



ALLEGANY COUNTY PLANNING BOARD

Crossroads Commerce & Conference Center

NYS Route 19

Belmont, NY 14813

585-268-7472

www.alleganyco.com

E-Mail: development@alleganyco.com

Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: Larry Kaminski

Allegany County Planning Board Minutes: January 18, 2017

Members Present:

William Emrick, Brian Fanton, Jon Gorton, Lee Gridley, Larry Kaminski, James Ninos, Valerie Perkins, John Stoltzfus, Jean-Louis Roederer

Guests Present:

Alice Alsworth, Deb Aumick, Don Cameron, Craig Clark, Judy Clark, Linda Clayson (& guest), Cathy Crandall, Curt Crandall, David Decker, Lynette Decker, Michelle Denhoff, Sandra Dennison, Kier Dirlam, Cindy Dutton, Gretchen Hanchett, Bill Hart (& guest), Steve Havey, Mike Healy, Eva Heaney, William Heaney, Katie Hollis, Laura Hunsberger, John Jessop, Dave Kartchner, Tammy Kokot, Ginny LaForge, Kevin LaForge, Kevin Margerum, Aaron McGraw, Shelly McGraw, Greg Muscato, Karrie Ninos, John Ninos, Chelly Ninos, Lauren Oliver, David Pullen, Nancy Jo Pullen, John Ricci, Debra Root, Randy Shayler, Denis Auman, Bill Shuler (& guest), Don Skinner, Wendy Skinner, Gerry Snyder, Matthew Snyder, Tammy Stoltzfus, Ron Stutzman, Norm Ungerman, Bill Whitfield, Cathleen Whitfield, Richard Zink, Barb Zlomek, Dave Zlomek, Mark Zupan

Location:

Moonwinks Restaurant, Cuba, New York

I. CALL TO ORDER:

- A. Chairman Lee Gridley provided opening greetings to attendees and distinguished guests of the Annual Allegany County Planning Board dinner and business meeting.
- B. The Pledge of Allegiance was led by William Heaney.
- C. The Invocation was led by David Pullen
- D. Following a delicious buffet dinner, Chairman Lee Gridley convened the business meeting.
- E. County Director of Planning Kier Dirlam facilitated the introductions of attendees, county, town, and village planning board members and distinguished guests.
- F. The official business meeting was called to order at 8:04 PM by Chairman Lee Gridley.

II. ANNUAL BUSINESS MEETING:

- A. Nominating Committee Report: Chair of the Nominating Committee, Dale Foster presented the following slate of officers for 2017:
 - a. Chairman: Lee Gridley
 - b. Vice Chair: Dale Foster
 - c. Secretary: Larry Kaminski
 - d. Assistant Secretary: James Ninos

On a motion by Jon Gorton and seconded by Valerie Perkins, the planning board members voted to close nominations and for the secretary to cast one vote for the proposed slate of officers for 2017. Motion passed.

III. ADJOURNMENT:

On a motion by James Ninos, and 2nd by Jon Gorton, the meeting was adjourned at 8:07 pm.

GUEST PROGRAM

Bettering Our Future through Education: To be presented to attendees following the conclusion of the business meeting by Dr. Mark Zupan from Alfred University.

Respectfully submitted,
Larry Kaminski, Secretary



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Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: Larry Kaminski

Allegany Planning Board Minutes: February 15, 2017

Present: B. Fanton, D. Foster, L. Gridley, L. Kaminski, J. Ninos, V. Perkins, J. Roederer, J. Stoltzfus
Excused: Wm. Emrick, J. Gorton
Absent: None
Guests: Kier Dirlam – Director of Planning
Location: Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Chairman L. Gridley called the meeting to order at 7:01 PM.

II. MINUTES:

Minutes for **October 19, 2016** were reviewed: **On a motion by Valerie Perkins and 2nd by Brian Fanton, the minutes from October 19, 2016 were reviewed and approved.**

Minutes for **January 18, 2017** were reviewed: **On a motion by John Roederer and 2nd by James Ninos, the minutes from January 18, 2017 were reviewed and approved.**

III. NEW BUSINESS:

- A. SEQR Update:** Kier Dirlam summarized a NYSDEC report on planned updates to the SEQR process.
- B. 2020 Census - Local Update of Census Addresses Operation (LUCA) Process:** Kier Dirlam shared an information bulletin and information guide outlining the US Census Bureau's intentions to review and update the Census Bureau's residential address list by jurisdiction. Kier provided an additional summary of the process and intentions and reviewed the preliminary schedule of planned workshops with members present.
- C. Governor's Resolution on Sharing and Collaboration by County, Towns and Villages:** Kier Dirlam provided a briefing on the Governor's regional approach to outline future legislative proposals and initiatives throughout the state. Kier also shared a small section of the 2017 State of the State reference manual while highlighting sections relating to Main Street development and collaboration initiatives which may have bearing on Allegany County. All information shared remains preliminary at this time as this information remains subject to the legislative review process.

IV. OLD BUSINESS:

- A. None**

V. CORRESPONDENCE:

- A. Annual county planning board dinner debriefing**

VI. REPORTS:

- A. DEC Report:** Kier Dirlam provided and reviewed the Environmental Notice Bulletins relevant to Allegany County from September 21, 2016 through February 15, 2017. Contained and reviewed from this time period were twenty-two (22) reports/public notices relating to Allegany County. A review of statewide notices with relevance to county was also provided. An additional information flyer was also provided outlining the Livingston Unit Management Plan.
- B. Intergovernmental Review Projects [IRP'S]:** Kier Dirlam provided a review of recent IRP project filings. Most were airport/FAA related from our surrounding counties.
- C. Southern Tier West Report:** Kier Dirlam advised on ARC application due dates for this year and a new filing process. Kier also advised that ARC application information sessions are being scheduled throughout the region.

D. Community Planning: Kier Dirlam reported on recent meetings and activities with the Towns/Villages Alfred and Wellsville regarding their Comprehensive Plans. The Town of Caneadea has also been working on updates to their plan.

E. Continuing Education & Training:

- a. Southern Tier West Local Government Conference is scheduled for May 10, 2017. County will support costs for planning board members wishing to attend.
- b. Spring Training: James Ninos remains committee chair and will be working with Kier to schedule additional training for possibly as soon as May. Town board members are also eligible to participate within training sessions.
- c.

F. Planning & Economic Development Office Report/Updates:

- a. Comprehensive Planning School: Kier provided a summary/activity update.
- b. Comprehensive Plan Update: Kier provided a summary/activity update.
- c. Broadband Project Tower Construction. Kier reported that most new towers have been erected. Remaining towers will be lifted into place when weather improves.
- d. Development Outreach Sessions. The county planning office is becoming more proactive with business outreach. SBA programs highlighted. Informational folders are also being shared which contains a variety of information about the county.
- e. New County Website: Kier provided an overview of the new county website. The website is designed to work on handheld devices also. County themes and events have been highlighted within the cover page. Site also contains an upcoming events section, Allegany County by the numbers section, press release section, etc. Menu pull downs were also reviewed.

VII. GOOD OF THE ORDER

Planning board members were encouraged to join in planning for future annual dinners with additional topic discussion and speaker suggestions.

Notice was provided that the FTA has provided grant funding approval to complete the park & ride project at the Crossroads/OFA site. Site construction planned to begin in late spring.

The Houghton College endowment fund had received special recognition within the NY Times.

VIII. ADJOURNMENT:

On a motion by Dale Foster and 2nd by Brian Fanton, the meeting was adjourned at 8:28 pm.



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Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: Larry Kaminski

Allegany Planning Board Minutes: April 19, 2017

- Present:** Wm. Emrick, B. Fanton, D. Foster, J. Gorton, L. Gridley, L. Kaminski, J. Ninos, V. Perkins, J. Roederer, J. Stoltzfus
- Excused:** None
- Absent:** None
- Guests:** Kier Dirlam – Director of Planning, Dawn Ketchner – Village of Wellsville
- Location:** Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Chairman L. Gridley called the meeting to order at 7:00 PM. The Chairman also welcomed guest Dawn Ketchner.

II. MINUTES:

Minutes for **February 15, 2017** were reviewed: **On a motion by James Ninos and 2nd by Brian Fanton, the minutes from February 15, 2017 were reviewed and approved.**

III. NEW BUSINESS:

- A. Village and Town of Wellsville Comprehensive Plan Review:** Kier Dirlam provided members with copies and facilitated a review of the final draft of the Village and Town of Wellsville Comprehensive Plan. Dawn Ketchner contributed in the review process with further explanation and also answered questions regarding the contents of the plan. A public hearing shall be held on May 10th to solicit public review and comments. The town and village needs to complete the SEQR and the Town of Wellsville shall be identified as lead agent on plan.
 County planning board members commented that some higher education program references were limited and may need additional updates. Any additional recommendations and/or modifications shall be directed to Kier Dirlam for further update into the final document.
 On behalf of the Village and Town of Wellsville, Dawn thanked all that had contributed within the development and review process.
On a motion by Jon Gorton motion, 2nd by John Stoltzfus the board approved the abstinence of Brian Fanton and Lee Gridley from a pending vote to take action following review of the plan.
On a motion by James Ninos, 2nd by William Emrick the plan was approved with pending modifications to update higher educational institutional references.
- B. NYS Forest Plan:** Kier Dirlam provided a review of the draft Allegany County Unit Management Plan published by the NYSDEC Division of Lands and Forests. The DEC has also scheduled a public hearing on April 20th from 4:00 – 7:00 PM at the Short Tract Fire Department to discuss the plan document and solicit comments.

IV. OLD BUSINESS:

- A. None

V. CORRESPONDENCE:

- A. None

VI. REPORTS:

- A.) **DEC Report:** Kier Dirlam provided information and review of one ENB Region 9 Notice regarding a negative declaration on the Wellsville Wastewater Treatment Plant.
- B.) **Intergovernmental Review Projects [IRP’S]:** Kier Dirlam provided information and review of two statewide IRPs and one IRP for the city of Olean. Nothing to report regarding Allegany County.
- C.) **Southern Tier West Report:** Kier Dirlam provided information and review of the March 16th STW Planning and Development Board meeting minutes. The next STW PB meeting to be held on April 20th.

D.) **Community Planning:** T./V. Wellsville comp plan reviewed above. T./V. Alfred comp plans remain in process. Kier also received call from Town of Hume regarding necessary comp plan updates.

E.) **Continuing Education & Training:**

- a. Southern Tier West Local Government Conference: Program is scheduled for May 10, 2017. County will support costs for planning board members wishing to attend.
- b. Spring Training: Kier is currently in the process of arranging for a training session on the topic of General Code. Additional information shall be made available once the session has been confirmed.
- c. Empire Zone Report: Kier provided information and review of a Wendall Brown authored Friendship Empire Zone report for the period ending in 2015.

F.) **Planning & Economic Development Office Report/Updates:**

- a. Hazard Mitigation Plan: Kier advised that a draft update to the hazard mitigation plan has been released to the hazard mitigation team for review. Following the team review, the plan will be released for public review. Each municipality has also been provided with review information relevant to their jurisdiction.
- b. Recent Training Activity: Kier reported on the recent NY Planning Federation Conference he had attended in March.
- c. Park & Ride Project: Kier reported that engineering work on the project is complete and is now subject to NYSDOT review and approval.
- d. Letterhead Redesign: Kier reported that the county has adopted a resolution to standardize all county letterhead to establish consistency with any and all Allegany County affiliated references and logos.
- e. County Website: Kier provided an update on progress made on the newly designed county website.
- f. Land Bank: Kier announced that he has recently been appointed as chairman of the Allegany County Land Bank Association.

VII. GOOD OF THE ORDER

None.

VIII. ADJOURNMENT:

On a motion by William Emrick and 2nd by Jon Gorton, the meeting was adjourned at 8:10 pm.



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Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: Larry Kaminski

Allegany Planning Board Agenda: May 17, 2017

Present: Wm. Emrick, B. Fanton, D. Foster, J. Gorton, L. Gridley, L. Kaminski,,
 J. Ninos, V. Perkins, J. Roederer

Excused: J. Stoltzfus

Absent: None

Guests: Kier Dirlam – Director of Planning

Location: Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Chairman L. Gridley called the meeting to order at 7:00 PM.

II. MINUTES:

Minutes for **April 19, 2017** were reviewed: **On a motion by William Emrick and 2nd by Brian Fanton, the minutes from April 19, 2017 were reviewed and approved with minor changes.**

III. NEW BUSINESS:

Pinewoods Road & Curran Rd Houghton Tower: Kier Dirlam outlined details on a proposed erection of a new tower in Houghton. The tower will be privately owned and will be 120 ft in height. Kier also asked for the board’s consideration of any historic issues within the vicinity of this tower site. Advice was also provided to defer to historical considerations to Craig Barack. Following further review and consideration, the ACPB shall file no official comment.

IV. OLD BUSINESS:

Village and Town of Wellsville Comprehensive Plan: Kier reported that the Wellsville Town and Village Boards hosted a public hearing followed by an official board meeting on May 10th. All remarks received on the comprehensive plan were positive and the plan was officially approved.

V. CORRESPONDENCE:

May 23 CFA Workshop flyer: Kier outlined details on an upcoming CFA workshop on Tuesday, May 23rd. Anyone wishing to attend were advised to pre-register on line. There is no charge for attendance.

VI. REPORTS:

- A.) **DEC Report:** Kier outlined 1 application filed for a discharge permit into Little Genesee Creek.
- B.) **Intergovernmental Review Projects [IRP’S]:** 3 reviewed. 2 projects related to the brownfield state response program and the third related to terminal building improvements at Chautauqua County Airport.
- C.) **Southern Tier West Report:** No minutes available as of meeting date.
- D.) **Community Planning:** Town/Village of Alfred Comprehensive Plans: Kier provided a draft of Alfred’s plan. Kier further advised that the plan remains subject to Town/Village review.
- E.) **Continuing Education & Training:**
 - a. Kier provided a report on the Southern Tier West Local Government Conference held on May 10, 2017. Board members in attendance also shared their comments on the program.

- b. Spring Training: Kier shared correspondence from Richardson & Pullen, P.C. relating to a potential training opportunity on solar energy considerations. Kier will follow up with Richard Buck for further detail on the opportunity.
- c. Fall Training: General Code training opportunities will be looked into for an upcoming meeting in the fall.

F.) Planning & Economic Development Office Report/Updates:

- a. Comprehensive Plan School status. Kier provided updates regarding the future plans of the comp plan school trainings.
- b. Land Bank: Kier provided updates regarding status of the county land bank program.
- c. P & R Project: Kier provided an update on the status of the park & ride project. Construction is anticipated to begin this summer pending approvals from the NYSDOT region office.
- d. Allegany County Hazard Mitigation Plan: Kier advised on the availability to review the plan online via AlleganyCounty HMP.com.
- e. Broadband Project Status: Kier provided updates on the county broadband project mentioning also that there is much work to be done before system is able to go live.
- f. SelectUSA Conference: Kier will be attending the SelectUSA conference with a team of others representing Allegany County conference again this year.

VII. GOOD OF THE ORDER

None

VIII. ADJOURNMENT:

On a motion by Dale Foster and 2nd by William Emrick, the meeting was adjourned at 7:30 pm.



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Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: Larry Kaminski

Allegany Planning Board Agenda: September 20, 2017

Present: B. Fanton, D. Foster, J. Gorton, J. Ninos, V. Perkins
Excused: L. Gridley, Wm. Emrick, L. Kaminski, J. Roederer, J. Stoltzfus
Guests: Kier Dirlam – Director of Planning
Location: Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Vice-Chairman D. Foster called the meeting to order at 7:03 PM. Due to absence a quorum was not in attendance.

II. MINUTES:

The Minutes for **May 17, 2017** will be reviewed at the next meeting.

III. NEW BUSINESS:

Alfred Tower – referral regarding historic impacts of the tower location in the Town of Alfred adjacent to the Alfred State College Farm operation. The board noted no known concerns.

IV. OLD BUSINESS:

None

V. CORRESPONDENCE:

- STW Stormwater Workshop brochure was disseminated
- RestoreNY informational sheet was disseminated
- Calendar of Events from the County Tourism office was disseminated

VI. REPORTS:

- A.) ***DEC Report: 2 projects were reviewed since the last meeting.***
- B.) ***Intergovernmental Review Projects [IRP’S]:*** 1 county project for the Village of Wellsville WWTP was in the packet along with regional impact projects.
- C.) ***Southern Tier West Report:*** Minutes from the June and August meetings were reviewed.
- D.) ***Community Planning:*** Grove: a camp was considered to be developed; three houses have been developed along the Swain Ski Center thus far.; Valerie Perkins noted that she retired from the Town of Caneadea Planning Board; Andover Village Hall is moving to an old church that has been renovated. The Village of Andover is looking into options for Waste Water Treatment for the downtown. Alfred is looking at water use by AU and how to better monitor it. Discussed Tiny House law that is being worked on by the Village of Alfred.
- E.) ***Continuing Education & Training:***
 - a. Fall Training: General Code – tentatively in November awaiting confirmation
- F.) ***Planning & Economic Development Office Report/Updates:***
 - a. Hotel Development project at the Crossroads was discussed a news article was distributed.
 - b. Stauffer Biscuit announced that they will be closing in December which will eliminate approximately 100 jobs.
 - c. Comprehensive Plan School Status – the project was complete June 30, 2017
 - d. Broadband Project status – Financially complete and submitted to NY for reimbursement
 - e. Park & Ride – Under Construction and due to be completed by October 31st, 2017.
 - f. Hazard Mitigation – In Review by NYS SEMO and then will be sent to FEMA for their review and approval by the County after that.

- g. Shared Services Meetings – The County has held several meetings during the summer. The process is challenging with 29 Towns and 10 Villages to define possibilities for sharing. Meetings will continue.

VII. GOOD OF THE ORDER

- Civil War Reenactment in Angelica this weekend
- History Week next week with a focus on the Civil War, Underground Railroad, etc.

VIII. ADJOURNMENT:

On a motion by Jim Ninos and 2nd by Valerie Perkins the meeting is adjourned at 8:07 pm.



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Allegany Planning Board Minutes: November 15, 2017

Present: Wm. Emrick, B. Fanton, D. Foster, J. Gorton, L. Gridley, J. Ninos, V. Perkins, J. Roederer,

Excused: L. Kaminski, J. Stoltzfus

Guests: Kier Dirlam – Director of Planning

Location: Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Chairman L. Gridley called the meeting to order at 7:02 PM. The Chairman welcomed all.

II. MINUTES:

Minutes for May 17, 2017 were reviewed: **On a motion by Bill Emrick and 2nd by Jim Ninos, the minutes from May 17, 2017 were reviewed and approved.**

Minutes for September 20, 2017 were reviewed: **On a motion by Jim Ninos and 2nd by Bryan Fanton, the minutes from September 20, 2017 were reviewed and approved.**

III. NEW BUSINESS:

Eight Points Wind Project – The board reviewed the packet from Eight Points Wind Project that is located adjacent to the Towns of Independence and Andover in Steuben County. There was no action required but the Board requests to be kept up to date on the progress of the project.

Wellsville Madison Creek – SEQR – The Board reviewed the SEQR packet from the Village of Wellsville regarding a culvert replacement project on Madison Creek in the area of Pearl Street and Scott Street. **On a motion by Bryan Fanton and 2nd by Jon Gorton the Board agreed that they deferred Lead Agency status to the Village of Wellsville. Approved.** No other comments were submitted by the Board.

IV. OLD BUSINESS:

None

V. CORRESPONDENCE:

None

VI. REPORTS:

A.) **DEC Report:** Reviewed:

- a. Richardson Petroleum Corporation Discharge Permit;
- b. Allegany Generating Station Discharge Permit – Town of Hume;
- c. National Fuel Gas Distribution Corporation Stream Disturbance Town of Willing 7500 Ft 2” gas line along Stone Dam Road;
- d. Village of Canaseraga WWTP SPDES discharge permit modification for up to 100,000 gallons/day treated sanitary waste water to Canaseraga Creek

- B.) *Intergovernmental Review Projects [IRP'S]:* None
- C.) *Southern Tier West Report:* Reviewed the September minutes and the 2017 Comprehensive Economic Development Strategy – Allegany County Economic Profile
- D.) *Community Planning:* Discussed Wellsville Airport Plan, Canaseraga architectural analysis done by Alfred State College students with ideas for revitalizing Canaseraga's Historic District, creating new business, improving streetscapes and civic spaces; Town & Village of Almond have reached out to Kier Dirlam for review and assistance with completion of their Comprehensive Plan.
- E.) *Continuing Education & Training:*
 - a. Fall Training: General Code Review – good session
 - b. Spring Training: NYMIR Insurance Group has offered to bring a class to the County for the May meeting
- F.) *Planning & Economic Development Office Report/Updates:*
 - a. Park & Ride – Almost done
 - b. Hazard Mitigation – In Review by NYS
 - c. Shared Services Meetings – RFP has been released for a consultant to assist putting together the Shared Services Plan
 - d. Census – LUCA – addressing updates will be receiving data in February with 120 completion timeline. The Confidentiality information form needs to be signed by anyone that may work with the data. This may include: Code Enforcement Officer, Assessor, Mayor/Supervisor, Clerks, and possibly the Fire Department Chief need to sign the Confidentiality Agreement.
 - e. County Website – website has received nearly 500,000 views in 10 months.
 - f. Site Selectors/Development Updates – Site Selectors are focusing on four sites that they believe are marketable at the national level for new businesses. Crossroads Developers will be meeting with local officials in December and January to discuss plans. GE Building transfer is still in the works and should be done in the next few months barring any more legal issues.

VII. GOOD OF THE ORDER

- A.) Chairman Gridley appointed the Nominating Committee with Jim Ninos as chair and Dale Foster and Jean Louis Roederer as members.
- B.) Regarding the Annual dinner the Board directed Kier Dirlam to check with restaurants in Belmont and Cuba to find an appropriate location for the event.

VIII. ADJOURNMENT:

On a motion by Dale Foster and 2nd by Bill Emrick, the meeting is adjourned at 8:20 pm.



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Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: Larry Kaminski

Allegany Planning Board Minutes: December 20, 2017

- Present:** Wm. Emrick, B. Fanton, D. Foster, J. Gorton, L. Gridley, J. Ninos, V. Perkins, J. Roederer, J. Stoltzfus
- Excused:** L. Kaminski
- Guests:** Kier Dirlam – Director of Planning, Michelle Denhoff – Planning & Development Specialist, Paul Van Dyke – prospective board member, Public Members: Mary Jo Hubbard, Sandy Gleed, Julie Walter, David Gleed, Scott Walter, Peter Wade, John Cady, Casey Jones
- Location:** Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Chairman L. Gridley called the meeting to order at 7:00 PM. The Chairman welcomed all guests and asked for introductions by all in attendance.

II. MINUTES:

Minutes for **November 15, 2017** were reviewed: **On a motion by Wm. Emrick and 2nd by J. Roederer, the minutes from November 15, 2017 are approved.**

III. NEW BUSINESS:

Town of Rushford Zoning Referral

The Chair recognized the numerous public people in attendance and informed them that Public comments are limited to three (3) minutes per speaker on a given topic. Items brought to the board during this time will be taken under consideration for further response or action. Total time allotted for the public comment portion of the meeting is 15 minutes.

The board received five letters from the public to be considered as well as the verbal comments. The following notes summarize the verbal comments.

Mary Jo Hubbard - built a retirement home in a residentially zoned part of Rushford intentionally due to the stated zoning rules in effect. This amendment would allow campers in the same area where it is supposed to be low density residential. She also submitted a letter signed by nine people.

John Cady – Lived on the lake from 1968 to 1973 and returned to a cottage in the summers. He has been considering building an addition on his cottage and making a year round home however with the possibility of having campers all around him he is less likely to invest his money into the Town. He thinks that having high quality residential units is preferred. Just having a well and septic on a site that someone can pull a camper onto is not desirable and brings down property values. He found the 2013 version of the law acceptable.

Sandy Gleed- Her family has been living on the lake for about 60 years with multiple properties. This is residential area but people are bringing in travel trailers despite the current law and staying in the area with lack of code enforcement. They want the current law enforced. They have been attending Town Board meetings expressing their concerns but had not been getting support from the previous board or the Town Code Enforcement Officer who has since been replaced. The Town Board appeared to want to accommodate the trailer people. Why should people invest their money into building better houses when there is little to no control with 2 – 3 times the people around and causing parking issues. They also have concerns with the burden on septic systems on water quality including possibility of contaminating the ground waters and the lake as they were not designed for extra trailers.

Julie Walter – She is concerned with the idea that Main Street Rushford could become “Trailer Town”. She noted concerns with the SEQR and the way it is used. She had a copy of the Town’s SEQR [which the County Planning Board did not have]. She read most of the SEQR form to the Planning Board and on the SEQR form it indicated the Town had noted no environmental impacts by the implementation of the Law Amendments.

Kier Dirlam – Kier reviewed his comments indicating the following: The definition changes seem to decrease the amount of exactitude and detail related to the three items that are changed but the impact of this change seem limited. The proposed law did not carry over the title or provide a title. Article 6 changes are much more significant. Item 6.3 A adds the requirement to have the Zoning Officer approve the second Recreational Trailer or Camper on a lot for two weeks. They eliminated 6.3 B which allowed a recreational trailer or camper to be stored on a lot but not used for living. 6.3 C Needs a title. C. 3 2nd sentence should read All Noxious Weeds... rather than All Noxious weeks... he indicated that he does not foresee a significant impact on the neighboring Towns to the Town of Rushford or Cattaraugus County from this amendment. However the Town of Caneadea has a Zoning law and the two are not exactly the same in their requirements even though they share the lake. Perhaps they should mirror each other closer than the proposal currently does.

Board Discussion – The board discussed a variety of related topics including water quality issues that are not addressed in the proposed law due to septic systems, need for Health Department involvement, need for better code enforcement, impact on the lake water quality, recreational impacts for swimming, boating and traffic concerns for both cars, walking and bicycles riding. Noted that the paperwork was not inclusive of all SEQR forms [only the Negative Declaration Form] which made it hard to know if the board had taken into account the issues previously noted. The Board members noted that the proposal did not appear to be in compliance with the existing approved Comprehensive Plan from numerous sections related to residential development.

On a motion by B. Fanton and 2nd by Wm Emrick the Allegany County Planning Board made a determination of Disapproval for these changes.

- 1. The Board found that the application was insufficient with the SEQR paperwork [We only received a copy of the Negative Declaration form] and that there was not supporting documentation to explain the concerns of the Board related to impact on water quality from septic system influence by the additional new trailers, auto and pedestrian traffic, recreational impacts, etc.**
- 2. The proposed changes to the law fails to safeguard the good management of the Lake and take into account the impact on waters downstream into the Town of Caneadea and the Genesee River.**
- 3. Lastly the proposed changes don’t comply with the approved Comprehensive Plan of the Town of Rushford. Specifically sections 3.5; 5.1 b; 5.2 d and 5.2 d.1 of the Comprehensive Plan do not seem in concert with the impact of adding up to two RV/Campers to every lot in residential areas of the Town for extended periods of time.**

A letter will be drafted to the current Supervisor and mailed within the week.

IV. OLD BUSINESS:

Whitesville Tower – received notice that the proposed Whitesville Tower site had “no historic properties in area of potential effects found”.

V. CORRESPONDENCE:

None

VI. REPORTS:

- A.) **DEC Report:** Town of Rushford Negative Declaration 12/6/2017; Village of Wellsville Madison Creek Concrete Box Culvert Design Project Negative Declaration 12/6/2017; SPDES permits Nathan Petroleum Corp 11/29/2017; Alfred-Almond Central School 12/13/2017
- B.) **Intergovernmental Review Projects [IRP'S]:** Reviewed the NYS water quality management planning program; Madison Creek Concrete Box Culvert Village of Wellsville; 2018-19 NYSDEC performance Partnership Grant
- C.) **Southern Tier West Report:** None.
- D.) **Community Planning:** None
- E.) **Annual Meeting & Dinner**
 - a. January 17, 2017 – reviewed the menu, will be held at Off Duty in Belmont, and Craig Clark will be the speaker. Kier Dirlam will also speak.
- F.) **Planning & Economic Development Office Report/Updates:**
 - a. **Shared Services Meetings** – an RFP was put out and 3 firms responded. The pricing was higher than expected and the County Administrator is working with the Planning Office to determine the next steps.
 - b. **Census – LUCA** – working on the GIS data in preparation for the upcoming data arriving in February.
 - c. **County Website – ADA** – we are utilizing the SiteImprove software to make the County website compliant with ADA requirements. It has many other benefits that we have found such as cataloging all the broken links throughout the website and easily fixing them.
 - d. **Site Selectors/Development Updates** – the Hotel Developer met with the Town of Amity and talked about some of the Hotel options. There is a tentative meeting January 27th 10am here at the Crossroads to discuss with the public.
 - e. **GIS** – as part of an analysis we were working for site selection Michelle completed collecting data on location of all substations in the County.
 - f. **Office** – we have requested a 2nd position of Planning and Development Specialist for 2018 and it was approved in the budget. It is going to the full legislature to create this position to work with the Development side more.

VII. GOOD OF THE ORDER

None

VIII. ADJOURNMENT:

On a motion by Wm Emrick and 2nd by J. Roederer, the meeting is adjourned at 8:33 pm.

Notes as taken by Kier Dirlam, James Ninos and Michelle Denhoff