

Cattaraugus County Planning Board  
303 Court Street, Little Valley, NY  
June 26, 2014  
7:00 pm

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman  
Paul Mager, Vice Chairman  
Kameron Brooks  
Florence Fuller  
Mark Hopkins  
Robert Keis  
David McCoy  
Joseph Pillittere  
James Valent

PLANNING BOARD MEMBERS ABSENT: Ann Padlo, Secretary  
Michael Zaprowski, Assist. Sec.  
Tina Abrams  
Mark Smith

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

GUESTS: Ellen Parker, Wendel  
Carol Horowitz, Allegany Planning Services  
Al Ormond  
Chris Chapman

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

### **COMPREHENSIVE PLAN DISCUSSION**

Ellen Parker of Wendel and Carol Horowitz of Allegany Planning Services gave an overview of the progress so far on the Comprehensive Plan. They thanked the members who had attended one of the public meetings in Olean, Machias, or Little Valley. They gave an overview of the three open houses and the comments received at these meetings. Comments received generally followed the notions that people like the rural feel of the county, with small cities and villages. More economic opportunities were desired, especially for the youth. Agriculture is still important and should be sustained.

A summarization of the survey results to date was handed out. The Board reviewed and commented on the results. It was decided that the survey should remain up for about another month.

Draft goals were passed out. The Board reviewed the draft goals and discussed some points. Arts, culture and tourism should be highlighted with its own specific goals, and health care and emergency services were discussed at length.

**APPROVAL OF MINUTES**

*Joseph Pillittere moved with a second from James Valent to approve the minutes of the May 29<sup>th</sup>, 2014 meeting as submitted. Carried.*

**NEW BUSINESS**

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

**Town of Allegany – Zoning Map Amendment – Wind Energy Overlay District**

James Isaacson reported that the Town of Allegany is proposing to rescind the Wind Energy Overlay District in the Chipmonk Road area of the town. The proposed change is to remove the existing approved overlay district that was granted for the EverPower project. It will not remove the Town's ability to approve a wind overlay district on these parcels in the future or at another location in town. Any prospective wind energy developers will need to go through a rezoning (establishing a wind energy overlay district for the subject parcels) as well as special use permit and site plan review.

*Paul Mager moved with a second from Joseph Pillittere that the Town of Allegany's zoning map amendment to rescind the Wind Energy Overlay District on Chipmonk Road is a local issue, with no countywide or intercommunity impacts. Carried.*

**City of Salamanca – Site Plan Review – RC Hoag Drive**

Paul Bishop reported that this referral was withdrawn as incomplete by the municipality. No action from the County Planning Board is needed.

**City of Olean – Site Plan Review – 202 South Union Street**

Paul Bishop reported that St. Mary of the Angels Church is proposing the construction of a 500 sq. ft. addition to the east side of the church. A loop driveway will be constructed off of the church's existing east parking lot to allow for a drop-off point near the entrance. There will be an elevator installed at the basement entry level to transport the handicapped to the Sanctuary level. This addition will improve handicapped access to the church.

*Joseph Pillittere moved with a second from Robert Keis that the City of Olean's site plan review at 202 South Union Street is a local issue, with no countywide or intercommunity impacts. Carried.*

**ENVIRONMENTAL REVIEWS – None**

**INTERGOVERNMENTAL REVIEWS – None**

**OLD BUSINESS – None**

**REPORTS**

## **Chairman's Report**

Robert Keis brought up an issue regarding vacant, abandoned buildings and the length of time they sit vacant until the foreclosure process is complete. Many of these buildings fall into disrepair while banks sit on the properties during the lengthy foreclosure process. Is there something that could be done to prevent these buildings from staying vacant for so long?

### *Annual Meeting*

Crystal spoke about the upcoming Annual Planning Board Dinner Meeting on July 23<sup>rd</sup> at Ellicottville Brewing Co. Invitations have gone out. The price will be around \$25.00 per person.

### *Expiring Terms*

Charles Couture read a letter of resignation from Kameron Brooks who will not be serving another term on the board. He has served 14 years on the board, but would like to pursue other interests. He will be replaced by Al Ormond of Little Valley. Tina Abrams, Mark Smith and James Valent have all agreed to serve another term.

## **Department Reports**

### *Comprehensive Plan*

James Isaacson gave an update on the Comprehensive Plan. He had met with folks from the NYS Department of Environmental Conservation to map gravel sources in the county for our comprehensive planning efforts. Mapping of potential sources of gravel is pretty well complete. Areas of the county that contain significant potential for gravel mining have been identified, and the results will be incorporated into the Comprehensive Plan final document.

### *Congress for the New Urbanism in Buffalo*

James, Paul and Crystal were invited to attend the Congress for the New Urbanism in Buffalo, held the first week of June at the Convention Center. There were many sessions about smart growth, new urbanism, and complete streets. One of the large displays for a vendor was a rendering of North Union Street's proposed changes to a complete street.

### *Director*

Crystal mentioned she has been working on a number of CFA applications, including a broadband infrastructure step 2 project for the county with Southern Tier West. She also mentioned the county EDP&T department has purchased a year's access to all of Roger Brook's video series and will be showing some to the planning board at future meetings; training credits will be available when they are shown. Ginger Malak will be joining the department on a part time basis. The county recently hosted its 3<sup>rd</sup> ag seminar, this one on chickens and poultry; about 12 people attended this seminar.

### *Other - none*

## **STW Report**

Robert Keis reported that ARC presentations were made. There are a number of very good projects this round, with a lot of focus on job training and youth employment. Ginger Malak has retired from STW. The annual CEDS update is needed. Updates from the county will be requested for this update.

## **Members Forum**

Paul Mager spoke about the need to expand community infrastructure in our towns. He also was able to help out an environmental engineering student with a project by getting the student in touch with Terry Martin with his work he is doing on the Lake Erie Forum.

Joe Pillittere mentioned that they are about two months behind due to weather and flooding. There will be a roundtable discussion on road infrastructure with U.S. Representative Tom Reed on July 1<sup>st</sup>.

Florence Fuller mentioned the Town of Carrollton's zoning code has been filed with the NYS Department of State.

Dave McCoy mentioned the Town of Portville is working on an update to the comprehensive plan and trail plan, and are building trails in the town.

Robert Keis mentioned that FEMA is planning on updating flood mapping for the Lake Erie watershed. This would only cover the northern part of the county (Catt Creek watershed). Crystal mentioned receiving calls from residents regarding flood insurance. Obtaining flood insurance is becoming a problem for residents and small businesses.

## **CORRESPONDENCE**

### *Notice of Public Hearing*

*Town of Allegany - Zoning Map Amendment to rescind the Wind Energy Overlay (WE)  
District - Tuesday, July 15, 2014 at 7:00 pm at the Senior Center, 3790 Birch Run Road,  
Allegany, NY 14706*

## **NEXT MEETING – July 23, 2014 at Ellicottville Brewing Company, Ellicottville, NY**

## **ADJOURNMENT**

*Joseph Pillittere moved with a second from Florence Fuller to adjourn the meeting at 8:35 pm.  
Carried.*