

**Cattaraugus County Planning Board
St Bonaventure Clubhouse Restaurant, Allegany, NY
July 26, 2017**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Paul Mager, Vice Chairman
Michael Zaprowski, Secretary
Florence Fuller, Assistant Secretary
David McCoy
Al Ormond
Joe Pillittere
Mark Smith
John Sayegh
Robert Keis
Andrea Mellon

PLANNING BOARD MEMBERS ABSENT: James Valent
Tina Abrams

PLANNING DEPARTMENT STAFF: Paul Bishop, Planner
Kate O'Stricker, Development Specialist

GUEST: None

Charles Couture, Chairman, called the meeting to order at 5:02 pm.

APPROVAL OF MINUTES

Joe Pillittere moved with a second from Al Ormond to approve the minutes of the June 29, 2017 meeting. Motion was carried

NEW BUSINESS

Paul Bishop distributed mileage sheets for Planning Board Members.

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

**City of Salamanca
Site Plan Review - 705 Wildwood Ave.**

Paul Bishop reported:

- The applicant wishes to construct a new automobile repair facility at his current location.

- A new 100' x 55' (5,500 sq. ft.) building will be constructed. The existing building will be demolished once the new building is complete.
- The overhead doors will now face Wildwood Ave.
- A 6' wooden fence will be installed to screen the facility from the residence to the north.
- An area variance will be required to vary by 5' from the required 20' side yard requirement.

Additional Information:

- Tax Map No: 73.073-7-15
- SEQR: Unlisted Action- Short EAF Submitted
- Ag Data Statement: NA
- Floodplain: No
- Wetlands: No
- Archaeological Sensitive Area: Yes
- Public Hearing: To be held on Thursday August 3rd at 7:00 pm in the City of Salamanca Court Room

Site Plan Review

STAFF RECOMMENDATION:

The proposed action has no significant countywide or inter-municipal impact.

Al Ormond moved with a second from Florence Fuller to accept the staff recommendation.

Area Variance

STAFF RECOMMENDATION:

The proposed action has no significant countywide or inter-municipal impact.

Robert Keis moved with a second from Joe Pillittere to accept the staff recommendation.

Town of Little Valley

Special Use Permit - 5899 Route 353 - American Legion

Paul Bishop reported:

- The applicant wishes to operate a flea market on their property.
- The Town of Little Valley has a Local Law passed in 1999 to control, regulate, and restrict flea markets; hence the need for a special use permit.

Additional Information:

- Tax Map No: 54.003-1-7.1
- SEQR: Unlisted Action- Short EAF Submitted
- Ag Data Statement: NA
- Floodplain: No
- Wetlands: No
- Archaeological Sensitive Area: No
- Public Hearing: To be held on Thursday July 27th, at 6:30 pm in the Town of Little Valley offices.

STAFF RECOMMENDATION:

The proposed action has no significant countywide or inter-municipal impact.

Robert Keis moved with a second from Andrea Mellon to accept the staff recommendation. Al Ormond abstained. Motion was carried.

**Town of East Otto
Special Use Permit- 9600 East Otto Road**

Paul Bishop reported:

- This referral comes to us due to the fact that this parcel is within 500' of County Road 12.
- The applicant wishes to construct a cabin for recreational use.
- No sketch or site plan was provided to show the orientation of the cabin on the parcel.
- No details on plans for water and sewer were provided.

Additional Information:

- Tax Map No: 19.003-1-15.9
- SEQR: Unlisted Action - Short EAF Submitted
- Ag Data Statement: NA
- Floodplain: No
- Wetlands: No
- Archaeological Sensitive Area: No
- Public Hearing: To be held on Thursday, August 3 at 7:45 pm in the East Otto Town Hall.

STAFF RECOMMENDATION:

The proposed action has no significant countywide or inter-municipal impact with the following advisories:

- (1) that the applicant provide a sketch or site plan to show the orientation of the cabin on the parcel.**
- (2) that the applicant provide details on water and sewer to comply with town and county requirements.**

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

**City of Olean
Special Use Permit and Area Variance- 1401 East State Street**

Paul Bishop reported:

- The applicant wishes to construct a 9,026 sq. ft. retail business (Dollar General) with a related parking area.
- The referral package was very thorough and included the site and utility plan, grading plan, landscape plan, erosion control plan, and a post-construction storm water operation and maintenance plan.
- Dollar General also seems willing to employ various green infrastructure practices. For this project they will use a vegetated swale and an infiltration basin.
- The area variance is for the required parking spaces – 41 are required, 30 are provided.

Additional Information:

- Tax Map No: 94.075-4-10
- SEQR: Unlisted Action – Full EAF submitted
- Ag Data Statement: NA
- Floodplain: No
- Wetlands: No
- Archaeological Sensitive Area: Yes
- Public Hearing: Not yet scheduled

Site Plan Review

STAFF RECOMMENDATION:

The proposed action has no significant countywide or inter-municipal impact.

Joe Pillittere moved with a second from Dave McCoy to accept the staff recommendation. Motion Carried

Area Variance

STAFF RECOMMENDATION:

The proposed action has no significant countywide or inter-municipal impact.

Paul Mager moved with a second from Dave McCoy to accept the staff recommendation. Motion Carried

ENVIRONMENTAL REVIEWS

None

INTERGOVERNMENTAL REVIEWS

STW #17.21 – received, reviewed, no comment

OLD BUSINESS

None

REPORTS / OTHER BUSINESS

Chairman's Report - Nothing new to report due to Annual Dinner

Department Reports - Nothing new to report due to Annual Dinner

STW Report - Nothing new to report due to Annual Dinner

Members Forum - No member's forum due to Annual Dinner

CORRESPONDENCE AND UPCOMING MEETINGS/ EVENTS (attached)

NEXT MEETING

September 28, 2017 at 7:00 pm

ADJOURNEMENT

Joe Pillittere moved with a second from Mark Smith to adjourn the meeting at 5:25 pm. Motion was carried.