

Cattaraugus County Planning Board

CATTARAUGUS COUNTY PLANNING BOARD MEETING
MEETING MINUTES
February 23, 2023
Little Valley, NY

DRAFT

PLANNING BOARD MEMBERS PRESENT:

Charles W. Couture, Chairman	Kathleen M. Ellis
Andrea L. Mellon, Vice Chairman	Allan J. Ormond
Michael J. Zaprowski, Secretary	David L. McCoy
Paul D. Mager, Assistant Secretary	
Danny Newbury	

PLANNING BOARD MEMBERS ABSENT:

Mark Smith
Robert C. Keis
Tina J. Abrams
Daniel Brown
James Valent

PLANNING DEPARTMENT STAFF

Crystal J. Abers, Director
Emma Carrasco, Planner
Kate O'Stricker

GUESTS:

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. January 26, 2023
Charles Couture called for a motion to accept the minutes. Dave McCoy moved to approve with a second from Danny Newbury. Motion carried.
4. NEW BUSINESS
 - 4.1. General Municipal Law Section 239 (l) & (m) Referrals
 - 4.1.1 Village of Ellicottville – Zoning Map Amendment
 - 39 Mill Street
The parcel is in a floodplain, with no wetlands and is in an archaeologically sensitive area. We received the Ag Data Statement, which is complete. The Special Use Permit complied with Allegany SUP Guidelines, and Addendum to SUP Renewal Procedure. The Short EAF Part 1 is complete.

The referral is complete and it has significant or inter-community impact. The staff recommendation is to approve.

Andrea Mellon motioned to accept the staff recommendation to approve with a second by Paul Mager. Motion carried.

- Town of Yorkshire – Zoning Amendment regarding Solar

This is an Amendment to Zoning Laws regarding Major Solar Energy Collection Systems.

- Additions to Decommissioning Requirements
- Adding a section on Host Community Off-Site Mitigation Agreement
- Adding a section requiring Applicant to reimburse Town of all review fees (engineering, technical, legal, etc.)
- A public hearing was held in 2/22/23 at 7:00 pm.

The referral is complete and the staff recommendation is to approve.

Michael Zaprowski motioned to accept the staff recommendation with a second by Danny Newbury. Motion carried.

- Village of Delevan
 - Zoning Code Amendment regarding Site Plan Review

This is Proposed Amendments to Village of Delevan Zoning Law repealing and replacing of Village Site Plan Review Criteria to add greater protections to Village including aesthetic considerations of building design consistent with future redevelopment goals of the Village. A public hearing was scheduled for 2/23/23 at 10:00 am.

The referral is complete, there is significant countywide or inter-community impact and the staff recommendation is to approve.

Al Ormond motioned to accept the staff recommendation with a second by Michael Zaprowski. Motion carried.

4.2 Environmental Review

5 CORRESPONDENCE

5.1 Town of Machias

- Part 3 – Solar Moratorium
We can now close out this file.

5.2 Village of Allegany

- Part 3 – Special Use Permit
We can now close out this file.

6 OLD BUSINESS

None

7 REPORTS/OTHER BUSINESS

7.1 Chairman's Report – Charles Couture

When Mike was talking about guns and shooting and so on, it brought my attention to Michigan State University and the recent shooting. I think it was a lucky chance on the sheriff and so on that they found the guy and confronted him and he committed suicide.

7.2 Department Reports

- Director's Report

Crystal Abers noted that they have been extremely busy and have welcomed Emma with open arms. Farmer Neighbor Dinner invites will be going out soon. Armstrong is completing their Phase 2 and Phase 3. They are splicing and connecting to homes and we are still getting many phone calls but people are being connected quickly, so it's very exciting. The people who cannot get it yet are not happy, but it is out of their control. They are still trying to figure out how to connect everyone.

Southern Tier West had a surplus of ARC Funds as IJA funds for municipalities. Catt County got 1.312 million to be given out. Letters of intent with all criteria have gone out with a quick turn-around time of the middle of March. We want to get that money out, but there is a match for the money. It is mostly water, wastewater, education, etc. Next week is NYSAC, it should be a very interesting conference.

- Staff Reports

- 7.2..1 Kate O'Stricker

We are in the midst of Mobile Home Replacement Initiative; the release of funds should come within the next couple of weeks. We will be opening up the application process to low income families that have dilapidated mobile homes that would qualify for replacement. We have \$600,000 that will allow us to replace 3 or 4 homes. The homes need to be paid off, need to have insurance coverage and the owners need to own the land they are on. NYS wants to change the process for the tax auction. When the county forecloses on a property they have to take it to auction. If the changes take effect, when the property is auctioned off the County can take administrative costs and pay all liens and then return the rest of the money to the homeowner. We still have the Onoville project in process. We also have the kiosk educational system and the trail system that we are working on. We have all the trail signs done. Kate is in the process of getting the RAISE grant finished. We still have Community Revitalization Funds for municipalities. Land Bank is looking at 6 problems properties the will probably go to auction they we may be able to get for demolition. There is also new funding for Land Bank through NYS that we are looking at that we can apply for in the next couple weeks.

7.3 Administration

7.4 STW Report

There was no meeting this month.

7.5 Members Forum

All

Kate stated that the Cattaraugus County guides have arrived. Crystal noted that the Solar Eclipse is April 8, 2024. We have been working on it for about 6 months. There is a gas war in Salamanca, one of the stations gas was \$2.59 per gallon. March 18 and 25 are Maple Weekends.

8 UPCOMING MEETINGS & EVENTS

9 NEXT MEETING ANNOUNCEMENT

Chairman

9.1 March 30, 2023

10 ADJOURNMENT

Chairman

Motion to adjourn was made by Al Ormond, with a second by Paul Mager. Motion carried. Meeting was adjourned at 7:45 pm.