

Cattaraugus County Planning Board
303 Court Street, Little Valley, NY
April 24, 2014
7:00 pm

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Michael Zaprowski, Assist. Sec.
Tina Abrams
Florence Fuller
Mark Hopkins
Robert Keis
Joseph Pillittere

PLANNING BOARD MEMBERS ABSENT: Paul Mager, Vice Chairman
Ann Padlo, Secretary
Kameron Brooks
David McCoy
Mark Smith
James Valent

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

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

APPROVAL OF MINUTES

Mike Zaprowski moved with a second from Joseph Pillittere to approve the minutes of the March 27th, 2014 meeting as submitted. Carried.

NEW BUSINESS

Discussion of NYS DEC Request for Pilot Project on Mining Resources

Crystal Abers mentioned she had been contacted by the NYS DEC with a request for a pilot project on mining resources with our comprehensive plan update. The Mining Division wants to partner with a community that is working on a comprehensive plan, to provide more awareness and resources of mining deposits during the planning process. Paul Bishop quickly went through a slide presentation prepared by DEC on the purpose and process of the proposed pilot project. DEC would assist the County in mapping its existing mining resources.

The Board called DEC official Matt Podniesinski, Chief of the Mined Land Section, on speakerphone. Mr. Podniesinski spoke about the proposal and fielded questions from the board members. Robert Keis was surprised at the turn of sentiments about mining; 15 years ago the Board heard that mining resources should be preserved for future use or not mined at all. Now mining resources should be identified and planned for mining. Mr. Podniesinski responded that

reactionary zoning should be avoided and to plan ahead for mining. Michael Zaprowski asked if the State DEC would provide maps and verbiage to be used in the Comprehensive Plan. Mr. Podniesinski responded that the State would help the County identify natural resource deposits of minerals. Mike added if reclamation would be considered as well. Mr. Podniesinski replied that reclamation would be incorporated at the local level. Joseph Pillittere inquired about the impact this would have on existing mines. Mr. Podniesinski replied that this only looks at the future; it does not affect existing mines. He added that this does not commit anyone to a specific course of action, nor will it dictate that these resources will be mined. It will only bring greater awareness of these natural resources to the participants in the planning process. The consensus of the Board was to move forward with the pilot project at this time.

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

Town of Allegany – Site Plan Review – 3132 NYS Route 417 and Town of Allegany – Site Plan Review – 3168 NYS Route 417

James Isaacson reported that the Town of Allegany is reviewing two site plans along NYS Route 417 adjacent to one another. The first one is an addition to the Olean Physical Therapy building at 3132 NYS Route 417. This is a 12,000 square foot addition to the existing facility, and 54 additional parking spaces. The second is a new 35,000 square foot operations center for Community Bank NA., with approximately 150 parking spaces. These are both in the C-1 Commercial zoning district, and the uses are permitted but require site plan approval.

James Isaacson noted that there are no pedestrian connections from NYS Route 417 sidewalks to the new buildings. Pedestrian links should be made to these buildings to accommodate persons who choose to walk or bike.

Joseph Pillittere moved with a second from Tina Abrams that the Town of Allegany's site plan reviews at 3132 and 3168 NYS Route 417 be approved, with the advisory that pedestrian access be provided to the facility from the public sidewalk along NYS Route 417. Carried.

ENVIRONMENTAL REVIEWS

Village of Gowanda – Lead Agency Status – 42 Jamestown Street

The Village of Gowanda is requesting Lead Agency Status for a project approval at 42 Jamestown Street. This is the former Burger King restaurant. A previous application for a medical office facility had been requested by the NYS Dormitory Authority and they are an involved or interested agent in this request.

Michael Zaprowski moved with a second from Florence Fuller that the Cattaraugus County Planning Board concurs with the Village of Gowanda's request to serve as lead agency for the project at 42 Jamestown Street. Carried.

Village of Cattaraugus – Lead Agency Status – Proposed Water System Improvements

The Village of Cattaraugus is requesting Lead Agency status for the project known as "Proposed Water System Improvements, Water Supply Emergency". The main well that supplies the

village was recently found to contain levels of methylene chloride that exceed the maximum allowable levels. This well, therefore, is no longer able to be used. The Village is now relying on springs outside the Village and transmission lines that are over 100 years old and in disrepair. Temporary emergency repairs have been made, but a major upgrade is required to the existing springs and treatment facilities, and replacement of the transmission mains, to bring the system up to code.

Joseph Pillittere moved with a second from Florence Fuller that the Cattaraugus County Planning Board concurs with the Village of Cattaraugus's request to serve as lead agency for the project known as "Proposed Water System Improvements, Water Supply Emergency". Carried.

INTERGOVERNMENTAL REVIEWS

Paul Bishop reported that Intergovernmental Reviews numbered STW #14.08 has been received. Staff recommendation is received, reviewed, no comments. The Board concurred.

OLD BUSINESS – None

REPORTS

Chairman's Report

Chuck Couture mentioned a farm on North Otto Road has installed a massive solar panel fixture. The farm has already received 5,000 credits from National Grid. The cost of the installation was approximately \$150,000.

Annual Meeting

Crystal spoke about the plans for the 53rd Annual Planning Board Dinner Meeting. It will be held on July 23rd at Ellicott Brewing Company in Ellicottville. The speaker for the event will be Peter Kreinheder from EBC. A recipient of the Brooks Patterson Community Leadership Award was discussed, and a person was selected.

Department Reports

Comprehensive Plan

James Isaacson gave an update on the Comprehensive Plan. He passed out flyers for the upcoming public open houses to be held in Olean (JCC Campus), Machias (King Memorial Library), and Little Valley. He encouraged all members to attend at least one of these open houses. The same format will be used in each one, with an open house starting at 6:00 pm and a presentation and Q&A session starting about 7:00 pm.

Coordinated Public Transit – Human Services Transportation Plan

Paul Bishop reported that the recently completed Coordinated Public Transit – Human Services Transportation Plan, has been approved by the Cattaraugus County Legislature.

Director

Crystal Abers spoke about the 3rd Annual Farmer-Neighbor Dinner. Over 260 people attended the event, held at the West Valley Fire Hall for the second year in a row. She also mentioned the recent agricultural seminar held on hops production, and the upcoming ag seminars the County is putting together. Ms. Abers also discussed the Seneca Trail Resource Conservation and Development Council's contract with the County on the development of the forestry economy.

Other

James Isaacson presented a request from Allegany State Park asking for a letter of support for the Quaker Bike Trail. ASP is requesting grant funding for a 3-mile paved bike trail in the Quaker Area of Allegany State Park.

Joseph Pillittere moved with a second from Mike Zaprowski to write a letter of support for the Allegany State Park Quaker Bike Trail. Carried.

Paul Bishop discussed the upcoming Demonstration Day to be held on May 22nd at the new Stormwater Demonstration Site at the Cattaraugus County Public Works Facility in Little Valley. The site will have installed Best Practices and the Demonstration Day will include on-site live demonstrations. The "out-back" area will showcase erosion and sediment controls (Blue Book). The "out-front" area will have examples of green infrastructure practices (White Book).

STW Report

Robert Keis submitted a report from Southern Tier West.

Members Forum

CORRESPONDENCE

Local Notice of Final Action on Zoning Referral – Agreement with County Planning Board Recommendation

1. City of Olean – Site Plan Review – 722 and 780 East State Street

NEXT MEETING – May 29, 2014

ADJOURNMENT

Michael Zaprowski moved with a second from Joseph Pillittere to adjourn the meeting at 8:25 pm. Carried.