

Cattaraugus County Planning Board



CATTARAUGUS COUNTY PLANNING BOARD MEETING

DRAFT MEETING MINUTES

April 29, 2021

Via Zoom Virtual Meeting Platform

PLANNING BOARD MEMBERS PRESENT:

Charles Couture, Chairman

Paul Mager, Vice Chairman

Michael Zaprowski, Secretary

Andrea Mellon, Assistant Secretary

Tina Abrams

Daniel Brown

Kathy Ellis

Robert Keis

David McCoy

Dan Newbury

Al Ormond

James Valent

PLANNING BOARD MEMBERS ABSENT:

Al Ormond

Mark Smith

PLANNING DEPARTMENT STAFF

Crystal Abers, Director

Marie Myers Shearing, Planner

Kate O'Stricker, Development Specialist

GUESTS:

None

1. Call to Order

Charles Couture, Chairman, called the meeting to order at 7:07 PM

2. Welcome & Opening Remarks

3. APPROVAL OF MINUTES

3.1. March 25, 2021

Charles Couture called for a motion to accept the minutes. Dan Newbury moved to approve with a second from Michael Zaprowski. Motion carried.

4. NEW BUSINESS

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

4.1.1. Village of Allegany

Special Use Permit & Area Variance – 150 North Second Street

Construction of 50 ft. x 40 ft. pole barn for use of personal work shop.

Taller than the 12 ft. permitted by their zoning. Roof line will be at 15 ft.

Type 2 SEQR action. Not in flood plain. In an archeologically sensitive area.

Had a public hearing in February. Referral was complete.

No significant countywide or inter-community impact.

Complete and submit a part 3 report within 30 days of final action.

Submit referrals to the Planning Board prior to making final determination.

Paul Mager motioned to accept the staff recommendations. A second made by Dan Newbury. Motion carried.

4.1.2. Town of East Otto

Site Plan & Special Use Permit – 7868 Ellis Road

1.05 mw ground mounted solar array. Doing a permit application and site plan review. Submitted SEQR type 2 action and Ag data statement. Not in flood plain, wetland or in an archeological sensitive area.

No significant countywide or inter-community impact.

Alert Planning Board to the public hearing once it's scheduled.

East Otto should complete and submit Part 3 report within 30 days of final action taken.

Include subsequent meeting notes and notes from public hearing.

Michael Zaprowski motioned to accept the staff recommendation of significant countywide or inter-community impact. A second made by Tina Abrams. Motion carried.

4.1.3. Town of Perrysburg

Area Variance – 12010 Buffalo Street

Pole barn change in roof height beyond 12 ft. Maximum 15 ft. allowed. Type 2 SEQR action. Not in flood plain, wetland or in an archeological sensitive area. Held public hearing on April 4th. Referral was complete.

No significant countywide or inter-community impact. Town of Perrysburg should complete and submit Part 3 report within 30 days of final action.

Robert Keis made a motion to approve with a second made by Dan Newbury. Motion Carried.

4.1.4. Town of Perrysburg

Area Variance – 10637 North Road

6 foot privacy/dog fence, code is 4 foot for side yard. Parcel is triangle shape, side and rear yard fence only.

Received notice of public hearing. Type 2 SEQR action. No effect on data statement, wetland, or floodplain. Referral was complete. No significant countywide or inter-community impact. Town of Perrysburg should complete and submit Part 3 report within 30 days of final action.

Dan Brown made a motion to approve with a second made by Paul Mager. Motion Carried. Kathy Ellis abstained from the vote.

4.1.5. Village of Ellicottville

Moratorium – Secondary Residence Units & Lock-out Rooms

Received local law. Has significant countywide or inter-community impact. The Village of Ellicottville should complete and submit a Part 3 report within 30 days of final action taken. Discussion was held about septic.

Michael Zaprowski made a motion to approve with a second made by James Valent. Motion Carried.

4.2. Environmental Review

4.2.1. Town of Ashford

Solid Waste Management Facility Permit

Marie will send a letter in support of the Town of Ashford agreeing to their designation acting as Lead Agent.

Robert Keis made a motion to approve with a second made by Dan Newbury. Motion Carried. Kathy Ellis abstained from the vote.

5. CORRESPONDENCE

5.1. None

6. OLD BUSINESS

6.1. Town of Carrollton

Dan Newbury visited the site and took pictures. He also spoke to a worker on the site and the parcel owner regarding the project and updated the Board about the project status.

Site plan done by an engineer is wanted.

7. REPORTS / OTHER BUSINESS

7.1. Chairman's Report

Charles Couture- Have a situation with the next county over. Deal between farmer and Allegany IDA.

7.2. Department Reports

7.2.1. Director's Report

Crystal Abers- Very busy working with businesses. Can't think of any employer in the county that doesn't have a "help wanted" sign out. Working with municipalities, thinking about stimulus funding or Cares Act funding. Working on the internet, Armstrong does do a monthly meeting if anyone is interested we can add your e-mail to the list. Working with the changes from Covid, helping business with the updates and even non-profits with activities. Planning Board dinner, hoping to have in July.

7.2.2. Staff Reports

7.2.2.1. Kate

Community Revitalization, no applications this month. Had meeting with Freedom and Farmersville today, very interested in putting in a couple applications.

ARC Trails Grant- GIS and signage system, moving ahead, finished gathering all the data for the database. Being uploaded along with all of the amenities along the trails.

Land Bank- In the process of rehabbing 2 more properties. 1 is just about completed. 5 out of 7 demos are completed for this year. 2 will be done in the next couple months and then will be out of demos till the auction comes.

Applied for \$700,000 for CBDG application for rehabs for land bank. \$300,000 applied for community action and mobile home replacement.

7.2.2.2. Marie

Circling back to a project to contact communities to get their zoning and board of appeals and planning boards to invite them to the potential dinner. Also, to find out if they have them and see if they have any questions to try and avoid the problems we run into each month.

7.3. Administration

7.3.1. Training

Members have completed 30% of the training goal.

7.4. STW Report

Robert Keis- Staff is working with different entities that are applying for the ARC grant for next year. Still involved with the WNY Regional Food System initiative.

7.5. Members Forum

Paul Mager- Pat McGee Trail is officially owned by the state.

8. UPCOMING MEETINGS & EVENTS

8.1. As noted in the Agenda

9. NEXT MEETING

9.1. May 25, 2021 at 7:00 PM

10. ADJOURNMENT

Paul Mager motioned for adjournment, Mike Zaprowski seconded motion. Motion passed. Meeting adjourned at 8:26 PM.