

**Cattaraugus County Planning Board
303 Court Street, Little Valley, New York
September 28, 2017**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Michael Zaprowski, Secretary
Florence Fuller, Assistant Secretary
David McCoy
Al Ormond
Andrea Mellon
Joe Pillittere
John Sayegh
James Valent

PLANNING BOARD MEMBERS ABSENT: Paul Mager, Vice Chairman
Tina Abrams
Robert Keis
Mark Smith

PLANNING DEPARTMENT STAFF: Crystal Abers, EDPT Director
Paul Bishop, Planner
Kate O’Stricker, Development Specialist
Pat McGlew, Development Specialist

GUEST: Chuck Chamberlain,
City of Salamanca Planning Commission

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

APPROVAL OF MINUTES

Mike Zaprowski moved with a second from Joe Pillittere to approve the minutes of August 31, 2017 meeting as amended. Motion was carried.

NEW BUSINESS

General Municipal Law Section 239(L) & (M) Referrals

**Town of Allegany
Variance - 4603 S. Nine Mile Rd**

Paul Bishop reported:

- This referral comes to us due to the fact that it is within 500’ of County Road 60.

- The applicant is requesting a front yard setback variance – the zoning law requires 40', the applicant is asking for 1.5'.
- The building is already constructed.

Additional Information:

- TAX MAP NO'(S): 93.001-1-3
- SEQR: Type II Action – no further SEQR action required
- AG DATA STATEMENT: Not Required
- FLOODPLAIN: Yes
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: To be held on Monday, November 6 at 7:00 pm in the Allegany Town Hall

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

(1) That the Town contact the utility company to ensure that there is no issue with the Power lines and the new building.

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

**City of Salamanca
Special Use Permit and Site Plan Review
6 Lincoln Ave and portion of 503 Wildwood Ave.**

Paul Bishop reported:

- The applicant wishes to construct a 24' x 30' convenience store / gasoline station.
- The two parcels will be combined into a single parcel and 503 Wildwood Ave. is proposed to be rezoned to B3 Neighborhood Commercial. I believe this would require a zoning map amendment and possible referral to the County.
- The house on 503 Wildwood Ave. is proposed to be demolished.
- The site is proposed to have 3 gas pumps, a convenience store and 8 parking spaces.
- Area variances are required for the fuel pumps – required front setback is 35'....21.0' feet is proposed (Wildwood Ave.). Required rear setback is 50'...27' minimum and 43' maximum is proposed. These variances were voted on and **approved** at the Salamanca Zoning Board of Appeals meeting on September 12, 2017. No referral to the County was made.

Additional Information:

- TAX MAP NO'(S): 73.073-3-25
- SEQR: Unlisted Action – Short EAF Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: No
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: To be held on Thursday, October 5 at 7:00 PM in the City of Salamanca Courtroom.

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

- (1) That the City review the requirement for a zoning map amendment.
- (2) That the City Zoning Board of Appeals review the requirements for county referral.

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

**Village of Ellicottville
Zoning District Change - 5 Park Avenue**

Paul Bishop reported:

- Unsure if the parcel is within 500' of any of the triggers that would require referral.
- The applicant is requesting that the zoning be changed from I (Industrial) to VC-2 (Village Commercial 2).
- The applicant wishes to convert an existing industrial building to future commercial / residential use – skateboard park, apartments and offices.

Additional Information:

- TAX MAP NO'(S): 55.036-2-26.1
- SEQR: Unlisted Action – Short EAF Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: Yes
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: No
- PUBLIC HEARING: To be held on Monday, October 16 at 6:00 PM the Village Hall.

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

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

Environmental Reviews - None**Intergovernmental Reviews**

Paul Bishop reported that the County received Intergovernmental Review STW #17.26. Received, reviewed, no comment.

OLD BUSINESS - None**REPORTS / OTHER BUSINESS****Chairman's Report**

Charles Couture reported on the new Jamestown Community College Forensics Machine which duplicates crime scene. The equipment is shared by Sheriff's office in Cattaraugus and Chautauqua Counties. It provides a very specific 3D picture of the room and enhanced the crime scene investigation. The Robot can be used as a bomb sensor.

Department Reports**Director's Report**

- Crystal Abers reported that Round 5 of the **Restore NY Communities Initiative** has been released. EDPT is offering assistance to municipalities who want to apply for projects.
- She will also be attending the Regional Economic Development Council meeting where she will learn what Consolidated Funding applications made the priority project list.
- A representative from Governor Cuomo's office will be making an announcement in Olean tomorrow, September 27, 2017 at 4:30pm in JCC's Cutco Theatre.
- Crystal attended the Route 219 bridge dedication to Gerard "Jess" Fitzpatrick at Holiday Valley.

Comprehensive Plan Implementation

Community Revitalization Fund: (Goal #6) The Town and Village of Ellicottville have reached out to EDPT and they are currently preparing Community Revitalization Fund applications

Trails Initiative: (Goal #8) Next meeting will be October 5th at 7:30. Tom Robinson from Barton and Loguidice will be here to present the draft plan. We will take comments until October 27st and hopefully have a final by the end of November.

Land Bank: (Goal #6) Moving forward with demolition of seven properties and rehab of two. DPW is putting together the RFP for Demolition. This will hopefully be done by winter. The demos are located in: Olean 4, Ashford 1, Mansfield 1, Hinsdale 1

Brownfields: (Goal #6) Received feedback on Application from EPA. The 2018 application is out. Patrick McGlew will be updating the application and working with Kate O'Stricker to submit it by November 13th.

ARC Grants: Community Development Grant: We received three proposals for the CDG. We are reviewing them now and hoping to have picked one by the end of this week. All three were very strong proposals. We cannot go wrong with any of them. Roger Brooks was one applicant.

ARC 2018 Applications: The Cultural Development Initiative has been completed and submitted to Southern Tier West. Develop Cutlery History Trail and an Arts Trail. We are going to integrate Arts, Culture and History into the WILMA event in October.

Other: Paul Bishop reported that the Field of Dreams project in Allegany hit some cost overruns and is running behind. The project should begin construction in 2018. The developers have cut the number of beds from 140 to 100. Kinley Corporation is the construction company for the project.

STW Report - None

Members Forum

Mike Zaprowski: Just returned from a vacation in Alexandria Bay. It was an interesting trip. Very tourism oriented with public rest rooms, public dock, and tourism booth. It was a very walkable community with really good signage.

David Koch: Reminder that the Salamanca Falling Leaves Festival is this weekend.

John Sayegh: JCC is launching a non-credit modern residential plumbing program this fall. The program is built as a theoretical and hands on curriculum. Module 1 runs from October-December. Module 2 will run from January-March and will focus on plumbing system design and installation, septic systems and HVAC system installation. Information on the program will be sent to Crystal and she will distribute to the members. Limit on class size is twelve. The class will be taught by Master Plumber Nick Shembeda. Tuition is \$1,250. JCC is kicking in \$300 from the foundation and \$200 worth of tools. So the cost will be \$750 for the students.

Al Ormond: Lancaster in York County, PA is known for being the Capital of Industry Tours. One of the companies that you can tour is Harley Davidson.

Andrea Mellon: Justin Booth will be attending their next planning board meeting. Town of Ashford has a walk-score of 0 so they can only go up from there. One of the projects they may look into is a roundabout at Peters Road and Route 219.

Florence Fuller: The Town of Carrollton is working on the sewer project.

Joe Pillittere: Ownership of the new Route 219 Bridge has not been accepted by Cattaraugus County yet. The construction company has to fix some construction issues before the County will take ownership.

Pat McGlew: Pleased to be here in the EDPT Department and looking forward to working with everyone.

Crystal: Announced that the 2020 Census is nearing. The County Planning Board is the Complete Count Committee for the Census. We will have more information in our December or January Meeting. EDPT will be looking for help reaching out to the municipalities.

Crystal has also instituted a monthly report to the County Development and Ag Committee. She will also begin to do the report for this Planning Board as well.

WILMA will be October 21 & 22. Participants will receive a free shopping bag and refreshments. There are 37 vendors so far. Last year we had 24.

CORRESPONDENCE AND UPCOMING MEETINGS/ EVENTS (attached to agenda)

NEXT MEETING

The next meeting of the Planning Board will be held on October 26, 2017 at 7:00 pm at the County Center in Little Valley.

ADJOURNMENT

Mike Zaproski moved with a second from John Sayegh to adjourn the meeting at 7:55pm. Motion was carried.