

**Cattaraugus County Planning Board
303 Court Street, Little Valley, New York
April 27, 2017**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Michael Zaprowski, Secretary
Florence Fuller, Assistant Secretary
David McCoy
Robert Keis
Andrea Mellon
Al Ormond
Joe Pillittere
John Sayegh
James Valent

PLANNING BOARD MEMBERS ABSENT: Paul Mager, Vice Chairman
Tina Abrams
Mark Smith

PLANNING DEPARTMENT STAFF: Crystal Abers, Director
Paul Bishop, Planner
Ginger Malak, Program Assistant
Kate O’Stricker, Development Specialist

GUEST: David J. Wylier, Wylier & Associates

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

APPROVAL OF MINUTES

Robert Keis moved with a second from Joe Pillittere to approve the minutes of the March 23, 2017 meeting. Motion was carried.

John Sayegh moved with a second from Mike Zaprowski to approve the minutes of the April 4, 2017 meeting. Motion was carried. Mr. Sayegh noted that his name should be listed as present.

NEW BUSINESS

GENERAL MUNICIPAL LAW SECTION 239(l) & (m) Referrals

**Town of Allegany
Site Plan Review – 3153 W. State Street**

Paul Bishop reported that the Town of Allegany is requesting a site plan review for a renovation of the former Tasty Twirl building on West State Street. The project will involve a 1,050 sq. ft. building addition, creating a total of 2,677 sq. ft. of space. It will

now become a sit down and upscale restaurant featuring authentic Asian cuisine (counter service only).

Project Highlights:

- Significant landscaping will be added to the existing site.
- Lighting at the rear of the building should be such that it does not impinge on the neighboring residence.
- No mention of signage.
- All changes to the building should conform to the requirements of the Town's CO-1 Route 417 East Corridor Overlay District.
- A zoning variance will also be needed since they cannot meet the required minimum number of parking spaces.

Mr. Bishop introduced David J. Wylier from Wylier & Associates representing the applicant. Mr. Wylier further described the project and provided additional information.

Discussion:

- Lighting
- Stone parking lot
- Cuts (egress/ingress) for State Street
- Drainage issues
- Green space and fence
- They have decreased the number of seats...therefore, the zoning variance for parking is no longer required

Additional Information:

- Tax Map No: 94.061-3-3
- SEQ: Unlisted Action – Short EAF Completed
- Ag Data Statement: N.A.
- Floodplain: NA
- Wetlands: N.A.
- Archaeological Sensitive Area: Yes
- Public Hearing: Not Yet Scheduled

STAFF RECOMMENDATION: The proposed action has no significant county-wide or inter-community impact, with the following advisories:

- (1) The Town ensures that the applicant conforms to the requirements of the Route 417 East Corridor Overlay District (CO-1).
- (2) The Town ensures that the lighting at the rear of the building does not impinge on the neighboring residence.
- (3) The Town requires the applicant to supply details on signage to ensure that it conforms to the Town's requirements.

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

**Village of Little Valley
Site Plan Review - 104-106 Rock City Street**

Paul Bishop reported that no information was received on this project.

**Town of Ellicottville
Site Plan Review and Special Use Permit – 6346 Route 242 East W State St.**

Paul Bishop reported that the Town of Ellicottville is requesting a site plan review and special use permit. This referral is for the construction of two, 2-story apartment buildings containing six units each.

Project Highlights:

- The project's name is "Greystone Apartments".
- There will be two units on the first floor and four units on the second floor. All units have two bedrooms.
- The buildings each have a 3,790 sq. ft. footprint.
- Access to the site will be by sharing an existing driveway to Route 242/219. An access easement has been arranged.

Additional Information:

- Tax Map No: 46.004-1-51.4
- SEQR: Unlisted Action – Short EAF Submitted
- Ag Data Statement: N.A.
- Floodplain: Yes
- Wetlands: N.A.
- Archaeological Sensitive Area: Yes
- Public Hearing: Not Yet Scheduled

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

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

Environmental Reviews - None

Intergovernmental Reviews

Paul Bishop reported that the County received Intergovernmental Reviews STW #17.11 STW #17.12, STW #17.14. Mr. Bishop stated that one project was requesting \$324,500 of Section 5311 funding for the Olean Area Transit System and gave a brief overview of this project. Received, reviewed, no comment.

OLD BUSINESS - None

REPORTS / OTHER BUSINESS

Chairman's Report

Charles Couture reported that the Maple Weekend was a success. He stated that his brother-in-law had 500 cars with an average of three people per car. Sprague's did very well. The bus traffic has caught on. It was a very good season for maple syrup. He also reported on the Franklinville Festival.

Annual Dinner

Crystal Abers reported that the Annual Dinner will be held on July 26 at the Cardinal Hills Golf Club in Randolph. Justin Booth from Make Communities, located in Buffalo, will be the speaker for the evening. He is a subcontractor for the Healthy Schools Healthy Communities grant in Cattaraugus County regarding Complete Streets.

Department Reports**Director's Report**

Crystal Abers reported on the following:

- Consolidated Funding Application. The State announced another round of CFA's, with an application deadline of July 28. An information session will be held in Ellicottville on May 31.
- Solar Workshop. The NY-Sun PV Trainers Network is holding a workshop on Community Distributed Generation: Introduction to Shared Solar on May 18 in West Valley. Information was distributed to those present.
- Sally Cunningham. A news release was distributed regarding the Transformational Power of Gardening Seminar to be presented by Sally Cunningham and hosted by the Department, on May 11 at the County Center in Little Valley.

Comprehensive Plan Implementation

Crystal Abers reported that the County Legislature approved and adopted the County-wide Arts, Culture and Heritage Plan (Goal #4) on April 26. Mrs. Abers thanked Ginger and Kate for their hard work on the Plan. Implementation of the Plan has already begun with several projects in the planning stages.

The County Legislature also approved the request from the Cattaraugus/Chautauqua Chapter of the NYS Horse Council to extend the Pine Hill/South Valley Trail System (Goal #8) across County land. This would allow for the completion of the Trail System in this area.

Community Revitalization Fund (Goal#6)

Ginger Malak reported that she is currently working with the Town of Portville and the City of Salamanca on applications. The City Council approved their support on April 26, so it is likely the Board will see an application for approval at the May meeting.

Trail Initiative (Goal #8)

Ginger Malak reported that the Trails Initiative is proceeding very well. The next meeting of the County Trails System Advisory Committee is scheduled for May 18 in the Emergency Operations Center downstairs in the County Center at 7:00 pm. The County's consultant, Barton & Loguidice, has much to report and review.

Land Bank (Goal #6)

Crystal Abers reported the Land Bank has been awarded \$765,250 from the Local Initiatives Support Corporation (LISC). The Board has sent out an RFP for a Construction Technician who will be hired to complete assessments on the properties that the Land Bank will be acquiring. Four proposals have been received. The Board will meet next week to determine the next steps.

EPA Brownfields Grant (Goal #6)

Kate O'Stricker reported that staff is waiting for the awards to be announced, which are expected at the end of May or June. The County applied for a \$300,000 grant for Phase 1 and Phase 2 Environmental Studies.

Other

Paul Bishop reported on the following:

- Olean's North Union Street Complete Street Transformation Project has received the 2016 "Project of the Year" award from New York State Chapter of the American Public Works Association
- Article on a Large-Scale Ground Mounted Commercial Solar Electric Generating Facilities from the Lake Erie Watershed Protection Alliance (LEWPA) was distributed to those present. The LEWPA is concerned with the increased potential for watershed erosion and flooding with the Lake Erie Watershed resulting from stormwater runoff and snow melt waters from proposed large-scale commercial solar electrical generating facilities.
- Two articles regarding the 2017 Census of Agriculture were distributed. One on the County Profile and the other on Frequently Asked Questions. Mrs. Abers stated that the Department may sponsor several workshops on this early next year.

STW Report

Bob Keis reported on the following:

- The 24th Annual Local Government Conference will be held on May 10 at Houghton College. Training Deadline is May 3rd. Southern Tier West has increased the number of sessions offered and changed them up a bit to allow for more variety.

- NYS has released Round 3 of Broadband applications, which also includes the FCC funding. STW continues to work with the last mile providers to assist with application preparation. Applications are due in August with implementation to be completed by December 2018.
- STEDO has been chosen by NYSESD for an agriculture value added loan fund. The fund will start with \$500,000 and be able to provide loans to businesses across the region. If there is additional demand STEDO can request more funds.
- Since inception STERA has administered slightly over \$17 million in capital projects on the rail line. There is another \$2 million scheduled for this year. The project involves replacing 8,000 linear feet of welded rail in Carrollton in Cattaraugus County; and repairing bridges across the region - three in Jamestown, one in Salamanca, and one in Olean.
- STW will create a "library" of the region's county and municipal comprehensive and strategic plans and other reference materials (or links to these plans). Hard copies of documents will be scanned to create an electronic format and all documents will be downloadable from STW website.

Members Forum

Al Ormond: A group from Little Valley will be going to the Houghton Conference. If you need a ride contact him.

Dave McCoy: He posed several questions regarding STERA. With all that investment, has it turned a profit?

Mr. Keis responded and explained that railroads are doing quite well. There are several businesses along the line that use the railroad because they cannot use trucks.

Mr. Couture stated that the Central Terminal in Buffalo had 200 trains in the past, now down to 6.

Jim Valent: Grand Center Station is moving to the corner of Center and Broad Streets in Salamanca. They are building something like a strip mall with restaurants, etc. He asked if they have stay within a 30 foot setback from the street. Discussion followed.

Robert Keis. County Road 13 will be closed on May 8.

CORRESPONDENCE AND UPCOMING MEETINGS/ EVENTS (attached)

NEXT MEETING

The next meeting of the Planning Board will be held on May 25, 2017 at 7:00 pm at the County Center in Little Valley.

ADJOURNMENT

Mike Zaprowski moved with a second from Joe Pillittere to adjourn the meeting at 7:50. Motion was carried.