

Cattaraugus County Planning Board

Special Meeting Minutes

October 16, 2025

6:30 PM

Cattaraugus County Center
Large Committee Room, Third Floor
303 Court Street, Little Valley, NY

Present Board Members:

Andrea Mellon
Paul Mager
Allan Ormond
Terry Hahn
David McCoy (Dave)
Mark Smith
James Valent

Present Planning Department Staff:

Dalton Fries | Planner
Connor Maxwell | Environmental Planner
Triple R – Property Owners

Absent Board Members:

Michael Higgins (Mike H.)
Michael Zaprowski (Mike Z.)
Tina Abrams

Board Officers

Andrea L. Mellon
Chairman

Paul D. Mager
Vice Chairman

Michael J. Zaprowski
Secretary

Vacant
Assistant Secretary

Board Members

Tina J. Abrams

Vacant

Terry R. Hahn

Michael P. Higgins

Vacant

David L. McCoy

Allan J. Ormond

Mark A. Smith

James J. Valent

1. **CALL TO ORDER** – Andrea Mellon, Chairman, called the meeting to order at [6:31pm](#).

2. **WELCOME & OPENING REMARKS**

3. **NEW BUSINESS**

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

i. *Town of Franklinville (Bryant Hill Rd)*

1. Special Use Permit – Triple R Campground Extension
2. [SEQR; unlisted action, negative declaration. No floodplain but has wetland of USFWS Riverine. In the ag-residential zone. Public hearing held last month.](#)
3. [Expansion of Triple-R Campground:](#)
 - a. Utilizing site across street for additional cabins and RV sites. Looking to add 10 park model cabins and 50 (number may change after engineering analysis) RV Sites, as well as a bath house of 14'X40'
 4. Almost all construction will be deliberately behind the tree lines, meets all setbacks - expansion will be adding about 10%.
 5. Triple R currently have:
 - a. Know to get Health Department permit
 - b. Electric to be done by licensed electrician. Area will be gated like rest of Triple R. Engineered plans will be shared to the town once finalized.
 - c. Small shed removed, bath house and check in office to be built in its place. Entrance and Exit off Bryant Hill adjacent to existing park entrance. Should be no impact on the area horse/cattle farms.
6. Owners of Triple R Campground present and spoke:



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- a. Thanked the board for a special meeting to discuss. Stated that they are one of the largest in WNY and only one, besides Trout Run, to have a waterpark. They are running out of flat space due to having a 60ft drop off the property towards Boyce Run – too hard to build on that side. Keeping expansion within the tree line and pond area. Looking into the traffic pattern between both sides of the park with pedestrian crossing. Guest parking is across the road and speed limit has been adjusted to slow down traffic. Has a lot of feedback and input into engineering of that area. Additional bath house, pool, sites, etc are expected to create a dozen of new jobs in the area, a few year-round and full time. Mentioned that everything is pretty hidden by tree line. So, no visual impacts. Put in mountain biking trails across the way that have not been used and are looking for ideas. Looking into winterizing the area to maybe at some point be year-round, but it is a very tedious project. Have 3 phase power now, thanks to grants and such to fix the multiple power issues that they used to have.
7. Referral complete, county-wide impact of a slight increase in traffic. Staff recommendation to approve. Motioned by Paul, Seconded by Dave, Terry Abstained. **Motion carried.**

4. REPORTS / OTHER BUSINESS

- a. Chairman's Report – nothing to report.
- b. Department Reports
 - i. *Planning –*
 1. *Ag and Farmland protection board has reviewed the ag district review submissions, 65 added to the ag district and 83 removed. WILMA event October 18th/19th. BOA brownfield grant going through legislature right now, moving forward with CNS as a consultant. Kiosks are also moving forward going to be ordered through Wilderness Graphics located in Florida.*
 - ii. *STW Report – none*
 - iii. *Members Forum – none*

5. UPCOMING MEETINGS & EVENTS

- a. October 30, 2025 @ 6:30pm

6. MEETING ANNOUNCEMENTS

- a. Proposed 2025 Schedule, meetings begin at 6:30pm – unless noted otherwise
 - i. October 30, 2025
 - ii. *November 20, 2025
 - iii. *December 18, 2025

7. ADJOURNMENT

- a. Time: 6:46pm - motioned by Paul, seconded by Terry.

