

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 1/17/01 - Minutes

Present: R. Stuck; L. Dibble; R. Hollis; K. Hollis; C. Ackley; D. Foster and D. Baschmann; M. and P. Perkins; G. Butera; R. and L. Yanda; R. Klein; J. and K. Case; C. Braack; C. and W. Whitfield; K. and L. Dirlam; C. Crandall - Legislator; S. Myers - Legislator and A. Myers; R. Heineman - Legislator and Representative for Assemblywoman Catharine Young; T. Buttafaro Representative for Senator Pat McGee and L. Watson Representative for Assemblyman Joe Errigo.

Location: American House - Angelica

(1) **Call To Order:** Following a roast beef buffet dinner, President R. Stuck called the formal business portion of the Annual Meeting to order at 8:05 P.M. R. Stuck welcomed all participant and thanked those individuals who had worked to make the event a success.

(2) **Nominations and Elections:** President R. Stuck recognized Chairman of the Nominating Committee, C. Ackley for his report. The nominating committee presented and moved the following slate for Planning Board Officers for 2001:

- a.) ^{Chair} President - R. Stuck
- b.) ^{Chair} Vice President - R. Klein
- c.) Secretary - L. Dibble
- d.) Assistant Secretary - K. Hollis

R. Yanda moved that the nominations be closed and that the Secretary cast one vote for those nominees. Motion was seconded by R. Hollis and passed unanimously.

(3) **Adjournment:** On a motion by C. Ackley and seconded by M. Perkins, the business meeting was adjourned at 8:10 P.M.

Respectfully submitted,

Lee G. Dibble
Secretary

Addendum: Following the business meeting a program on Allegany County Tourism was presented by Tourism Specialist, Jesse Case.

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 2/21/01 - Minutes

- Present:** L. Dibble, E. Krumm, C. Jessup, C. Ackley, D. Foster, K. Hollis, R. Hollis, R. Stuck, M. Perkins, G. Butera, D. Sinton, R. Klein
- Excused:** C. Clark, K. Skinner, R. Yanda
- Absent:** L. D. Pye, R. Backer
- Guests:** K. Dirlam - Contract Planner; B. Dibble - County Legislator; Carol Ace, Troy Green, Dale Howard - Belfast Task Force.
- Location:** Frank Williams Room, County Office Building, Belmont
- (1.) **Call To Order:** The meeting was called to order by Chairman R. Stuck at 7:30 P.M.
- (2.) **Minutes:** (A.) On a motion by R. Hollis and seconded by K. Hollis the minutes of 12/20/00, were approved as corrected. Correction: Item 6 - New Business; Part A. - R. Hollis inquired about the Planning Board Chair having input on the selection of new members. Discussion ensued about the possible appointment of L. David Pye, Dean of College of Ceramics, etc.
(B.) On a motion by R. Hollis and seconded by D. Foster, the minutes of the 1/17/01, meeting were approved as corrected. Correction - Item 2: Nominations and Elections: Titles are Chair - R. Stuck and Vice chair - R. Klein
- (3.) **Correspondence:** (A.) K. Dirlam reported on the following items:
(1.) Annual Report (2000) by Planning Board
(2.) Planning Services Report, 2000.
(3.) DEC notices for Allegheny County from 12/2000 through 2/2001.
(4.) Allegheny County Resolution of Appointment for Planning Board members.
(5.) Allegheny County Conference Center Survey - Executive Summary by James Thornton.
(6.) STW Regional Development Strategy Project Listings.
(7.) IRP's - none specific to Allegheny County but three from NYS-DEC requesting funds from EPA Clean Water Act.
(8.) K. Dirlam's draft of an Allegheny County map of fishing streams.
(9.) Three programs from NYSERDA for technical assistance services for towns, villages and schools.
(10.) The Committee of Forty-four (44) Report on Economic Development for Allegheny County.
(11.) A bulletin on Wetlands from the Army Corps re: jurisdiction over navigable waterways.
(12.) A chart detailing Planning Board Annual Dinner costs. A discussion ensued about possibly scheduling the Annual Dinner at a different time because many legislators were unavailable at that time. Many other suggestions were made relevant to the Annual Dinner and Picnic. R. Stuck suggested that further discussion could be brought up under new business at a later time.
- (4.) **Belfast Task Force Committee For Planning:** Carol Ace, Dale Howard and Troy Green of Belfast were present and explained that they represented the Belfast Task Force which is interested in learning about land use management or zoning. They basically indicated that they needed information on how to get started and had concerns about how to proceed. R. Stuck indicated that all good zoning plans usually evolve from a good comprehensive plan. He suggested that they find a consultant to assist with surveys, the visioning process, etc. He pointed out that land use management can be within the Comprehensive Plan. It was also suggested that Comprehensive Plans work better in rural areas while zoning is better applied in urban areas. K. Dirlam outlined some ideas on the process, site plan reviews and various alternative steps. M. Perkins mentioned a town wide policy for support of a comprehensive plan, i.e. use of code officer. Belfast has no Planning Board, just a Town Board. A non-political approach as a way to look at future problems was suggested. M. Perkins asked if there were buildings in disrepair and mentioned a Naples, N.Y., Newspaper article which described a local law that gave their officials a means of dealing with these problems (after proper notification to the building owners, etc.) M. Perkins also cited the effects of hunting camps on the local infrastructure. R. Hollis noted that the Town Board must support their efforts. Carol Ace briefly reviewed the history of the Belfast Task Force and how they were delegated to look into the zoning/planning considerations. R. Stuck noted that they would need money for legal fees, surveys, etc. and

107
4
Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

asked about their forming a Planning Board. R. Klein cited the example of the Cuba Village Plan and stated that a comprehensive plan is very important. He also stated that they frequently refer to the surveys which indicate what the people wanted. The next Task Force meeting is scheduled for 3/20/01 in the Family Center of the United Methodist Church, Belfast, at 7:30 P.M.

(5.) **Reports:** D. Sinton reported that she is currently supervising a student who is working on data layers for the County Map. Some of these include sewer districts, school districts, streams, wetlands, etc. Eight (8) townships are available digitally. Flood zone regions are available for 100 years and 500 years. D. Sinton is currently working approximately an hour per week while the student is working about three (3) to four (4) hours per week.

(6.) **Old Business:** - none

(7.) **New Business:** (A.) R. Stuck reported that he had been asked for a letter of support re: an infrastructure evaluation and grant application from Belmont. This request covered an area which extends roughly from the Scio Town line (on the South) to the I-86 Interchange (to the North). Discussion ensued about requests from project sponsors for letters of support. Following this discussion it was the general consensus that project sponsors should ask for our letters of support in a timely manner. It was also pointed out that the Planning Board would ask for their cooperation and endeavor to promote a good working relationship. A motion was made by C. Jessup to write a letter to the Board of Legislators explaining the procedure for requesting letters of support and that these requests should be made in a timely manner. The motion was seconded by R. Hollis and passed unanimously.

(B.) R. Stuck appointed the following committees for 2001.

(1.) Hospitality - would now be ad hoc.

(2.) Review Committee - R. Klein - Chair

(3.) Resource and Data - D. Sinton

(4.) Communications - G. Butera

(5.) Meetings - Third Wednesday at 7:30 P.M.

(C.) R. Klein reported that Houghton College is constructing cluster housing/town houses and inquired if they should comply with municipal law re: housing developments. It was pointed out that the municipal law only applies under some circumstances. R. Klein will call and inquire about these and possibly send them relevant pamphlets about this. This course of action met with the general consensus of the Planning Board members.

(D.) B. Dibble reported on the projected merger of RG and E and NYSEG. This will be a \$1.4 Billion transaction and will be known as Energy East.

(E.) R. Hollis noted that the STW Government Conference is slated for May 10, 2001 at Houghton College. The Town of Belfast representatives should be invited and encouraged to attend. Cost is approximately \$ 20.00/person.

(8.) **Adjournment:** C. Ackley reported that there are now seventy - three (73) days to wall-eye season and moved that we adjourn. The motion was seconded by R. Hollis. Meeting adjourned at 9:28 P.M.

Respectfully submitted,

Lee G. Dibble

Lee G. Dibble
Secretary

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Ronald Oakerson, Chairman
Caneadea Zoning Board of Appeals
8911 State Route 19
Caneadea, NY 14714

March 26, 2001

RE: Houghten College

Dear Mr. Oakerson,

On March 21, 2001, The Allegheny County Planning Board reviewed an Application For Special Exception Use Permit pertaining to Houghton College. The Board voted to modify the conditions set forth by the Caneadea Zoning Board of Appeals. These modifications are as follows:

1- Because the existing parking area will be included as the construction site of this townhouse, a maximum of 140 parking places shall be constructed.

2- The addition of a roadway providing ingress and egress to State Route 19 shall be completed within two (2) years from the commencement of construction.

3- Houghton College and The Town of Caneadea shall conduct a study to explore the possibilities of constructing a sidewalk on one or both sides of Leonard Street.

4- Vehicular traffic on Leonard Street beyond the Houghton College property line, shall be terminated with suitable barriers, prohibiting such traffic, within (2) years from the commencement of construction.

The approved official minutes of this meeting will be available at the Allegheny County Planning and Development Department on or about April 19, 2001.

Please contact me if the Allegheny County Planning Board may be of any additional assistance.

Sincerely,

Ronald A. Stuck, Chairman
716-973-7405
Fax-973-2079
email rastuck@aol.com

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 3/21/01 - Minutes

Present: E. Krumm, L. Dibble, C. Ackley, D. Foster, K. Skinner, C. Clark, R. Klein, R. Stuck, R. Yanda, R. Hollis, K. Hollis, D. Sinton

Excused: M. Perkins, G. Butera, C. Jessup

Absent: R. Backer, L. D. Pye

Location: Frank Williams Room, County Office Building, Belmont

Guests: K. Dirlam-Contract Planner; David Pullen-Town of Caneadea Attorney; Houghton College and Community Delegation-Roger Rozendal, Dorsey Lawson, Jeff Spear, Ben Rudd, James Pullen, Colin Ryan, Lindsay Ackerman, Dale Shatto, Matthew Webb, Denise Bakerink, Ray Parlett, Brian and Becky Mastin.

(1.) **Call To Order:** The meeting was called to order at 7:35 P.M. by Chairman R. Stuck.

(2.) **Minutes:** On a motion by R. Yanda and seconded by C. Ackley, the minutes of the February 21, 2001 Planning Board meeting were approved as presented.

(3.) **Houghton College:**

(1.) Allegany County Planning Board member, R. Klein who is Chair of the Review Committee explained that he had seen the newspaper announcement for a public hearing in Caneadea re: the Special Use Permit.

(2.) Attorney D. Pullen noted that he was there to hear us conduct our review and was asked how the Caneadea Zoning or Planning Boards intended to enforce future contingent items? The review process was described and possible findings were identified.

(3.) At the invitation of Chairman R. Stuck, Houghton College Representative Jeff Spear was invited to review and explain the Houghton College Application for a Special Use permit in the Town of Caneadea.

(4.) The issues in this application were then presented and numerous questions and discussions ensued. Special issues and requests were reviewed as follows:

(A.) Houghton College is applying for a special use permit under the Town of Caneadea Zoning Law. They are proposing to construct nine (9) townhouses designed to house seven (7) college students per unit.

(B.) This will be an expansion of an existing townhouse facility on Leonard Avenue to consist of nine (9) additional units along with additional parking and planned stormwater improvements.

(C.) This proposed expansion is critical in the opinion of Houghton College because of the need for student housing. Construction conforms with all building codes but certificate of occupancy will be granted on the contingency of fulfilling all conditions; i.e. safety and traffic concerns.

(D.) If there was a master plan, Caneadea would not have to deal with projects on an ad hoc basis. The local planning board and the ZBA have noted preliminary plat approvals although there was not alot of time for review.

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 3/21/01 - Minutes

(E.) Houghton College representative further stated that this is the fourth (4th) or fifth (5th) stage in over all projects. They have built five (5) townhouse units; this will be the sixth (6th). All have benefitted the community

(F.) The Caneadea Planning Board has been working with Dorsey Lawson and Jeff Spear. That Board has been fully involved and their actions have been appropriate.

(G.) The main issue is a basic disagreement between the ZBA and the Planning Board with the specific concern being the parking provision. The Planning Board approved the contingency stipulation that an alternate egress be established within a five (5) year time limit. Seventy (70) parking slots were approved.

(H.) It was acknowledged that there has been a good relationship between the College and the Planning Board and that everyone would benefit under this plan. A cluster housing development necessitated the review and approval by the Planning Board. The Zoning Board considered the Special Use Permit. Attorney Dave Pullen provided legal advice for both Boards.

(I.) As a result of the Town of Caneadea ZBOA review, it was concluded that the weight of evidence supported granting the Special Exception Use Permit but that certain conditions should be imposed upon the Applicant. These must be compiled with as express conditions for the issuance of the permit and a certificate of occupancy for the proposed units.

(J.) Those conditions are as follows:

1.
 - a. Issuance of this permit is conditioned upon motor vehicle parking for residents of the Town House units, both existing and proposed for construction under this permit, being limited to no more than 70 vehicles, at least until alternate ingress and egress provision is made by the Applicant, at which time Applicant can submit a supplemental application to this Board seeking an increase in the number of permitted parking spaces at this location.
 - b. Issuance of this permit is conditioned upon Applicant providing effective policing and monitoring, together with any other necessary actions, to assure orderly parking within a well defined parking lot, limited to no more than 70 vehicles, as stated at (a) above.
 - c. Issuance of this permit is conditioned upon Applicant installing and maintaining barricades or barriers restricting and preventing motor vehicle use of the foot paths in the neighborhood.
 - d. Issuance of this permit is conditioned upon Applicant providing a curbed and paved parking lot within three years of the date of this permit.
2. Surface Water conditions in the area of the proposed Special Exception Use were found to be of concern to the ZBOA. For this reason, issuance of this permit is expressly conditioned upon Applicant making appropriate arrangements for water diversion to deal with water coming off of the hill to the west of the proposed development site, and

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 3/21/01 - Minutes

Applicant also maintaining such water diversion facilities, together with Applicant assuming ongoing responsibility for maintenance of the water diversion facilities located at the southerly end of the field adjacent to the properties of Nancy Crane and/or Allegany Log Homes, which is the present location of a stream, but which stream requires prompt attention to avoid overflow and potential for flooding.

3. The Applicant will be responsible to provide, at its own expense, appropriate screening acceptable to and approved by the abutting neighbors on Leonard Street, whose premises abut the proposed new Town House units (Brian Mastin and family).
4. Issuance of this permit is expressly conditioned upon the Applicant providing suitable alternative ingress and egress from the Town House development area to Route 19 or Genesee Street, within a period of five (5) years.
5. Issuance of this permit is conditioned upon the Applicant, Houghton College, submitting to the Town of Caneadea Planning Board, and to this Board, a Master Plan showing proposed future development by the Applicant within the Town of Caneadea. Future applicants to the Planning Board or to this Board for any required permits must be accompanied by such a Master Plan, which will be reviewed and which shall be subject to approval by the two stated Boards. Any future applications for required permits will be evaluated in light of their being consistent with the approved Master Plan.
6. This approval and the issuance of this permit is expressly conditioned upon the Applicant complying with the conditions and requirements set forth in paragraphs numbered 1 through 5 above. If such conditions are not met and fully complied with, it shall constitute adequate grounds for the revocation of the Special Exception Use Permit being granted, together with revocation of any Certificates of Occupancy that may have been granted based upon this permit.

- (4.) **Neighbors/Community:** Members concerned about this proposed project then presented their view of the issues and the basis for their concerns.
- (A.) Spokesmen for this group noted that there are four buildings/residences on Leonard Street with ten (10) children living therein. There is great concern re: student driving habits to and from the student residences up and down Leonard Street. It was further noted that the mind set of students (approximately twenty (20) years of age) vis-à-vis the mind set of more mature drivers. It was also noted that adding more parking slots will not alter driving habits.
- (B.) Jeff Spear (Houghton College) noted that the College has no authority to police a town road.
- (C.) Further discussion ensued about the potential traffic problem. The Caneadea Planning Board was aware of the traffic on that road (Leonard Street). The neighbors who are now particularly concerned have moved into their residences in the last year or year and one-half but they knew about the student residences when they moved in.

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 3/21/01 - Minutes

- (D.) In the opinion of Houghton College, the ZBOA proposal with its conditions does not meet the college standards. The College wants one route of egress to Route 19 and would then close off Leonard Street at the present town terminus (line). The ZBOA is proposing two (2) routes in the future.
- (E.) Additional parking spaces [more than seventy (70)] would be created after the new egress route became available.
- (F.) The College is currently involved with negotiations to acquire land for the new egress road but it may take a year to bring this to fruition.
- (G.) The neighbors/community members noted that there are no sidewalks on Leonard Street and their children have to walk to the school bus stop.
- (H.) Houghton College believes that the limit on parking slots to seventy (70) is not reasonable. However, the neighbors feel threatened if there is no limit on parking.
- (I.) The new egress route would be sixty-six (66'). Leonard Street is fifty (50') feet of which approximately twenty-five (25') is usable. The College feels that it has its back to the wall and doesn't see how limiting the number of parking spaces to seventy (70) will improve safety.
- (J.) A spokesperson for Students Life Services noted that it is eight-tenths (8/10's) of a mile to the larger parking lot and that there is concern for the safety of women/students walking back and forth particularly at night. No shuttle service will be provided.
- (K.) A Student Senate Spokesman reported that students recognize and have concern for the problem. One hundred fifty-seven (157) students will live in these units. Limiting the parking may not be the answer as there will be increased traffic due to students conveying other students to the alternate parking lot.
- (L.) Attorney Dave Pullen (for ZBOA) noted that the alternative is that those units should not be built now but that is unacceptable to the college.
- (M.) A suggestion was made that a moratorium be imposed stating that no more building permits will be granted until a Master Plan is created. The College feels that this housing is imperative. It was further noted that ten (10) years ago, three phases of housing construction were proposed. The additional units were not publicly announced.
- (N.) The Zoning Board attempted to address a possible solution: i.e. to limit traffic by limiting parking. If units are built, the town may not issue a Certificate of Occupancy or a Temporary Certificate of Occupancy may be revoked.
- (5.) **Allegheny County Planning Board Discussion:** After Chairman Stuck reviewed the possible options that this Board could entertain, the following comments and questions were brought up.
- (A.) Has there been a study of how many cars use Leonard Street?
- (B.) Additional access is the key: the project is not viable without other egress.

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 3/21/01 - Minutes

(C.) The need for construction of additional townhouses is based on a huge additional enrollment. There is a significant influx of students; the retention rate is 93% and student housing has a 100% occupancy rate.

(D.) Has the College and the Town fully explored other options? The reply was that this issue is temporary and a matter of timing. The students will be arriving in mid-August, 2001.

(E.) Dave Pullen noted that some Houghton Community members are opposed to additional sidewalks but commented that more are needed.

(F.) A question arose of whether the town would accept a dedicated sidewalk and a discussion ensued about a town's responsibility for sidewalks on State roads.

(G.) There was a clear sentiment that there must be a Master Plan before the next proposed construction project.

(H.) R. Klein noted that there was a basis for a compromise.

(6.) **Allegany County Planning Board Recommendation:** Motion was made by R. Klein and seconded by D. Foster that:

(A.) 140 parking spaces will be required.

(B.) Addition of a roadway to provide ingress and egress to State Route 19 shall be completed within two (2) years of construction.

(C.) Houghton College and the Town of Caneadea shall conduct a study to explore the possibilities of constructing a sidewalk on one or both sides of Leonard Street.

(D.) Vehicular traffic on Leonard Street beyond the Houghton College property line shall be terminated with suitable barriers, prohibiting such traffic, within two (2) years from the commencement of construction. Motion passed: 11-yes, 0-no, 1-abstention.

(7.) **Correspondence:** K. Dirlam distributed and informed us on the following items:

(A.) Notice of a March 27, 2001, I-86 meeting on the marketing of said corridor.

(B.) Notice of the May 10, 2001 Government Conference at Houghton College.

(C.) Information on a Resolution re: I-86 and Route 219 construction/improvements. On a motion by R. Hollis and seconded by C. Clark, the Planning Board voted to send a letter of support for this resolution. Motion carried: 11-yes, 0-no, 1-abstention.

(D.) K. Dirlam distributed census data, explained how to interpret certain statistics and various projections and noted that this is not official information.

(8.) **Old and New Business:**

(A.) R. Stuck reported briefly on a meeting with the Belfast Task Force and that they may look at the possibility of creating a Planning Board.

(B.) On a motion by R. Klein and seconded by R. Yanda it was voted to send a Planning Board letter of support for a Town of Granger application for a HUD Small Cities grant to improve housing. Motion approved unanimously.

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 3/21/01 - Minutes

- (C.) R. Klein reported that Tourism Specialist Jesse Case spoke on Tourism at a Cuba Village meeting.
- (9.) **Adjournment:** C. Ackley reported that there is now forty six (46) days until walleye season and moved that we adjourn. Motion was seconded by D. Foster and carried at 9:30 P.M.

Respectfully submitted,

A handwritten signature in blue ink that reads "Lee G. Dibble". The signature is written in a cursive, flowing style.

Lee G. Dibble
Secretary

RICHARDSON & PULLEN, P.C.

ATTORNEYS AT LAW

21 MINARD STREET

P.O. BOX 182

FILLMORE, NEW YORK 14735-0182

(716) 567-2222

FAX (716) 567-2221

PARALEGALS

ANTHONY C. GEORGE, R.P.

CHERYLL A. WICKARD

TAWNEE S. BURROWS

RECEIVED

APR 11 2001

April 7, 2001

Mr. Ronald Stuck, Chairman
Allegany County Planning Board
County Office Building
Belmont, New York 14813

Re: Town of Caneadea Special Exception Use Permit for Houghton
College, Leonard Avenue, Houghton, NY
Our File No. 200-103.

Dear Mr. Stuck:

At the March 2001 meeting of the Allegany County Planning Board the Board adopted recommendations which were summarized and forwarded to the Town of Caneadea Zoning Board of Appeals by your letter of March 26, 2001. The Zoning Board of Appeals considered that set of recommendations and amended its proposed permit and conditions to incorporate the Allegany County Planning Board recommendations. Pursuant to the provisions of the General Municipal Law, I am forwarding to you a copy of the final adopted Special Exception Use Permit, as approved by the Town of Caneadea Zoning Board of Appeals.

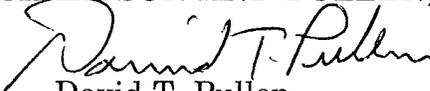
I would like to note that there were several technical amendments to the language of the proposed Special Exception Use Permit, in addition to the adoption of the language which the County Planning Board had recommended. These related to deletion in paragraph 2 of reference to maintenance of a stream which is located on lands of Nancy Crane and Allegany Log Homes. That deletion was made since the College has acquired property which will be used for both the alternate road access and the water drainage facilities. There was also a deletion in paragraph 4, where it was contemplated that the alternate access might be from Genesee Street, as well as Route 19. It is now recognized that the access will come from Route 19, so the reference to Genesee Street was no longer necessary. Finally, it appears that the official name of the road which was of great concern to the neighbors is "Leonard Avenue" so all references have been corrected to agree upon that name.

Finally, as noted above, Houghton College has announced that it has signed a contract to acquire real property adjacent to the Sweet Attitudes Cafe, which will provide the mandated access to the Town House Project area. It will take some time to relocate the road to that site, but it does assure the relocation of the road, the dead-end termination of Leonard Avenue, and also provides a location for the water drainage facilities. There are some other details which are being worked out, but I believe that the involvement of the Allegany County Planning Board

assisted the Town of Caneadea and its officials in reaching a very fair and appropriate resolution. On behalf of the Town of Caneadea I am acknowledging the time and effort which you, your Board and the County Planner, Kier Dirlam, spent on this matter. Your efforts made a valuable contribution to the final outcome. Should you or the members of your Board have any questions please feel free to contact me as the attorney for the Zoning Board of Appeals.

Sincerely,

RICHARDSON AND PULLEN, P.C.


by David T. Pullen

DTP/dp

cc: Chairman Ronald Oakerson, ZBOA
Supervisor Philip G. Stockin, Town of Caneadea

certificate of occupancy for the proposed units. Those conditions which were imposed by the ZBOA are as follows:

1.
 - a. Issuance of this permit is conditioned upon motor vehicle parking for residents of the Town House units, both existing and proposed for construction under this permit, being limited to no more than 140 vehicles;
 - b. Issuance of this permit is conditioned upon Applicant providing effective policing and monitoring, together with any other necessary actions, to assure orderly parking within a well defined parking lot, limited to no more than 140 vehicles, as stated at (a) above.
 - c. Issuance of this permit is conditioned upon Applicant installing and maintaining barricades or barriers restricting and preventing motor vehicle use of the foot paths in the neighborhood.
 - d. Issuance of this permit is conditioned upon Applicant providing a curbed and paved parking lot for not more than 140 vehicles within three years of the date of this permit.
2. Surface Water conditions in the area of the proposed Special Exception Use were found to be of concern to the ZBOA. For this reason, issuance of this permit is expressly conditioned upon Applicant making appropriate arrangements for water diversion to deal with water coming off of the hill to the west of the proposed development site.
3. The Applicant will be responsible to provide, at its own expense, appropriate screening acceptable to and approved by the abutting neighbors on Leonard Avenue, whose premises abut the proposed new Town House units (Brian Mastin and family).
4. Issuance of this permit is expressly conditioned upon the Applicant providing suitable alternative ingress and egress from the Town

House development area to Route 19, within a period of two (2) years from the commencement of construction on this project.

5. Issuance of this permit is conditioned upon Houghton College and the Town of Caneadea conducting a study to explore the possibility of constructing a sidewalk on one or both sides of Leonard Avenue.
6. Issuance of this permit is conditioned upon vehicular traffic on Leonard Avenue beyond the Houghton College property line, being terminated, with appropriate barriers, prohibiting such vehicular traffic, within two (2) years from the commencement of construction of this project.
7. Issuance of this permit is conditioned upon the Applicant, Houghton College, submitting to the Town of Caneadea Planning Board, and to this Board, a Master Plan showing proposed future development by the Applicant within the Town of Caneadea. Future applications to the Planning Board or to this Board for any required permits must be accompanied by such a Master Plan, which will be reviewed and which shall be subject to approval by the two stated Boards. Any future applications for required permits will be evaluated in light of their being consistent with the approved Master Plan.
8. This approval and the issuance of this permit is expressly conditioned upon the Applicant complying with the conditions and requirements set forth in paragraphs numbered 1 through 7 above. If such conditions are not met and fully complied with, it shall constitute adequate grounds for the revocation of the Special Exception Use Permit being granted, together with revocation of any Certificates of Occupancy that may have been granted based upon this Permit.

DECISION OF THE ZONING BOARD OF APPEALS

The application of Houghton College for a Special Exception Use Permit pursuant to the Town of Caneadea Zoning Ordinance Local Law for property located at Town House Development Area, Leonard Avenue, Houghton, New York in the Town of Caneadea has been fully considered by the Zoning Board of Appeals, and it is hereby determined by this Board that such Permit SHOULD be granted, subject to the conditions stated above. The basis for this decision is as follows:

The benefits of the proposed development to the community consist mainly of increased enrollment at the Applicant, Houghton College, which is the community's principal employer. As conditioned, the development is also likely to improve drainage in the area of the proposed development. The problems or negative impacts of the proposed development consist primarily of increased traffic in the immediate neighborhood. With the conditions stipulated in the permit, the benefits of the proposed development to the community outweigh its negative impacts upon the community.

DATED: April 4, 2001.

BY ORDER OF THE ZONING BOARD
OF APPEALS OF THE TOWN OF
CANEADEA, ALLEGANY COUNTY,
NEW YORK.

By Ronald J. Oakerson
Chairman, Zoning Board of Appeals

Allegany County Planning Board



"Volunteers Working For Tomorrow"

APPROVED 5-16-2001

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 4/18/01 - Minutes

Present:

E. Krumm, C. Ackley, L. Dibble, C. Jessup, K. Hollis, R. Hollis, K. Skinner, R. Klein, R. Stuck, G. Butera, C. Clark

Guests:

B. Dibble - County Legislator; K. Dirlam - Contract Planner

Excused:

R. Yanda, D. Foster, D. Sinton

Absent:

R. Backer, M. Perkins, L. D. Pye

Location:

Frank Williams Room, County Office Building, Belmont

(1.) **Call To Order:** The meeting was called to order at 7:35 P.M. by Chairman R. Stuck.

(2.) **Minutes:** Motion was made by K. Hollis and seconded by E. Krumm to approve the March 21, 2001, minutes as presented. Motion passed unanimously. Motion was made by R. Hollis and seconded by C. Ackley to append to the minutes, Chairman R. Stuck's letter re: the Planning Board's recommendations to the Town of Caneadea concerning student housing at Houghton College. Motion passed unanimously.

(3.) **Correspondence:**

(A.) K. Dirlam noted that STW is holding workshops for ARC grant applications on several dates. There is another workshop scheduled for 5/2/01 on health care grants.

(B.) STW newsletters including Business News and GIS have been received.

(C.) Notice has been received re: the STW Local Government Conference at Houghton on May 10, 2001, The County has indicated that it will pay for interested Planning Board members attendance.

(D.) R. Stuck noted that: (1.) the NYS Manufactured Housing Association (through the Department of Health - DOH) has summarized the new EPA regulations on safe drinking water; and (2.) has made available DEC Tank Bulletins re: above ground storage tanks. Fire suppression systems required for gasoline storage tanks are regulated under the building codes and are not required for diesel fuel storage tanks.

(E.) Chairman R. Stuck announced that Fred Sinclair wants to meet with the Planning Board re: the consolidation of and review process for the second Ag District. The review committee chaired by R. Klein and volunteers K. Hollis (via e-mail and fax) and others will attempt to meet with Fred before the next meeting. R. Stuck is available to help while M. Perkins and K. Dirlam can also be consulted.

(4.) **Reports:**

(A.) K. Dirlam reported that he and John Tucker have arranged for the DEC to present a program on flood insurance at the Amity Recue Squad Building on 4/25/01 at 6:00 P.M. Notification of this meeting has been sent to all Town Supervisors, Town Clerks and other interested persons. The program is three (3) to three and one-half (3 1/2) hours long. Registrations for attendance are to be sent to John Tucker. The Soil and Water District office has flood plain maps.

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 4/18/01 - Minutes

(B.) K. Dirlam noted receipt of two (2) Intergovernmental Review Projects (IRP's). Neither one concerned Allegany County.

(C.) K. Dirlam reported on receipt of an Environmental Notice Bulletin (SEQR) re: Robert Lawrence's McHenry Valley Gravel mine. Comments can be submitted until 5-04-01.

(D.) R. Stuck reported on a telephone conversation with D. Sinton in which she reported that Alfred University has received a grant which will be used for software. The software we had budgeted for the county map project will be provided for in that grant. We can now hire another student to help with the project. This led to a brief discussion about the nature of our contract (the County and Alfred University). We have a commitment for a specific dollar amount. If we end up with more for our money we are satisfied. Further discussion centered on the map's evolution as we will need an approval process and procedures put in place for periodic up-dating. Lots of details still need to be worked out. Communities will have to be informed of the map's existence. This is something for the County attorneys to set up as to how the process will be designed. The scope for the map project has never been defined specifically. Every village and municipality must realize that what they do will have an impact. These criteria can be included in a Resolution to be drawn up by the county attorney and to be approved by the Board of Legislators. The review process will be contained in the Resolution. Where the map (s) will be housed and how it will be made available for towns and other municipalities in various formats all need to be considered. There might be a copyright involved as the county should own it.

(E.) Discussion on the impact of the change in the 716 area code (telephone) centered on what areas will be affected. As far as is currently known, the 607 area of the county will not be affected. The 716 area along the western county line - specifically the Indian Reservation - plus other calling prefixes will remain in the 716 area code. There will now be three (3) area codes in Allegany County as the rest of the 716 area will become area code 585. It is not clear if the Rochester LATA will change and it is unclear if current regional calling arrangements will be affected. It is not known when the change will go into effect. On a motion by R. Hollis and seconded by G. Butera, the Planning Board decided to send a letter to the PSC and to the North American Numbering Administration advocating the idea of one area code for all of Allegany County. Motion passed unanimously.

(5.) Old Business:

(A.) Chairman R. Stuck noted receipt of a letter from Dave Pullen, Attorney for the Canaëda Zoning Board of Appeals (ZBOA). The ZBOA incorporated our recommendations in granting the Special Use permit to Houghton College for their student housing project. There was a review of the deletions and changes. All references to the street will be known as Leonard Avenue. Houghton College has now negotiated a contract for the acquisition of real property for the location of a new road for ingress/egress to the housing project area. The valuable contribution of the Allegany County Planning Board for the solution of this problem was duly noted and commented on in the letter. On a motion by R. Hollis and seconded by K. Hollis, it

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 4/18/01 - Minutes

was decided that this letter and its attachments will be appended to the Planning Board minutes for both the months of March and April. Motion was passed unanimously.

(B.) K. Dirlam asked for comments or questions on the census analysis data which he had distributed at the March meeting. One question about the abbreviation CDP was asked by L. Dibble. It means "census designated place."

(6.) New Business:

(A.) R. Klein commented on the pipeline notices from National Gas Fuel Supply Corporation for the construction of a 30" or 36" natural gas pipeline through nine and sixtenths (9.6) miles of Allegany County. The pipeline would run from Buffalo to Leidy Hub, PA. along an already existing right-of-way adjacent to an old pipe line. Ag. district maps need to identify development plans in the pipeline areas.

(B.) K. Dirlam reported that the new Economic Development Director, John Foels started work on March 27, 2001. He plans to attend the May meeting of the Planning Board.

(C.) K. Dirlam noted that he had received a second part to the DEIS for the Millennium Pipeline Project. This second part addresses a few changes and variations but nothing specific to Allegany County. Legislator Bill Dibble reiterated his idea of locating the Millennium Pipeline along I-86 thereby making low cost gas available to developers at Allegany County's six (6) exits.

(7.) Other Business/For The Good of The Order:

(A.) G. Butera asked about marketing of lands along I-86. Other suggestions include a request to resurface the road from County Line to County Line and the construction of a rest-stop in the west bound lane in Allegany County east of exit 30.

(B.) K. Hollis volunteered to Chair the Hospitality Committee and will report on proposals for the summer picnic.

(C.) C. Ackley announced the dates for the Wellsville Trout Derby (April 28th and 29th) and invited all to attend.

(8.) Adjournment: After announcing that there are now seventeen (17) days until walleye season, C. Ackley moved that the meeting be adjourned. Motion was seconded by R. Hollis and the meeting was adjourned at 9:07 P.M.

Respectfully submitted,

Lee G. Dibble
Secretary.

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 5/17/01 – Minutes

- Present:** L. Dibble, D. Foster, C. Ackley, C. Jessup, R. Klein, R. Yanda, G. Butera, K. Hollis, R. Hollis, M. Perkins, R. Stuck, D. Sinton
- Excused:** None
- Absent:** R. Backer, L.D. Pye, K. Skinner, C. Clark, and E. Krumm
- Guests:** Fred Sinclair – Soil and Water Conservation District Manager; Kier Dirlam – Allegany County Contract Planner; John Foels – Allegany County Development Director; Allegany County Legislators: B. Dibble, B. Reynolds
- Location:** Frank Williams Room, County Office Building, Belmont

1. **CALL TO ORDER:** Chairman R. Stuck called the meeting to order at 7:30 P.M.
2. **MINUTES:** On a motion by R. Hollis and seconded by C. Ackley, the minutes, of the April 18, 2001, meeting, were approved as presented.
3. **CORRESPONDENCE:**
 - A.** R. Stuck noted receipt of an announcement of a telecommunications workshop to be held in Mayville on May 30, 2001. The Cattaraugus and Chataqua County Planning Boards are sponsoring this workshop.
 - B.** R. Stuck reported on the announcement of a series of roundtable discussions sponsored by The Buffalo Branch, Federal Reserve Bank of New York in cooperation with the Independent Bankers Association of New York. The purpose of the roundtables is to explore and discuss critical issues that rural communities identify as impediments to their long-term sustainability. There are four locations in New York for these meetings; the closest to Allegany County is scheduled for May 23, 2001 at the Holiday Inn, Ellicottville.
 - C.** A copy of the Greenway News was passed around.
 - D.** K. Dirlam reported that there had been no official correspondence pertaining to the Allegany County Planning Board.
4. **REPORTS:**
 - A.** R. Klein chair of the Review Committee reported that they had met with Fred Sinclair re: consolidation of Ag Districts #8, 9, 10, 12 and 14. Since the last consolidation, the process was somewhat accelerated, as District #10 was two (2) years behind for its review, one large farm wanted to be included and a few small farms wanted to be taken out of their Ag District. This timing will fit with the over-all scheme of eventually having four (4) consolidated Ag Districts. For this second consolidation, the 300-day review period has already started. The Review Committee has prepared a draft report in response to the four (4) criteria that need to be considered by the Planning Board. The Ag and Farmland Protection Board's materials were reviewed and summarized by F. Sinclair. Statistics relevant to this second consolidated district include the following:
 - (1.) Three hundred (300) landowners.
 - (2.) Four hundred twenty (420) parcels.
 - (3.) Twenty nine thousand plus (29,000 +) acres.

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

- (4.) Sixty-nine (69) farms own fifty six percent (56%) of the landmass in the District.
- (5.) Net increase of four hundred twenty seven (427) acres in over-all size.
- (6.) Types of farms include:
 - (a.) 24 dairies
 - (b.) 20 cash crop
 - (c.) 10 orchards
 - (d.) 19 livestock
 - (e.) 4 horse farms
- (7.) Nature of farms: All are viable farm operations, nature of soils in the Genesee Valley and Van Campen Valley results in good farmland.
- (8.) Recent trend has shown that they are producing as much milk and general crop value with many fewer farms. The districts have generally achieved their over-all objectives.
- (9.) Ag Districts #8, 9, 10, 12 and 14 are located in the Towns of:
 - (a.) Allen
 - (b.) Amity
 - (c.) Andover
 - (d.) Angelica
 - (e.) Belfast
 - (f.) Birdsall
 - (g.) Clarksville
 - (h.) Cuba
 - (i.) Friendship
 - (j.) Scio
 - (k.) Ward
 - (l.) West Almond
 - (m.) Wellsville
 - (n.) Wirt

After reviewing the gross farm sales and capital investment information, F. Sinclair discussed and explained the four (4) principle issues which must be reviewed by the Planning Board. They are listed below:

- (1.) The effect of the Ag District on County and Local Comprehensive Plans, Policies And Objectives.
- (2.) The impacts on non-agricultural development in the District.
- (3.) The degree of co-ordination between local laws ordinances, rules and regulations that apply to farm operations in the District and their influences on farming.
- (4.) Recommendations to continue terminate or modify such district.

Some discussion ensued. Major points and suggestions included the following:

- (1.) B. Dibble suggested that this would be an opportune time to reach out to these Towns with ideas for land use regulations.

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

- (2.) Code enforcers and assessors want copies of Ag District maps.
- (3.) Building permits are issued for Ag Districts.
- (4.) As the Planning Board should review the District for development, it should be aware of odors, spray drift, etc.
- (5.) There must be a disclosure to buyers if land is in an Ag District or contiguous to land in an Ag District. How this disclosure is triggered was also the subject of some discussion. A disclosure statement can be brought by the realtor, included with the abstract work, noted by assessor and the tax map personnel.

F. Sinclair then reviewed the contents of the profiles and appendices. Comments and changes must be submitted by 6/1/01 in order to then be finalized and forwarded to the Towns by 6/5/01. R. Yanda made a motion to accept the draft comments as presented by the Review Committee. G. Butera seconded the motion. A friendly amendment was made by K. Hollis that any changes should be sent to the Review Committee by 6/1/01. R. Hollis seconded the motion to amend. Further discussion ensued about the effects of the Ag District on potential development on lands adjacent to the District. Governments and municipalities will require careful consideration of the impacts. Landowners can ask to be in an Ag District but the (County) Legislature has the power to say "NO". Being in an Ag District curtails the right of Eminent Domain. R. Klein noted that, historically, agriculture has been our primary industry on a long-term basis. Other industries (businesses) appear/disappear in 20-30 year time periods. We don't want to contaminate valuable ag lands, which are non-recoverable with short-term development. We need to keep in mind the long-term implications. R. Hollis noted that tax issues are favorable for lands in an Ag District and that we can realistically look at this issue again in six (6) years. Meanwhile the planners can look at these considerations. Municipalities must look at a heightened level of environmental assessments. Highways are not in Ag Districts, thus, their rights-of-way can be used for infrastructure. Development must include a study of all aspects: open spaces are desirable; sprawl is not. The motion to amend and the motion itself were both passed unanimously.

(REPORTS CONTINUED)

B. Chairman R. Stuck asked about arrangements for the annual picnic. K. Hollis reported that she has e-mailed C. Clark on the availability of Lake Lodge and M. Perkins on the availability of Camp Rushford. M. Perkins will report back to us at our next meeting on the availability of Camp Rushford after the campers have left, possibly for either Wednesday, August 22 or August 29. As there was no reply from C. Clark, K. Hollis, proposed that the picnic be held at Camp Rushford. All arrangements will be announced in June.

C. D. Sinton reported on recent progress with the County map. Two (2) students are now working full time on it. Belmont water and sewer are nearly mapped. Cuba will be next. R. Klein will be contacted to help facilitate that work. Angelica is also lined up for mapping in the near future.

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

- D.** K. Dirlam noted receipt of several IRP's which have a new format; namely no description line. All were regional or state wide.
 - E.** Announcement was made of the STW sponsored local government conference, which took place on May 10, 2001.
 - F.** K. Dirlam reported that four (4) Towns attended the DEC Flood Plain Management Program which was held at the new Amity Rescue Squad Building. Kier has now acquired a small library of reference materials on this subject. Anyone interested may use these for reference. It was also noted that responsibility for flood plain management falls to the town boards.
 - G.** K. Dirlam distributed copies of the NYS-DEC Environmental Notice Bulletin for Allegheny County.
- 5. NEW BUSINESS:**
- A.** John Foels – Director of Development was introduced and spoke briefly on the “delicate balance” in the county between the presence of aesthetics and their impact vis-à-vis the need to look for companies, which can offer jobs that provide a family sustaining income. There is a need for a plan or a strategy; C. Jessup then noted that sites should be “shovel ready.” These can best be provided within the concepts of an industrial park.
 - B.** B. Dibble noted the proposal for two (2) DEC improvements to Keaney Swamp. He suggested that the DEC be asked to make these larger and deeper for possible recreational use. However, comments were due by 4/27/01.
- 6. ADJOURNMENT:** C. Ackley noted that he couldn't launch a boat in Allegheny County and that he must leave the county to fish for Walleyes. Duke then moved that the meeting be adjourned. Motion seconded by R. Hollis and the meeting was adjourned at 9:12 P.M.

Respectfully submitted,

A handwritten signature in blue ink that reads "Lee G. Dibble". The signature is written in a cursive, flowing style.

Lee G. Dibble
Secretary

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 6/20/01 – Minutes

Present: D. Foster, E. Krumm, L. Dibble, C. Ackley, K. Hollis, R. Hollis, R. Stuck, G. Butera, D. Sinton, R. Klein

Excused: C. Jessup, M. Perkins, K. Skinner, R. Yanda

Absent: C. Clark, L.D. Pye, R. Backer

Guests: K. Dirlam – Allegheny County Contract Planner; S. Myers – Allegheny County Legislator

Location: Frank Williams Room – County Office Building, Belmont

1. **CALL TO ORDER:** Chairman R. Stuck called the meeting to order at 7:31 PM.
2. **MINUTES:** A motion was made by R. Hollis and seconded by D. Foster to approve the minutes as corrected. Corrections: Spelling of “Chautauqua” in Correspondence (Item 3A Line 2) and Item C Reports (Page 2 Last Line) should read contacted not contracted. Motion was approved.
3. **CORRESPONDENCE:** K. Dirlam has received the following items of correspondence:
 - A. “Susquehanna Guardian” newsletter pertaining to part of the Alfred basin.
 - B. Genesee River Watershed by Fred Sinclair – A newsletter about the watersheds of the Genesee River and the Rochester Embayment.
 - C. Small Cities Focus from the Governor’s office.
 - D. The 2000 Annual Report from Cattaraugus County Department of Economic Development Planning and Tourism.
 - E. Notice from the Roger Tory Peterson Institute about a conference to be hosted by them on October 11 through October 13, 2001.
 - F. ARC – F/Y 2002 Project Proposal List from STW; also listed on the STW Internet site.
 - G. A letter from Pictometry noting that images for several counties have been captured. Planes are available to do oblique images of Allegheny County with the leaves on the trees. Other photos will still be done later with the leaves off the trees. Plane flies at 1,000 feet and uses a six (6) million pixel camera.

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

- H. Notice from U.S. – EPA re: A meeting to be held at Niagara Falls on June 28, 2001, from 3:00 to 8:00 PM on strategy for the Great Lakes.
- I. Notices re: grant applications for the Environmental Bond Act. A list of project applications is available from K. Dirlam. The DEC also has several project applications coming out.
- J. NYS-DOT – TEA 21 Program second round applications for monies available for transportation enhancement projects. There will be an information meeting for writing applications on July 19, 2001, at DOT-Hornell. Deadline for applications is September 14, 2001.
- K. ARC list of eleven (11) projects submitted. They have not yet been rated. This is eight to ten (8 to 10) fewer projects than are normally applied for.
- L. Several IRP's were received from STW still with no lines of description. Only one applies to Allegheny County; The Town of Wellsville applied for airport improvement from the FAA; Local Share \$296,472.00, State Share \$456,472.00; total cost: \$5729,444.00
- M. Short Tract applied for a FEMA Grant \$ 238,000.00 for a fire truck and personal protective equipment. Reportedly, there is \$100 million available, 19,000 applications have been submitted by a total of 30,000 fire companies.
- N. R. Stuck distributed copies of a Cattaraugus County APA-WNY Newsletter, which contains an article about Randall Arendt on Cattaraugus "County Growing Greener". The article was written by Cattaraugus County Planner. Dr. Terry Martin.
- O. There is an article in "The Preservationist" on the Canal Warehouse in Belfast.

4. REPORTS:

- A. K. Dirlam reported that, in cooperation with the Wellsville Chamber of Commerce and Alfred University, 1300 surveys have been mailed out to businesses in an effort to learn more about what businesses need, where they're going, etc.
- B. K. Dirlam reported that Seneca Trails R.C. and D council is updating their Five Year Plan.
- C. There is a DEC Bulletin re: two (2) Environmental listings:
 - 1. A wetlands permit in the Cuba area to construct a low earthen dike to impound a sub-tributary of Griffin Creek. This would be an enhancement and restoration of the wetland.

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

2. Hume Green houses are seeking to modify their SPEDES permit to process wastewater into a holding/retention pond with ultimate discharge to the Genesee River.

5. COMMITTEE REPORTS:

- A. D. Sinton reported that two (2) students are now working full time on the County map project. Two-thirds of the infrastructure mapping is done.
- B. D. Sinton noted that there is a GIS Coordinated project to complete imagery for the state. Resolution is one (1) meter. All of Eastern NY was flown in March and April. One to two-foot resolution will become available later. Allegheny County will be flown at 1400 feet in 200~~0~~². Black and white images with two-foot resolutions will result. These will be available on the Internet. Diana has the e-mail address for NYS web applications.
- C. The report on the Consolidated Ag District was sent as originally recommended. No further comments or contacts were received.
- D. K. Hollis reported on various possible sites for the annual Planning Board Picnic. She noted that she had consulted with Edgar Sherman, Legislative Chair and John Margeson, County Administrator re: Costs of renting a hall, need for a security deposit plus a possible water bill if we go to Angelica. The consensus was to pay what we must and after some discussion, the APB club at Scio was chosen as the site of the picnic. The date will be August 15, 2001 (normal meeting night) at 6:00 PM. The Planning Board will furnish beef-on-weck and beverages. Guests are asked to bring a dish to pass. K. Hollis will be responsible for mailing out the invitations; no RSVP's will be required. For the program, John Foels, Director of Economic Development, will present his impressions of Allegheny County.

6. NEW BUSINESS:

- A. K. Dirlam noted that the Town of Wellsville is developing an Airport Master Plan. They want to know if the Planning Board wants to be represented on the Technical Assistance Committee. This will be a twenty (20) year plan. Their next meeting is scheduled for July 17, 2001. E. Krumm noted that he had knowledge of technical, aeronautical matters and volunteered to attend their meetings as the Planning Board representative.
- B. R. Klein expressed concern about the issue of Wellsville becoming a city. He asked if we should receive reports and asked about the activities of the

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Committee of 44. If Wellsville becomes a city, this will have an impact on the whole county. R. Hollis observed that most cities are currently in a state of decline. No cities have been created in N.Y. since the 1940's. Wellsville may have a very, long-range chance of achieving city status possibly 4,000 to 5,000 to one. R. Hollis also reported that the Committee of 44 had invited the Town Supervisors and Mayors to a dinner at Moonwinks. Response to that invitation was minimal/poor. Legislator S. Myers expressed her opinion that the Planning Board needs to be involved with this proposal. Information and documentation on the impacts of possible city status is not available as yet. The Planning Board can't really look at this until Fall. The Village and Town of Wellsville can apply for city status without comments from anyone else but a successful application most likely needs approval from the County Board of Legislators. Impacts on the County Sales tax and CHIPS monies need to be considered. G. Butera expressed interest in the activities of the Committee of 44 and asked that Legislator Brent Reynolds (a member of the Committee of 44 and liaison representative to the Planning Board) be invited to report on these matters to the Planning Board. R. Klein noted that we have a County Legislature and Planning Board, which should have some impact on this issue. The Committee of 44 is a strictly ad hoc group without sanction from any governing body. C. Ackley asked if the State Legislative Representatives have been consulted about the chances of Wellsville becoming a city. Home rule will be a pertinent force in this proposal but the approval of the Allegheny County Legislature will be required to bring this about. The Committee of 44 was recognized as The "Economic Engine" of the County and that whatever Wellsville does will influence the over-all Economy of the County. S. Myers noted that the Resource Management Committee could formally request that the Planning Board become involved. The Planning and Development Committee could also make this request. R. Stuck then stated that we had two possible courses of action; table the matter or hire a consultant. R. Hollis then moved that K. Dirlam submit a request in his 2001 Budget for \$50,000.00 to hire a consultant to interpret and review data, to do original research to verify data and do such other tasks as designated by the Planning board to evaluate possible city status for Wellsville. This motion, was seconded by R. Klein. Discussion ensued on the pros and cons of this proposal and the possible fees that a consultant might require. The amount of \$50,000.00 was left in the motion as a starting point for

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

possible costs. Voting on this motion was eight (8) yes and two (2) no.
Motion passed.

C. K. Dirlam distributed copies of Project Concept sheets. If anyone has an idea for a project, they are encouraged to write it down with appropriate details and submit it to K. Dirlam. This will allow said individuals to document and take ownership of their ideas.

7. **ADJOURNMENT:** Having no report of Walleyes, C. Ackley moved that the meeting be adjourned at 9:25 PM. Motion was seconded by K. Hollis and passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lee G. Dibble".

Lee G. Dibble
Secretary

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Approved 10-17-01

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 9/19/01- Minutes

Present: Gene Krumm, Lee Dibble, Kate Hollis, Trudy Butera, Dick Yanda, Dale Foster, Ron Stuck, Duke Ackley, Diana Sinton, Richard Klein and Matt Perkins

Excused: Chuck Jessup, Rick Hollis and Craig Clark

Absent: K. Skinner, R. Backer and L.D. Pye

Guests: Kier Dirlam - Allegany County Contract Planner

Location: Frank Williams Room - County Office Building, Belmont

1. **CALL TO ORDER:** The meeting was called to order at 7:37 PM by Chairman-R. Stuck.
2. **MINUTES:** On a motion by T. Butera and seconded by R. Yanda, the minutes of June 20, 2001, were approved as corrected. Corrections: (a) Correspondence number 5-(five), comma for the number: \$5,729,444.00 last line and (b) Reports: Part B Line 4, year should be 2002.
3. **PICNIC REPORT:** T. Butera complimented all those who worked on the picnic committee. K. Hollis thanked all who helped to make the picnic a success and reported that the total cost was \$274.00. This includes the rental of the APB club, the food, sundries and the costs of mailings.
4. **CORRESPONDENCE:**
 - A. K. Dirlam passed around a pamphlet showing a Walking Tour of Alfred Village. Other municipalities could adopt a similar idea.
 - B. K. Dirlam received notice of a conference at the Roger Tory Peterson Institute (Jamestown, NY) for the compilation of a National Historical Atlas on Education and the Environment of the Chautauqua Allegheny Region. Cost is \$30.00. Dates are October 11, 2001 through October 13, 2001.
 - C. R. Stuck received a letter from the Office of Parks, Recreation and Historic Preservation (OPRHP) informing the Planning Board that the

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Belmont Hotel will be considered for nomination for the NYS and National Historic Registers.

5. COMMITTEE REPORTS:

- A. K. Dirlam received the DEC Environmental Notice Bulletin. Two projects are located in Allegheny County. One is the Bolivar-Richburg School Bus Garage where they want to relocate a debris basin on Root Creek. The second project involves a SPDES Permit for Alfred-Almond Central School.
- B. K. Dirlam received several IRP's; none were specific to Allegheny County. There is still no description line included on these.
- C. Wellsville Airport Master Plan update – Meetings were held in July and September. According to the FAA, longer runways are needed and the present buildings are located too close to the runways. Extension of the runway would necessitate 300,000 cubic yards of fill to add 1,000 feet of length. The FAA has let it be known that it is not yet ready to fund the installation of EMAS (to stop planes) at small airports. There will be an Open House at the Airport on 9/26/01 from 6:30 PM to 8:00 PM at the Adelpia Hanger. This will be a public information meeting to show the proposed changes which include grooved paving, moving the buildings to a safer location, a taxi way and fencing to keep the deer off.
- D. Cornell Cooperative Extension has mailed out 20,000 surveys on visioning for agricultural planning (where it is and where is it going?) Seven hundred (700) responses have been received and the results are now being tabulated. An additional survey of businesses related to agriculture is being developed. Meetings to inform the public are being scheduled in Wellsville, Fillmore and at BOCES in Belmont between October 2, 2001, and October 25, 2001. Additional information can be obtained from Lynn O'Brien at Cornell Cooperative Extension.
- E. M. Perkins reported that the Town of Clarksville had received an Environmental Bond Act grant to relocate a salt storage building. Total cost was \$100,000.00. This is fifty percent (50%) reimbursement. Cost to Clarksville will be \$50,000.00.
- F. Bolivar and Belfast have each received a small cities grant for community development rehabilitation.
- G. D. Sinton reported on the county map project. One student has finished his work; one other student is still doing GPS work. D. Sinton also

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

reported that Fred Sinclair had requested a map of the county's dry hydrants. With our current capabilities, this took about five (5) minutes to produce. D. Sinton then requested time on the October agenda to do a presentation on the map progress. A discussion ensued on how will towns and villages know that when they do something, it will affect the County maps. How to implement and approve changes will be topics at the next meeting (October) of the Planning Board.

6. OLD BUSINESS:

- A. K. Dirlam reported that he had requested money in his 2002 budget to study the issue of Wellsville's becoming a city. This request was presented to the Planning and Development Committee. Budget Officer John Margeson recommended that this request be denied. Without funds for a study, the Planning Board will not make a recommendation on this issue and no further action will be undertaken at this time. Agreement was made by a general consensus.
- B. K. Dirlam reported that no new project concept sheets had been received to date.
- C. K. Dirlam reported on mapping the proposed sites for the expansion of the Empire Zone. These sites will total seventy-five (75) to eighty (80) acres in the towns and villages of Wellsville, Alfred and Cuba. Public hearings for amending the law must be held in Friendship, Cuba and Allegheny County.
- D. R. Klein asked if there was any way to merge the Emergency Service numbers with the tax warrant information. These numbers need to go back to the assessor and be integrated with tax map numbers. Parcel numbers and address numbers are not on certain lists. Assessors have a third list. D. Sinton reported that the state is working on this problem. She plans to attend a GIS meeting and will inquire about how the pilot study is going (in the county near Albany). There is some linkage through the phone companies but more input is needed to complete the data. R. Klein also reported that an ISO auditor has evaluated code enforcement officers. Everyone is graded on a scale of one to ten (1-10). Only one city has a number one (1). The N.Y.S. Building Code only rates five to six (5-6). N.Y.S. will adopt a new international code. R. Klein noted that there is a proposed dam adjacent to a county highway in Cuba in a flood plain. Meanwhile the dam has been built. The landowner receives money for a structure to create a permanent impoundment (under Wetlands Resource

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Program). This is a federally protected wetland, which should be funded through Bob Pederson. The water level was raised three feet (3') by a County highway near Cuba Cheese.

7. OTHER BUSINESS:

A. (Good of the Order) – K. Hollis reported on the picnic and thanked T. Butera, L. Dibble and Connie Belmont for their help. Forty-Two (42) people attended (the same number as last year). Plans for the Annual Dinner will be discussed at the November meeting. The November meeting date is just before Thanksgiving but apparently nobody has a conflict with that date.

8. **ADJOURNMENT:** C. Ackley reported on catching a limited number of Walleyes this season, maybe twenty-five pounds in all. On a motion, by C. Ackley and seconded by D. Foster, the meeting was adjourned at 9:29 PM.

Respectfully submitted,

Lee G. Dibble
Secretary

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board: 10/17/01 – Minutes

Present: D. Foster, L. Dibble, C. Jessup, R. Stuck, R. Klein, D. Sinton, R. Yanda, K. Hollis, R. Hollis and C. Ackley

Excused: G. Butera

Absent: C. Clark, R. Backer, E. Krumm, M. Perkins, L.D. Pye and K. Skinner

Guests: Kier Dirlam – Allegheny County Contract Planner and M. Goodliff – Alfred University Student

Location: Frank Williams Room – Allegheny County Office Building

1. **CALL TO ORDER:** The meeting was called to order at 7:35 PM by Chairman-R. Stuck.
2. **MINUTES:** On a motion by R. Yanda and seconded by K. Hollis the minutes of the September 19, 2001, meeting were approved as presented.
3. **CORRESPONDENCE:**
 - A. K. Dirlam has received a Program and Services Guide from Cattaraugus County. This information could appear on a web site.
 - B. Chad Nixon of McFarland-Johnson sent a report on the public meeting held at the Wellsville Airport Adelphia Hanger on September 26, 2001. The Airport Layout Plan was presented. The ability to change this was discussed. Demand and funding will influence the fluidity of the plan. The final report will be mailed in the next few months for final approval.
 - C. The final EIS (twenty-two volumes) for the Millennium Pipeline Project has been received. The Environmental impact, particularly for Lake Erie, will be of great interest.
 - D. The County Legislature is looking at infrastructure for Route 19 South and North of Belmont from Belvidere through Belmont to Scio. They are looking at avenues to pursue and funding sources. R. Stuck noted that the HUD Consolidated Plan is due to be updated; for example, new census figures etc. The best uses for these properties on this corridor need to be considered. This is partly tied to the jail proposal and will be a multi-phase endeavor (a minimum of four projects). R. Yanda noted that the

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Fillmore/Houghton water project increased property values up to ten times. People along the route won't be able to tap into the line because of the Ag Districts. The census data from STW is final, including the redistricting data.

- E. There were no environmental notices or IRP's.
- F. R. Stuck noted receipt of a copy of Ag District letter from Fred Sinclair to the Commissioner of Ag and Markets asking him to alter Ag District # 2. Proposed Anniversary Dates and Reviews will be as follows: District # 2 – 2006; District # 1 – 2008; District # 3 – 2010; District # 4 – 2012.
- G. R. Stuck reported on a letter of request from Tim Timbrook for a certificate acknowledging William Graham Moogan II's achievement of Eagle rank in the Boy Scouts. C. Jessup offered to check with the Boy Scouts at Alfred on this request.

4. GOOD OF THE ORDER:

- A. Annual Dinner – K. Hollis had requested a report on the Annual Dinners of 2000 and 2001. She proposed that we go to Moonwinks in January, 2002. Menu choices were reviewed. Cost is \$10.95 plus 15% tax for a total of \$12.60 per person. The date will be decided at the next meeting. This proposal was accepted by consensus.
- B. The next meeting is scheduled for the day before Thanksgiving. D. Sinton and R. Yanda are excused, as they will be unable to attend.
- C. It was suggested that a letter recommending appointment of Planning Board members for 2002 be sent to Edgar Sherman, Chair of the Board of Legislators.

5. REPORTS:

- A. D. Sinton presented a power-point computer demonstration of the status and progress of the County Map Project. These are all computer-based layers; nothing is on paper as yet. Some of these layers include fire districts, state and local areas of police coverage, tax data, culverts and signs on county roads etc. R. Stuck noted that we needed to look at legislation upon which the County map idea is based. Communities need to be educated as to what is relevant. There is also the need to hold a public hearing before official approval can take place. Once the map becomes official, the process for amending it becomes more complicated,

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

especially as it affects towns and villages. Next steps to be taken include the following:

- a. What are our goals; referred to the Mapping Sub-Committee for its recommendations.
- b. Visit to County Attorney to draft appropriate resolution.
- c. Resolution sent to the Planning and Development Committee for its approval.
- d. Forwarding of said resolution to the Board of Legislators for its approval.

The mapping sub-committee includes the following members, R. Hollis, R. Klein, D. Sinton and K. Dirlam.

D. Sinton pointed out that some boundary lines do not mesh on all map layers. After some discussion it was concluded that property lines are not relevant to this project at this time.

Chairman R. Stuck noted that we needed to look at the original mandate or legislative intent of having a county map. Other items to be considered include roads and drainage for traffic, flood damage, safety and general welfare of our communities, sites for public development etc.

K. Dirlam, Allegheny County Contract Planner, announced that the County would have a GIS server. Any department that wants to access this data will be able to use the GIS server. Initially, outside access to this data will not be available. Eventually, local areas will be able to obtain this information via the Internet.

6. **ADJOURNMENT:** On a motion by C. Ackley and seconded by D. Foster, the meeting was adjourned at 9:28PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lee G. Dibble".

Lee G. Dibble
Secretary

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman (716) - 268 - 9229 **Richard Klein, Vice Chairman**
County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

11-21-01

Planning Board: ~~10/17/01~~ - Minutes

Present: C. Ackley, D. Foster, R. Klein, R. Stuck, M. Perkins, L. Dibble, G. Butera, K. Hollis and R. Hollis

Excused: D. Sinton, R. Yanda, E. Krumm, C. Jessup and K. Skinner

Absent: L.D. Pye, C. Clark and R. Backer

Guests: Dorsey Lawson – Director of Facilities at Houghton College, E. Sherman – Chair of Board of Legislators, B. Dibble – Legislator and K. Dirlam – Contract Planner

Location: Frank Williams Room – Allegany County Office Building

1. **CALL TO ORDER:** The meeting was called to order at 7:31 PM by Chairman-R. Stuck.
2. **MINUTES:** On a motion made by G. Butera and seconded by C. Ackley, the Planning Board Minutes for October 17, 2001, were approved as corrected. Correction: Page 2, Number 4, Item A – Line 3 should read 15% Tip (not tax).
3. **CORRESPONDENCE:**
 - A. R. Stuck reported that he had received a letter of resignation from D. Sinton, effective 12-31-01. By consensus, the Planning Board wished to express its gratitude to Diana for all the effort and time she has contributed for the County Map Project. All members expressed the desire to have Diana's work recognized by the Planning Board and the Board of Legislators with the presentation of a plaque at a time yet to be announced. A press release will be prepared at that time to document her service to Allegany County.
 - B. R. Stuck has received a letter from NYS Office of Parks Recreation and Historic Preservation (OPRHP) stating that the Belmont Hotel will be listed on the NY State Register of Historic Sites and that it will be nominated for listing on the Federal Register of Historic Sites.
 - C. K. Dirlam announced that downtown Canaseraga is going through a similar process of having its historic buildings listed.

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

- D. K. Dirlam has received the latest draft of the Open Space Plan for New York. In Allegany County, the DEC is going to acquire additional land adjacent to Alma Pond. The WAG Trail has been moved to the A list in an effort to facilitate its being turned over to the DEC. K. Dirlam also noted that the lists were too short so they have added general categories to the Plan. If money becomes available, the DEC could act on these projects. This process is currently being finalized via public hearings.
- E. K. Dirlam received several IRP's, all for Cattaraugus and Chautauqua Counties – none specific for Allegany County.
- F. K. Dirlam has received notice of the availability of additional census data. K. Dirlam has added links on the County web site for planning to facilitate downloading anything your town needs for census data.
- G. Area Code 585 went into effect last week. The newspaper lists all affected exchange numbers. August 17, 2002, is the scheduled date for final implementation.
- H. ENB of 11/7/01 lists a ninety (90) acre expansion for Buffalo Crushed Stone in Alfred Station. This expansion may be in the recharge area of the Town/Village of Alfred water system. It is all up gradient from Alfred.
- I. The Town of Hume has supplemented its supply of water through its new inter-connection with the Town of Caneadea.
- J. The Town of Belfast Planning Committee is wrestling with zoning issues. R. Stuck noted that he had encouraged them to look at Comprehensive Planning.
- K. K. Dirlam reported that Belmont Village is redoing their zoning laws. They are looking at immediate priorities; i.e. a vision for their community and then they will look at their local law. Their goal is to encourage business, not discourage it.
- L. R. Hollis (Supervisor – Town of Granger) thanked K. Dirlam for attending the North East Coalition meetings. Kier took them mapping info and data that is now available for their towns.

4. REPORTS:

- A. Mapping Committee had no activity to report.
- B. R. Klein described the construction of a dam adjacent to County Road # 6 on the Haskell Road. R. Klein distributed a packet of information to Planning Board members. This dam meets the requirements for the 100-year flood plan. R. Klein has reviewed the drawings and noted Cuba's obligations, namely items # 1-4 in the cover letter. R. Klein recommended

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

approval by the Planning Board so that he could issue a flood plain permit. A motion to approve this plan was made by R. Hollis, seconded by D. Foster and passed unanimously. M. Perkins suggested that a note be affixed to the permit stating that this is a post construction approval. K. Dirlam asked if there had been any plans made to upsize the culverts. To the best of R. Klein's and M. Perkins' knowledge, no such suggestions were made.

- C. Annual Dinner Plans – By consensus, it was agreed that the Dinner be held at Moonwinks on January 16, 2002. The festivities will begin at 6:00 PM with dinner to be served at 6:30 PM. A preliminary count of attendees was taken. Invitees include all Allegheny State government representatives, Bill Heaney, the Governor's representative for this area; Congressman, Amo Houghton; Craig Braack, County Historian; Allegheny County Board of Legislators in addition to the Planning Board members and guests at the suggestion of K. Hollis, Dave Roeske, Commissioner of Public Works, will be the featured Speaker.

5. OLD BUSINESS:

- A. Dorsey Lawson, Director of Facilities at Houghton College, described a proposed Houghton building project providing for the construction of thirty-six (36) apartments (mixed usage) with four (4) residents per apartment. These will be adjacent to the last construction project at Houghton College. These apartments will be within four hundred (400') feet of Route 19. This proposal has been presented to the Town of Caneadea Planning Board and the Zoning Board of Appeals who both approved it. There are no issues of controversy re: this proposal. Houghton College has already agreed not to encroach any closer than eighty-five (85') feet to Mr. Mastin's property line and Sweet Attitudes parking lot will not be expanded. There has been no commitment on what to do about screening or head light diffusion as this project doesn't add to the head light concern – that issue is already there. K. Hollis noted that Houghton College was to be commended for their formulation of a Master Plan and thanked them for listening to the Allegheny County Planning Board's suggestion. C. Ackley commented that Houghton had shown "good faith" in this matter. On a motion by R. Hollis and seconded by C. Ackley the Houghton Construction project proposal was approved unanimously.
- B. K. Dirlam reported that the Town of Almond Planning Board Chair, James Robinson, had called. This Board was reactivated a year or so ago. They are

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

looking at their zoning law and ways to improve it. The Department of State has been asked to give a presentation on revising zoning laws. They will come in February. Almond will provide the space/facility for the presentation and this Planning Board is being asked if they would like to be the official sponsor. Other town/village planning boards will be asked if they would like to attend. The date is February 11, 2002, at 7:00 PM at the Almond Municipal Building. By consensus, it was agreed that the Allegheny County Planning Board would officially sponsor this Department of State presentation.

- C. Chair, R. Stuck appointed C. Ackley as chair of the nominating committee for Planning Board Officers for 2002. C. Ackley will ask other members for help as needed with this task.

- 6. **ADJOURNMENT:** On a motion by C. Ackley and seconded by D. Foster, the meeting was adjourned at 8:50 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lee G. Dibble".

Lee G. Dibble
Secretary

Approved 2-20-2002

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Meeting Minutes 19 December 2001

Present: L. Dibble, R. Yanda, D. Foster, C. "Duke" Ackley, G. Butera, K. Hollis, R. Hollis, R. Stuck, R. Klein, Ken Skinner, *C. Clark*

Excused: C. Jessup, D. Sinton

Absent: R. Backer, E. Krumm M. Perkins, and L. David Pye

Guest: Legislator W. Dibble

Location: Frank Williams Room – Allegheny County Office Building, Belmont, New York.

Call to Order: Meeting called to order at 7:32 PM by Chairman Ron Stuck.

Minutes: On a motion made by R. Hollis, seconded by R. Yanda, the minutes of the November 17, 2001 meeting were accepted as corrected. Correction: Page 1 meeting date to 11 (for November), section L, page two, add "s" to meeting. Approved minutes as corrected. Carried.

Correspondence:

Kier Dirlam stated that the office received a fax from Governor Pataki, revising the Empire Zone to include Alfred, Cuba, Wellsville, Village of Wellsville, & Village of Alfred.

A letter from Ag and Markets re: Town of Granger, Landowner donated acreage to NYS as wildlife management area (will be tax free). Acres were removed from Agricultural District. The Dept of Environmental Conservation (D.E.C.) sent Notice listing obligations of (D.E.C.).

S.T.W. IGR: wildlife restoration project \$1.3 million and Chautauqua Airport from Federal Aviation Administration (F.A.A.) \$166,667 and \$9100.

Memo from Eric Bridges training 9 Jan 2002 to showcase Geographic Information System (G.I.S.) at Southern Tier West (S.T.W.) Center

Newspaper article R. E. Pfeiffer Nature Center-problems, fired Rick White, Exec Dir. Plan was to timber the land on a limited basis.

Cattaraugus County Resolution: Request that the Environmental Protection Agency (E.P.A.) fund N.Y.S. budget cuts. No funding now, (former \$100 million), Soil and Water had gotten \$30,000, no funding for year 2002.

Environmental notice was issued that Buffalo Crushed Stone in Alfred, expanding by 90 acres. Kier Dirlam sent in a comment because the Alfred Municipal Wells are close by. The recharge may be affected. D.E.C. has 3 days to send letter to Buffalo Crushed Stone. Kier has not received any correspondence back. He did contact Alfred local government.

Environmental Notice Bulletin (E.N.B.) Renewal request for existing E.N.B. for Mater Dei Homes.

Reports:

Final preparations for Allegheny County Planning Board Annual Dinner were discussed.

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Old Business:

Letter with the Allegany County Planning Board recommendations for 2002 members was sent to Edgar Sherman, Chairman Allegany County Board of Legislators. Suggested that total membership be 14.

Almond planning session was discussed. A draft of the brochure for a planning session to be held in the Town of Almond on 2/11/2002, was presented by K. Dirlam. It was decided to send this notice to potential attendees including Town and Village Planning Board member,^S Town Supervisors, Town Clerks, and Code Enforcement Officers. Almond Town Zoning Board appointed Atlantic-Inland to provide Code Enforcement. The Village of Belmont and the Town of Caneadea will be notified of this training.

A recognition plaque to recognize former member, Dr. Diana Sinton's work in developing the G.I.S. to produce the Allegany County "Official County Map" was discussed. Kier Dirlam and Kate Hollis will work to create copy to have the plaque prepared.

It was announced that Allegany County Planning Board member, Gertrude Butera, was recognized by Alfred State College with the "Alfred State College Council 2001 Outstanding Service Award" for her dedication and many contributions to the College and her students.

New business:

Housing and Urban Development (H.U.D.) K. Dirlam noted that comments were being requested so they could be added to the H.U.D. Plan to keep the document current. The initial plan calls for a review every two years. A.C.C.O.R.D. Corp will assist with this work. Letters will be sent to the Town and Village governments for input for any new projects. The plan will need to be resubmitted and re approved. Chair Ron Stuck suggested including the new jail, water, and sewer plans which are under discussion at the County. MRB Corporation is currently working on a space study for the County. Inclusions of the changes in the Empire Zone need to be added.

A discussion of the loss of revenue in the Town of Granger re: the gift of land from a landowner to N.Y.S. as a wildlife management area was initiated. It was suggested that the Town might pursue a payment-in-lieu-of taxes (P.I.L.O.T.) from N.Y.S. Letters should be addressed to County and State representatives. Kier Dirlam mentioned that he attended the Open Space Meeting in Hamburg, N.Y. N.Y.S.'s plan includes acquiring land. It is included generically as they "will accept all gifts". Kier stated that N.Y.S. needs to increase the stewardship of the land it already owns. N.Y.S. legislation will be needed to have a P.I.L.O.T. program introduced. It was also suggested to have any timber sales from the land be split 50% to Towns, and 50% to the State. Last year, English Hill State forestland was timbered. (60 acres yielded \$40,000.) There are only two foresters in Allegany County, one of whom is devoting most of his time working on the Greenway Project. R. Hollis agreed to send a letter to Allegany County Board of Legislature Chairman Edgar Sherman to request the County pursue a resolution supporting obtaining a PILOT for any lands offered as gifts to the State when they are designated as tax-exempt and to have any timber sales from the land be split 50% to Town, and 50% to the State.

A reinstatement of the Environmental Protection Fund as an alternate funding source was mentioned. The money is being used to fund other types of projects. Salt Storage, water, and sewer are concerns in some communities in Allegany County. Grant applications for these projects are out even though there is no money.

Allegany County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

Planning Board Annual Dinner: 01/15/02 – Minutes

Present: R. Hollis, K. Hollis, R. Yanda, R. Stuck, R. Klein, M. Perkins, L. Dibble, A. Foster, C. Ackley, C. Jessup, G. Butera, C. Clark and K. Dirlam – Allegany County Contract Planner

Excused!

Absent: E. Krumm and K. Skinner

Guests: K. Dirlam – Allegany County Contract Planner

Guest Speaker: Craig Braack - Allegany County Historian

Following a welcome by K. Hollis the Invocation was given by Rod Bennett, Majority Leader of the Allegany County Legislature. After an enjoyable buffet dinner K. Hollis introduced the County Legislators and other distinguished guests.

Chairman R. Stuck called the business meeting to order at 7:40 PM. C. Ackley, chair of the nominating committee was then asked for that committee's report. C. Ackley nominated the following slate for officers in 2002:

- Chairman – Ron Stuck
- Vice Chair – Richard Klein
- Secretary – Lee Dibble
- Assistant Secretary – Kate Hollis

Following R. Stuck's inquiry about other nominations from the floor, C. Jessup moved that the nominations be closed and that the Secretary cast one vote for the nominees. The motion was seconded by R. Yanda and passed.

Chairman R. Stuck then described the overall concept and importance of having an official county map. The key volunteer in accomplishing this goal has been Dr. Diana Sinton of Alfred University and recently retired member of the Allegany County Planning Board. On behalf of the Planning Board and the Allegany County Legislature, Dr. Diana Sinton was presented with a commemorative plaque recognizing her volunteer contributions to this project.

On a motion, by C. Ackley and seconded by R. Hollis, the business meeting was adjourned at 7:45 PM.

Allegany County historian Craig Braack then presented a slide show and talk entitled "Our Great Lakes- Past, Present and Future".

Allegheny County Planning Board



"Volunteers Working For Tomorrow"

Ron Stuck, Chairman

(716) - 268 - 9229

Richard Klein, Vice Chairman

County Office Building Room 208 Belmont, NY 14813 Fax - (716) - 268 - 9446

(These preceded 1996 Bond Act.) By consensus, it was decided to have the Chairman, Ron Stuck send a letter to Allegheny County Board of Legislature Chairman Edgar Sherman to request that a resolution be passed to support what Cattaraugus County has done.

Adjournment: At 8:47 PM "Duke" Ackley made the motion to adjourn, seconded by A. Dale Foster.

Respectfully submitted,

Kathleen S. Hollis

Kathleen S. Hollis, Assistant Secretary