

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

PLANNING BOARD MEMBERS PRESENT: Paul Mager, Vice Chairman
Michael Zaprowski, Secretary
Robert Keis
Andrea Mellon
Kathy Ellis
James Valent
Al Ormond

PLANNING BOARD MEMBERS ABSENT: Charles Couture, Chairman
Florence Fuller, Assistant Secretary
Mark Smith
David McCoy
Al Ormond
John Sayegh

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

GUESTS: None

Paul Mager, Vice Chairman, called the meeting to order at 7:03 pm.

APPROVAL OF MINUTES

Bobt Keis moved with a second from Mike Zaprowski to approve the minutes of the October 26, 2017 meeting as amended. Motion was carried.

NEW BUSINESS

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

**City of Olean
Site Plan Review - 1145 E. State St.**

Paul Bishop reported:

- The applicant wishes to construct a 100' x 35' commercial accessory structure in a rear lot.
- The building will be used for storage.

Additional Information:

- Tax Map No: 94.075-3-14
- SEQR: Short EAF Completed
- Ag Data Statement: N.A.
- Floodplain: N.A.
- Wetlands: N.A.
- Archaeological Sensitive Area: Yes
- Public Hearing: Not Yet Scheduled

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

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

Environmental Reviews

City of Olean:

SEQR Lead Agency Request for a Permanent Farmers' Market in Lincoln Park

Paul Bishop reported that the City of Olean is requesting to be the Lead Agency for a Permanent Farmers' Market in Lincoln Park. The Cattaraugus County Department of Economic Development, Planning and Tourism is considered an "interested agency" for the SEQR review, so no response is required.

STAFF RECOMMENDATION: No response required.

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

City of Olean:

SEQR Lead Agency Request for Adoption of the Allegheny River Public Access and Recreation Plan

Paul Bishop reported that the City of Olean is requesting to be the Lead Agency for adoption of the Allegheny River Public Access and Recreation Plan. The Cattaraugus County Department of Economic Development, Planning and Tourism is considered an "interested agency" for the SEQR review, so no response is required.

STAFF RECOMMENDATION: No response required.

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

Intergovernmental Reviews – STW #17.28, STW #17.29, STW#17.30

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

Crystal Abers reported that the staff had had a very successful season with helping entities secure funding.

- Historic Cattaraugus - \$1.5 million Empire State Development Grant for the Crawford House Rehabilitation
- CDBG Manufactured Housing Replacement: \$850,000 in partnership with Cattaraugus Community Action
- Staff just helped the Town of New Albion, Village of Cattaraugus and the Town of Allegany complete RESTORE NY applications.

Comprehensive Plan Implementation (Goals Referenced)**Community Revitalization Fund (Goal #6)**

- Town and Village of Ellicottville have completed the task of watching the Roger Brooks video and we are expecting the first draft of their CRF any day.
- Town of East Otto has been in contact with our office and is in the process of completing an application. They are looking for money for Christmas lights.

Trails Initiative (Goal #8)

- The Trail plan is complete. We have copies of the Executive Summary or we have the full document saved on disc.
- Next step is to have a County Wide Trail Committee meeting to look over the priorities that have been outlined and come up with an action plan to implement some of the priorities.

Land Bank (Goal #6)

- There has been a slight delay with the demolition of the seven properties. DPW has told us that they will be completed in the spring.
- The two rehab properties scopes of work have been completed. The land bank board has decided on selling priced for both of those properties. We are just waiting for approval on our application documents, then they will be posted for sale on the website.

ARC Community Development (Goal #4)

- Contractors will be doing the assessments and stakeholder meeting on March 5th and 6th of the 7 municipalities. **SAVE THE DATE:** June 4th and 5th at Holiday Valley will be the workshop for Boards / Planning Boards at Holiday Valley.

Other

Paul discussed the how the Community Revitalization Fund was built upon in the Village of Allegany. The Village is working to install lighting on historic buildings on Main Street to help spotlight the architecture.

STW Report

Bob Keis reported on the following:

- Planning and Zoning Training - SEQRA and Land Use Case Law Updates February 6, 2018, 5:30-8:30PM at the Olean JCC Campus, Cutco Theatre
- May 9, 2018 Annual Local Government Conference at Houghton College
- STEDO: Southern Tier West will soon be offering a NY Ag Loan Fund. It is available for ag producers in five counties: Allegany, Cattaraugus, Chautauqua, Wyoming and Genesee. The loan can be used for any upgrade to the farm and/or capacity building. The loans are 5% interest and will be used as a GAP Fund.
- STW continues to work with municipalities on Clean Energy Communities which include projects such as changing street lights to LEDs.
- STW has canvassed the municipalities to see if they are going to participate in the U.S. Census Bureau's LUCA (Local Update of Census Addresses)

Members Forum

Crystal Abers: Discussed the LUCA (Local Update of Census Addresses) and how the department will be using Real Property Data and 911 Data to compare addresses with what the state list has. Staff will work with the local municipalities to ensure that all residents are counted. Tina Abrams suggested talking to Seneca Nation Planning to help with the territory.

Mike Zaprowski: Announced that the Salamanca Skating Rink is now open. The Mayor and his family have been handing out skates to the kids. The City is in charge of maintaining the rink.

Jim Valent: Discussed the situation with the Amish milk plant and the need for resolution. Niche farming such as Jersey Hollow Yogurt can become some of the biggest and most successful businesses.

Pat McGlew: RFP's were sought to complete an evaluation of three abandoned industrial sites in Cattaraugus County. The goal of the project is to determine what each of the sites needs to be remediated and determine possible re-uses for the sites.

Andrea Mellon: The Town of Ashford will be holding a stakeholders meeting to discuss the draft Comprehensive Plan on January 9th at 7:00pm at the West Valley Volunteer Hose Companies Memorial Hall. There will also be one in February.

Tina Abrams: Tina announced that she has completed school in November. CONGRATULATIONS from the Planning Board Members.

Tina also announced that the Seneca Arts & Cultural Center will be open in August, 2018. There is a new fire hall being built in Jimmersontown.

Kathy Ellis: Welcome Kathy! Kathy announced there will be a \$20 million dollar capital project in 2018.

CORRESPONDENCE AND UPCOMING MEETINGS/ EVENTS (attached to the back of the agenda)

NEXT MEETING

The next meeting of the Planning Board will be held on January 25, 2017 at 7:00 pm at the County Center in Little Valley.

ADJOURNMENT

Mike Zaprowski moved with a second from Tina Abrams to adjourn the meeting at 7:50 pm. Motion was carried.