

Cattaraugus County Planning Board



CATTARAUGUS COUNTY PLANNING BOARD MEETING

DRAFT

MEETING MINUTES

February 25, 2021

Via Zoom Virtual Meeting Platform

PLANNING BOARD MEMBERS PRESENT:

Charles Couture, Chairman

Paul Mager, Vice Chairman

Michael Zaprowski, Secretary

Andrea Mellon, Assistant Secretary

Tina Abrams

Kathy Ellis

David McCoy

Dan Newbury

Al Ormond

PLANNING BOARD MEMBERS ABSENT:

Daniel Brown

Robert Keis

Mark Smith

James Valent

PLANNING DEPARTMENT STAFF

Crystal Abers, Director

Marie Myers Shearing, Planner

Kate O'Stricker, Development Specialist

GUESTS:

None

1. Call to Order

Charles Couture, Chairman, called the meeting to order at 7:03 PM

2. Welcome & Opening Remarks

Marie shared the 60th Anniversary logo with the board.

3. APPROVAL OF MINUTES

3.1. January 25, 2021

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

4. NEW BUSINESS

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

4.1.1. Town of Ellicottville - Subdivision

Marie looked through Department of State Publications and talked to another County Planner.

No significant county-wide or inter-community impacts. Ellicottville submitted all engineering reports, staff reports, etc. and there is little impact in way of traffic, water and sewer will be handled well. Only 11 lots.

Andrea Mellon motioned to accept the staff recommendation of no significant countywide or inter-community impact. A second made by Dan Newbury. Motion carried.

4.1.2. Town of Ellicottville – Site Plan Review

Off of Rt. 219. Adding another storage building. No significant countywide or inter-community impacts.

Michael Zaprowski motioned to accept the staff recommendation of no significant countywide or inter-community impact. A second made by Tina Abrams. Motion carried.

4.1.3. Town of Portville – Solar Law

Marie stated that Portville genuinely followed the sample law in the NY Solar guidebook and Marie looked at other solar laws.

Had multiple items of note for modifications or advisories.

Dan Newbury motioned to accept the staff recommendation of approved with modifications and advisories. A second made by Michael Zaprowski. Motion carried.

David McCoy abstained from the vote.

4.1.4. Town of Yorkshire – Site Plan Review & Special Use Permit

Creating a road from Rt. 16 to Rt. 39. Want to have an expansion to include more gas and diesel pumps.

Al Ormond motioned to accept the staff recommendation of no significant countywide or inter-community impact. A second made by Paul Mager. Motion carried.

4.1.5. Town of Otto – Solar Parcel A

3 separate parcels on 2 parcels of land. Couple agricultural operations within 500 feet.

Town should complete and submit a Part 3 report within 30 days of final action.

Request a screening and landscape plan.

Amend and verify the Agricultural Data Statement to include names and addresses of farm operations within 500 feet of the parcel.

Insure the submittal, review, and sufficiency of a Decommissioning Plan.

Paul Mager motioned to accept the staff recommendation of no significant countywide or inter-community impact with advisories. A second made by Dan Newbury. Motion carried.

Charles Couture abstained from the vote.

4.1.6. Town of Otto – Solar Parcel B

Should complete and submit a Part 3 report within 30 days of final action.

Request a screening and landscape plan.

Insure the submittal, review, and sufficiency of a Decommissioning Plan

Tina Abrams motioned to accept the staff recommendation of no significant countywide or inter-community impact with advisories. A second made by Andrea Mellon. Motion carried.

Charles Couture abstained from the vote.

4.1.7. Town of Otto – Solar Parcel C
Behind Parcel B. No request for screening and landscape plan.

Andrea Mellon motioned to accept the staff recommendation of no significant countywide or inter-community impact with advisories. A second made by Dan Newbury. Motion carried.

Charles Couture abstained from the vote.

4.1.8. & 4.1.9. Town of Machias – Solar Law & Solar Project

Solar Law:

Needs to resubmit referral to the County.

Should complete Part 1: Municipal Referral Form pertaining only to the Local Law.

Should complete the required SEQR EAF Part 1 document.

Include any applicable meeting minutes.

Solar Project:

Needs to resubmit referral to County.

Should complete Part 1: Municipal Referral Form pertaining only to the requested review type.

Should complete the required Agricultural Data Statement.

Include any applicable site plans, applications, and meeting minutes.

Marie only received environmental assessment forms.

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

4.2. Environmental Review

4.2.1. None

5. CORRESPONDENCE

5.1. Town of Otto

- Part 3 and Agricultural Data Statement
Marie noted the file is now complete and closed.

5.2. Town of Carrollton

- Part 1 and Meeting Minutes pertaining to 1039 Rt. 219 Limestone
Received Part 1 Municipal Referral Form, dated January 23, 2021 and Carrollton Planning Board Meeting Minutes from January 12, 2021 meeting.

Documents received were dated and discussed prior to receipt of the second amended referral last month.

Marie mentioned that the board is trying to set this up for success instead of failure. Needing clarification and more accurate drawings.

6. OLD BUSINESS

6.1. None

7. REPORTS / OTHER BUSINESS

7.1. Chairman's Report

No update.

7.2. Department Reports

7.2.1. Director's Report

Crystal- Busy in Economic Development. Had in-house changes, Pat McGlew has moved to PTAC, working with businesses and federal contracts. Christine Urf is the Business Development Specialist, working with new businesses, assisting myself and working with agriculture. Working with Armstrong. Trying to identify other sectors and problems we encounter throughout the County. What are alternative fixes for short term. Had conversation with the State to see if there's movement on their end, issues with taxes and state right away. Trying to look to help ease the cost and availability to help contractors and workers to help move this forward. NYS map of broadband is incorrect and has been since day one, what has been identified is if you're an owner in a census block and have high speed internet the state authorities say ok, they have internet. Under STW, partnered with a power grant back in 2018, \$800,000 has been awarded but waiting to receive. A lot of interest in new business, opportunities or developments throughout the county. Regional Economic Development Council, which is the state, where the consolidated funding applications for municipalities. May start having zoom meetings with the state. Looking at doing \$300,000 grant for Economic Development, mainly for startups and also \$700,000 for Land Bank and \$300,000 for Mobile Home Replacement. Under Covid, places are starting to open back up. Sat in on the WNY vaccination committee, currently Catt County has split into quadrants to set up vaccine sites. Tourism has been extremely busy, highest request ever for guides and brochures. A lot of change within tourism but not reduced.

7.2.2. Staff Reports

7.2.2.1. Kate

ARC Trail- GIS and signage project is moving. Met with Barton and Loguidice a couple weeks ago and they have reached out to all of the trail projects and discussed signage and if they need any GIS, which a lot has already been completed. Working on finding and filling the gaps on the trails now.

Southern Tier Trail released feasibility study today. Will make sure Marie will send everyone the website for public comments.

Link: <https://gobikebuffalo.org/project/southern-tier-trail-feasibility-study/>

Land Bank- 5 out of 7 demos completed. Finished a rehab and have it under contract to sell. Have one other that's just finished and is for sale, 5 different people came to look at it within the week. Another in progress in Franklinville, and 2 others, 1 in Cattaraugus and 1 in Olean, ready to go for rehab this year. Applying for CBDG Grant, \$700,000 for rehab use only.

7.2.2.2. Marie

Been working on the Planning Board logo. Sent out mail to all board members with mileage form and yearly memo and mileage rate. Sent meeting schedule by e-mail. Working to get organized with the amount of referrals that have come in already this year. A lot of phone calls coming in with inquires and questions.

7.3. Administration

7.3.1. Training Goal for 2021 is at 23% complete

7.3.2. STW Webinars

Marie noted that the webinars continue.

7.4. STW Report

Crystal Abers- Talked about the trainings they are offering till the end of May. STW has a NYSERDA program, for clean energy communities. Johnathan Mayor at STW has contacted all of the municipalities in the 3 Counties. Working on the SEDS document, trying to get the Comprehensive of Economic Development Study online for the 3 counties. They have a new person working there assisting Tom Barnes. Gave an update on their local foods, what they're looking for.

7.5. Members Forum

David McCoy stated he's glad to see so many referrals coming in.

Al Ormond stated he sat in on a webinar last Monday called "Clarence Green Print" about the Town of Clarence in Erie County, over the last 10 years they have acquired development rights on primarily agricultural land.

Charles Couture talked about how nice Sprague's sculpture was. Farm Bureau, a couple weeks ago, went to the legislator and presented. Introducing Ag to the County. 10 presenters showing their farms and discussing what they have. A lot of one on one with legislatures after the presentations.

8. UPCOMING MEETINGS & EVENTS

8.1. As noted in the Agenda

9. NEXT MEETING

9.1. March 25, 2021

10. ADJOURNMENT

Paul Mager motioned for adjournment, Michael Zaprowski seconded motion. Motion passed. Meeting adjourned at 7:49 PM.