

**Cattaraugus County Planning Board
303 Court Street, Little Valley, New York
April 26, 2018**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Paul Mager, Vice Chairman
Michael Zaprowski, Secretary
Florence Fuller, Assistant Secretary
Tina Abrams
Robert Keis
James Valent
Al Ormond

PLANNING BOARD MEMBERS ABSENT: Andrea Mellon
John Sayegh
David McCoy
Kathy Ellis
Mark Smith

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

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

APPROVAL OF MINUTES

Mike Zaprowski moved with a second from Tina Abrams to approve the minutes of the March 29, 2018. Motion was carried.

NEW BUSINESS

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

a. Village of Ellicottville - Zoning Text Amendment

Paul Bishop reported that the Village of Ellicottville is proposing zoning text amendments to update their zoning with regard to

- Defining 3-D virtual designed products as a new use.
- Re-define Floor Area Ratio (FAR) to exclude accessory structures.
- Reduce the ratio of accessory structures to principal structures in terms of total square footage.
- Eliminates FAR in the VC-1 district.

- Eliminates open space requirements in VC-1 where overlain by the Historic District Zone.
- Adds Intent and permitted uses for proposed Four Corners District (Overlay Zone).
- Adds Outdoor Lighting Requirements.

Additional Information:

- TAX MAP NO'(S): N.A.
- SEQR: Unlisted Action - Short EAF Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: N.A.
- WETLANDS: N.A.
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: To be held May 14 at 6:00 PM at the 1 West Washington St.

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

Florence Fuller moved with a second from Al Ormond to accept the staff recommendation. Motion was carried.

b. Town of Ellicottville – Zoning Text Amendment

Paul Bishop reported that the Town of Ellicottville is requesting amendments to their Zoning Law pertaining to revisions to the definitions and regulations for electronic message board signs, including:
Definition, 12.1.D.(3) exceptions, 12.1.F.(8) Illumination, and 12.1.J.(1)g “digital displays”.

Additional Information:

- TAX MAP NO'(S): N.A.
- SEQR: Unlisted Action - Short EAF Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: N.A.
- WETLANDS: N.A.
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: To be held on May 16 at 6:00 PM at the Ellicottville Town Hall.

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

Bob Keis moved with a second from Jim Valent to accept the staff recommendation. Motion was carried.

Environmental Reviews: None

Intergovernmental Reviews: None

OLD BUSINESS - None**REPORTS / OTHER BUSINESS**

Chairman's Report – Mr. Couture discussed maple syrup production this year. Many producers had a poor season due to low sugar content and fluctuating weather.

Department Reports**Director's Report**

Crystal Abers reported

- Farmer Neighbor Dinner was a success with over 230 people in attendance.
- Municipal Electric and Gas Alliance, Inc. (MEGA): our County has had municipalities sign up for the shared electric and gas services
- Zombie and Land Bank: Participated in a Zombie Training. LISC, the funder for the Land Bank, shared that Western NY Land Banks are far above the others in New York State.
- The Consolidated Funding Application (CFA) will be out the first part of May
- Downtown Revitalization Initiative has opened another round for 2018.
- Ag Tour was held with 20 participants. Stops on the tour were Gutches Lumber, Moore's Maple Shack and Nichol's Farm.
- Planning Board Annual Dinner will be on July 25th. We are looking for a location, so please let us know if you have ideas. We will also be discussing the Brooks Patterson Award and who should be the guest speaker.
- Attended the Grape Summit in Westfield. The Concord grape producers are receiving the same amount of money per pound as they did in 1954.

Comprehensive Plan Implementation (Goals Referenced)

Community Revitalization (Goal #6)

- No New Applications

County Trails (Goal #8)

- The Priorities and Actions Vote:
 - Mapping: (3)
 - Update Trail Viewer
 - Update trail Access Points
 - Signage: create a comprehensive signage system with consistent graphic color
 - Tied for third:
 - Genesee Valley Greenway connection
 - Allegheny River Valley Trail
 - Pat McGee Trail extension to the Pennsy Trail

Land Bank: (Goal #6)

- Demolition of the seven properties will occur April-June.
- The two Rehab Properties scopes of work have been completed. The land bank board has decided on a selling price for both of those properties. The properties are on the website.
- We have a list of auction properties to look at this year that coincide with our problem property list. Joe Keller and Dan Martonis will be visiting them and the board will look at them at the March meeting.

ARC Community Development (Goal #4)

- **SAVE THE DATE:** June 4th and 5th at Holiday Valley will be the workshop for Boards / Planning Boards.

Other:

The Manufactured Housing Replacement Program Lottery applications were accepted until March 30th and the lottery took place on April 2, 2018. 8 homes will be replaced in the 2018 grant cycle.

STW Report

Bob Keis Reported as follows:

- May 9th at Houghton College - Annual Spring Local Government Conference
- Angel Fund: Introducing Entrepreneurs to Investors. The Project will pool money to fund start up loans to small business.
- STW is working with several municipalities to GIS Map cemeteries. They also have interns to help with the GIS data collection
- ARC Applications are due on June 1st with the presentation to the Board on June 21st
- Broadband Update: Armstrong has been awarded the Phase II and Phase III for our area, however they have not accepted Round Three as of yet. Armstrong has attended meetings in the towns of Ashford and Little Valley to update the municipalities on the project. Those that are interested in seeing if their address will be included in one of the phases can go to <http://armstrongny.com/> and click on the project map. Addresses can be searched in the tool bar on the interactive map.
- The Agricultural Loan Fund is ready to go. Halley is the Contact at STW. Minimum of \$50,000 with Maximum of \$200,000 can be applied for.

Members Forum

Tina Abrams: Thank you for your support of the Seneca Nation against the Epiphany Project. The technology that was going to be used needs to be proven safe before it can be used near the Sacred Allegheny.

CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS

(Attached to the back of the agenda)

NEXT MEETING

The next meeting of the County Planning Board will be held on May 31, 2018 at 7:00 pm at the County Center in Little Valley.

ADJOURNMENT

Paul Mager moved with a second by Florence Fuller to adjourn the meeting at 7:55 pm. Motion was carried.