

Cattaraugus County Planning Board



CATTARAUGUS COUNTY PLANNING BOARD MEETING MEETING MINUTES

March 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

Kathy Ellis

Robert Keis

Dan Newbury

Al Ormond

James Valent

PLANNING BOARD MEMBERS ABSENT:

Tina Abrams

Daniel Brown

David McCoy

Mark Smith

PLANNING DEPARTMENT STAFF

Crystal Abers, Director

Marie Myers Shearing, Planner

Kate O'Stricker, Development Specialist

GUESTS:

Kirk Beaver – Armstrong Communications

Jason Harden – Airosmith Development

Ray Schroeder – Airosmith Development

1. Call to Order

Charles Couture, Chairman, called the meeting to order at 7:06 PM

2. Welcome & Opening Remarks

3. APPROVAL OF MINUTES

3.1. February 25, 2021

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

4. NEW BUSINESS

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

4.1.1. Town of Great Valley

Site Plan Review- Special Use Permit- Area Variance

On STW property. In a cultural archeologically sensitive area. Flood plains and wet lands are not part of the subject area. Still staying in compliance with the amount of parking STW requires. Hub for high speed internet in the area.

Has significant countywide and inter-community impact due to the counties' need as a whole for high-speed internet.

Requested landscape plan per section 4.10 Design Standards to obscure the hub and provide sufficient landscaping. Encourage the use of native plant material.

Town of Great Valley should complete and submit a Part 3 report within 30 days.

Andrea Mellon motioned to accept the staff recommendations. A second made by Dan Newbury. Motion carried.

4.1.2. Town of Olean Wind Energy Facilities Local Law

Add land owner, fix typos, and add lowest height of the blade. Setbacks were all at 1,000 ft. Marie talked to town and questioned to make sure it was their decision not developers, barely above minimums and would like to see a little bit of an increase.

Chuck Couture and Mike Zaprowski stated that 1,000 feet is adequate. Marie is removing the comments regarding the setback.

Michael Zaprowski motioned to accept the staff recommendation of significant countywide or inter-community impact. A second made by James Valent. Motion carried.

4.1.3. Town of Little Valley Special Use Permit

Owner of the concession stand on 353 wants to add food. Sent in because it's within 500 feet of route 353 and an agricultural district parcel.

No significant county-wide or inter-community impact. Advisory for parking and submit Part 3 report within 30 days.

Paul Mager made a motion to approve with a second made by Robert Keis. Motion Carried.

Al Ormond abstained.

4.2. Environmental Review

4.2.1. None

5. CORRESPONDENCE

5.1. Town of Otto

Part 3 Dake Hill Road Solar – 3 Parcels

- Agreed with CCPB

Marie noted the file is now complete and closed.

5.2. Portville

Part 3 – Solar Law

- Agreed with CCPB

Marie noted the file is now complete and closed.

6. OLD BUSINESS

6.1. Town of Carrollton

Marie received envelope of paperwork. Marie talked to Curtis and went over what was needed along with options that he has available and sent back the envelope.

7. REPORTS / OTHER BUSINESS

7.1. Chairman's Report

Charles Couture- Maple weekend this weekend. Had good participation last weekend in WNY. Was widely used around here. Sprague's didn't take tours or go to the woods but has a demonstration where you can see syrup being made. Moore's in Farmersville didn't serve meals.

7.2. Department Reports

7.2.1. Director's Report

Crystal Abres- Very busy with various businesses. A lot of opportunities in grants. Very fortunate in Catt County due to businesses being able to take advantage of what's available. Busy taking calls daily with Covid, as to what events they can have and restrictions getting less and less. Covid numbers were pretty flat but have gone up a little bit. Cattaraugus County has pod set ups for vaccination clinics at JCC, Little Valley Fairgrounds, Casino, and Delevan Training Center. Kate and I have worked with Kirk Beaver and Shawn with Armstrong and did a CARES application for funding to help the expansion where Armstrong's footprint currently is with the fiber. Identified areas that could use fiber but would take more money. Haven't heard a word yet and Armstrong said we're not getting it. Federal stimulus bills that have passed is allocating funding to every municipality, towns, villages, counties, cities. Monies can only be used for certain criteria. Smaller towns are going to fear that they don't have water, sewer, don't have anything to use the money for. Working with Armstrong and two other providers to come up with a plan if towns want to buy into it and look for coverage and use the stimulus money that way if possible. Trying to get ready for summer activities, tourism is still on hold but feel that we can partake on the outside events that we can social distance at.

7.2.2. Staff Reports

7.2.2.1. Kate

Community Revitalization:

No Community Revitalization applications this month

ARC Trails Grant:

ARC GIS and Signage System project is well on the way. B & L has completed gathering all of the data to complete the shape files for the data base. They have started putting together the APP and populating map. They are also working with the all of the trails management to get an inventory of sings that are used and to start working on the county wide signage system. Will be having another County Wide Trail Committee meeting with B&L who will be presenting what they have so far on April 8th at 7PM. Ashely from Go Bike who is in charge of the Southern tier trails Feasibility Study and she will be presenting the study as well. SouthernTierTrail.org website will show the presentation and PowerPoint of the presentation. There are a couple priority projects that have come out of the study that they are currently working on.

Land Bank:

Demos Completed- 2020 Properties:

Seven Demos: 5 are complete

2 more to go: All lots will be sold to adjacent land owners

Rehabs for Sale- 2

Rehabs in progress:

16 South Main Franklinville – rehab will be complete by April 30th

316 N 9th Olean- completed last Friday and sold

Western Door was awarded two rehabs:

209 South Street, Cattaraugus

215 S Barry, Olean- Begin Rehab on March 30th

CDBG Application- applying for \$700,000 to demo and new construction of 2-3 homes in Cattaraugus County

\$300,000 application going with the county and community action for the regular mobile home replacement program

7.2.2.2. Marie

Annual Dinner is on at Onoville. Looking for a speaker. If there is a topic that anyone would like to suggest let myself know. Received 3 referrals this month with part 3.

7.3. Administration

7.3.1. Training Opportunity

Next Monday, 6:30pm-7:30pm. Limit on how many people they can have, register soon if interested. Marie will find out if they will record it and have it available at a later date.

7.4. STW Report

Robert Keis- ARC proposals are being submitted. Staff held a couple zoom seminars to provide logistics for the program this year and easily well attended. Looking forward, there are 3 trainings coming up in April that will be online. One more on March, 31st. Get ahold of Sarah at STW to get booked up for trainings if interested.

7.5. Members Forum

Mike Zaprowski discussed construction that will be happening on 219 and Vets Park project being unbelievable. Wondering what will happen with parking.

Robert Keis mentioned having a solar speaker at the board dinner and talked about the solar project in Salamanca, didn't have any transmission lines.

Dan Newbury- DOT will start work on 219, thinking April 1st.

8. UPCOMING MEETINGS & EVENTS

8.1. As noted in the Agenda

9. NEXT MEETING

9.1. April 29, 2021

10. ADJOURNMENT

Michael Zaprowski motioned for adjournment, Dan Newbury seconded motion. Motion passed. Meeting adjourned at 7:48 PM.