

Cattaraugus County Planning Board

Draft Minutes

March 28, 2024

6:30 PM

Cattaraugus County Center
Large Committee Room, Third Floor
303 Court Street, Little Valley, NY

Board Officers

Charles W. Couture
Chairman

Andrea L. Mellon
Vice Chairman

Michael J. Zaprowski
Secretary

Paul D. Mager
Assistant Secretary

Board Members

Tina J. Abrams

Kathleen M. Ellis

Robert C. Keis

David L. McCoy

Danny C. Newbury

Allan J. Ormond

Mark A. Smith

James J. Valent

Vacant

Present Board Members:

Andrea L. Mellon

Paul D. Mager

Tina J. Abrams

Kathleen M. Ellis (Kathy)

David L. McCoy (Dave)

Danny C. Newbury

Mark A. Smith

James J. Valent (Jim)

Absent Board Members:

Charles W. Couture (Chuck)

Michael J. Zaprowski (Mike)

Robert C. Keis (Bob)

Allan J. Ormand (AL)

Present Planning Department Staff:

Crystal Abers | Director of EDPT

Kate O'Stricker | Senior Development Specialist

Dalton Fries | Planner

Connor Maxwell | Environmental Planner

Guests Present:

1. CALL TO ORDER

Vice Chairman Andrea Mellon called the meeting to order at [6:30 p.m.](#)

2. WELCOME & OPENING REMARKS

Vice Chairman Andrea Mellon began the meeting with a moment of silence in memory of Charles W. Couture who passed earlier in the week. His years of service are noteworthy, and he will be greatly missed.

3. APPROVAL OF MINUTES

3.1. February 29, 2024

Vice Chairman Andrea Mellon called for a motion to approve the February minutes. Motion made by Paul Mager and seconded by Tina Abrams. [Motion Carried.](#)

4. NEW BUSINESS

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

4.1.1. Town of Perrysburg

- Solar and Wind Moratorium

Type II action

Public Meeting back in January.

Referral is for a solar and wind moratorium suspending the issuance of applications and granting permits, licenses, or approvals for the siting of commercial solar panel power projects, wind turbine projects, and battery projects for a period lasting 12 months.



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Exemptions to this moratorium include:

- Properties with rooftop arrays solely for generating site electric:
 - Residential
 - Business
 - Industrial
- Other installations and properties:
 - Municipal
 - Schools

The Referral was complete and there is no significant countywide or inter-community impact. The Staff Recommendation is to **Approve**

Motion was made by Danny Newbury to accept the staff recommendations to approve with a second from Dave McCoy. **Motion Carried.**

4.1.2. Town of East Otto

- Special Use Permit

Marked Type I action, but should be Type II action. No public meeting scheduled at this time.

Type II action:

(18) reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part;

Referral is for a Special use permit for a property along county road 75. For a part-time automotive repair shop on a residential property. Special use permit required to start the business, and automotive repair is a permitted use with special use permit according to zoning. Reusing garage as business, no new construction planned.

The Referral was complete and there is no significant countywide or inter-community impact. The Staff Recommendation is to **Approve**

Motion was made by Paul Mager to accept the staff recommendations to approve with a second from Danny Newbury. **Motion Carried.**

4.1.3 Town of Allegany

- St. Bonaventure / T-Mobile Special Use Permit / Site Plan Review

Unlisted Action, short EAF provided and Negative declaration provided.

Referral is for a special use permit and site plan review to construct telecommunications antennas to extend university Wi-Fi capabilities. Design and structure of the building will not be altered.

The addition of these antennas meets height requirements according to zoning code. Cannot exceed 125' height with the antennas reaching an estimated 71' including the



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building height. The Allegany planning board found no negative impacts to environment, traffic, historical, or appearance of the building.

The Referral was complete and there is no significant countywide or inter-community impact. The Staff Recommendation is to Approve

Motion was made by Jim Valent to accept the staff recommendations to approve with a second from Mark Smith. Motion Carried.

- 4.2. Environmental Review
 - 4.2.1.
- 4.3. Intergovernmental Review
 - 4.3.1.
5. CORRESPONDENCE
 - 5.1. Town of East Otto Part 3: Blue Sky wireless communication tower
The County received the Town of East Otto Blue Sky wireless communication tower part 3 and will file accordingly.
 - 5.2. City of Salamanca Part 3: CCSE FCU
The County received the City of Salamanca CCSE FCU addition part 3 and will file accordingly.
 - 5.3. Pioneer CSD Capital Improvements: SEQR Negative Declaration
The County received the negative declaration for the Pioneer CSD Capital improvements SEQR
6. OLD BUSINESS
7. REPORTS / OTHER BUSINESS
 - 7.1. Chairman's Report
No report.
 - 7.2. Department Reports
 - 7.2.1. Director's Report
Two vacancies on the planning board. Planner will be sending out an email to municipalities and planning boards to see if there is any interest for volunteers.

Farmer Neighbor Dinner is April 10th, sold out with new total over 380.

Commissioner of civil service to speak on changes the State is looking to make.

Kick off meeting for transportation plan.

Agricultural District inclusion recently went before the legislature.



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Department of State clarifications for planning issues and local laws not referred to the County.

Tourism: Solar eclipse

Agriculture economic development team met and have active groups looking into needs. Slaughter houses in the County are not USDA approved.

Connect all Broadband and DEC open space committee

Clarification on Planning Board Dinner

7.2.2. Staff Reports

Kate:

Land Bank completed 2023 Demos. Ott-East Otto Road row building demo completed and the town is interested in putting in a park. The County Land Bank is planning to do only demos for foreclosures.

Four of five buildings up in Onoville just missing the camp store. Planned to arrive sometime in July. Bid out for construction of sidewalks.

Raise Grant in works still, have not received signed contract from federal transportation. Two RFP's ready to go out to hire someone for design and alignment of trail.

Connor:

Public hearing for the Ag districts. Finishing up Agricultural District inclusions.

March 19th transportation meeting and continued work on transportation plan update.

Administration of snowmobile grant for 2023-2024 season. Phase 3 finishing up May 31st

Public surveys finished and made available to public in early April.

Dalton:

DOS local law search to find unreferred local laws to protect municipalities.

Continued transportation meeting

Referrals light this month, may be heavy next month.

7.3. Administration

7.4. STW Report

Federal money hasn't come through yet. Southern Tier West local government training conference June 6th spoke with STW to move some of the planning board trainings to be different time slots.



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7.5. Members Forum

Tina Abrams: Seneca Nation meeting with County and other departments to talk about helping save OATS. Seneca Nation found OATS closing affects employees and other residents for medical appointments. Drafting a letter of support.

Jim Valent: Discussion about nurseries being built close to residential structures in Salamanca.

8. UPCOMING MEETINGS & EVENTS

9. NEXT MEETING ANNOUNCEMENT

9.1. April 28th, 2024

10. ADJOURNMENT

10.1. Time: 7:16PM

2024 Schedule - ALL MEETINGS WILL START AT 6:30PM

May 30

June 27

July 25 (5PM)

August 29

September 26

October 24

November 21

December 19

