

**Cattaraugus County Planning Board
September 27, 2018**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Paul Mager, Vice Chairman
Michael Zaprowski, Secretary
Florence Fuller, Assistant Secretary
Robert Keis
Kathy Ellis
Andrea Mellon
Al Ormond
David McCoy
Tina Abrams

PLANNING BOARD MEMBERS ABSENT: John Sayegh
Mark Smith
James Valent

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

GUESTS: None

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

1.0 APPROVAL OF MINUTES

Mike Zaprowski moved with a second from Al Ormond to accept the minutes from August 30th, 2018 meeting. Motion was carried.

2.0 NEW BUSINESS

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

a. Town of Portville - Site Plan Review - 1414 Rowe Ave.

Paul Bishop reported:

- The applicant wishes to construct a 5 MW large-scale, ground mounted, utility grade solar energy system.
- The Town of Portville has no zoning or local law for solar energy facilities.

- The project will cover about 22 acres. About 30 acres of the site are currently being farmed and all of it is prime farmland.
- There are three Federal wetlands on the site....one is about 0.50 acres, one is 0.03 acres, and last on is 3.07 acres.
- Site will be surrounded by a 6' chain link fence topped with barbed wire.
- 2.59 acres of trees will be cut with stumps removed.
- There will be a 20' wide gravel access driveway.
- Erosion and sediment control plan supplied.
- Abandonment (see attached sheet).

Board discussion:

Board members discussed the distribution system and whether the community will benefit from the project.

Board members also discussed the loss of prime agriculture land. This parcel is currently an agriculture district parcel, however the types of the solar panels are removable and the land could be returned to active agriculture production. It is becoming a problem in NYS that these projects are slowly taking up prime agriculture land and leaving less for farming. Ag and Markets needs to be contacted to find out if there are any implications since the parcel is in the ag district.

The PILOT Agreement 487 (B) Opt Out makes solar, wind and biodigesters taxable or they can work with the IDA to receive a PILOT. The SEQRA was received from the Cattaraugus IDA. It is unclear whether the Town of Portville has opted out of 487 (B).

The town should consider creating a local law to cover solar and wind projects.

- TAX MAP NO'(S): 95.003-1-25.3
- SEQR: Unlisted Action - Full EAF submitted
- AG DATA STATEMENT: Yes
- FLOODPLAIN: No
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: Not yet scheduled

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

- (1) That the town require the developer to address abandonment of the facility

Paul Mager moved with a second from Al Ormond to accept the staff recommendation. Dave McCoy abstained. Motion was carried.

b. Village of Ellicottville - Site Plan Review - 8-10 Washington St.

Paul Bishop reported:

- The applicant wishes to renovate and add a new addition to the existing brick commercial at 8-10 Washington St.
- The new addition will be 8' x 24' (184 sq. ft.) and will add a new common space to an existing law office.
- There will also be cosmetic changes such as a period-correct railing around the existing balcony on the Washington St. entrance and new coordinated awnings.

Additional Information:

- TAX MAP NO'(S): 55.035-3-48.101
- SEQR: Unlisted Action - Full EAF Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: No
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: To be held Tuesday, October 9, 2018 at 5:30 PM in the Ellicottville Town Hall

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

Mike Zaprowski moved with a second from Dave McCoy to accept the staff recommendation. Motion was carried.

Environmental Reviews: None

Intergovernmental Reviews: None

3.0 OLD BUSINESS

None

REPORTS / OTHER BUSINESS

Chairman's Report –

Chairman Couture reported on his trip to Alaska – the true last frontier.

Department Reports**Director's Report**

Crystal Abers reported: The job fair in Ellicottville had 22 employers that had anywhere from 2 to 60 open positions. There were 56 individuals that attended the fair. We received very positive feedback from both the employers and participants.

Census 2020: In the spring we will receive information from LUCA back with a letter telling us what data points they will consider of the 4,200.

Comprehensive Plan Implementation (Goals Referenced)

Community Revitalization (Goal #6): No New Applications

County Trails (Goal #8): ARC GIS Mapping and Signage Project Application Final October 5th Mapping: Will include: updated trail viewer, updated trail access points, all trails in the county with points of interest, and create a comprehensive signage system with consistent graphic colors

Land Bank (Goal #6): Sold our first four properties last week, we sold one today and one more tomorrow. Four more will be sold next week. We submitted the Enterprise grant for 2018-2019. We applied to acquire 30 properties: 10 rehab and 20 demo over the two years.

Zombie Training September 6th - Over 50 participants from municipalities in Cattaraugus County.

ARC Community Development (Goal #4): See Above

OTHER:

Paul: the Chairman of the Legislature reappointed John Sayegh, Paul Mager, Charles Couture, and Dave McCoy to the County Planning Board.

Unemployment rate is at the lowest in many years - 4.7%.
Department Stores, Fed Ex, UPS and other places are worried they will not be able to find holiday workers.

STW Report

Bob Keis reported that there will be Fall Planning and Zoning Training on October 25 at JCC Jamestown Campus from 6:30-8:30: NYSEDA's Model Solar Energy Local Law

Training November 7th Southern Tier West BOCES Center, Salamanca, and November 8th at JCC Jamestown Campus: Training on Minute Taking for Zoning Board of Appeals/

Planning Board, Blight- Strategies and Tools for Local Governments and Enforcement of Zoning and other Local Laws.

Stormwater Planning and Training November 14th at Southern Tier West in Salamanca

STW Foundation: Village of South Dayton has received funding to \$1,700 which is half the cost to update the park.

Town of New Albion has received a grant for \$4,500 for the replacement of a waterline that serves 85 residents.

Listed funds available for gap loans, ag loans and several others for Economic Development. Contact STW for information. Interest Rate is 5-6% for a term of 5 years.

Bob announce that he is no longer the Chairman of the STW Board - Kier Dirlam has replaced him.

Chuck: The STW Annual Report is out if anyone would like to see it.

Members Forum

Crystal Abers: WILMA will be held October 20 and 21 at the County Fairgrounds. Vendors are all from Cattaraugus County. This family oriented event will include products handmade or manufactured in Cattaraugus County by our local artisans and manufacturers.

Bob Keis: Mansfield received a \$300,000 grant for a salt shed.

Mike Zaprowski: Salamanca Falling Leaves Festival is this weekend with a parade on Sunday. Salamanca also received a \$450,000 grant from the Ralph Wilson Foundation for a new playground on Hyland Avenue.

5.0 CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS

(attached to the back of the agenda)

Note Local Notice: Town of Yorkshire- Area Variance – 4 Stranburg Ave
Agreed with the County Planning Board Recommendation and denied the request to split the lot.

Village of Ellicottville - Special Use Permit and Site Plan Review - 37 Mill Street
Agreement with the County Planning Board Recommendation

Ag and Farmland Protection Board will meet on October 16th.

6.0 NEXT MEETING

The next meeting of the Planning Board will be held on October 25th at 7:00 pm at the County Center in Little Valley.

7.0 ADJOURNMENT

Mike Zaprowski moved to adjourn the meeting at 8:12 pm.