new

#### **County Trails:** (Goal #8)

- Meet with Southern Tier West on ARC 2019 Grant this week

#### **Land Bank:** (Goal #6)

- Of the 2018 demos four have been completed.
- 17 current properties
- Sheriff's department using the Land Bank house for training.

#### **ARC Community Development:** (Goal #4)

- Nothing new to report

### **OTHER:**

- Nothing new to report

### **STW Report**

Nothing new to report

## **Members Forum**

**Tina Abrams-** The Seneca Nation hosted a Government to Government meeting as a follow up to the Coudersport issue. Talk about moving forward and how they can keep an eye on the Allegheny River.

August 4<sup>th</sup>, Saturday, will be the Grand Opening of the Cultural Center where the Museum and Archives will be located. Will also be an education center as well.

**Patrick McGlew** - There has been a good response from Ag and Markets on the Agricultural and Farmland Protection Plan Grant. Putting together a steering committee at this time.

**Dave McCoy** - Observation that local paper does not show there is much going on with business expansions in our area.

Business profiles may be needed to help show the success of these businesses to help bring others in.

**Crystal Abers** - EBC started bottling at its new Little Valley Site. The number of businesses contacting the offices is up. We see a lot of niche business. This is the busiest year in the last 7 years. Steelbound Brewery and Distillery in Ellicottville is another. Common manufacturing you are not hearing about, but they all need workers. EDPT is working on a job fair in the northern county in August. Fenton Mobility has moved out of Jamestown to Randolph at the old Borden's Plant. They are expanding and feel that Cattaraugus County was very welcoming and they feel at home.

Nine miles were just approved as new trails for snowmobiles that will connect Cattaraugus County with Allegany County.

**Paul Bishop** - The Field of Dreams in Allegany is in progress and that will be 70 – 80 jobs.

**Mike Zaprowski** - The City of Salamanca will be meeting with Armstrong about broadband.

**Al Ormond** - The new ice cream stand in Little Valley just opened and they are already planning on an expansion.

## **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 September 27, 2018 at 7:00 pm at the County Center in Little Valley.

## **7.0 ADJOURNMENT**

*Kathy Ellis moved to adjourn the meeting at 5:25 pm. Motion was carried.*