

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Ann Padlo, Secretary
Michael Zaprowski, Assistant Secretary
Robert Keis
David McCoy
Al Ormond
Joseph Pillittere
Mark Smith
James Valent

PLANNING BOARD MEMBERS ABSENT: Paul Mager, Vice Chairman
Tina Abrams
Florence Fuller
Mark Hopkins

PLANNING DIVISION STAFF: Paul Bishop, Senior Planner
James Isaacson, Senior Planner
Crystal J. Abers, Director

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

APPROVAL OF MINUTES

Michael Zaprowski *moved with a second from James Valent to approve the minutes of the August 28th, 2014 meeting with one correction: to add Al Ormond to the list of Planning Board members present. Motion was carried.*

NEW BUSINESS

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

Town of East Otto – Special Use Permit – 8302 Otto-East Otto Road

Paul Bishop reported that the applicant wishes to apply for a Special Use Permit for a greenhouse that is already in existence on the site and from which he has been selling plants. This request is to bring him into compliance with the East Otto Zoning Ordinance. Home Retail and Service Trade is allowed in the R-1 Residential Zone by Special Use Permit. This referral is due to the fact that the action being taken is within 500' of County Road 12. The greenhouse is actually astride parcels 27.004-1-5.5 and 27.004-1-5.8, not on parcel 27.004-1-5.1 as indicated in the referral.

STAFF RECOMMENDATION: Local Issue, no countywide or intercommunity impacts

David McCoy moved with a second from Bob Keis that the Special Use Permit for a greenhouse at 8302 Otto-East Otto Road is a Local Issue, with no countywide or intercommunity impacts. Motion was carried.

Town of Ellicottville – Site Plan Review and Special Use Permit – 5462 Robbins Rd.

Paul Bishop reported that the Town of Ellicottville is reviewing a request for site plan review and special use permit at 5462 Robbins Road. The applicant wishes to establish a State licensed farm distillery in the existing building on the site for the purpose of making brandy and vodka. They expect to employ one or two people on site. For zoning purposes, the operation is defined as a "food processing establishment", a category that also addresses beverage bottling.

Members of the Board asked what the source of water was, and how much was needed for this operation. The site is not on a public water or sewer system, so the distillery would need to rely on well water and septic system.

STAFF RECOMMENDATION: Local Issue, no countywide or intercommunity impacts

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

Town of Allegany – Site Plan Review and Area Variances – 3065 Buffalo Road

James Isaacson reported that the Town of Allegany is reviewing a request for site plan review and three area variances for an addition to an existing dental office on Buffalo Road (County Road 83). The dental office is expanding to the north with a building addition and a parking lot expansion. The building is coming within 12 feet of the side property line (25 feet required), and the parking lot is coming within 8 feet of the side lot line (25 feet required) and "approximately 5 feet" of the front property line (40 feet required). The front setback for the parking lot would be even with the existing parking lot setback.

The side yard setbacks would have no impact on the County highway. The front setback should not have any landscaping that could obstruct visibility in the roadway or for exiting patrons of the dental office. There currently is no landscaping other than lawn.

STAFF RECOMMENDATION: Site Plan: Local Issue, no countywide or intercommunity impacts. Side Yard Variances: Local Issue, no countywide or intercommunity impacts. Front Setback Variance: no impact of parking lot on County Road with an advisory: Any landscaping in front of parking lot should not obstruct visibility at maturity.

Mike Zaprowski moved with a second from David McCoy to accept the staff recommendation. Motion was carried.

Town of Yorkshire – Special Use Permit – 3081 Route 39

James Isaacson reported that the Town of Yorkshire Planning Board is reviewing a request for a special use permit for a used car sales business in the Hamlet Commercial District on Route 39. The property is currently being used as a law office, and will continue to have the law office. The used car sales office will be in the first floor of the law office building, and the 3-car garage will be used to service the used cars for sale. Cars will be displayed in front of the evergreen trees in the front area of the property (4-6 cars), and in the concrete driveway (up to 4 cars). The cars displayed in the front yard area would be on grass and close to the sidewalk. A setback from the sidewalk (property line) could be warranted here, as well as a setback from the

side property line. Some potential customers might think this is part of the car dealership/junk yard next door. Consolidating all vehicles for sale in or near the concrete driveway might simplify the whole site.

STAFF RECOMMENDATION: LOCAL ISSUE, no countywide or intercommunity impacts, with the ADVISORY that the applicant consider consolidating the used car parking areas to one area and provide appropriate surface material.

Michael Zaprowski moved with a second from David McCoy to accept the staff recommendation. Motion was carried.

Environmental Reviews

Randolph Central School District – 2014 Capital Project – Lead Agency Request

The Randolph Central School District is requesting SEQR Lead Agency status for the 2014 Capital Project. The Project involves various renovations and upgrades to the elementary school and the junior/senior high school, as well as improvements to athletic facilities. The bus garage will be demolished. The District is working on a lease agreement with the Town of Randolph to provide facilities to support the District's Transportation Department. Another shared service in Randolph. Separate areas for pick-up/drop-off and bus loading areas at both schools. Provide traffic calming features in the walking zones between the two schools. Vehicle and pedestrian circulation improvements on campus, and additional parking.

Other involved and interested agencies include the Town of Randolph, the State Education Department, the NYS DEC, NYS DOT, NYS Office of Parks, Recreation and Historic Preservation (SHPO), and the County Health Department.

STAFF RECOMMENDATION: Planning Board concurs with the Randolph Central School District acting as lead agent for the 2014 Capital Project.

David McCoy moved with a second from Mike Zaprowski to accept the staff recommendation. Motion was carried.

Intergovernmental Reviews

Paul Bishop reported that Intergovernmental Reviews numbered STW #14.29 through STW #14.34 have been received. Staff recommendation: received, reviewed, no comments. The Board concurred.

OLD BUSINESS – None

REPORTS / OTHER BUSINESS

Chairman's Report

Charles Couture commented on his mother-in-law turning 100.

Department Reports

Comprehensive Plan

James Isaacson gave an update on the Comprehensive Plan. The next round of public meetings has been scheduled: September 29th at JCC in the Cutco Theater; October 2nd in

Randolph at the Town Hall; and October 7th at the County Center Building in Little Valley. These meetings will focus on reviewing the initial goals developed from earlier input and delving a little deeper into these goals with more specific strategies.

Farm Tour 2014

Paul Bishop reported that the Second Annual Farm Tour was a success. There were twenty participants, including five legislators. The farms that were visited were the Great Valley Berry Patch, Snow Brook Organic Farm, Maple Ridge Bison Ranch, and Pumpkinville.

STW Stormwater Conference

The Second Annual Stormwater Conference hosted by Southern Tier West will be held on Thursday, October 23rd, all day. Planning Board members can receive 4 hours of training credits for attending this conference.

Director's Report

Crystal Abers reported on the following items: the Ag Tour; a new History brochure the department is putting out; a new Grow Cattaraugus loan fund; a new Community Revitalization Fund for municipalities; Amish Trail signs; Travel writers; Solar City in Buffalo; meeting the first StartUp NY winner in WNY; and meetings on oil and gas.

STW Report

Robert Keis reported that ARC funding would continue if Congress passes a continuing resolution unveiled by the House. The CEDS document was mailed out earlier this month for review. He also mentioned the STW Planning & Zoning Conference to be held on November 5th and 6th in Salamanca and Mayville respectively. This is another opportunity for planning board members to gain 4 hours of training credits.

Members Forum

Al Ormond mentioned he attended the Allegany County Farmer-Neighbor Dinner. There were about 60-70 attendees and about 12-15 vendors. He noted the very diverse nature of farming in Allegany County, as well as an auction house in Centerville that auctions off produce from area farms.

Ann Padlo mentioned that there is a new police chief for the City of Olean. She also attended the ground breaking ceremony for the North Union Street Reconstruction Project.

CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS

Paul Bishop reported that these are attached to the agenda.

NEXT MEETING

The next meeting of the Planning Board is scheduled for October 30th, 2014 at 7:00 pm in Little Valley, New York.

ADJOURNMENT

Mike Zaprowski moved with a second from David McCoy to adjourn the meeting at 8:25 pm. Motion was carried.