

Cattaraugus County Planning Board

CATTARAUGUS COUNTY PLANNING BOARD MEETING
MEETING MINUTES
May 26, 2022
Little Valley, NY

DRAFT

PLANNING BOARD MEMBERS PRESENT:

Charles W. Couture, Chairman	David L. McCoy
Paul D. Mager, Vice Chairman	Danny C. Newbury
Michael J. Zaprowski, Secretary	Allan J. Ormond
Kathleen M. Ellis	James J. Valent
Robert C. Keis	

PLANNING BOARD MEMBERS ABSENT:

Andrea Mellon	Daniel J. Brown
Tina J. Abrams	Mark A. Smith

PLANNING DEPARTMENT STAFF

Crystal J. Abers, Director	Marie Myers Shearing, Planner
Racheal E. Draeger, Environmental Planner	Kate O'Stricker, Development Specialist

GUESTS:

None

1. Call to Order
Charles Couture, Chairman, called the meeting to order at 7:00 p.m.
2. Welcome & Opening Remarks
None
3. APPROVAL OF MINUTES
 - 3.1. April 28, 2022
Charles Couture called for motion to accept the minutes. Michael Zaprowski moved to approve with a second from Allan Ormond. Motion carried.
4. NEW BUSINESS
 - 4.1. General Municipal Law Section 239 (l) & (m) Referrals
 - 4.1.1. Village of Allegany – Solar Moratorium
The Village of Allegany has a solar and battery storage moratorium for one year. It did meet all required criteria for the moratorium.

The referral is complete.
 - Countywide or inter-community impact - Yes
 - Approved

Paul Mager motioned to accept the staff recommendation of Marie Myers Shearing. A second made by Danny Newbury. Motion carried.

4.1.2. Town of Dayton – Use Variance

- 9648 US Route 62

This is for changes to the cell tower. No wetlands/no floodplain, it is in an archaeologically sensitive area.

The form noted that it was Type 2, which was incorrect. It should be an unlisted action. They did not submit any SEQR forms.

They need to submit Part 1 of the full or short environmental assessment form.

The Ag Data statement was incomplete; they were missing 2 farm operations within 500 feet of the parcel.

There were no applicant signatures, no owner signature or the signature of the referring officer.

Racheal Draegert made several attempts to obtain the information by email and phone with no response.

The referral is incomplete

- Countywide or inter-community impact – n/a
- Return as Incomplete

Robert Keis motioned to accept the staff recommendation of Marie Myers Shearing. A second made by James Valent. Motion carried.

4.2. Environmental Review

4.2.1. Village of Allegany

- Arby's – 1779 Gargoyle Road

This is regarding the construction of a new Arby's restaurant.

The Cattaraugus County is just an interested agency.

The Department is in agreement with the Town of Allegany Planning Board acting as the lead agency.

In the letter we will draft to them we will have the notes of interest and concern.

According to the seeker it is located over a principle aquafer and primary aquafer. It is also in an archaeologically sensitive area.

They only submitted the short form. It is a development company out of Chautauqua County. The Planning Board is looking forward to receiving their referral once they do the site plan review.

4.2.2. Salamanca City Central School District

- Negative Declaration – Capital Improvements Project, 2022

Cattaraugus County is an interested agency. Planner Myers Shearing noted that she did not receive the original notification so she will just file the Negative Declaration.

5. CORRESPONDENCE

5.1. Village of Franklinville

5.1.1. Part 3 Municipal Report of Final Action

We received the Part 3 from the Penn Turf factory at 30 Pennsylvania Avenue that we did last month. They also included the SEQR review which resulted in a negative declaration. File is closed.

5.2. Town of Otto

5.2.1. Notice of Public Hearing – June 7, 2022 at 7:00 pm.

Seeking input on special use permits for solar farms. Marie emailed and left a voicemail for Karen McAndrew, the Chairman of their Planning Board to obtain additional information so that we can find out if these are referable actions. Marie also emailed the Town Clerk, as of yet she has had no contact with them to get any updates.

6. OLD BUSINESS

6.1. None

7. REPORTS / OTHER BUSINESS

7.1. Chairman's Report

Chairman Couture reported that it has been a lousy spring for planting because of the cold and rain, and he has not seen much corn in the county yet.

7.2. Department Reports

7.2.1. Director's Report

Crystal Abers reported that Restore New York is a new program, so she will be reaching out to municipalities. It is open to Towns, Villages, and Cities in the county for properties that need to be demolished, de-constructed, renovated, etc. If a municipality has a property in need of repair and they have a commitment from the property owner and the municipality they can apply to Restore New York. It is a 90/10 match so the municipality would pay 10% and the state would pay 90%.

Onoville is full for Memorial Day weekend with one camping spot available.

Snowmobile grant Phase 1 is due on June 1st. This is where they indicate their changes, re-routes, etc. Crystal, Kate and Racheal are working on that.

They also have micro grants up to \$10,000. Fifty percent has to be to new businesses, with 5 or fewer employees and they have to be low/mod income or hire low/mod income. They have also had applications for loan funds.

May 24th the IDA passed a solar moratorium until November.

Crystal and Kate will be attending the Land Bank conference in Syracuse next week.

Crystal answered some questions regarding Onoville.

7.2.2. Staff Reports

7.2.2.1. Kate

Kate O'Stricker noted that there are no Community Revitalization applications.

They are currently working on the 2021 MHRI – Manufactured Housing Replacement Initiative. They are replacing 2 dilapidated homes in Cattaraugus County. They have received CDBG funding for \$350,000 for that project. They are in the process of applying for another CDBG for manufactured housing for \$600,000.

Regarding RFPs for the reconstruction of Onoville; they have the feasibility study and should have a draft in the next couple of weeks. They will take that to the committee. They will be working on the lower west end of Onoville, plus the 3 comfort stations (bathrooms).

With awarded funds from NYS, they just hired Edgewater out of Michigan to do the dock design and reconstruction project. A representative came out a few days ago and they walked the docks with him to figure out if they need new or if they can reconstruct what we have, different designs, can we get more slips in, market analysis and biometric to see what type of surface is underneath and what would be best with the flow of the flooding and how they can revamp the dock system.

There is a RAISE Grant through the Federal Transportation Funds for \$7 million for detailed design and alignment for the Southern Tier Trail. The feasibility study was done last year. The trail, which runs from Ashford through Ellicottville, Great Valley, Salamanca and across Killbuck, Carlton to Allegany and Olean to Hinsdale, will hopefully meet the Genesee Valley greenway. This is the next step, once they get the detailed design and alignment they will be able to apply for the funds.

Broadband installation is still plugging along slowly getting better and better. If you look at the Armstrong NY website, you will see almost all of Cattaraugus County is under construction. They will get another update next Thursday.

7.2.2.2. Racheal

Racheal Draegert stated that they received a proposal for the trail signage that they are reviewing. They are still working on solar, she has a giant Word document that she needs to compress and make it look nice for the municipalities.

She just submitted the Phase 3 for the snowmobile grants.

She is glad to have Marie back and they are looking forward to the Houghton conference coming up.

7.2.2.3. Marie

Marie Myers Shearing indicated that she was gone for 2 weeks and is glad Racheal was able to take care of things. Once she was back, she was working with the municipalities answering questions about Allegany's moratorium, and the Arby's, some planning and zoning boards of the municipalities do not feel that they need to refer actions to the County Planning Board so she has been trying to explain to them that they should for their own protection.

They will be working on solar and the Ag inclusion district parcels were approved by Ag and Markets so we received that and she thinks that process went well and it is all documented so it should go even better next year.

7.3. Administration

7.3.1. Training

Marie Myers Shearing reminded everyone that they only have seven months left to complete the required four hours of training. They are all waiting for the Houghton conference so Marie hopes to see them there. She has talked to some clerks who will be attending as well.

7.4. STW Report

Robert Keis reported that Southern Tier West did not meet this month. He said that registration at Houghton starts at 7:30 am on June 9th, with the first session starting at 9:00 am. There are four separate sessions specific to the Planning Board Members, beginning with Adopting and Amending Zoning, session 2 Vacancy Strategies and Tools for local governments then Solar Battery Storage Laws and actual proposed laws for session 3 and session 4 is Processes and Procedures for Planning Boards. They put on an awesome lunch in the cafeteria. They have an awesome salad bar and pizza section, hamburgers and ice cream. There are also several vendors there that he likes to interact with to find out what is available to help the town programs. Brochures are available on Southern Tier West's website.

7.5. Members Forum

None

8. UPCOMING MEETINGS & EVENTS

8.1. As noted in the Agenda

9. NEXT MEETING

9.1. June 30, 2022

10. ADJOURNMENT

Paul Mager motioned for adjournment, Danny Newberry seconded motion. Motion passed. Meeting adjourned at 7:30 p.m.