

Cattaraugus County Planning Board
303 Court Street, Little Valley, NY
August 29, 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
Joseph Pillittere
Mark Smith
James Valent

PLANNING BOARD MEMBERS ABSENT: Kameron Brooks
Richard Fuller

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

GUESTS: none

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

APPROVAL OF MINUTES

Michael Zaprowski moved with a second from Joseph Pillittere to approve the minutes of the July 24, 2013 meeting as submitted. Carried.

NEW BUSINESS

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

Town of East Otto – Area Variance – 7927 East Otto – Otto Road

Paul Bishop reported that the Town of East Otto Zoning Board of Appeals is reviewing an area variance request at 7927 East Otto – Otto Road (County Road 12). The applicant wishes to construct a 14' x 28' garage on the eastern side of his residence. The variance request is to allow the side of the garage to come within 4' of the property line with the zoning ordinance calling for a 25' minimum side yard. Statement on site sketch says, "Due to safety concern: drive access cut to west of house was denied by County HWD and location is unsuitable for garage." In addition, there is a berm on the western side of the property that is topped by trees so it is difficult, if not impossible, to locate a garage there. The garage will be movable, but the Town CEO is requiring that it be anchored with stakes.

Robert Keis moved with a second from Joseph Pillittere that the area variance at 7927 East Otto – Otto Road in the Town of East Otto has no countywide or intercommunity impacts. Carried.

ENVIRONMENTAL REVIEWS – None

City of Olean Common Council – Lead Agency Status – Bradner Stadium Renovation Project

James Isaacson reported that the City of Olean Common Council is requesting SEQR Lead Agency Status for the Bradner Stadium Renovation Project at 550 East State Street in Olean. The project involves the construction of a 4,455 s.f. field house to house concessions, bathrooms, locker rooms, sporting officials' space, and utility space. In addition, the City plans to install a baseball fence, dugouts and turf to cover in-play areas of the existing track, and upgrade the existing tunnel connecting War Memorial Park to the Stadium. This will enhance public access to both facilities.

This action is a Type I Action. The project will require site plan review before the City Planning Commission, which will require referral to the County Planning Board.

Staff recommends concurrence with the City of Olean Common Council being the Lead Agent for the Bradner Stadium Renovation Project.

Paul Mager moved with a second from Florence Fuller that the Cattaraugus County Planning Board concurs with the City of Olean Common Council being Lead Agent in the SEQR review of the Bradner Stadium Renovation Project. Carried.

INTERGOVERNMENTAL REVIEWS

Paul Bishop reported that three intergovernmental reviews were received: STW # 13.22, 13.23, and 13.24. Staff recommendation is received, reviewed, no comments. The Board concurred.

OLD BUSINESS – None

REPORTS

Chairman's Report

Chuck Couture had nothing to report.

Planning Board Bylaws

Paul Bishop passed out a copy of the Cattaraugus County Planning Board Bylaws to each member. He noted that the bylaws have not been updated since 1993. He and James Isaacson have identified a handful of potential updates/changes to the document. He recommended the Board review the document and submit any suggested changes to the County Planning Office. The bylaws will be updated and approved at a future meeting.

Public Officer Oath/Affirmation

It was brought to the attention of staff that members of the County Planning Board should be taking and signing the Public Officer Oath/Affirmation whenever they are appointed or reappointed. A copy of the Oath/Affirmation form and a copy of the NYS Public Officers Law was passed out to each member. Each board member will review these documents and we will take care of this at a future meeting.

Letter of Support – Quaker Bike Trail in Allegany State Park

Paul Bishop mentioned that a letter of support was requested from NYS Office of Parks, Recreation & Historic Preservation - Allegany Region in support of the Quaker Bike Trail in Allegany State Park. Due to the short time frame available, staff prepared a letter of support and Chairman Couture signed it on behalf of the Planning Board earlier in the month.

Department Reports**CaRDI Policy Brief – Local Governments and Shale Gas Development**

Paul Bishop passed out a policy brief from the Cornell University Community & Regional Development Institute (CaRDI) on the issue of local governments and their response to shale gas development.

Stormwater Conference

Paul Bishop reported on the upcoming Stormwater Conference on October 17th at Holiday Valley. Four credits of training can be obtained for local planning board members for attending this conference.

STW Report

Bob Keis mentioned that there was no monthly meeting of the Southern Tier West board in August, and the next meeting will be the Annual Dinner meeting on September 19th at Holiday Valley.

Members Forum

Tina Abrams noted she was involved in the recent negotiations between the Nation and the State of New York. She also mentioned that the Nation now has a bus line running from Steamburg to Irving. The newly expanded Buffalo Creek Casino opened on Tuesday, and the Nation is looking into a small casino on the Oil Springs Territory near Cuba Lake.

Mark Smith asked where we stood with the Comprehensive Plan. James Isaacson replied that the County is looking to hire a consultant and needs to line up the funding for that, possibly with casino funds.

Mike Zaprowski went back to Good Times of Olean to the Steak House, and said it was busy with good food.

CORRESPONDENCE

1. Town of Randolph – Zoning Text Change – Amended Schedule A (District Use Regulations) to require that all listed uses in the commercial district require a Special Use Permit, with the exception of “Home Occupation – Minor” - Approved July 29, 2013.
2. City of Olean ZBA – Sign Variance – Good Times of Olean sign that exceeds square foot allotment and height requirement – Granted July 25, 2013

NEXT MEETING – September 26, 2013 – 7:00 pm at 303 Court Street, Little Valley, NY

ADJOURNMENT

*Joseph Pillittere moved with a second from Florence Fuller to adjourn the meeting at 7:55 pm.
Carried.*