

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

**PLANNING BOARD MEMBERS PRESENT:** Paul Mager, Vice Chairman  
Michael Zaprowski, Assistant Secretary  
Florence Fuller  
Robert Keis  
David McCoy  
Al Ormond  
Joseph Pillittere  
James Valent

**PLANNING BOARD MEMBERS ABSENT:** Charles Couture, Chairman  
Ann Padlo, Secretary  
Tina Abrams  
Mark Hopkins  
Mark Smith

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

**Guests:** Arnie Cubins, Senior Project Manager, The Krog Corporation  
Mary George, Program Coordinator, City of Olean Dept. of Community Development  
John Sayegh, Vice President of the Cattaraugus County Campus,  
Continuing Education & External Partnerships, Jamestown Community College

Vice-Chairman Paul Mager called the meeting to order at 7:00 pm.

**APPROVAL OF MINUTES**

*Joseph Pillittere moved with a second from Michael Zaprowski to approve the minutes of the December 4, 2014 meeting. Motion was carried.*

**NEW BUSINESS**

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

**City of Olean – 1404-1406 Buffalo Street  
Site Plan Review and Special Use Permit**

Paul Bishop reported that the City of Olean is requesting a Site Plan Review and Special Use Permit for the proposed redevelopment of the old Felmont Oil site. He introduced Mary George, Program Coordinator from the City of Olean. She introduced Arnie Cubins from The Krog Corporation. Mr. Cubins gave an overview of the project.

The Krog Corp. (agent for Olean Gateway, LLC) is proposing the redevelopment of an approximately 24-acre former industrial site to include a 101 room 4-story hotel and a mix of retail/restaurant uses with a total of approximately 180,000 gross sq. ft. (gsf). The project includes approximately 822 associated parking spaces along with a new City street to access the development. New public water and sewer mains to serve the site will be constructed along the new street. All existing buildings have been previously demolished and removal of the remaining foundations will be part of this project. The environmental cleanup of the site has been or will be performed pursuant to the NYSDEC approved Remedial Action Work Plan. Anticipated commencement date is May, 2015.

Mr. Cubins emphasized that his company has worked closely with Tom Windus of the City of Olean's Public Works Department and Ms. George on stormwater and public facilities for the project. This will be a multi-phased development effort.

Members of the Board had several questions regarding the following:

- Tenants
- Construction
- Roadwork (extension of Constitution Avenue through the light)
- Remediation of site

Mr. Bishop explained that the Board is reviewing Phase 1 of the multi-phased project. Phase 1 includes a 65,000 gsf, 101 room 4-story hotel, 40,000 gsf of retail development, a new City street for access, and 350 parking spaces. Future phases will include 131,715 gsf of retail, 8,000 gsf of restaurant and 472 parking spaces.

Issues that the staff recognizes are:

- There appears to be no pedestrian access to the site.  
*Mr. Cubins showed on the site plan that there will be a sidewalk along the new City street that enters the site.*
- The project will create 6.5 acres of impervious surface on the 24 acre site. It is suggested that the developer consider using some green infrastructure practices to decrease the amount of impervious surface.

**STAFF RECOMMENDATION: APPROVAL WITH THE FOLLOWING ADVISORY**

- (1) The City should suggest that the developer consider using some green infrastructure practices to decrease the amount of impervious surface.

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

**Town of Ellicottville – 6696 US Route 219 North  
Site Plan Review and Special Use Permit**

James Isaacson reported that the Town of Ellicottville is requesting a Site Plan Review and Special Use Permit for a new gym, located at the former Marble Works building on US Route 219. This is on the east side of the highway. There are a couple of small additions to the building proposed. The site is not currently serviced by water or sanitary sewer. The applicant proposes to connect to the water line on the opposite side of Route 219 and to the sanitary sewer on the adjacent property to the south.

Parking lot infringes into the side yard setback area. The over-sized parking spaces can be reduced to the minimum size and the spaces should fit onto the lot. Town has already recommended this change. Building is set back from the ROW by 57 feet.

**STAFF RECOMMENDATION:**

Special Use Permit: Local Issue, no countywide or intercommunity impacts

Site Plan: Local Issue, no countywide or intercommunity impacts

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

**Village of Ellicottville – Fillmore Drive  
Site Plan Review**

James Isaacson reported that the Village of Ellicottville is requesting review of a master planned development proposal for the construction of nine townhouse buildings for a total of 18 units on Fillmore Drive. This is on the east side of Fillmore Drive opposite Bonnie's Pizzeria and Bowling. The townhomes will be approximately 2400-2500 s.f. with 3-4 bedrooms.

This site is almost entirely in a 100-year Floodplain. The development will be required to build the ground floor above the Base Flood Elevation per the Village Code. Rain gardens are proposed as part of this development. Drainage swales are proposed in the rear of the property. An existing drainage ditch cuts through the development.

**STAFF RECOMMENDATION: APPROVAL**

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

**Town of Ellicottville – 6633 US Route 219 North  
Master Planned Development**

Paul Bishop reported that the Town of Ellicottville is requesting a Master Planned Development of vacant buildings located at the old Northrup site.

- This site formerly housed a contractor's yard.
- The applicant wishes to convert an existing office on the site into a 3 bedroom, 2 bathrooms with a kitchen apartment.
- Additionally, an existing garage on the site will be converted into a golf teaching facility.
- Adequate parking will be provided on the site.

**STAFF RECOMMENDATION: APPROVAL**

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

**City of Olean 260 N. Union Street/129 Hamilton Street  
Site Plan Review**

Paul Bishop reported that the City is requesting a Site Plan Review for the proposed project at the former Knights of Columbus Hall. He introduced John Sayegh from Jamestown Community College. Mr. Sayegh gave an overview of the project.

Jamestown Community College is proposing to renovate and expand (by 8,800 sq. ft.) the former Knights of Columbus Hall on Hamilton Street. The existing building will remain one story and the addition to the building will be two stories.

The new facility will be known as the Manufacturing Technology Institute of Jamestown Community College, Cattaraugus County Campus. The first floor will contain areas for CNC, welding, and grinding machines, material storage, offices and a conference room. The second floor will contain classrooms, a student break room, and a conference room. The new facility will provide certificate programs as well as associate degrees. This is a good project for workforce development and has ties to the Start-Up New York Program.

Sanitary and storm sewer and drainage facilities will be provided and maintained by the City of Olean.

A Board member asked as to the time the project will be completed. Mr. Sayegh stated that there is an existing house that needs to be demolished, which will need asbestos abatement. He expects to break ground in March or April. A Spring 2016 opening is anticipated.

Mr. Bishop stated that the referral comes to Board since the affected property is within 500 feet of NYS Route 16 / North Union Street.

**STAFF RECOMMENDATION: APPROVAL**

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

**Environmental Reviews**

**City of Olean – Request for Lead Agency Status  
Olean Creek Bicycle and Pedestrian Crossing Project**

James Isaacson reported that the City of Olean is requesting SEQR Lead Agency status for the Olean Creek Bicycle and Pedestrian Crossing Project.

The Project involves creating a safe pedestrian and bicycle crossing utilizing the southern inactive railroad tracks and retrofitting the southern half of the existing railroad bridge to re-purpose it as a bicycle/pedestrian crossing.

The City has identified this as a Type II Action, which under the SEQR law does not require an environmental review. They have sent out the Lead Agency request more for an awareness of this project. It is not required for them to do this if it is a Type II Action. None of the improvements proposed would trigger an environmental review under the SEQR law.

Ms. George stated that the project is now in the design stage. March 2016 construction is anticipated.

**STAFF RECOMMENDATION: Approval**

The Cattaraugus County Planning Board concurs with the City of Olean serving as lead agency for the purpose of conducting an environment review of the proposed action.

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

**Intergovernmental Reviews**

Paul Bishop reported that Intergovernmental Review numbered STW #14.35 had been received. Staff recommendation: received, reviewed, no comments. The Board concurred.

**OLD BUSINESS – None**

**REPORTS / OTHER BUSINESS**

**Chairman's Report**

In the absence of the Chairman, Mr. Mager formed a Nominating Committee for Officers of Florence Fuller and Michael Zaprowski.

**Department Reports**

**Comprehensive Plan**

Paul Bishop gave an update on the Comprehensive Plan. He stated that the Department has received six sections of the plan that are currently being reviewed. Mr. Bishop outlined what those sections were. He stated that a draft will be given to the Board for their review before it goes to the Legislature. A public hearing would be held after that. An extension was granted through June.

**Director's Report**

Crystal Abers reported that the Department has been quite busy. She gave an overview of a few of the activities the Department is engaged in:

- Land Bank - Working on application for Empire State Development approval.
- Historical Underground Railroad - Working on a brochure for a driving tour and walking tour to entice people to experience throughout the County

**Trails Initiative**

Ginger Malak reported on the County-wide Trails System Initiative. The County held its second meeting on January 14 with 31 people in attendance. The various trail associations were present except the snowmobilers. It was understandable due to the great snow conditions. It was very productive meeting and received good feedback on the meeting as well much information.

The agenda included:

- Overview of the Survey Results
- Presentation of Maps that included all the existing and proposed trails that were provided to the Department by group members. The Real Property Department is working with staff to prepare maps that are as comprehensive as possible.
- Review Map by Group. The attendees were broken into small groups: equestrian, mountain biking, and hiking. Discussion included what existing trails were missing from the maps, what trails were proposed, and ideas of trails that could be connected.
- Overview of the Proposed Webpage. A County Trails webpage has been created for meeting agendas/summaries, maps, trail conditions, information, and also a venue for feedback.
- Outline of next steps. The next meeting may include obtaining additional feedback, educational/informational session on how to construct/maintain trails, and/or tourism staff talk about promotional opportunities for the trails. One of the main next steps would be to develop a Trails Plan.

#### **Mileage Vouchers – New Procedures**

Crystal Abers reported that now the County needs members to record their odometer readings on the mileage voucher.

#### **Other**

**Community Revitalization Fund.** As promised at the last meeting Ginger Malak distributed the application materials for the Community Revitalization Fund. She has received interest from and is working with the Town and Village of Portville, and the Town of Carrolton.

Mrs. Abers stated that due to the limited funds, the CRF is only seed monies for small projects. It is hoped that this will be the beginning of bigger revitalization programs. The monies for the Fund are from the Casino Revenues.

**Cattaraugus County Agriculture Trail.** Ginger Malak gave a brief overview on the work in progress on the Agriculture Trail. The Department has sent out a letter and a survey to 513 agriculture businesses to: 1) identify all of our agricultural assets, 2) invite them to participate in the website titled “Explore Agriculture in Cattaraugus County” (ccaghel.com), 3) invite them to participate in the Annual Farm Tours, 4) inform them that agriculture related seminars are provided periodically, and 5) invite them to participate in the Agriculture Trail.

The survey responses total 59 with more returning daily. Of the 59 responses, 30 wished to participate in the Agriculture Trail, 44 in the website, and 24 in the Farm Tours. The County will have many more farms to include in the Tours for years to come. 19 were returned for incorrect addresses. The County has obtained new list of businesses and will be using that to correct those addresses and mail out additional surveys. However, the 59 provide a good start to developing the Agriculture Trail brochure.

The brochure will be similar to the Amish Trail. It will be used as a marketing tool to promote the great variety of agricultural businesses in Cattaraugus County. While not all agricultural businesses lend themselves to be included in the Agriculture Trail, most if not all could be included on the website.

**Board Members Terms Expired.** Paul Bishop reported that the terms will expire for four members of the Board at the end of July. They will be asked at that time if they wish to continue to serve. Those members are Ann Padlo, Charles Couture, Paul Mager, and David McCoy.

**Farmer-Neighbor Dinner.** Crystal Abers reported that the 4th Annual Farmer-Neighbor Dinner will once again be held at the West Valley Fireman's Hall on April 8th, 2015. The Dinner speaker will be Dean Norton, New York Farm Bureau President. The theme color will be orange. The Dinner will be pretty much like last year; however the County is inviting other groups of individuals this year, such as rural landowners who do not farm, hunting groups, sportsmen's clubs, rod and gun clubs, etc. The cut off for reservations is 300 due to space.

### **STW Report**

Robert Keis reported that the Southern Tier West Board met on January 15 and outlined the following efforts:

- The Research Foundation of State University of New York has asked assistance from STW to implement the "Increasing Mammography Screening in the Patient Centered Medical Home" grant in the Southern Tier.
- STW has been reaching out to communities that are interested in the NYS CFA and ARC funding rounds. They wish to engage potential applicants early in the process so there is less work to do in the closing stages.
- STW will be holding the following trainings:
  - January 29 – Introduction to Records Management
  - March 4 – Newly Elected Officials Training
  - May 6 – Annual Local Government Conference at Houghton

### **Members Forum**

David McCoy recounted an interesting story. 30 years ago NYS DEC declared a certain property as a wetland, which went through Mr. McCoy's property. Now DEC is looking at the same property again. He suggested that the County review the wetland maps as to whether areas have changed. Further discussion included flood insurance and elevation certificate.

### **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 February 26, 2015 at 7:00 pm in Little Valley, New York. Charles Couture stated that he will be unable to attend the meeting.

### **ADJOURNMENT**

*Paul Mager moved with a second from Florence Fuller to adjourn the meeting at 8:37 pm. Motion was carried.*