

Cattaraugus County Planning Board
303 Court Street, Little Valley, NY
November 21, 2013
7:00 pm

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Paul Mager, Vice Chairman
Ann Padlo, Secretary
Michael Zaprowski, Assist. Sec.
Tina Abrams
Florence Fuller
Robert Keis
David McCoy
Mark Smith
James Valent

PLANNING BOARD MEMBERS ABSENT: Kameron Brooks
Richard Fuller (Resigned)
Joseph Pillittere

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

OTHER GUESTS: Ryan Ferguson, DPW

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

APPROVAL OF MINUTES

Mike Zaprowski moved with a second from Ann Padlo to approve the minutes of the October 24, 2013 meeting as submitted. Carried.

NEW BUSINESS

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

Village of Little Valley – Use Variance – 103 Second Street

James Isaacson reported that the Village of Little Valley Zoning Board of Appeals is reviewing a request for a use variance at 103 Second Street. This is located in a Residential zone. This is the former school district bus garage across the street from the former elementary school. The new owner plans to use the building for warehousing and storage and put a new metal gable roof on the structure. Warehousing is not permitted in the Residential zone. The building is not suitable for residential purposes; warehousing and storage would be a good fit for the structure. The impacts on the neighborhood should be minimal. Exterior storage should be limited, and equipment should remain indoors.

Robert Keis moved with a second from Paul Mager that the Village of Little Valley's use variance at 103 Second Street is a Local Issue, with the advisory that exterior storage be limited at the site. Carried.

Town of Allegany – Zoning Map Amendment – West State Road

Paul Bishop reported that the Town of Allegany is proposing to amend its zoning map for six properties along the southwest portion of the property known as the former Castle property, or the Bonaventure Square property. The six properties consist of a storage building and five residences. The Town proposes to rezone these properties from R1 Single Family Residential to C1 Commercial. The surrounding properties are all zoned C1. The parcels will continue to be located in the CO-1 Route 417 Corridor Overlay District, which contains specific provisions regarding landscaping, parking and site design which will insure compatibility with the Town's aesthetic resources. The Town's Comprehensive Plan designates these parcels for future commercial development - therefore, the rezoning of these parcels is consistent with the Comprehensive Plan and with the character of the surrounding neighborhood.

Mike Zaprowski moved with a second from Florence Fuller that the zoning map amendment from the Town of Allegany for the rezoning of properties along State Route 417 from R1 to C1 is a Local Issue, with no countywide or intercommunity impacts. Carried.

ENVIRONMENTAL REVIEWS – None

INTERGOVERNMENTAL REVIEWS – None

OLD BUSINESS – None

REPORTS

Chairman's Report

Charles Couture reported that his son had travelled to France to help clean up an environmental property, and everyone spoke French except him. He was given a computer that translates English to French. Chuck commented on today's age with technology that makes the entire world a community.

Nominating Committee

Charles Couture read a letter of resignation from Richard Fuller. He has enjoyed the many years he has served on the County Planning Board, but is no longer able to participate on the board. He recommended a person for his replacement. Board members also expressed an interest in placing an ad or notice in a newspaper for soliciting interested members of the board.

The Board will need a slate of officers for 2014. Florence Fuller and Mike Zaprowski as the nominating committee will prepare a slate for consideration at the January meeting.

Public Officer Oath/Affirmation

Paul Bishop reminded everyone that we need everyone's Public Officer Oath/Affirmation signed and notarized. A couple members still have not completed this.

Mileage Vouchers

Paul stated that he will mail out mileage vouchers to each member to have them signed and returned.

Department Reports

Comprehensive Plan RFP

James Isaacson reported on the responses and quotes received from firms responding to the RFP. A firm has been recommended by staff to complete the Comprehensive Plan. The Legislature will meet in early December to vote on the recommendation.

Humphrey Substation

Paul Bishop reported that National Grid has applied to the NYS Public Service Commission for approval to construct an electrical substation in the Town of Humphrey on the File Mile Road (County Road 26). The PSC offers the County Planning Board and the County Ag & Farmland Protection Board (the property is in an Ag District) the opportunity to comment on the application. The Ag Board met earlier today and did not have a great concern on this project as the property is not prime ag land.

Robert Keis moved with a second from Florence Fuller that a letter be sent to the Public Service Commission from the Planning Board stating that the Board found no concerns or objections for this project. Carried.

Other

Paul Bishop handed out a fact sheet on the Brownfield Cleanup Program for the Olean Redevelopment Site on Buffalo Street, the former Exxon-Mobil Site.

STW Report

Robert Keis noted that there is no STW meeting this month. STW will be holding a grant-writing workshop in the near future.

Members Forum

Ryan Ferguson reported that most of the roadwork had wrapped up and that a new highway barn was going up. They will be changing to two shifts the Monday after Thanksgiving.

Ann Padlo was very pleased with the STW training program. It was very informative and well attended.

David McCoy mentioned that the waterways trail through Portville is moving forward.

Tina Abrams mentioned that the Nation is dealing with the state on issues with the I-86 reconstruction. The scope had changed from asphalt to concrete.

Mark Smith asked who was doing paving work at the airport. No one seemed to know.

Robert Keis mentioned that the Town of Mansfield's new highway barn is done.

CORRESPONDENCE - None

NEXT MEETING – TBD

ADJOURNMENT

Michael Zaprowski moved with a second from James Valent to adjourn the meeting at 8:05 pm. Carried.