

**Cattaraugus County Planning Board  
303 Court Street, Little Valley, New York  
December 4, 2014 at 7:00 pm**

**PLANNING BOARD MEMBERS PRESENT:** Charles Couture, Chairman  
Tina Abrams  
Florence Fuller  
Robert Keis  
David McCoy  
Joseph Pillittere  
James Valent

**PLANNING BOARD MEMBERS ABSENT:** Ann Padlo, Secretary  
Paul Mager, Vice Chairman  
Michael Zaprowski, Assistant Secretary  
Mark Hopkins  
Al Ormond  
Mark Smith

**PLANNING DIVISION STAFF:** Paul Bishop, Senior Planner  
Ginger Malak

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

**APPROVAL OF MINUTES**

Joseph Pillittere *moved with a second from James Valent to approve the minutes of the October 30, 2014 meeting. Motion was carried.*

**NEW BUSINESS**

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

**Town of Allegany – Site Plan Review and Area Variance –  
52 West Main Street, Aspen Dental Project**

Paul Bishop reported that the Town of Allegany is requesting a site plan review and area variance for the construction of Aspen Dental. Mr. Bishop distributed maps of the site and passed around the site plan information. He provided the following information:

- This referral comes to us since the affected property is within 500 feet of NYS Route 417.
- This application is for a dental office (Aspen Dental).
- Professional offices are permitted in the C-2 District. The building design and orientation must also comply with the requirements of the C-O1 Corridor Overlay District.
- An agreement with Living Waters Church is necessary to use the parking lot on their property and an agreement with Tim Horton's is necessary to use the driveway to ~~Constitution Ave.~~ Independence Dr.

- As previously with Shults and Tim Horton’s, there may be a traffic issue with cars exiting the site eastbound onto West Main St.

Mr. Couture thought perhaps an advisory could be given regarding exiting only westbound onto West Main St. to avoid accidents.

Mr. McCoy stated that it might not be in the Planning Board’s purview to make such a recommendation. The Board might better made recommendations concerning stormwater and runoff practices.

**STAFF RECOMMENDATION (Site Plan Review): Approval**

The proposed action has no significant county-wide or inter-community impact with the following advisory:

- (1) That the municipality requests the applicant to limit egress from the facility onto West Main Street to westbound traffic only. Eastbound traffic should exit to the rear and use the Tim Horton’s drive to ~~Constitution Avenue~~ Independence Dr.

**STAFF RECOMMENDATION (AREA VARIANCE): Approval**

The proposed action has no significant county-wide or inter-community impact.

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

In hindsight, Mr. Bishop thought that there should be two motions rather than one, which would include one for the site plan review and a second for the area variance.

*Joseph Pillittere moved with a second from Florence Fuller to rescind the original motion. Motion was carried.*

*Joseph Pillittere moved with a second from Florence Fuller to accept the staff recommendation regarding the area variance. Motion was carried.*

*Joseph Pillittere moved with a second from Florence Fuller to accept the staff recommendation regarding the site plan review with the advisory. Motion was carried.*

**Environmental Reviews**

**Village of Gowanda – Request for Lead Agency Status –  
49 Water Street Project**

Paul Bishop reported that the Village of Gowanda is requesting Lead Agency status for the project referred to as “49 Water Street”. This project is a proposed 9,500 square foot flex building for office/medical/retail with 24 parking spaces.

**STAFF RECOMMENDATION: Approval**

The Cattaraugus County Planning Board concurs with the Village of Gowanda’s request to serve as Lead Agency for the project known as “49 Water Street”.

*Joseph Pillittere moved with a second from Tina Abrams to accept the staff recommendation. Motion was carried.*

**Village of Gowanda – Draft EIS to be Prepared –  
Proposed Medical Office Building at 42 Jamestown Street**

Paul Bishop reported that the Village of Gowanda is giving notice that a draft EIS will be prepared for the proposed Medical Office Building at 42 Jamestown Street. This is provided as information only.

**City of Olean – Request for Lead Agency Status –  
Cattaraugus County – Olean Airport**

Paul Bishop reported that the City of Olean is requesting Lead Agency status for the project known as the "Cattaraugus County Olean Airport On-Airport Obstruction Removal Project". He provided the following information:

- A recent Obstruction Evaluation identified approximately 55 acres of tree canopy area that will need to be mitigated.
- This project also includes impacts to 1.36 acres of federally regulated wetlands. Trees will be cleared from the wetlands without disturbing the wetlands soils, so there will be no net loss of wetlands.
- The entire project is on airport property.

**STAFF RECOMMENDATION: Approval**

The Cattaraugus County Planning Board concurs with the City of Olean’s request to serve as lead agency for the project known as "Cattaraugus County Olean Airport On-Airport Obstruction Removal Project".

*Joseph Pillittere moved with a second from David McCoy to accept the staff recommendation. Motion was carried.*

**Intergovernmental Reviews - None**

**OLD BUSINESS – None**

**REPORTS / OTHER BUSINESS**

**Chairman’s Report**

Mr. Couture reported that he had toured the devastation in Erie County after the snow storm. He commented that the news reported not at all or very little about the impact of the storm on farming. However, for example, 55,000 pounds of milk was dumped as a result of not getting to its destination. Mr. Valent explained the process of getting milk to the market and time limitations. Mr. Couture stated that another farmer lost 32 cows as a result of a barn roof collapsing. The cost to the agriculture businesses is in the thousands of dollars.

**Department Reports**

**Comprehensive Plan**

Paul Bishop gave an update on the Comprehensive Plan. He stated that the Department has not yet received sections of the plan to review. A six month no cost extension has been

requested. Mr. Bishop commented that the original time frame was not sufficient for the amount of work involved.

### **Director's Report**

As a follow up to her presentation at the last meeting on the **Community Revitalization Fund** (CRF), Ginger Malak distributed a brochure which gives an overview of the CRF including information on the purpose, policies, and priorities. She stated that she continues to work on the guidelines. Crystal Abers will be meeting individually with municipalities in January and will present this program at that time.

Further discussion included:

- Question as to how much money is available for the Fund. Mrs. Malak stated that there is \$150,000 at this time; a one shot deal. The source of the funds is Casino funds.
- Question as to the source of matching funds. Mrs. Malak replied that the matching funds can come from any source that the municipality chooses to access.
- Question as to how many times a municipality can apply. Mrs. Malak stated that since there are limited funds, the Department was thinking that they could only apply once, but if the monies are not being used then that could change.
- Question as to whether non-profits or the Seneca Nation are eligible to apply for the funds. Mrs. Malak replied that at this point the CRF is only accepting applications from incorporated municipalities in Cattaraugus County. By requiring the municipality to serve as the lead on any proposal will insure that the municipal government is involved in the effort. However, community participation is required which could include non-profit community groups and the Nation.

Mrs. Malak reported that the Department has sent out a letter and a survey to over 500 agriculture businesses to: 1) identify all of our agricultural assets, and 2) promote the County's agricultural businesses and products. A press release was provided to the media last week and the article ran in the Olean Times Herald as well as the Jamestown Post Journal. She distributed copies of the each of these three items.

There was much discussion on the purpose of the **Agriculture Trail**. Mrs. Malak stated that while the Department recognizes that not all agriculture businesses lend themselves to being included in the Ag Trail, the purpose of the survey is much more than that. It is an effort to get to know all the businesses, make them aware of what might the County do for them, and/or give them opportunities for promotion. She could not emphasize enough the need to hear from all businesses whether they are able to participate in the County programs or not.

### **Other**

Paul Bishop reported that a series of webinars in December have been announced by Chris Eastman from the NYS Department of State. The topics are Rural Planning, Public Meetings, and Smart Growth.

Mr. Bishop reported that he will be sending out the mileage vouchers. He asked that they be returned as soon as possible to Planning Department.

Mr. Bishop reported that the NYS Department of Transportation will be replacing the old Route 219 bridge over Cattaraugus County, with a scheduled completion date of late 2016. A detour will be created using one of the spans of the current Route 219 Expressway.

**STW Report**

Charles Couture reported that the Southern Tier West Board did not meet in November, thus there is no report.

**Members Forum**

Joseph Pillittere mentioned that NYS provided \$300,000 to the Regional Economic Development Council for a rebranding of the eight counties in Western New York. He reported that County DPW is finishing up road repairs and gearing up for the winter season. There was discussion on salt.

James Valent reported that the project on RC Hoag Drive in Salamanca previously reviewed by the Board was approved and has started construction.

**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 January 29, 2015 at 7:00 pm in Little Valley, New York. Charles Couture stated that he will be unable to attend the meeting.

**ADJOURNMENT**

*Joseph Pillittere moved with a second from Florence Fuller to adjourn the meeting at 7:57 pm. Motion was carried.*