

# Cattaraugus County Planning Board



## CATTARAUGUS COUNTY PLANNING BOARD MEETING MEETING MINUTES June 24, 2021

### PLANNING BOARD MEMBERS PRESENT:

Charles Couture, Chairman	Kathy Ellis
Paul Mager, Vice Chairman	David McCoy
Mike Zaprowski, Secretary	Dan Newbury
Andrea Mellon, Assistant Secretary	Mark Smith

DRAFT

### PLANNING BOARD MEMBERS ABSENT:

Tina Abrams	Al Ormond
Daniel Brown	James Valent
Robert Keis	

### 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 7:02 PM
2. Welcome & Opening Remarks
3. APPROVAL OF MINUTES
  - 3.1. May 27, 2021  
Andrea Mellon 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. Town of Ellicottville  
Site Plan Review & Special Use Permit – 6881 Rt. 242 West  
For 11 “tiny home” cottages as a motor court motel.  
Has flood plain through part of the parcel, not an archeologically sensitive area.  
Concerns were discussed over emergency vehicle access, how small the parcel is for 11 “tiny homes”, parking issues, wetland permits, and landscaping.  
Michael Zaprowski motioned to accept the staff recommendations along with advisories. A second made by Mark Smith. Motion carried.
    - 4.1.2. Village of Allegany  
Special Use Permit / Variance – 7 North 7<sup>th</sup> Street  
Put in a second driveway. 2-family residential. Not in flood plain, wetland or archeologically sensitive area.  
Submit Part 3 within 30 days of final action.

Paul Mager motioned to accept the staff recommendation of significant countywide or inter-community impact. A second made by Dan Newbury. Motion carried.

4.1.3. Town of Perrysburg  
Comprehensive Plan Draft

Returning as incomplete. No SEQR documents. No correspondence.

4.2. Environmental Review

4.2.1. None

5. CORRESPONDENCE

5.1. Village of Allegany

Zoning revision text from zoning board. Marie talked to the clerk and said she would look at it and make comments.

6. OLD BUSINESS

None

7. REPORTS / OTHER BUSINESS

7.1. Chairman's Report

Charles Couture- Discussed the bear that visited his house recently

7.2. Department Reports

7.2.1. Director's Report

Crystal Abers- Armstrong will be making its first connection into Cattaraugus County this week, in the town of Lyndon and then moving into Portville. Farmer Neighbor dinner is set for September 22<sup>nd</sup>. County Planning Board Dinner is July 28<sup>th</sup> at Onoville Marina. Onofest is happening July 24<sup>th</sup> at the Marina. Working on the Ag tour end of September, early October. With Covid restrictions lifted, things are starting to go back as normal. CFA, through the state, are open. Due July 20<sup>th</sup>, unless it's Empire State Development monies then that's a rolling application. Marie did a presentation for a grant to STW for their ARC Grant Process.

7.2.2. Staff Reports

7.2.2.1. Kate

No community revitalization applications this month.

ARC Trails Grant- Meeting with committee at July 22nd at 6:30pm.

Presentation of the app and see the trail signage. App is ready and it'll be set out after meeting to start using.

Land Bank-

Demos for 2021 are all complete.

Side lots are all sold.

Vacant lots have been sold.

3 Rehabs still being worked on.

Patiently waiting for auctions to happen to get more rehabs and demos.

7.2.2.2. Marie

E-mailed board members three articles regarding 5G facilities, battery energy storage system, and solar panels. Read and forward to any municipal contacts.

7.3. Administration

7.3.1. Planning Board Re-Appointments

7.3.1.1. Charles Couture, Paul Mager, David McCoy, Daniel Brown

- All agreed to another 3-year term.

7.3.2. Mileage Sheets

May and June meetings can be claimed, turn in by July 21<sup>st</sup>

7.3.3. Training

Goal was to have 100% do training, Marie would love to reach it and can help find trainings.

7.3.4. Planning Board Dinner

Meeting prior to refreshment hour at 5:00

7.4. STW Report

None.

7.5. Members Forum

Andrea- Town of Ashford is holding a public hearing in July 29<sup>th</sup> to gauge public interest of the cannabis industry.

Mike- If anyone is around Vets Park in Salamanca, go in to check it out, its mind blowing.

8. UPCOMING MEETINGS & EVENTS

8.1. As noted in the Agenda

9. NEXT MEETING

9.1. July 28, 2021 at 5:00 PM at  
Onoville Marina Park  
704 W. Perimeter Road  
Frewsburg, NY 14738

10. ADJOURNMENT

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