

**Cattaraugus County Planning Board  
303 Court Street, Little Valley, New York  
June 29<sup>th</sup>, 2017**

**PLANNING BOARD MEMBERS PRESENT:** Charles Couture, Chairman  
Michael Zaprowski, Secretary  
Florence Fuller, Assistant Secretary  
David McCoy  
Al Ormond  
Joe Pillittere  
James Valent  
Mark Smith  
John Sayegh  
Robert Keis  
Andrea Mellon

**PLANNING BOARD MEMBERS ABSENT:** Paul Mager, Vice Chairman  
Tina Abrams

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

**GUESTS:** None

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

## **APPROVAL OF MINUTES**

*Joe Pillittere moved with a second from James Valent to approve the minutes of the May 25, 2017 meeting. Motion was carried*

## **NEW BUSINESS**

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

#### **Town of Portville Site Plan review- 1351 Portville–Olean Road (NYS Route 417)**

Paul Bishop reported:

- The Council on Addiction and Recovery Services, Inc. (CAREs) is proposing to expand their facility on Route 417 in Westons Mills.
- The NYS Office of Alcoholism And Substance Abuse awarded a grant to CAREs for this facility in January.

- The applicant wishes to expand their treatment facilities on the grounds of an existing recovery center called Weston's Manor.
- The expansion proposal is to construct a new free standing 5,985 sq. ft. 2-story building to house 20 beds, mostly for women, at a cost of \$1.9 million.
- The facility will require the hiring of an additional 25 people, mostly addiction counselors.
- The proposed expansion will require an increase in water supply and sewage disposal facilities, which are both located on site.
- Since there is no public water supply, the applicant will seek a sprinkler variance with the NYS Department of State.

Additional Information:

- Tax Map No: 104.005-2-16
- SEQR: Unlisted Action - Short EAF Submitted
- Ag Data Statement: N.A.
- Floodplain: Yes
- Wetlands: No
- Archaeological Sensitive Area: Yes
- Public Hearing: To be held on Wednesday, July 5 at 7:30 pm in the Westons Mills Community Center

**STAFF RECOMMENDATION:**

The proposed action has no significant county wide or inter-municipal impact with the following advisories:

- (1) That the Town ensures that the applicant seek a sprinkler variance with the New York State Department of State.
- (2) That the Town ensures that the applicant passes the septic inspection required by the County Health Department.

*Mike Zaprowski moved with a second from John Sayegh to accept the staff recommendation. David McCoy abstained. Motion was carried.*

**Environmental Reviews**

**Salamanca City School District**  
SEQR Lead Agency Status for 2017 Capital Project

The County Planning Board is an “interested agency” – no need for response

### **Intergovernmental Reviews**

STW 17.13, STW #17.16-20 – received, reviewed, no comment

### **OLD BUSINESS**

None

### **REPORTS / OTHER BUSINESS**

**Chairman's Report** - Nothing new to report.

### **Departments Report**

#### **Director's Report**

Crystal Discussed the Annual Dinner to be held on July 26<sup>th</sup> at the St. Bonaventure Club House. Justin Booth will be the speaker to discuss the importance of Complete Streets policies. The County Planning Board meeting will be held at 5:00 pm with the dinner to start at 5:30pm.

Consolidated Funding Applications are open and are due on July 28<sup>th</sup> at 4:00 pm. The Office has identified proposals in the County, unfortunately the numbers are down.

Land Bank - the LISC funders will be coming to the next Board meeting which will be held on July 22<sup>nd</sup>. We will be taking them on a road trip to show the possible Land Bank properties.

#### **Comprehensive Plan Implementation**

There were no specific projects/ programs to report on; however goals are referenced in the following reports.

#### **ARC Project**

A project was submitted for Appalachian Regional Commission FFY 2018 funding for a Cultural Development project. EDPT has been invited to apply with the full application due in September.

#### **Community Revitalization Fund (Goal#6)**

Salamanca has completed the paperwork and it has been submitted to the County Attorney's Office.

#### **Trail Initiative (Goal #8)**

Work is proceeding with our consultant Barton & Loguidice.

**Land Bank (Goal #6)**

The Land Bank was awarded \$765,250 for the two year period. The plan will be to rehab three properties and demolish at least 6 properties.

**EPA Brownfields Grant (Goal #6)**

EDPT was not funded for the Brownfields Grant. Kate has asked for a debriefing session with the EPA to discuss how to make the application stronger for the 2018 funding.

**Other**

Paul Bishop: A new wind farm is being planned in the Towns Farmersville and Freedom. He is working with the towns but neither of them has zoning. The company is currently discussing leases and subsidies with land owners.

Paul Bishop: Partners for a Livable Western New York is holding an Innovation Celebration to recognize some of the developments, people, organizations and municipalities that have made innovative contributions to the resurgence of Western NY communities consistent with Smart Growth principals. The City of Olean/ Jeff Belt as well as Justin Booth from Make Communities/ Go Bike Buffalo (our speaker for the Annual Dinner) have been nominated for an award for being instrumental in raising awareness of the importance of creating a more livable Western New York.

**STW Report**

ARC funding for our region may be increased due to the East and Central Regions having not used all of their allocated funds. EDPT application was rated high.

STERA- \$1.6 million grant funds for railroad repair.

**Members Forum**

**Al Ormond:** Former Legislator and Town Supervisor of Great Valley, Charlie Krause, passed away.

**Mark Smith:** Discussion on the Peck Hill Tower and issues with Spectrum Communications wanting a tax exemption for the fiber they have run for broadband.

**John Sayegh:** STEAM Summer Camp will be hosted at all JCC campuses for 6-14 year old children. (**S**cience, **T**echnology, **E**ngineering, **A**rts/design, **M**ath). JCC also provides, through the Manufacturing and Technology Institute, a two year certificate program for Welding, CNC, and CAD. JCC will also offer an Associate Degree in Business online program. There has been a surge in online classes.

**Bob Keis:** Attended the Shared Services meetings held by Jack Searles. He commended Jack on doing a great job helping the rural municipalities through the process. Many of the municipalities already share services, but it is not formalized.

## **CORRESPONDENCE AND UPCOMING MEETINGS/ EVENTS (attached)**

**10<sup>th</sup> Annual Onofest to be held on July 22<sup>nd</sup>.**

## **NEXT MEETING**

The next meeting of the Planning Board will be held on July 26, 2017 at 5:00 pm at the St. Bonaventure Clubhouse Restaurant in Allegany.

## **ADJOURNMENT**

*Mike Zaprowski moved with a second from Joe Pillittere to adjourn the meeting at 7:40 pm. Motion was carried.*