

**Cattaraugus County Planning Board
303 Court Street, Little Valley, New York
May 25, 2017**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Paul Mager, Vice Chairman
Michael Zaprowski, Secretary
Florence Fuller, Assistant Secretary
David McCoy
Al Ormond
Joe Pillittere
James Valent

PLANNING BOARD MEMBERS ABSENT: Mark Smith
Tina Abrams
John Sayegh
Robert Keis
Andrea Mellon

PLANNING DEPARTMENT STAFF: Crystal Abers, Director
Kate O'Stricker, Development Specialist

GUESTS: Kyle Duggan, Duggan & Duggan
Ann and Anthony Burgess –
Allegany Redemption Center

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

APPROVAL OF MINUTES

Al Ormond moved with a second from Joe Pillittere to approve the minutes of the April 27, 2017 meeting. Motion was carried

NEW BUSINESS

GENERAL MUNICIPAL LAW SECTION 239(l) & (m) Referrals

Town of Allegany Site Plan review- 3247 RT 417

Kate O'Stricker reported that the Town of Allegany is requesting a site plan review for a 4000 sq.ft. building to replace existing building.

Project Highlights:

- The business will remain in operation during the construction of the new facility. Once complete, the existing building will be demolished.

- Existing curb cuts will remain
- Additional parking will be provided after old building is demolished
- All changes should conform to the requirements of the Towns CO-1 Route 417 East Corridor Overlay District.

Ann and Anthony Burgess – Allegany Redemption Center were present to answer questions. The project is being completed because of the need for a bigger facility and additional equipment for the expanded bottle bill.

Additional Information:

- Tax Map No: 94.061-1-3.2
- SEQR: Short EAF Submitted
- Ag Data Statement: NA
- Floodplain: No
- Wetlands: No
- Archaeological Sensitive Area: Yes
- Public Hearing: Not yet scheduled

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

- (1) That the town ensure that the applicant conforms to the requirements of the Route 417 East Corridor Overlay District (CO-1)

Joe Pillittere moved with a second from Jim Valent to accept the staff recommendation. Motion was carried.

**Town of Allegany
Special Use Permit and Site Plan Review- 3113 North 7th St.**

Kate O'Stricker reported that the applicant wished to add a single story 4,000 sq. ft. expansion to their existing shop building.

Project Highlights:

- The expansion of the building will hold the offices for Duggan & Duggan General Contractor
- The project will house approximately 10 employees with daily hours Monday-Friday

Kyle Duggan, Duggan & Duggan, was present to answer questions the board had. It was reported that their existing office operations at 85 West Man Street will be relocated to this new addition.

Additional Information:

- Tax Map No: 94.001-1-43.2
- SEQR: Unlisted Action- Short EAF Submitted
- Ag Data Statement: NA

- Floodplain: No
- Wetlands: No
- Archaeological Sensitive Area: Yes
- Public Hearing: Not yet scheduled

STAFF RECOMMENDATION: The proposed action has no significant county wide or inter-municipal impact

Joe Pillittere moved with a second from Paul Mager to accept the staff recommendation. Motion was carried

**Village of Ellicottville
Special Use Permit and Site Plan Review- 8-10 Washington Street**

Kate O'Stricker reported that the applicant is proposing to renovate one condominium unit in the former Ellicottville Inn to a professional law office.

Project Highlights:

- The unit is in the rear of the current building and will occupy 1,455 sq. ft.
- There is one space allotted for parking. Ellicottville zoning states that structures designated as an historic building by the Village Board and renovations of those structures are exempt from off-street parking requirements.

Additional Information:

- Tax Map No: 55.035-3-48/101
- SEQR: Full EAF Submitted
- Ag Data Statement: NA
- Floodplain: No
- Wetlands: No
- Archaeological Sensitive Area: Yes
- Public Hearing: Not yet scheduled

STAFF RECOMMENDATION: The proposed action has no significant county wide or inter-municipal impact

Florence Fuller moved with a second from Joe Pillittere to accept the staff recommendation. Motion was carried

**City of Salamanca
Site Plan review- 704-718 Broad Street**

Kate O'Stricker reported that the applicant wishes to construct a multi-use commercial strip mall.

Project Highlights:

- An addition the current build will consist of a 10,000 sq. foot brick building with a metal roof.
- The applicant anticipates that the tenants will be a mix of professional offices, gasoline/ convenience/ mini-markets, retail businesses and restaurants.
- Grand Center Station will be relocating from its current location to this new location.
- Sufficient parking spaces are provided to comply with zoning requirements
- Lighting will be confined to the site with minimal infringement to neighboring properties.
- Verify that the project conforms to the requirements of the City's West End Overlay District

Additional Information:

- Tax Map No: 73.069-1-31, 73.069-1-30, 73-069-1-28 (partial)
- SEQR: Unlisted action - Short EAF submitted
- Ag Data Statement: NA
- Floodplain: No
- Wetlands :No
- Archaeological Sensitive Area: No
- Public Hearing: To be held on June 1, 2017 at 7:00 pm at the City of Salamanca Courtroom.

STAFF RECOMMENDATION:

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

- (1) That the City ensures that the applicant conforms to the requirements of the West end overlay district.

Joe Pillitter moved with a second from Al Ormand to accept the staff recommendation. Jim Valent Abstained. Motion was carried

Environmental Reviews - none

Intergovernmental Reviews - received, reviewed, no comment.

OLD BUSINESS

- The VFW in Little Valley is in the process of expanding their parking lot.

REPORTS / OTHER BUSINESS

Chairman's Report

Chairman Couture discussed issues with cemetery urns being damaged from lawnmowers and trimmers.

Department Reports

Director's Report

- Crystal Abers discussed the Annual Dinner to be held on July 26th at the St. Bonaventure Clubhouse due the Randolph venue not ready to hold functions. Justin Booth will be the speaker to discuss the importance of Complete Streets policies. The County Planning Board meeting will be held at 5:00 pm with the Dinner to start at 5:30 pm.
- Consolidated Funding Applications are open and are due on July 28th at 4:00 pm.
- Downtown Revitalization is also open for municipalities. The deadline is June 14th at 4:00 pm. Each region will have one \$10 million dollar awardee. There is another pot of grant dollars from the Buffalo Billion that will also be given away to municipalities in the Western Region for DR initiatives. All municipalities have received the information. They need a PROJECT PLAN to apply. If they do not have one, they need to start now to plan for next year.
- Ginger, Jean and Becky have left the department.
- We will be taking the Comp Plan off the agenda and will put highlights in the minutes.

Comprehensive Plan Implementation

There were no specific projects / programs to report on; however goals are referenced in the following reports.

ARC Project

We plan to submit an application for Appalachian Regional Commission FFY 2018 funding for a Cultural Development project. Applications are due on May 31.

Countywide Arts, Culture and Heritage Plan (Goal #4)

The "Countywide Arts, Culture and Heritage Plan" and a separate report entitled "Siting an Arts Center" are now completed. It is available to the public to view on the website.

Community Revitalization Fund (Goal #6)

Salamanca has completed an application - Kate presented the plan to the Board.

Motion was made by Joe Pillittere and seconded by Paul Mager to accept and fund the Salamanca CRF. Motion Approved

Sally Cunningham, the "garden lady" of Western New York, presented a training session on how to use gardening as a tourism asset. 40-50 people were in attendance.

This has brought more attention to the CRF. There are at least 3 more municipalities looking in to applying.

Trails Initiative (Goal #8)

The Trails Initiative is proceeding very well. The County Trails System Advisory Committee met on May 19th with PowerPoint presentations from Barton & Loguidice. Tom Robinson discussed the Plan Outline, Preliminary Analysis, Community Input Tools, and Initial Survey Feedback.

- Almost 200 responses to the survey have been received thus far.
- Two apps (Crowdsourcing and Mapillary) were discussed and demonstrated that will allow Committee members and others to map trails that they use. The consultant is looking for members to report on needed trail improvements, gaps in trails, surface of trails, and other features that will help identify what trails we have and their condition.

The Committee is providing some really good feedback and interaction. The User Survey will remain open until the consultant prepares a draft of the Plan. Ginger would like the Board to take a few minutes to complete the survey.

Land Bank (Goal #6)

The Land Bank was awarded \$765,250 for the two year period. The plan will be to rehab three properties and demolish at least 6 properties. Two RFP have been released, one for the Construction Technician and the second for a Database Designer.

EPA Brownfields Grant (Goal #6)

Announcements for funding will hopefully be at the end of May or the beginning of June for the \$300,000 grant that we applied for Phase 1 and Phase 2 Environmental Studies.

STW Report

The Local Government Conference held at Houghton College was well attended. Many of the breakouts needed to have extra chairs set up to accommodate the larger crowd.

Members Forum

Crystal discussed the Solar Training in Ashford. This is a Statewide Statute to tax exempt solar, wind and methane. Municipalities need to opt out of 487B to receive taxes. If they do not opt out those properties are tax exempt. The County, Town and School District all have to opt out. It may be an opportunity to have a lawyer do a presentation to municipalities on the statute.

Al Ormond: Dollar General completed the landscaping absorption beds.

Mike Zaprowski: tax discussion - only 30% of properties pay taxes, 8% in West Valley due the the WDP

Charles Couture: West Valley Hotel construction is on the way. The owner plans to turn it back into historical, restaurant and hotel type. 6 rooms, two baths. The hope is that it will be open by Labor Day.

CORRESPONDENCE AND UPCOMING MEETINGS/ EVENTS (attached)

NEXT MEETING

June 29, 2017 at 7:00 pm

ADJOURNMENT

Paul Mager moved with a second from Mike Zaprowski to adjourn the meeting at 8:25 pm. Motion was carried.