

**Cattaraugus County Planning Board
303 Court Street, Little Valley, New York
February 23, 2017 at 7:00 pm**

PLANNING BOARD MEMBERS PRESENT: Paul Mager, Vice Chairman
Michael Zaprowski, Secretary
Florence Fuller, Assistant Secretary
Tina Abrams
David McCoy
Andrea Mellon
Al Ormond
Joe Pillittere
James Valent

PLANNING BOARD MEMBERS ABSENT: Charles Couture, Chairman
Robert Keis
Mark Smith

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

GUESTS: Greg Pearl, Mayor, Village of Allegany
Kimberly Roth, Clerk, Village Allegany

Paul Mager, Vice Chairman, called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

Al Ormond moved with a second from Joe Pillittere to approve the minutes of the January 26, 2017 meeting. Motion was carried.

NEW BUSINESS

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

**Village of Allegany
Zoning Text Amendment**

Paul Bishop reported that the Village of Allegany is amending their Zoning Law to include many categories, such as adult care, assisted living, and foster care facilities; clinics; nursing homes; and lodging houses; among others. Many new definitions were added to cover these new categories. These uses were then added to all the zoning districts, with all requiring a special use permit.

Additional Information:

- Tax Map No' (s): NA
- SEQR: Unlisted Action – Short EAF Completed
- Ag Data Statement: NA
- Floodplain: NA

- Wetlands: NA
- Archaeological Sensitive Area: Yes
- Public Hearing: Not yet scheduled.

Mr. Bishop advised the Village that many of these uses are probably not appropriate for the R-1 (Single Family Residential District) and R-2 (Two-family Residential District), and possibly the R-3 (General Residential District), even with a Special Use Permit.

The Village of Allegany Mayor and Clerk, who were in attendance, both agreed with this assessment.

STAFF RECOMMENDATION:

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

- 1) The Village remove the proposed uses from the R-1, R-2, and possibly the R-3 zoning districts.

Michael Zaprowski moved with a second from James Valent to accept the staff recommendation. Motion was carried.

City of Salamanca

Site Plan Review - 560 Broad St.

Paul Bishop reported that the City of Salamanca is requesting a site plan review. The applicant desires to add another 4,200 sq. ft. to an existing 4,800 sq. ft. commercial building to create 9,000 sq. ft. building for a Dollar Tree store.

Project Highlights:

- Lighting of the site has been reviewed and will be such that there will be minimal impact to the surrounding neighborhood.
- A combination of existing parking and new parking will satisfy parking needs.
- Due to the increase of impervious surface due to the additional size of the building and an increased amount of paving, a stormwater management plan should be required.

Additional Information:

- Tax Map No' (s): 73.069-221
- SEQ: Unlisted Action – Short EAF Completed
- Ag Data Statement: NA
- Floodplain: NA
- Wetlands: NA
- Archaeological Sensitive Area: No
- Public Hearing: Scheduled for March 2, 2017 at 7:00 pm in the City of Salamanca Courtroom.

STAFF RECOMMENDATION:

The proposed action has no significant county-wide or inter-municipal impact.

Joe Pillittere moved with a second from Florence Fuller to accept the staff recommendation. Motion was carried. James Valent abstained.

Environmental Reviews

Allegany–Limestone Central School District

SEQR Lead Agency Status - Capital Improvement Project

Paul Bishop reported that the Allegany Limestone School District is requesting to be the Lead Agency for their Capital Improvement Project. The Cattaraugus County Department of Economic Development, Planning and Tourism is considered an “interested agency” for SEQR review”.

STAFF RECOMMENDATION: The Cattaraugus County Planning Board concurs with the Allegany-Limestone Central School District’s request to serve as the lead agency for their capital improvement project.

Michael Zaprowski moved with a second from Joe Pillittere to accept the staff recommendation. Motion was carried.

Intergovernmental Reviews - None

OLD BUSINESS - None

REPORTS/OTHER BUSINESS

Chairman’s Report – No Report

Department Reports

Director’s Report

Crystal Abers reported that the Cattaraugus County Land Bank will be holding a seminar for municipal officials titled “**Land Bank 101**” on March 14th from 3pm-4pm at the Little Valley VFW. The topics to be covered are as follows:

- What is a Land Bank?
- What can a Land Bank do for your Community?
- What a Land Bank cannot do.
- How the Land Bank and communities can work together to fight blight in Cattaraugus County.

The **Annual Farmer-Neighbor Dinner** will be held on April 12, 2017 in West Valley. Mrs. Abers emphasized that everyone must make reservations as there is a strict cutoff of 300.

Mrs. Abers also reported that Empire State Development notified several municipalities in Cattaraugus County that they are eligible to apply for the **CFA Project Development Technical Assistance Initiative**. This is the same opportunity that the City of Salamanca received last year. This will provide technical assistance to build local capacity for a select number of small municipalities seeking to apply for CFA projects. Applications are due by March 13th, 2017.

Comprehensive Plan Implementation

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

Community Revitalization Fund (Goal #6) – No Report**Trails Initiative (Goal #8)**

Kate O'Stricker reported that the User Survey is still on the County's website. She asked the Board to take a few minutes to complete the survey. The February Trail Advisory Committee Meeting was postponed to March 16th due to weather.

Land Bank (Goal #6)

Crystal Abers reported that she, Kate O'Stricker and Deb Miller attended the first WNY ZIP (Western New York Zombie Initiative Partnership) in Niagara Falls today. It was a great turn out and provided an abundant amount of information that will be very useful to the Land Bank.

EPA Brownfield Grant (Goal #6)

Kate O'Stricker reported that the Department applied for an EPA Brownfield Grant in the amount of \$300,000 for the purpose of a Community Wide Brownfield Assessment. The goal is to complete a community wide comprehensive inventory of all potential brownfield sites in Cattaraugus County. 12-14 priority sites will be chosen to complete a Phase I or Phase II Assessment and a reuse plan will be developed for each priority site.

Other

Paul Bishop reported that the Department received a letter from Kelly Tobin from Ischua objecting to the proposed National Fuel pipeline to be constructed in Cattaraugus County.

The letter was noted by the Planning Board Members.

STW Report – No Report**Members Forum**

Joe Pillittere reported that the DPW is getting a head start on spring projects with the warm weather. It has been a pretty good season so far for them, but very bad for some businesses in the County that depend on winter conditions.

CORRESPONDENCE AND UPCOMING MEETINGS/EVENTS (attached)**NEXT MEETING**

The next meeting of the Planning Board will be held on March 30th, 2017 at 7:00 pm at the County Center in Little Valley.

ADJOURNMENT

Michael Zaprowski moved with a second from Joe Pillittere to adjourn the meeting at 7:25 pm. Motion was carried.