

**Cattaraugus County Planning Board
June 27, 2019**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Michael Zaprowski, Secretary
Robert Keis
Andrea Mellon, Assistant Secretary
Al Ormond
Dan Newbury
Kathy Ellis
David McCoy
Mark Smith

PLANNING BOARD MEMBERS ABSENT: Paul Mager
Tina Abrams
James Valent

PLANNING DEPARTMENT STAFF: Crystal Abers, Director
Paul Bishop, Planner
Kate O’Stricker, Development Specialist
Pat McGlew, Development Specialist

GUESTS: None

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

1.0 APPROVAL OF MINUTES

Dan Newberry moved with a second from Mike Zaprowski to accept the minutes from the May 30th, 2019 meeting. Motion was carried.

2.0 NEW BUSINESS

2.1 General Municipal Law Section 239 (l) & (m) Referrals

2.1 a. Town of Persia – Zoning Ordinance Amendments

- The Town of Persia recently updated their comprehensive plan.
- They determined that they should also review their zoning ordinance to make sure it is in compliance with their updated comprehensive plan.
- Some small changes (grammatical, clarification, etc.) were done and they also updated the section on fees and created a fee for a demolition permit.

- TAX MAP NO'(S): N.A.
- SEQR: Unlisted Action - Short EAF submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: N.A.
- WETLANDS: N.A.
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: Not Yet Determined

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

Bob Keis moved with a second from Andrea Mellon to accept the staff recommendation. Motion carried

2.1 b. Town of Allegany – Solar Energy Local Law

- The Town of Allegany has prepared a Solar Energy Local Law to be proactive on possible future development.
- Three Tiers were identified:
 - Tier 1 is roof mounted or building integrated systems.
 - Tier 2 are small ground mounted systems.
 - Tier 3 are large industrial scale systems.
- Specific height requirements for each tier were identified.
- It includes the most extensive decommissioning plan that I have seen, including the requirement for a security bond.

- TAX MAP NO'(S): N.A.
- SEQR: Pending
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: N.A.
- WETLANDS: N.A.
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: To be held on June 10 at 7:00PM at the Allegany Town Hall

STAFF RECOMMENDATION: The proposed action has no significant county-wide or inter-municipal impact with the following advisory: The County Planning Board has approved pending the submission of the SEQR.

Dan Newbury moved with a second from Andrea Mellon to accept the staff recommendation. Motion carried

2.2 Environmental Reviews: None

2.3 Intergovernmental Reviews: STW #19.14, STW #19.15

3.0 OLD BUSINESS

None

4.0 REPORTS / OTHER BUSINESS

4.1 Chairman's Report

There has been a change in the Slow Moving Vehicle signs. The SLV's are now able to travel at higher speeds with the special emblems attached.

4.2 Department Reports

4.2 a. Director's Report

CFA round is open- Office staff has reached out and offered to assist municipalities in Cattaraugus County with applications.

4.2 b. Comprehensive Plan Implementation (Goals Referenced)

Community Revitalization (Goal #6): Allegany Village CRF: Main Street Beautification is a project that will be purchasing 37 LED Snowflakes (CRF Funds), 10 Banners (CRF Funds)

Mike Zaprowski moved with a second from Dan Newbury to accept the application from the Village of Allegany

County Trails (Goal #4): ARC- received notice that the GIS and Signage for Trails grant has been received by ARC. We are in the process of answering ARC questions before the contract is executed.

Working on bringing together several municipalities to apply for Ralph Wilson Foundation Funds to complete a trail master plan that will include alignment and design work for two major trail systems: Erie Catt-Trail End from Ashford through Ellicottville, Great Valley, Salamanca and the Genesee Greenway from Cuba through Hinsdale and then Town of Olean to the Olean Trail System. Inter-municipal agreements for all of the municipalities.

Land Bank (Goal #6):

Have three rehabs up for sale:

- 109 7th Street Little Valley
- 19 Empire St. Franklinville
- 266 Main Street Randolph

Next set of demos which are the last of the LISC funding in the process of being completed:

- 1 Empire St. Franklinville
- 713 West Sullivan St. Olean
- 1506 Henley St Olean
- 5 Dean St. Randolph
- 3069 Route 39 Yorkshire

LISC FUNDS Report

Total Properties Acquired: 28

SOLD 12

Sale in Progress: 7

For Sale : 6

Will be for Sale after Demo: 3

Total Demos Complete: 15

Demos in Progress: 5

Total Properties Rehabbed: 6

New properties that were taken off the 2019 foreclosure list:

- FOR REHABILITATION
- 27 Temple Street Portville
- 16 South Main St. Franklinville
- 316 North Ninth Street Olean

Auction Properties for Demolition 2019:

- 20 North Main St. Delevan
- 121 North 7th Street Olean
- 139 North 7th Street Olean
- 808 North Union Street Olean
- 141 Adams Street Olean
- 20 N Cobb Ave Delevan
- 108 Mill St. South Dayton
- 88 First St. South Dayton
- 326 South Barry St Olean
-

OTHER - None

4.3 STW Report

- Meeting was focused on hearing presentations from ARC applicants for 2020. There were 7 applications, 6 being job training and one for additional funds for Gowanda's Hollywood Theatre.
- There is a good chance that there will be funds available for all of the projects.
- There are still loan funds available.
- CEDS is being developed. All three counties need to let Tom Barnes know what priority projects need to be included in the document.

4.5 Members Forum

- **Crystal Abers:** For the Planning Board dinner, Chuck Banas is the speaker and it will be held at Zollinger's in South Dayton.
- **Dan Newbury:** Was nominated to the Town Board of Carrollton
- **Dave McCoy:** Works with Jonathon Mayr from Southern Tier West with the drone to gather data for the Chautauqua Lake weeds.
- **Bob Keis:** Update on the seasonal road issue in Mansfield that GPS directs traffic to use year round. He has found that there are places to contact Garmin and Google about reporting roads that should not be used as a main road. He emailed both and received word back that the information will be sent on to the companies' technicians.
- **Mike Zaprowski:** Salamanca School has instituted a drone pilots training class where the students can be certified to pilot drones at the end.

5.0 CORRESPONDENCE AND UPCOMING MEETINGS / EVENTS

(Attached to the back of the agenda)

6.0 NEXT MEETING

The next meeting of the Planning Board will be held on July 24th at 5:00 pm at Zollinger's in South Dayton.

7.0 ADJOURNMENT

Adjourned at 7:36 pm for training on Solar Farms on Prime Farm Land.