

Cattaraugus County Planning Board
303 Court Street, Little Valley, NY
May 29, 2014
7:00 pm

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Paul Mager, Vice Chairman
Ann Padlo, Secretary
Michael Zaprowski, Assist. Sec.
Florence Fuller
Mark Hopkins
Joseph Pillittere
Mark Smith
James Valent

PLANNING BOARD MEMBERS ABSENT: Tina Abrams
Kameron Brooks
Robert Keis
David McCoy

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

GUESTS: Chris Chapman
Ben Anderson

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 April 24th, 2014 meeting as submitted. Carried.

NEW BUSINESS

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

Town of Franklinville – Special Use Permit – 2396 Lyndon Road

James Isaacson reported that the Town of Franklinville is reviewing a special use permit application for a bait and tackle shop at 2396 Lyndon Road (County Road 24), just outside the Village near Case Lake. The applicant is moving the current shop from 7020 Cadiz Road (a previous referral review) to this new location. The bait shop will be located in the back portion of the house structure; no exterior improvements are planned. The applicant describes the business as a self-serve operation open 24 hours a day.

The Town Planning Board is permitting a 3'x3' sign for the business. No portion of the business is to be located by the road (other than the sign), and the permit will be reviewed after one year to assess any parking or traffic issues.

Paul Mager moved with a second from Florence Fuller that the Town of Franklinville's special use permit for a bait and tackle shop at 2396 Lyndon Road is a local issue, with no countywide or intercommunity impacts. Carried.

Village of Gowanda – Text Amendments to Chapters 30, 31 and 34 of the Village Municipal Code

James Isaacson reported that the Village of Gowanda is proposing numerous changes to Chapters 30, 31 and 34 of the Village of Gowanda Municipal Code. James summarized the changes: (1) – medical and dental facilities are specifically excluded from business districts (they have a Medical Facilities District). (2) – Whether a light industrial use creates unusual traffic hazards or congestion will be based not just on type of vehicle but also number of vehicles required. (3) – clarification of what constitutes a medical facility. Includes a mental health service and counseling establishment. (4) – Change to the parking space requirements. Increases parking spaces needed (currently 1 for every 250 square feet of building area, now 1 for every 150 square feet). 60% increase. (5) – flood damage protections apply to new developments on land that is all or partially in a Special Flood Hazard Area. (6, 7, and 8) – require communications between the various boards for approvals to be written. (9) – Allows for the extension of the time period for review of preliminary site plans in writing. (10) – Allows the Village Board of Trustees to extend the time frame for rendering a decision when they are conducting a SEQR review. (11) – Removes the Planning Board's ability to waive preliminary requirements of a site plan. (12) – Costs incurred by the Village Boards during reviews of permits SHALL be charged to the applicant.

Joe Pillittere moved with a second from Ann Padlo that the Village of Gowanda's proposed text amendments to Chapters 30, 31 and 34 of the Village Municipal Code is a local issue, with no countywide or intercommunity impacts. Carried.

ENVIRONMENTAL REVIEWS

Village of Gowanda – Lead Agency Status – Text Amendments to Chapters 30, 31 and 34 of the Village Municipal Code

The Village of Gowanda is requesting Lead Agency Status for text amendments to Chapters 30, 31 and 34 of the Village of Gowanda Municipal Code.

Joe Pillittere moved with a second from Paul Mager that the Cattaraugus County Planning Board concurs with the Village of Gowanda's request to serve as lead agency for the text amendments to Chapters 30, 31 and 34 of the Village Municipal Code. Carried.

City of Olean Urban Renewal Agency – Lead Agency Status – Proposed Sale of 110-116 West State Street

Paul Bishop reported that the City of Olean Urban Renewal Agency is requesting Lead Agency status for the sale of property located at 110-116 West State Street. This is property that is adjacent to the former Manufacturers Hanover building in downtown Olean.

Mike Zaprowski moved with a second from James Valent that the Cattaraugus County Planning Board concurs with the City of Olean Urban Renewal Agency's request to serve as lead agency for the sale of property at 110-116 West State Street. Carried.

INTERGOVERNMENTAL REVIEWS

Paul Bishop reported that Intergovernmental Reviews numbered STW #14.09, and #14.11 through #14.14 has been received. Staff recommendation is received, reviewed, no comments. The Board concurred.

OLD BUSINESS – None

REPORTS

Chairman's Report

Chuck Couture commented on the weather and the amounts of rainfall that have been received in various parts of the County. He also mentioned that farmers markets around the County have started up.

Annual Meeting

Crystal spoke about the upcoming Annual Planning Board Dinner Meeting on July 23rd. Final details are being worked out with EBC. Invitations will be going out soon. The price will be around \$25.00 per person.

Expiring Terms

Paul Bishop discussed the upcoming expiring terms. Mark Smith and James Valent agreed to serve another term. Tina Abrams and Kameron Brooks will be contacted for their interest in continuing on the Board. Ann Padlo mentioned that this board is one of the best to serve on.

Department Reports

Comprehensive Plan

James Isaacson gave an update on the Comprehensive Plan. Three public open houses were held on the Comprehensive Plan, and were well attended. There were various discussions on a number of topics at these open houses. Agriculture was repeated as something that is vital and important to the County. Outdoor recreation was a repeated theme in all of these meetings as well. The next step in the process is to have the Planning Board review draft goals that the consultants will submit to staff. This may occur at next month's meeting.

Paul Bishop mentioned we have been contacting area schools to get input on the future of the County from juniors and seniors. A number of high schools have given the survey to their senior level social studies classes and many students have completed the survey. Youth members of the Farm Bureau will also be included.

Genesee Valley Greenway State Park

Paul Bishop reported that there is a group of people in Cattaraugus County working on extending the Genesee Valley Greenway from its terminus in Cuba, NY to Olean, NY. The Greenway was recently designated a State Park. In Cattaraugus County it would follow the former Genesee Canal route from Cuba Lake to Olean Creek. There are still remnants of locks along the former canal system.

Director

Crystal Abers mentioned that she and Paul and James will be attending the Congress for the New Urbanism conference next week in Buffalo. The Department has recently purchased a year's worth of videos from Roger Brooks and will be offering them at future Planning Board meetings for training credits. A new Ag Economic Development Team has been formed to coordinate economic development between ag agencies throughout the county. The second monthly ag seminar was held on beekeeping and the next one is scheduled for June 25 on raising poultry. CFA applications are due June 16th. Crystal is assisting a number of communities on their applications.

Other

Paul Bishop talked about what is happening at Larkin Square in Buffalo and briefly discussed the idea of Placemaking. He also discussed the recent Stormwater Demonstration Day held on May 22nd at the new Stormwater Demonstration Site at the Cattaraugus County Public Works Facility in Little Valley. Approximately 140 people attended the first annual event. Paul passed out the recently released 2012 USDA Census of Agriculture for Cattaraugus County.

STW Report

Crystal spoke about the Local Government Conference recently held at Houghton College. The County was a vendor. Ginger Malak is retiring, and Courtney Waters is moving. Southern Tier West is working on the next phase of broadband.

Members Forum

Paul Mager gave a contact for the Salamanca School district social studies teacher for the County's Comprehensive Plan.

Joe Pillittere mentioned that the summer season for the department has already started. The State Emergency Management Office (SEMO) was in today to see if the threshold was reached for recent storm damages.

Mark Hopkins commented on the recent open house in Machias and said that it has created a lot of buzz in the community. Folks are looking forward to the next meetings.

Mark Smith commented on the condition of the roads. Joe Pillittere noted that it is bad everywhere.

CORRESPONDENCE

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

1. Town of Allegany - Site Plan Review - Community Bank Operations Center
2. Town of Allegany - Site Plan Review - Olean Physical Therapy Facility Addition

Notice of Public Hearing

1. Town of Allegany Planning Board - May 12, 2014
 - a. Community Bank Site Plan Review and Approval
 - b. Olean Physical Therapy Site Plan Review and Approval

NEXT MEETING – June 26, 2014

ADJOURNMENT

Michael Zaprowski moved with a second from James Valent to adjourn the meeting at 8:35 pm. Carried.