

Cattaraugus County Planning Board

CATTARAUGUS COUNTY PLANNING BOARD MEETING

MEETING MINUTES

August 25, 2022

Little Valley, NY

DRAFT

PLANNING BOARD MEMBERS PRESENT:

Charles W. Couture, Chairman
Paul D. Mager, Vice Chairman
Michael J. Zaprowski, Secretary
Andrea L. Mellon, Assistant Secretary
Tina J. Abrams
Daniel J. Brown

Robert C. Keis
David L. McCoy
Danny Newbury
Allan J. Ormond
Mark Smith
James J. Valent

PLANNING BOARD MEMBERS ABSENT:

Kathleen M. Ellis

PLANNING DEPARTMENT STAFF

Crystal J. Abers, Director
Racheal E. Draegert, Environmental Planner
Marie Myers Shearing, Planner
Kate O'Stricker, Development Specialist

GUESTS:

John Wilkins, Lake Erie Tobacco Co. representative

1. Call to Order

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

2. Welcome & Opening Remarks

None

3. APPROVAL OF MINUTES

3.1. July 28, 2022

Charles Couture called for a motion to accept the minutes. Al Ormond moved to approve with a second from Dan Newbury. Motion carried.

4. NEW BUSINESS

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

4.1.1. Village of Allegany, 112 West Main Street

- Use Variance

The applicant would like to add an apartment on the ground floor of the existing structure. There are currently offices and clinic space on the ground floor and two apartments on the second floor.

This parcel is within an archaeologically sensitive area and the Allegany Village Historical District. Additionally, the structure is eligible for the Historic Registry.

There is no significant inter-community or countywide impact. The matter is of local concern, however staff recommend reviewing the criteria for granting a use variance prior to making a final determination.

Al Ormond motioned to accept the staff recommendation. A second made by Andrea Mellon. Motion carried.

4.1.2. Town of Great Valley, 6564 Route 417

- Area Variance

Lake Erie Tobacco Co. has proposed a warehouse addition with a loading dock to further expedite their shipping process. They have received an easement on the adjacent Seneca Nation land between their parcel boundary and Route 417 for the project area. It is in an archeologically sensitive area.

The Lake Erie Tobacco Co. representative, John Wilkins, presented further explained the need for this additional loading dock and shared details of the site plan.

The proposed action meets the criteria for an area variance. It is recommended that they alert the Seneca Nation as needed. This referral is complete and is approved.

Tina Abrams motioned to accept the staff recommendation. A second made by Dan Newbury. Dan Brown abstained. Motion carried.

4.1.3. Town of Persia

- Zoning Text Amendments

The Town of Persia submitted several zoning text amendments regarding their solar ordinance and Zoning Board duties. There is confusion about how to interpret these changes and concern that they are missing notable references to such in other sections of the ordinance.

Staff recommend that the Town of Persia do a comprehensive review of their zoning ordinance as a whole to address all the desired changes at once to avoid discrepancies that could cause detrimental impacts to the municipality.

Michael Zaprowski motioned to accept the staff recommendation. A second made by Paul Mager. Motion carried.

4.1.4. Village of Ellicottville, 12 Monroe Street

- Special Use Permit

The applicant would like to convert the building to a two unit condominium, upstairs and downstairs. They had a full declaration of the 12 Monroe Condominium and also the Bylaws of 12 Monroe Condominium.

Referral is complete and will not have significant countywide or inter-community impact. The staff recommendation is that it is a matter of local concern.

Dan Brown motioned to accept the staff recommendation. A second made by Dan Newbury. Motion carried.

4.1.5. Town of Ellicottville, 6312 Cotter Road

- Minor Subdivision

The Staff report recommends a survey be provided showing both proposed lots.

Referral is complete and will not have significant countywide or inter-community impact. The staff recommendation is that it is a matter of local concern.

Dan Brown motioned to accept the staff recommendation. A second made by Michael Zaprowski. Motion carried.

4.2. Environmental Review

4.2.1. None

5. CORRESPONDENCE

5.1. Town of East Otto (incoming)

- Notice of Public Hearing for LL1 – 2022, August 16, 2022

6. OLD BUSINESS

7. REPORTS / OTHER BUSINESS

7.1. Chairman's Report

Chuck Couture noted that he has driven by the tiny houses being built in Ellicottville and he likes them and can't wait to see them when they are done.

7.2. Department Reports

7.2.1. Director's Report

Armstrong has been working a lot in the county trying to get people connected.

Crystal gets several calls a day from people wanting to know when they will be connected. She said that about 80% of them are happy and only 20% are not.

The County, JCC, the IDA held a hiring and retaining talent and recruit and retain employees event. They had a lot of businesses there and a brainstorming session was held.

Onoville docks are closing September 7th because of the low water levels.

Planning Board Dinner will be September 29th, the same day as the AG Tour. Peter Sorgi will be the speaker; he will speak on the importance of zoning and comprehensive plans. The Board will all get one hour of training for attending. Ginger Malek will be getting an award from the Board at the dinner.

Also, on October 6th, we are having a solar informational session. It will be for the County Planning Board, Town and Village Planning Boards and officials, Legislators, and the general public. The speaker will be someone from Wendell, which is the same company that created the solar law and battery law presentation at Houghton. The IDA Director will also be there to speak about what the pilot program is about. Dan Martonis will be there to speak about property tax and the planners will be there as well.

Affordable housing is a real issue, even in Ellicottville, we have an issue with the workers having available housing. Housing, transportation and Broadband are the three components that need attention. Kate did a CFA for a housing study for Catt County and we have Great Lakes Cheese and other businesses coming in that we need housing for soon.

Al Ormond motioned to Award the Brook Patterson Award to Ginger Malek, a second made by Andrea Mellon.

7.2.2. Staff Reports

7.2.2.1. Kate

The ARC Trail signage has been sent to the DPW sign shop. Kate just sent out the RFP for 5 demos to be completed by the end of this year. The two rehabs are still going on, but they are finally making progress so hopefully in the next couple of weeks those will be done. The one in Franklinville is up for sale now and the one in Cattaraugus will be up for sale soon.

She completed a CFA for a Green Innovation grant for \$3 million to construct 3 parking lots at Onoville Marina with permeable pavement, bio retention facilities and restore the buffers along the water to improve the water quality. The feasibility study is complete so they have a game plan on how to proceed. The first thing they will focus on will be the 3 bathrooms, followed by reconfiguring the lower west campground, installation of water, sewer and electric and reconfiguring the entrance. If there is enough money left, they will build a small store.

Crystal added that she has been working with Windstream and Armstrong and should have a contract to sign next week to get fiber so they will have internet at the Marina. She is also working with National Grid to see about getting 3 Phase electric.

Edgewater is working on the dock redevelopment plan and doing the marina study to see how we can reconfigure the docks. As soon as the boats are pulled out they will survey the area.

7.2.2.2. Racheal

She is finishing up the Second Phase of the State Snowmobile Grant, it is due next Thursday. She is just finishing up the text for some solar brochures. She has separated them by who they are geared towards, land owners or municipal officials. She is going to send them to the County Attorney and Real Property to make sure everything is good. They will be using those for the October 6th session. Racheal asked the Board to let her know if there is anything specific that they want the presenters to talk about at the seminar. Contamination was suggested, as well as lease agreements.

7.2.2.3. Marie

They have been fielding a lot of calls about how and when to refer. They may be looking at up to seven referrals for next month.

7.3. Administration

7.3.1. September Planning Board Meeting Changes

The meeting next month will be on September 29th at 5:00 before the Planning Board Dinner at EBC Brewpub.

7.4. STW Report

Bob Keis reported that Southern Tier West did not meet this month.

Bob noted that he spoke in the past about large grants from the Ralph Wilson Foundation and Oshei Foundation. The grants were to the STW Foundation to contract with a corporation to do a food availability study for the nine counties in Western New York. On September 29th at Highmark Stadium there is going to be a presentation about the results of the study. Some towns in Cattaraugus County only have Dollar General to purchase food. It is a comprehensive study to determine what can be done to fix the problems of food availability in the area.

7.5. Members Forum

Marie noted to everyone that Labor Day began in 1882 in New York City. It was established as the first Monday each September by Congress in 1894 by President, Grover Cleveland.

Dan Brown stated that a project to put a sewer and water system through Killbuck was set aside in the past due to the high cost of building it and the cost of using it. The University of Syracuse has followed their plan and has nominated it to the University of North Carolina for a Build Back Better federal program. The University is going to review the plan and they may be back in line to possibly get some money to build it.

8. UPCOMING MEETINGS & EVENTS

8.1. As noted in the Agenda

9. NEXT MEETING

9.1. September 29, 2022 at 5 pm

10. ADJOURNMENT

Paul Mager motioned for adjournment, Dan Newbury seconded motion. Motion passed. Meeting adjourned at 7:53 PM.