

**Cattaraugus County Planning Board
February 28, 2019**

PLANNING BOARD MEMBERS PRESENT: Charles Couture, Chairman
Paul Mager, Vice Chairman
Michael Zaprowski, Secretary
Robert Keis
Kathy Ellis
Andrea Mellon
James Valent
Al Ormond
Tina Abrams
David McCoy

PLANNING BOARD MEMBERS ABSENT: Mark Smith
Dan Newbury

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

GUESTS: Scott Johnson, Invenergy

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

1.0 APPROVAL OF MINUTES

Al Ormond moved with a second from Mike Zaprowski to accept the minutes from the January 31, 2019 meeting. Motion was carried.

2.0 NEW BUSINESS

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

**2.1 a. Town of Ellicottville - Special Use Permit and Site Plan Review
Portion of Holiday Valley at 6557 Holiday Valley Road**

- The applicant is requesting to subdivide 5.3 acres from lands owned by Holiday Valley between Snow Pine Village and the Inn at Holiday Valley, in order to establish a “Scandinavian style spa”. The spa is comprised of 6 buildings totaling 13,406 sq. ft., plus 1,265 sq. ft.. in pool and terrace area. The concept site plan includes parking for 100 vehicles along a looped drive with access off the end of the Snow Pine Village road.
- The property is located in the High Density (HD) Residential District where a spa is allowed with a Special Use Permit from the Planning Board.

- The spa will offer limited food and beverage (warming kitchen only), massage, and a full range of hydrotherapy benefits where visitors can transition from hot installations (hot baths, saunas, steam room) to cold installations (cold baths, showers) to relaxation areas (indoor relaxation rooms, outdoor seating).

- TAX MAP NO'(S): 55.002-2-17.1 (part of)
- SEQR: Unlisted Action - Short EAF submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: No
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: Yes
- PUBLIC HEARING: Held February 25, 2019 at 6:00 PM at the Ellicottville Town Hall

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

Mike Zaprowski moved with a second from Tina Abrams to accept the staff recommendation. Motion carried

**2.1 b. Village of Little Valley - Special Use Permit and Site Plan Review
104/106 Rock City St.**

- Applicant (Little Valley Library) wishes to construct a parking lot adjacent to their building.
- Parking lot will be 80' x 100' with a gravel base and blacktop. There will be a right turn only sign when exiting the lot onto Rock City St.
- They have obtained a NYS DOT work permit
- Did not see any mention of stormwater control for the site. Parking lot will drain to Rock City St. and the trees on the north side of the property will remain and serve as a buffer between the property and the unnamed creek to the north.
- Applicant should consider a porous pavement for the lot for better stormwater control.

- TAX MAP NO'(S): 54.072-2-24, 54.072-2-25
- SEQR: Unlisted Action - Short EAF Submitted
- AG DATA STATEMENT: N.A.
- FLOODPLAIN: Possibly
- WETLANDS: No
- ARCHAEOLOGICAL SENSITIVE AREA: Not
- PUBLIC HEARING: Not Yet Scheduled

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

- (1) That the applicant consider and environmentally friendly surface such as porous pavement.
- (2) That the applicant move the curb cut to the southern portion of the lot (as close to the Library as possible) to avoid conflicts with cars stopped at the traffic light.

Paul Mager moved with a second from Al Ormond to accept the staff recommendation. Motion carried

2.2 Environmental Reviews: None

2.3 Intergovernmental Reviews: STW #19.01 – 19.07

2.4 City of Olean- Referral Exemptions Agreement: Mr. Bishop discussed that the City of Olean submitted a referral exemption agreement which lists certain actions that will not need to be referred to the County Planning Board.

Bob Keis moved with a second from Mike Zaprowski to approve the Referral Exemption Agreement with the City of Olean.

3.0 OLD BUSINESS

None

4.0 REPORTS / OTHER BUSINESS

4.1 Chairman's Report

Mr. Couture reported on the resignation of our Senator Cathy Young and about her new role at Cornell. He also reminded everyone of Maple Weekend March 23rd and 24th and March 31st and April 1st.

4.2 Department Reports

4.2 a. Director's Report:

Crystal Abers stated that department updates will cover her report.

4.2 b. Comprehensive Plan Implementation (Goals Referenced)

Community Revitalization (Goal #6)

No new applications.

County Trails (Goal #8)

Working on the priority list of trails to be GIS'd once funding is approved. Meeting was held on February 21st with approximately 20 people in attendance.

Land Bank (Goal #6)

- Casey's in Limestone has been demolished and is for sale on the www.cattlandbank.org website
- DPW received the bids for Round 3 of the demos.
- Starting to look at the Auction List for 2019. Currently there are only two properties that are both on the Municipal Problem List and Auction List.
- Land Bank Board is looking for properties with the following criteria:
 - Walking Distance to Main Street
 - Neighborhood Revitalization
 - Halt or slow the occurring decline or deterioration of a neighborhood
 - Gateway to a municipality that is experiencing a decline.

ARC Community Development (Goal #4)

Completed

ARC Cultural Development Grant (Goal #4)

None at this time

OTHER:

Paul Bishop reported that the Planning office received a letter from the "Siting Board" NYS Board on Electric Generation Siting and the Environment concerning the application by Invenergy for the Alle-Catt Wind Project. The Board found deficiencies with the application.

Patrick McGlew reported on the Ag and Farmland Protection Plan Update grant that was secured and that Chautauqua County will be applying for the same funding. This may be a positive to ag in the region to complete updates at the same time.

EDPT was also funded to clean up two gas stations in Cattaraugus County. They include one in South Dayton and one in Machias.

4.3 STW Report

- Local Government Conference at Houghton will be on May 9th (Thursday)

4.5 Members Forum

Mr. Couture announced that Farm Net is out visiting farms. For farmers who are losing their milk market and need counseling, Farm Net will work with them on options.

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 March 28th, 2019 at 7:00 pm at the County Center in Little Valley.

7.0 ADJOURNMENT

Mike Zaprowski moved with a second from Al Ormond to adjourn at 7:36 pm.