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APPROVED
Allegany County Planning Board

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ALLEGANY COUNTY
ADMINISTRATOR

ALLEGANY COUNTY PLANNING BOARD
Crossroads Commerce & Conference Center
NYS Route 19
Belmont, NY 14813
585-268-7472
www.alleganyco.com
E-Mail: development@alleganyco.com

"Volunteers Working For Tomorrow"

**Chairman: Ronald Stuck * Vice-Chairman: K. Hollis * Secretary: Lee Gridley**

## Allegany Planning Board Minutes: January 19th, 2005

**Present:** Ron Stuck, Lee Gridley, Wendell Brown, Rick Hollis, Kate Hollis, Charles Jessup, Dick Yanda, Dale Foster.

**Excused:** Tom Hayden, Duke Ackley

**Guests:** Legislature Chair – James Palmer and Faith Palmer, Legislator Curt Crandall and Kathy Crandall, Legislator Sue Myers and Alan Myers, Cathleen Whitfield, Patience Reagan, County Planner Kier Dirlam and Lisa Dirlam, George Filgrove (Representing Assemblywoman Catharine Young) and Carolyn Filgrove, County Historian Craig Braack, and Don Hoffman- Supervisor, Town of West Almond

**Location:** Moonwinks, Cuba, New York

**Call to Order:**

The meeting was called to order at 7:57 PM by Chairman, Ron Stuck.

**Old Business:**

A) A motion was made by R. Hollis and seconded by W. Brown to approve the plan to include additional acreage in the Agricultural District # 4. Motion passed.

**New Business:**

A) Election of Officers: In the absence of Nominating Committee Chair, C. Ackley, C, Jessup presented the following slate of officers for the Planning Board for 2005:

Chair – R. Stuck
Vice – Chair – K. Hollis
Secretary – L. Gridley

On a motion by R. Hollis and seconded by D. Foster, T. Hayden was nominated for the position of Assistant Secretary. There being no further nominations, R. Hollis moved that the nominations be closed and that the Secretary cast one vote for the slate as presented. This motion was seconded by W. Brown and passed.

**Adjournment:**

On a motion by W. Brown and seconded by D. Foster, the formal business meeting was adjourned at 8:02 PM.

**Program:**

County Historian, Craig Braack presented a very interesting and informative program called ***"Twelve Seconds that Changed the World".*** This depicted the centennial celebration of the Wright Brothers first flight at Kitty Hawk, North Carolina in December 2003.

Respectfully submitted,

Lee Gridley

Lee Gridley, Secretary

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**Chairman: Ronald Stuck * Vice-Chairman: K. Hollis * Secretary: Lee Gridley**

## Allegany Planning Board Minutes: February 16, 2005

**Present:** Lee Gridley, Tom Hayden, Dale Foster, Ron Stuck, Dick Yanda, Rick Hollis, Kate Hollis, C Ackley.
**Excused:** Chuck Jessup, Wendall Brown
**Guests:** Kier Dirlam – County Planning Specialist, Legislators: Sue Myers, Bill Dibble
**Location:** Crossroads Conference Center, Belmont, New York

### Call to Order:

The meeting was called to order at 7:30 PM by Chairman, Ron Stuck who welcomed everyone to the New Year and thanked everyone who made the Annual Dinner a success.

### Minutes

On a motion by K. Hollis and seconded by T. Hayden, the minutes of the December 15th, 2004, meeting were approved with two corrections on Page 2; Old Business: Concrete work – 87 & ½ % and total cost was $92, 284.00. For the minutes of January 19, 2005, a motion to approve was made by D. Yanda, seconded by T. Hayden and passed with two additions. Bill Dibble was inadvertently left off the list of guests and K. Dirlam is the County Planning Specialist.

### Correspondence:

A.) Letter of Resignation: In a letter dated December 29, 2004, Allan Nobles expressed his desire to resign from the Planning Board. On a motion made by K. Hollis and seconded by T. Hayden, this resignation was accepted with regret. Chairman, R. Stuck will send a letter thanking Allan for his services to the Board and to the County.

B.) Chair, R. Stuck reported on several DEC requests for intergovernmental reviews on non-point source storm water surveys and concentrated animal feeding operations. In the latter, farmers must pay to have a plan developed for farms of over two hundred (200) animals (CAFO) to deal with the run-off from silage or wastes to prevent said run-off from entering streams.

C.) Other items of correspondence, which were reviewed, included a request for storm water mitigation by the Water Quality Management Program at a cost of $ 1,000,000.00; the modification of Ag District # 4 by the County; an email on the Twenty Top Trends on how to lead in the future; and the Silsby Restoration Project letter from Tom Cannon who is seeking funding and information on possible grants. No action was taken on any of these items.

D.) K. Dirlam, Planning Specialist, reviewed several items including the request that Planning Board members sign and get notarized their appointment cards. He also notified us of a Seminar in Buffalo on May 5th, 2005, on corporate government finance reforms. Other notices were received on a consulting service offered by Geographic Environmental Management Solutions, several Environmental Notice Bulletins and information that the Houghton Elementary School now be known as the Center Point Christian Academy located in the old Angelica School. This Academy will be governed by its own Board of Directors.

**Reports:**

A.) K. Dirlam reported his attendance at a STW Community GIS meeting. He noted that more GIS work has been done in Cattaraugus County and that STW is thinking of coming to Allegany County for similar work. To date, only the Town of Hume and Wellsville have this information. STW will attempt to determine what work is needed here. Kier told them that much had been accomplished while Diana Sinton was here and the County map project was under way.

B.) R. Hollis noted that there is need of annual maintenance updates for Pictometry data. There is some difficulty in getting Pictometry data, do queries and to print Photos. Costs for this have been a problem but there is a possibility that these costs have been reduced from the original $4,000 to $5,000.

C.) K. Dirlam reported that Justin Grigg has returned to Alfred. He teaches advanced GIS and can now be a resource for the Planning Board.

D.) K. Dirlam noted that he had been a member of the Seneca Trails R. C. and D. Council but has now resigned. However, he still receives their mail and reported that President Bush's budget proposal will eliminate 189 of these councils. They focus on forest and agricultural industries and try to assist those sectors in determining what their needs are. This is the avenue which brings in dollars for stream work, reforestation projects, grazing land development for farms, etc. It is a part of the Department of Agriculture and has successful grant writers. In the past, they have helped with economic development, formation of the deer coalition, free-range chickens, dry hydrants, etc. They have sponsored many worthwhile projects but local politics sometimes play a role in what is done. Their total budget was $27 million and they are asking for $72 million. Allegany County has been a paying member since 1960's.

**Old Business:**

A.) Chairman R. Stuck reminded us that the by-laws need to be reviewed and updated. R. Hollis, Chair of this sub-committee, stated that he would scan these and send them out for our review.

B.) Chairman R. Stuck thanked T. Hayden, Patience Regan and Cathleen Whitfield for all their efforts for the Annual Dinner in January. During a brief discussion, it was suggested that we might look at having this dinner at a different time or year but the Annual Meeting must be held in January.

**New Business:**

A.) R. Hollis reported that the Town of Granger's Pre-disaster Mitigation Plan was approved on February 1, 2005, and that he had been notified on February 7, 2005. Granger is now eligible to make application for the replacement of another culvert costing $16,941.00 with a 90% -10% local match.

B.) R. Hollis reported that he had talked to Deb Button (I.T. Department) about obtaining aerial photos of Granger. He was referred to Holgar Kershner (Real Property) who did a search for the requested photos. R. Hollis received photos for the Town of Hume instead. Supposedly, the County has not paid for the Pictometry maintenance. It was suggested that he needed to take this complaint to the Ways and Means Committee which monitors all such expenditures. R. Hollis did state that he had received one map of Gleason Road, which he needed. The County needs to pay approximately $3,000.00 for the Pictometry upgrade and maintenance. R. Hollis also stated that he intends to apply for the replacement of another culvert in Granger during the month of May.

C.) R. Hollis requested a letter of support from the Planning Board for the Northeast Coalition (NEACC), which is applying for a Quality Communities Planning Grant. All the towns involved in the coalition have passed a resolution for their Supervisors for this. A motion to send this letter of support was made by R. Yanda, seconded by D. Foster and passed. R. Hollis abstained for this vote. The need for the County to have a Planning Department is clearly illustrated here because it is causing us to lose opportunities to apply for grant monies.

**Good of the Order:**

A.) R. Hollis stated that the County really needs to consider hiring a grants writer.

B.) Legislator, Bill Dibble, noted that all towns and villages are involved in a county-wide pre-disaster mitigation plan with the exception of the Town of Rushford. The Town of Granger has its own plan in place.

**Adjournment:**

On a motion by D. Ackley and seconded by T. Hayden, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Lee Gridley

Lee Gridley, Secretary

APPROVED

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## Allegany Planning Board Minutes: March 16, 2005

**Present:** L. Gridley, C. Jessup, D. Foster, R. Stuck, D. Yanda, R. Hollis, K. Hollis.
**Excused:** T. Hayden, C. Ackley
**Absent:** W. Brown
**Guests:** K. Dirlam – County Planning Specialist, J. Foels – Development Director, Legislator: B. Dibble
**Location:** Crossroads Conference Center, Belmont, New York

### Call to Order:

The meeting was called to order at 7:30 PM by Chairman, Ron Stuck.

### Minutes

On a motion by K. Hollis and seconded by D. Foster, the minutes of the February 16, 2005, meeting were approved with the following corrections: Duke's name is to be added to the list of attendees and in the discussion on Pictometry, all references to maps should read photos. [This correction was made on the final copy]

### John Foels

A.) John Foels gave an update on the I-86 / Route 19 plans for development of infrastructure including discussions on the availability of water, sewer, electric power, communications and natural gas. Cassella/Hyland is starting to produce methane, which is less enriched than natural gas. To be used, methane must be enriched and treated. Mr. Foels also described various examples of how methane is being utilized in projects around the country. The viability of transporting methane by pipeline was also described. Several applications for using methane to promote development at or near the I -86 / Route 19 crossroads were discussed.

B.) Mr. Foels reported that Jamestown Community College would soon have a satellite office located in the Crossroads Building. They will be a resource for offering information on financial aid, guidance, and administration. A distance-learning lab will be available. The County will pass a resolution soon to formalize this development.

C.) R. Hollis reported that the Town of Granger is doing a re-valuation on property assessments. Values are up 20% - an increase of 4% per year.

D.) It was noted that there is a proposal to install a windmill farm along Route 408 between Nunda & Mt. Morris. Chairman Stuck reported that NYSERDA offers large incentives for such projects. Perhaps we should look into this type of project.

E.) The Northeast Coalition has applied for a Quality Community Grant to do a comprehensive plan. If the County had a grants writer, it would be possible to do a multi-jurisdictional plan. Perhaps STW could apply for these grants. B. Dibble suggested getting a member item from Senator McGee to develop a plan for the Genesee River Basin.

F.) Mr. Foels asked the Planning Board to host a meeting of the towns and villages directly concerned with the crossroads development proposals. He suggested that Fred Sinclair, Director of Soil and Water Conservation District and representatives from Casella also attend. Numerous other interested parties names were also suggested as guests at this

meeting. A possible date of Wednesday, April 27th, 2005 was proposed. No final decision was made.

**Correspondence:**

A.) Letter from NYS Ag & Markets. Notification of receipt and approval of the Ag. District IV modification. R. Stuck reported that the proposed modifications for Agricultural lands to be included in Ag District # 4 have been accepted.

B.) The Southern Tier West Regional Planning and Development Board's Local Government Conference is scheduled for May 12th, 2005 at Houghton College.

C.) We have received correspondence informing us that the assessment of New England and New York State watersheds is being done in partnership with Penn State University.

**Reports:**

A.) Due to time constraints, no Reports were made.

**Old Business:**

A.) By-Laws are still under review.

B.) Chairman R. Stuck thanked T. Hayden, Patience Regan and Cathleen Whitfield for all their efforts for the Annual Dinner in January. During a brief discussion, it was suggested that we might look at having this dinner at a different time of year but the Annual Meeting must be held in January.

C.) Annual Dinner/Picnic was discussed briefly. This requires additional discussion in the future. Chairman, R. Stuck asked us to reflect on the Annual Dinner and possibly suggest ways of improving attendance and participation. C. Jessup offered several ideas on new ways to contact possible attendees such as doing our own mailings, having board members make phone calls to town and village planning boards and/or officials, etc. K. Dirlam noted that our budget couldn't afford to pay for two events: the annual dinner and the picnic. It was then suggested that the budget could cover the annual dinner and we could pass the hat for the picnic. An interesting program for the dinner might also increase attendance.

**New Business:**

A.) Chairman, R. Stuck informed the Planning Board that James Palmer, Chair of the Board of Legislators wants us to consider Tom Windus, from Scio, as a new member of our board. On a motion by K. Hollis and seconded by R. Hollis, it was unanimously agreed that Mr. Windus be sent a letter asking him to join us (after the Board of Legislators approves the appointment).

**Good of the Order:**

A.) R. Hollis stated that the County really needs to consider hiring a grants writer.

**Adjournment:**

On a motion by C. Jessup and seconded by D. Foster, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

Lee Gridley

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**Chairman: Ronald Stuck * Vice-Chairman: K. Hollis * Secretary: Lee Gridley**

## Allegany Planning Board Minutes: April 20, 2005

**Present:** L. Gridley, C. Jessup, D. Foster, R. Stuck, R. Hollis, K. Hollis, C. Ackley, W. Brown
**Excused:** T. Hayden, D. Yanda
**Absent:** None
**Guests:** K. Dirlam – County Planning Specialist, S. Myers - Legislator
**Location:** Crossroads Conference Center, Belmont, New York

### CALL TO ORDER:

Chairman, Ron Stuck, called the meeting to order at 7:30 PM.

### MINUTES

On a motion by C. Jessup and seconded by K. Hollis, the minutes of the March 16, 2005, meeting were approved with the corrections. References to maps in the February Planning Board Minutes should read "photos". In part D, proposal is for windmills along Route 408 in Mt. Morris. Lastly, the suggestion was that the Annual Dinner could be held at a different time of year.

### CORRESPONDENCE:

K. Dirlam provided the following:

A.) The Southern Tier West Regional Planning and Development Board's Local Government Conference is scheduled for May 12th, 2005 at Houghton College. Members were directed to sign up and pay and return a receipt to the Office of Development for reimbursement of the costs if they attend.
B.) NYS Main Street Alliance conference in Jamestown to be held April 27 – 29th.
C.) NYCOM Main Street meeting will be held in Lake Placid May 16 – 19th.
D.) USEPA Region 2 is moving their Niagara Falls office.
E.) Received notice of the University of Buffalo update on the State of the Region report, which covers ten (10) different areas of the economy, government, education, etc. Statistics have been used for the updates. University of Buffalo State of the Region Report is available: www.regional-institue.buffalo.edu/sotr
F.) GIS Newsletter from ESRI
G.) The Grantsmanship Center paper
H.) Susquehanna Watershed Guardian Newsletter
I.) DEC Stormwater Management guidance
J.) STW Annual Meeting will be held on May 13 in Olean at the Premier Banquet Hall.
K.) Rails to Trails Conservancy survey on the WAG Trail.
L.) Meeting minutes were distributed from the Town of Wellsville Planning Board January & February, Southern Tier West RPDB March meeting & Cattaraugus County Planning Board's February meeting for the Board to review and consider. Kier reported that he had requested that town and village planning boards send us their minutes. He has only received minutes from the Town of Wellsville.

M.) Legislator, Sue Myers asked for suggestions on needs or improvements for the STW Local Government Conference. Sue asked for ideas on what we want and requested that these be submitted in writing. She also wants to know what Town Supervisors and Village Mayors need. Several suggestions included requests for information on local regulations for wind energy, budget information, gravel roads, protection of water quality and road maintenance.

**REPORTS:**

A.) **IRP:** Two Intergovernmental Review Project Reports were accepted pertaining to a Chautauqua County Housing Preservation Grant and a DEC development for fresh water fisheries management throughout the state were received.

B.) **Friendship Empire Zone:** Status of the Friendship Empire Zone was discussed due to the new law that was passed by New York State. This will make us choose between communities as to which ones will be able to continue. All zones must rewrite their zone policies to conform to the changes in the law by June 30th, 2005, including zone mapping, which has to be completed by the end of the year. The Herkimer – Oneida Zone will be allowed to split.

C.) **Census Projections:** K. Dirlam provided information on the Census population projections of our status in 2003, which shows a minor increase of population for the County. Estimates of population changes from 2000 indicate that Allegany County now has more than 50,000 people. It was noted that these estimates or projections are not proven and not based on fact.

D.) **Hospitality Committee:** suggestion that the Annual Dinner could be held in a different month. C. Jessup also noted that more personal contact is needed with invitees; telephone calls were one idea.

E.) **Law**: By-Laws are still under review. R. Hollis reported that he ran out of time for his work on the by-laws.

**OLD BUSINESS:**

A.) **Crossroads Development Plan:** Kier Dirlam noted that last month's suggestion for a Task Force meeting re: the economic development proposals for the Belvidere area was premature and said meeting has been postponed until a later time. Discussed at length the possibility of incorporating a new Master/Comprehensive Plan effort into the Crossroads development work. Members reviewed a map that had been developed in 2002 for the Belvidere area development by 2012 [known as Belvidere MMXII]. S. Myers encouraged the Planning Board to develop a budget and general idea of what work would be undertaken and bring this to the Planning & Development Committee. The need to find some money for planning was noted for the Crossroads development at the I-86/ Route 19 area. We could possibly apply to the NYS Council for the Arts for enhancing the community. Or, maybe the County could apply. The General Municipal Law permits planning boards to apply for grants. NYS-DOT has planning monies dealing with highways, intersections, having enough roads available when planning a project, etc. The inefficiency of traffic signals was also noted. There must also be room for infrastructure construction. Counties that have comprehensive plans benefit from them. Development of a comprehensive plan by an all-volunteer group is an ambitious project. It involves all municipalities and they must approve any changes. R. Hollis suggested that Colleen Cavagana at Soil and Water is working on the County's pre-disaster mitigation plan and she might be able to help. R. Stuck asked if the County Legislature would support this proposal. S. Myers asked what it would cost. R. Hollis reported that the Department of State Quality Communities Program has money but we would need people to do this. Sue reported that the county is beginning to think of real planning and asked what would be needed for a 2006 Budget request.

B.) **Pre-Disaster Mitigation:** It was noted that the Town of Rushford is not included in the County Pre-Disaster Mitigation Plan but the plan can be amended to bring them in. You

have to tie in with what the County plan has and also tie in with what STW Plan has. Discussion centered on the idea of starting to develop a comprehensive plan for Belvidere. Kier suggested that we not try to be too detailed nor very big with the initial plan. We should start with highways, road and right-of-ways. Wendell suggested we target things to be developed, i.e. housing, light manufacturing, etc. A lot of this has been done but we need to map those ideas; for example, state forest lands, agricultural lands, etc. It was then suggested that we discuss this more at next month's meeting after looking at some of these ideas. A suggested vision for the area could be generic in the beginning and become more detailed later. Suggested name was the Crossroads Development District. The I-86 corridor has a plan and there is a lot of information available that needs to be compiled. The NYS-DOT has money for planning and design if there is development.

C.) **New Planning Board Member**: Tom Windus will be appointed either at the last Board of Legislators' meeting in April or at the first Board meeting in May.

NEW BUSINESS:

A.) R. Hollis reported that Hodgson and Russ Attorneys are having a municipal law seminar at the Crossroads Center on May 12th, 2005 from 8:30 AM – 12 Noon.

B.) Short Tract Fire Company has ~~been~~ applied for awarded a grant of $79,327.00 for additional fire equipment with 5% local share for additional equipment. Local share is $3,966.00.

C.) Another round for applications for mitigation work money is due June 1, 2005. The Town of Granger expects to apply for another culvert.

ADJOURNMENT:

With the comment that there is only 16 days until Walleye season and that the Wellsville Trout Derby is this weekend, D. Ackley made the motion to adjourn. Motion was seconded by D. Foster and K. Hollis and passed at 9:16 PM.

Respectfully submitted,

Lee Gridley

Lee Gridley, Secretary

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**Chairman: Ronald Stuck * Vice-Chairman: K. Hollis * Secretary: Lee Gridley**

## Allegany Planning Board Minutes: April 20, 2005

**Present:** L. Gridley, C. Jessup, D. Foster, R. Stuck, R. Hollis, K. Hollis, C. Ackley, W. Brown
**Excused:** T. Hayden, D. Yanda
**Absent:** None
**Guests:** K. Dirlam – County Planning Specialist, S. Myers - Legislator
**Location:** Crossroads Conference Center, Belmont, New York

### CALL TO ORDER:

Chairman, Ron Stuck, called the meeting to order at 7:30 PM.

### MINUTES

On a motion by C. Jessup and seconded by K. Hollis, the minutes of the March 16, 2005, meeting were approved with the corrections. References to maps in the February Planning Board Minutes should read "photos". In part D, proposal is for windmills along Route 408 in Mt. Morris. Lastly, the suggestion was that the Annual Dinner could be held at a different time of year.

### CORRESPONDENCE:

K. Dirlam provided the following:

A.) The Southern Tier West Regional Planning and Development Board's Local Government Conference is scheduled for May 12th, 2005 at Houghton College. Members were directed to sign up and pay and return a receipt to the Office of Development for reimbursement of the costs if they attend.
B.) NYS Main Street Alliance conference in Jamestown to be held April 27 – 29th.
C.) NYCOM Main Street meeting will be held in Lake Placid May 16 – 19th.
D.) USEPA Region 2 is moving their Niagara Falls office.
E.) Received notice of the University of Buffalo update on the State of the Region report, which covers ten (10) different areas of the economy, government, education, etc. Statistics have been used for the updates. University of Buffalo State of the Region Report is available: www.regional-institue.buffalo.edu/sotr
F.) GIS Newsletter from ESRI
G.) The Grantsmanship Center paper
H.) Susquehanna Watershed Guardian Newsletter
I.) DEC Stormwater Management guidance
J.) STW Annual Meeting will be held on May 13 in Olean at the Premier Banquet Hall.
K.) Rails to Trails Conservancy survey on the WAG Trail.
L.) Meeting minutes were distributed from the Town of Wellsville Planning Board January & February, Southern Tier West RPDB March meeting & Cattaraugus County Planning Board's February meeting for the Board to review and consider. Kier reported that he had requested that town and village planning boards send us their minutes. He has only received minutes from the Town of Wellsville.

M.) Legislator, Sue Myers asked for suggestions on needs or improvements for the STW Local Government Conference. Sue asked for ideas on what we want and requested that these be submitted in writing. She also wants to know what Town Supervisors and Village Mayors need. Several suggestions included requests for information on local regulations for wind energy, budget information, gravel roads, protection of water quality and road maintenance.

## REPORTS:

A.) **IRP:** Two Intergovernmental Review Project Reports were accepted pertaining to a Chautauqua County Housing Preservation Grant and a DEC development for fresh water fisheries management throughout the state were received.

B.) **Friendship Empire Zone:** Status of the Friendship Empire Zone was discussed due to the new law that was passed by New York State. This will make us choose between communities as to which ones will be able to continue. All zones must rewrite their zone policies to conform to the changes in the law by June 30th, 2005, including zone mapping, which has to be completed by the end of the year. The Herkimer – Oneida Zone will be allowed to split.

C.) **Census Projections:** K. Dirlam provided information on the Census population projections of our status in 2003, which shows a minor increase of population for the County. Estimates of population changes from 2000 indicate that Allegany County now has more than 50,000 people. It was noted that these estimates or projections are not proven and not based on fact.

D.) **Hospitality Committee:** suggestion that the Annual Dinner could be held in a different month. C. Jessup also noted that more personal contact is needed with invitees; telephone calls were one idea.

E.) **Law**: By-Laws are still under review. R. Hollis reported that he ran out of time for his work on the by-laws.

## OLD BUSINESS:

A.) **Crossroads Development Plan:** Kier Dirlam noted that last month's suggestion for a Task Force meeting re: the economic development proposals for the Belvidere area was premature and said meeting has been postponed until a later time. Discussed at length the possibility of incorporating a new Master/Comprehensive Plan effort into the Crossroads development work. Members reviewed a map that had been developed in 2002 for the Belvidere area development by 2012 [known as Belvidere MMXII]. S. Myers encouraged the Planning Board to develop a budget and general idea of what work would be undertaken and bring this to the Planning & Development Committee. The need to find some money for planning was noted for the Crossroads development at the I-86/ Route 19 area. We could possibly apply to the NYS Council for the Arts for enhancing the community. Or, maybe the County could apply. The General Municipal Law permits planning boards to apply for grants. NYS-DOT has planning monies dealing with highways, intersections, having enough roads available when planning a project, etc. The inefficiency of traffic signals was also noted. There must also be room for infrastructure construction. Counties that have comprehensive plans benefit from them. Development of a comprehensive plan by an all-volunteer group is an ambitious project. It involves all municipalities and they must approve any changes. R. Hollis suggested that Colleen Cavagana at Soil and Water is working on the County's pre-disaster mitigation plan and she might be able to help. R. Stuck asked if the County Legislature would support this proposal. S. Myers asked what it would cost. R. Hollis reported that the Department of State Quality Communities Program has money but we would need people to do this. Sue reported that the county is beginning to think of real planning and asked what would be needed for a 2006 Budget request.

B.) **Pre-Disaster Mitigation:** It was noted that the Town of Rushford is not included in the County Pre-Disaster Mitigation Plan but the plan can be amended to bring them in. You

have to tie in with what the County plan has and also tie in with what STW Plan has. Discussion centered on the idea of starting to develop a comprehensive plan for Belvidere. Kier suggested that we not try to be too detailed nor very big with the initial plan. We should start with highways, road and right-of-ways. Wendell suggested we target things to be developed, i.e. housing, light manufacturing, etc. A lot of this has been done but we need to map those ideas; for example, state forest lands, agricultural lands, etc. It was then suggested that we discuss this more at next month's meeting after looking at some of these ideas. A suggested vision for the area could be generic in the beginning and become more detailed later. Suggested name was the Crossroads Development District. The I-86 corridor has a plan and there is a lot of information available that needs to be compiled. The NYS-DOT has money for planning and design if there is development.

C.) **New Planning Board Member**: Tom Windus will be appointed either at the last Board of Legislators' meeting in April or at the first Board meeting in May.

NEW BUSINESS:

A.) R. Hollis reported that Hodgson and Russ Attorneys are having a municipal law seminar at the Crossroads Center on May 12th, 2005 from 8:30 AM – 12 Noon.

B.) Short Tract Fire Company has applied for a grant of $79,327.00 for additional fire equipment with 5% local share for additional equipment. Local share is $3,966.00.

C.) Another round for applications for mitigation work money is due June 1, 2005. The Town of Granger expects to apply for another culvert.

ADJOURNMENT:

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Respectfully submitted,

Lee Gridley

Lee Gridley, Secretary

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**Chairman: Ronald Stuck * Vice-Chairman: K. Hollis * Secretary: Lee Gridley**

# Allegany Planning Board Minutes: May 18, 2005

**Present:** L. Gridley, C. Jessup, D. Foster, R. Hollis, K. Hollis, C. Ackley, T. Hayden, and D. Yanda
**Excused:** W. Brown, R. Stuck, and T. Windus
**Absent:** None
**Guests:** K. Dirlam – County Planning Specialist, S. Myers – Legislator, W. Dibble – Legislator, and D. Fanton – Town of Wellsville
**Location:** Crossroads Conference Center, Belmont, New York

## CALL TO ORDER:

Vice Chair, Kate Hollis, called the meeting to order at 7:30 PM.

## MINUTES

On a motion by T. Hayden and seconded by R. Hollis, the minutes of the April 20, 2005, meeting were approved with a correction. Correction: Short Tract has applied for a grant of $79,327.00.

## CORRESPONDENCE:

A.) Kier Dirlam reported that he had received a number of notices re: NYS Environmental Protection Fund meetings, which had already taken, place by the time Kier received the correspondence.
B.) Notice has been received that a State Computer teleconference is scheduled at Cornell Cooperative Extension in Belmont entitled "Local Government Cooperation – Get On Board". Cost is $15.00 and the time is 6:30 PM.
C.) The Annual Dinner for the Cattaraugus County Planning Board is scheduled for June 8, 2005. Reservations are due by May 25th.
D.) Notice was received of two local State Funding reports on grants
E.) There will be a State Parks and Trails Conference on June 17th, 2005
F.) There is a new program/software for ARC GIS.
G.) A winter, 2005 Report on the Regional Economy of upstate New York is available.

## REPORTS:

A.) The Town of Wellsville sent their Planning Board minutes. Recently, they have been concentrating on proposed improvements and work on the Lagoon Fields and Island Park.
B.) The Alfred Sun has reported that Alfred is doing more work on their Comprehensive Plan for the Village of Alfred.
C.) The Town of Almond is working with Eric Bridges (STW) on zoning law changes.
D.) STW Minutes report that the railroad is averaging forty (40) coal trains through Allegany County per month. They also reported that the Tracewelll Corporate loan is the appropriate action re: Tracewell reconstruction project.
E.) Kier noted receipt of an Environmental Notice Bulletin re: Allegany County Jail and Public Safety Facility in Belmont. The SEQR noted no significant negative declaration on file. The County is the lead agent. The proposed activity has no effect on archaeological sites.

Members of the Planning Board indicated that they did not wish to respond or make comments on it.

F.) ***Hospitality Committee:*** Vice Chair, K. Hollis noted that the Planning Board usually has two official/social functions per year. To cut costs, it was decided to have the Annual Picnic at Crossroads. Chair for the Picnic will be K. Hollis. D. Yanda, L. Gridley and R. Hollis will help out. C. Jessup volunteered to work on the mailings for this event. August 17th, 2005 at 6:00PM are the date and time. A request was made for an interesting program. L. Gridley and T. Hayden agreed to be the Program Committee. The mailings for the Annual Dinner regularly cost about $50.00 and our total budget is a line item of about $700.00 to $900.00. The Annual Meeting must be held in January but the dinner could possibly be moved to a different time.

G.) ***Law: By-Laws*** R. Hollis reported that bylaw changes must have five (5) days notice. A section has been added to the Allegany County local law re: membership and ex-officio membership. Once the rotation on terms takes effect, members will be appointed to three-year terms. R. Hollis suggested that the County Attorney should review it. On a motion by T. Hayden and seconded by D. Yanda, the proposed changes will be forwarded to the County Attorney for his review. Motion passed unanimously.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

A.) The Village of Wellsville zoning law and map review will be done at the June meeting.

B.) The Allegany County Pre-disaster Mitigation Plan was approved by FEMA. Colleen Cavangna who worked on this is to be congratulated.

C.) R. Hollis noted that the County needs to hire a grants writer.

D.) R. Hollis reported that he want to merge Granger's Pre-disaster Mitigation Plan with that of the County's.

E.) John Tucker has reportedly said that the Pictometry fly-over will be done via a grant from Homeland Security. The photos belong to Pictometry now but once the new flight is completed, the old photos belong to the County. For the first fly-over, a six-mega pixel camera took pictures in three directions. With their new technology, the camera shoots in five directions. It will be interesting to see the old and new photos side by side and note the changes.

**GOOD OF THE ORDER:**

None

**ADJOURNMENT:**

D. Ackley made the motion to adjourn. Motion was seconded by D. Foster and passed at 8:15 PM.

Respectfully submitted,

Lee Gridley

Lee Gridley, Secretary

APPROVED 9-21-2005

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ALLEGANY COUNTY ADMINISTRATOR

**ALLEGANY COUNTY PLANNING BOARD**
Crossroads Commerce & Conference Center
6087 NYS Route 19
Belmont, NY 14813
585-268-7472
www.alleganyco.com
E-Mail: development@alleganyco.com

**Chairman: Ronald Stuck * Vice-Chairman: K. Hollis * Secretary: Lee Gridley**

## Allegany Planning Board Minutes: June 15, 2005

**Present:** Duke Ackley, Charles Jessup, Dale Foster, Lee Gridley, Rick Hollis, Kate Hollis, Ron Stuck
**Excused:** Tom Windus, Tom Hayden, Dick Yanda
**Absent:** None
**Guests:** Kier Dirlam- Allegany County Planning Specialist, Legislators Sue Myers and Bill Dibble, Jesse Case – Tourism Specialist
**Location:** Crossroads Conference Center, Belmont, New York

### CALL TO ORDER:

The meeting was called to order at 7:30 PM by Chairman, Ron Stuck.

### MINUTES

On a motion by K. Hollis and seconded by D. Foster, the minutes of the May 18, 2005, meeting were approved as presented.

### CORRESPONDENCE:

A.) R. Stuck reported on a telephone call from a Rochester attorney re: a proposed tower in the Town of Alma near a state or county road. Nothing in writing has been received to date.

B.) An amended watershed review from EPA which includes a consortium of New England States and New York State has been received.

C.) Many IRP's have been received mostly concerning the budget and/or refunds.

D.) Kier reported on the receipt of a Parks and Trails of New York Greenspace Review re: grants.

E.) Kier reported that there is a state-wide GIS Conference scheduled for October 17th – 18th in Rochester.

F.) Kier has received notice of a NYS live interactive conservation conference on open a space and farmland on June 21st. This involves Allegany, Livingston, Wyoming, Steuben and Cattaraugus Counties and will be held mostly at Cornell Co-op Extension sites throughout the region.

G.) STW minutes for their May 13th, 2005 meeting have been received. ARC projects are being reviewed on June 30th. At that time, they will meet with the applicants.

H.) Minutes of the Cattaraugus County Planning Board's April 28th meeting have been received.

I.) A SPEDES Report on the Bolivar – Richburg School's sewage treatment plant has been received.

J.) Notice has been received that the former Alfred School known as South Hall and used by Alfred University will be turned into a residence hall. The original intention had been to tear it down but that met with much opposition. On June 30th, 2005, the Alfred Village Planning Board will hold a public hearing on the proposal to now tear down the old gymnasium and to locate a ceramics museum on that site.

K.) Angelica Bi-Centennial promotional material on their celebration for the week of June 19th – 25th community events has been received.

L.) R. Stuck has received information from the NYS Council of the Arts on available grants for architectural planning and design portion for county projects. Applications are available at Crossroads.

**REPORTS:**

A.) ***Hospitality Committee:*** The annual Planning Board Picnic will be held at Crossroads on August 17th, 2005, at 6:00 PM. C. Jessup has mailed notices and will do an additional mailing prior to the event. Menu includes hot dogs and hamburgers and attendees will be asked to bring a dish to pass. The program will consist of a brief presentation by County Historian, Craig Braack on the Allegany County 20th Century History Book and a slide program by John Babbitt on Echo Taps.

B.) ***Law: By-Laws***

C.) Kier has been appointed to the Open Space Committee of NYS. They are in the process of updating the Open Space Conservation Plan.

**OLD BUSINESS:**

***Bi-Centennial Time Capsule***: The Bi-Centennial Time Capsule will be painted/coated by General Metals in Cuba and will ultimately be located at the County complex in Belmont. Legislator, S. Myers stated that the primary focus right now is to get the bell to various important events around the County. For example, the bell will be at the County Fair. The committee is also selling T-shirts, sweat shirts and raffle tickets on the Bi-Centennial quilt. In general, finances are not coming in for this event at the rate that was previously projected when the budget was developed.

**NEW BUSINESS:**

A.) K. Dirlam and J. Case reported that Covered Wagon intends to relocate in Allegany County on County Road # 20. This will bring in forty-five (45) to fifty (50) jobs. The conceptual drawing shows their site adjacent to the railroad. They will construct a building for office space and a maintenance facility plus a parking lot for the trucks.

B.) J. Case reported the receipt of the Best of Class Award for Promotional Materials from the NYS Development Council. This brochure displayed communities at the six (6) exits along I – 86.

C.) J. Case reported on a Village of Wellsville Planning Board Amendment to their zoning law. The amendment is two-fold and includes the law and a map revision. The 1985 zoning may was displayed as a comparison to the new map. The principle change involves the downtown area where a main business district zone was created; not a business improvement zone. The intent is to start an architectural review committee and to develop rules for business facades. There is also a small housing change. They want to have this passed on June 27th, 2005. The Planning Board reviewed the changes and guidelines intended for use by the Architectural Review Committee. A model similar to one used in Saratoga Springs was employed as a guideline. These changes will not be affected by the proposed change to city status for Wellsville; all local laws will be incorporated at the time of that change (if it takes place). A question was asked if the WARC (Wellsville Architectural Review Committee) would review building permits in the main business district. On a motion by C. Jessup and seconded by R. Hollis the Planning Board approved the new zoning map without comment. Motion passed. A second motion to approve the change in their zoning law (Local Law # 5) without comment was made by C. Jessup and seconded by K. Hollis. Motion passed. A letter notifying the Village Mayor and Clerk of these actions will be sent.

**ADJOURNMENT:**

On a motion by Duke Ackley and seconded by C. Jessup, the meeting was adjourned at 8:40 PM.

Respectfully submitted,

Lee Gridley

Lee Gridley, Secretary

# ALLEGANY COUNTY PLANNING BOARD

Crossroads Commerce & Conference Center
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ALLEGANY COUNTY ADMINISTRATOR


**Chairman: Ronald Stuck * Vice-Chairman: K. Hollis * Secretary: Lee Gridley**

## Allegany Planning Board Minutes: September 21st, 2005

APPROVED

**Present:** Lee Gridley, Chuck Jessup, Ron Stuck. Duke Ackley, Rick Hollis, Kate Hollis, Dale Foster
**Excused:** Wendall Brown, Tom Hayden
**Absent:** Tom Windus
**Guests:** Kier Dirlam, Allegany County Planning Specialist; Legislators Sue Myers and Bill Dibble; John Foels, Director of Economic Development and IDA Director
**Location:** Crossroads Conference Center, Belmont, New York

### CALL TO ORDER:

The meeting was called to order at 7:30 PM by Chairman, Ron Stuck.

### MINUTES

**On a Motion by Rick Hollis and seconded by Duke Ackley, the minutes of the June 15th, 2005, meeting were approved as presented.**

### CORRESPONDENCE:

A.) R. Yanda has sent in a letter of resignation from the Planning Board, effective after the August picnic. **K. Hollis made the Motion to accept this resignation with regret and suggested that Mr. Yanda be sent a letter thanking him for his years of service. The Motion was seconded by R. Hollis and passed.**

B.) K. Dirlam noted receipt of Cuba Village Planning Board minutes from September 19th, 2005.

C.) STW has sent a notice of their Fall Planning and Zoning Conference scheduled for November 17th, 2005, at Chautauqua Institution from 9:00 AM – 4:00PM.

D.) R. Stuck reported that the Supreme Court has recently ruled that private property can be seized under eminent domain for private economic development.

E.) STW minutes for their July and August meetings were received.

F.) A Great Lakes Water management agreement revision affects all states contiguous to the Great Lakes plus the Province of Ontario. It affects us because the Genesee River empties into Lake Ontario.

G.) A workshop is scheduled in Olean on September 29th, 2005, regarding co-funding initiative for a water/sewer project.

H.) Jack Colligan (Town of Wellsville) sent a thank you letter for his invitation to our August picnic.

I.) A copy of the Preservationist for Spring/Summer 2005 has been received.

J.) The Federal Reserve Bank in Buffalo sent a report on the regional economy of Upstate New York regarding agricultural industries of Western N.Y.

K.) Rural Futures Issues for August, 2005, has been received.

REPORTS:

A.) ***Special Report:*** J. Foels reported on the developments regarding the proposed water park and the re-location of Covered Wagon on County Route 20. Preliminary engineering has been done and Comfort Inn has signed on as the hotel for this complex. Land acquisition has been negotiated and there are 483 acres in the parcel of which 250 acres are usable. Many studies must be completed including test borings, archaeological and SEQR reviews. Much help has been forthcoming from Senator Young's office and other offers for the site are coming in. Some of the property is in a flood plain. There are 75 acres on Hess Road also under consideration. The presence of the eagles will also be taken into consideration.

Preliminary work has been done on the Covered Wagon site but due to the availability of better financing, the starting date has been set back a little.

Jamestown Community College (JCC) plans to open their office on October 20th, 2005. Signage indicating their presence will be brought up to date.

To provide water and sewer facilities to the Crossroads site will cost in the neighborhood of $3,000,000.00. Water will cost about $1.2 million while sewer will cost about $1.5 million for a combined cost of $3 million.

Mr. Foels then asked the Planning Board for a letter of support for resolutions requesting that the County Legislature create water and sewer districts for the crossroads site and a second resolution supporting bonding for funding same. The pros and cons of this action were discussed at some length and the advantages of a sewer and water authority vs. a sewer and water district were reviewed. Mr. Foels noted that the users of these utilities would pay the debt service for these improvements. The Tourism and Business Advisory Boards as well as the IDA will also be asked to furnish similar letters of support for these utilities. J. Foels also noted that we need to act now, that momentum is a factor in these proposals.

**R. Hollis moved that the Chairman of the Planning Board write a letter of support for the creation of a water and sewer district at the Crossroads and further requesting that the County Legislature aggressively pursue sources of financing for same, including but not limited to bonding. The Motion was seconded by K. Hollis and passed unanimously. This letter is to be sent to each individual legislator.**

B.) ***Hospitality Committee:*** K. Hollis reported that $103.23 was spent on the picnic. Hospitality committee members were thanked for all their hard work especially C. Jessup for all the mailings he did and K. and R. Hollis for their efforts in making it a success.

C.) ***Bi-Centennial Time Capsule***: L. Gridley reported that information regarding the time capsule has been sent to all those town historians that did not attend the picnic. This mailing also included town clerks in those towns that do not have an historian.

OLD BUSINESS:

None at this time.

**NEW BUSINESS:**

A.) Ag District # 2 is up for review. Resolution #176-05 is before the County Legislature for notification for setting the date for a public hearing to start the whole process.

**ADJOURNMENT:**

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

Respectfully submitted,

Lee Gridley

Lee Gridley, Secretary

Allegany County Planning Board Minutes – October 19, 2005

Present: Chuck Jessup, Lee Gridley, Duke Ackley, Rick Hollis, Kate Hollis, Dale Foster, Ron Stuck

Excused: Tom Hayden, Wendell Brown

Absent: Tom Windus

Guests: Kier Dirlam – Allegany County Planning Specialist; Legislators – Sue Myers and Bill Dibble

1. Call to Order: The meeting was called to order by Chairman, Ron Stuck at 7:30 PM.

2. Minutes: On a motion by R. Hollis and seconded by K. Hollis, the minutes of the September 21st, 2005, meeting were approved as presented.

3. Correspondence: A.) K. Dirlam review various items of correspondence including but not limited to the following: Survey of NYS Municipalities which indicates that Allegany County still does not have a comprehensive plan for land use or site plan reviews, zoning, etc.; census data which is not being updated; notification of a STW conference scheduled for November 17th, 2005, at Chautauqua Institute; a workshop for Enhancing Main Street on October 26th, 2005, in Olean at the Old Library; a workshop on brownfields; Cuba Village Planning Board minutes; a notice in the Alfred Sun that the Town of Almond Planning Board has a new Chairman – Dan Porter and a notice that Alfred Village is looking at re-doing their zoning plan.

B.) Included in the packet distributed by K. Dirlam is an Olean Times Herald article re: the Friendship Empire Zone and notices on changes to Article 12-B of the General Municipal Law.

4. Reports: A.) A letter has been sent to all County Legislators re: Planning Board support for the development and funding of the Crossroads area near routes I – 86, NYS – 19 and County Route 20. Legislator Myers reported that they plan to start with the archaeological study. John Foels did not bring it up to the Planning and Development Committee at their last meeting.

B.) Legislator, Brent Reynolds has expressed the opinion that John Foels should take over the administration of the EDZ. The Friendship Town Board can make any changes they desire; it is not up to Planning and Development. Mr. Reynolds wants to take it out of the hands of the Town and put it into the hands of the County. The current cost to the County is $39.500.00 but they need an additional $10,000.00 per year raising the total to nearly $50,000.00. This increment is due to the loss of some areas in the EDZ. Ways and Means is looking into ways of trimming the budget and this may become a part of discussion.

C.) Hospitality Committee – Plans for the Annual Meeting and Dinner will be considered at the November meeting.

D.) Time Capsule for the Bi-centennial: Legislator Myers reported that the village of Belmont had no clue at to what the plans are for the Time Capsule because the Town apparently has not communicated with the Village. They also would like to have a role in the Celebration itself. A letter will be sent to the Mayor of Belmont and the other village mayors to apprise them of the over-all plans.

5.) Old Business: Inquiry was made as to what happened to the proposed changes in the by-laws. A report is expected soon.

6.) New Business: A.) R. Hollis reported on a situation wherein a snowmobile trail map indicated that a town road was shown as part of an official snowmobile trail. The Town of Grove is being sued by a snow-mobiler who is suing the Town for failure to maintain a snowmobile trail on a town road. Apparently this person went into a ditch and hit a culvert. The Snowmobile Federation is also being sued. The Town of Grove has stated that they have never passed any legislation permitting town roads to be used as part of a snowmobile trail. Much discussion ensued with the final observation being that the best way to create a trail map is to ride the trails with a GPS unit to accurately determine the proper locations.

7. Good of the Order: Lee Gridley notified the Planning Board that Allegany Count's Bi-centennial History Book will be available for Christmas presents and urged members to order same. Postcards for the second annual Toys for Tots event on November 30th, 2005, at Alfred State College Dining Hall Building were distributed to all present. Donations of theme baskets were also requested.

8. Adjournment: On a motion by Duke Ackley and seconded by Rick Hollis, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Lee Gridley

Lee Gridley, Secretary

# ALLEGANY COUNTY PLANNING BOARD

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Belmont, NY 14813
585-268-7472
www.alleganyco.com
E-Mail: development@alleganyco.com

**Chairman: Ronald Stuck * Vice-Chairman: K. Hollis * Secretary: Lee Gridley**


## Allegany Planning Board Minutes: October 19, 2005

APPROVED

**Present:** Chuck Jessup, Lee Gridley, Duke Ackley, Rick Hollis, Kate Hollis, Dale Foster, Ron Stuck
**Excused:** Wendall Brown, Tom Hayden
**Absent:** Tom Windus
**Guests:** Kier Dirlam – Allegany County Planning Specialist; Legislators – Sue Myers and Bill Dibble
**Location:** Crossroads Conference Center, Belmont, New York

### CALL TO ORDER:

The meeting was called to order at 7:30 PM by Chairman, Ron Stuck.

### MINUTES

**On a motion by R. Hollis and seconded by K. Hollis, the minutes of the September 21st, 2005, meeting were approved as presented.**

### CORRESPONDENCE:

A.) K. Dirlam review various items of correspondence including but not limited to the following: Survey of NYS Municipalities which indicates that many Allegany County Town and Villages still do not have a comprehensive plan for land use or site plan reviews, zoning, etc.; census data which is not being updated; notification of a STW conference scheduled for November 17th, 2005, at Chautauqua Institute; a workshop for Enhancing Main Street on October 26th, 2005, in Olean at the Old Library; a workshop on Brownfields; Cuba Village Planning Board minutes; a notice in the Alfred Sun that the Town of Almond Planning Board has a new Chairman – Dan Porter and a notice that Alfred Village is looking at re-doing their zoning plan.

B.) Included in the packet distributed by K. Dirlam is an Olean Times Herald article re: the Friendship Empire Zone and notices on changes to Article 12-B of the General Municipal Law.

### REPORTS:

A.) A letter has been sent to all County Legislators regarding the Planning Board support for the development and funding of the Crossroads area near routes I – 86, NYS – 19 and County Route 20. Legislator Myers reported that they plan to start with the archaeological study. John Foels did not bring it up to the Planning and Development Committee at their last meeting.

B.) Legislator, Brent Reynolds has expressed the opinion that John Foels should take over the administration of the Empire Zone in Friendship. The Friendship Town Board can make any changes they desire; it is not up to Planning and Development. Mr. Reynolds wants to take it out of the hands of the Town and put it into the hands of the County. The current cost to the County is $39,500.00 but they need an additional $10,000.00 per year raising the total to nearly $50,000.00. This increment is due to the loss of some areas in the Empire Zone. Ways and Means is looking into ways of trimming the budget and this may become a part of discussion.

C.) ***Hospitality Committee:*** Plans for the Annual Meeting and Dinner will be considered at the November meeting.

D.) ***Bi-Centennial Time Capsule***: Legislator Myers reported that the village of Belmont had no clue as to what the plans are for the Time Capsule because the Town apparently has not communicated with the Village. They also would like to have a role in the Celebration itself. A letter will be sent to the Mayor of Belmont and the other village mayors to apprise them of the over-all plans.

## OLD BUSINESS:

A.) ***By-Laws***: Inquiry was made as to what happened to the proposed changes in the by-laws. A report is expected soon.

## NEW BUSINESS:

A.) R. Hollis reported on a situation wherein a snowmobile trail map indicated that a town road was shown as part of an official snowmobile trail. The Town of Grove is being sued by a snow-mobiler who is suing the Town for failure to maintain a snowmobile trail on a town road. Apparently this person went into a ditch and hit a culvert. The Snowmobile Federation is also being sued. The Town of Grove has stated that they have never passed any legislation permitting town roads to be used as part of a snowmobile trail. Much discussion ensued with the final observation being that the best way to create a trail map is to ride the trails with a GPS unit to accurately determine the proper locations.

## GOOD OF THE ORDER:

Lee Gridley notified the Planning Board that Allegany Count's Bi-centennial History Book will be available for Christmas presents and urged members to order same. Postcards for the second annual Toys for Tots event on November 30th, 2005, at Alfred State College Dining Hall Building were distributed to all present. Donations of theme baskets were also requested.

## ADJOURNMENT:

On a motion by Duke Ackley and seconded by Rick Hollis, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Lee Gridley

Lee Gridley, Secretary

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**Chairman: Ronald Stuck * Vice-Chairman: K. Hollis * Secretary: Lee Gridley**

**Allegany Planning Board Minutes: December 21st, 2005** APPROVED

**Present:** Ron Stuck, Duke Ackley, Wendell Brown, Dale Foster, Rick Hollis, Kate Hollis, Chuck Jessup, Lee Gridley

**Excused:** Tom Hayden

**Guests:** Legislators Sue Myers, Rod Bennett and Bill Dibble; Kier Dirlam – Planning Specialist; Fred Sinclair – Director, Soil and Water Conservation District; Legislators-Elect – Glenn Benson and Ted Hopkins; Robert Ellis, Thomas Parmenter.

**Location:** Crossroads Conference Center, Belmont, New York

## CALL TO ORDER:

The meeting was called to order at 7:30 PM by Chairman, Ron Stuck.

## MINUTES

**On a motion by Kate Hollis and seconded by Chuck Jessup, the minutes of the November 16th, 2005, meeting were approved as presented.**

## CORRESPONDENCE:

A.) After Chairman Ron Stuck read his letter of explanation from the Planning Board, Tom Windus's resignation was accepted with regret on a motion by Rick Hollis and seconded by Kate Hollis.

B.) A letter from the Office of Parks, Recreation and Historic Preservation (OPRHP) designating the Belmont Grange building for listing on the NYS Register of Historic Places has been received. As a point of information, the Grange will be recommended for listing on the National Registry of Historic Places as well.

## OLD BUSINESS:

A.) None

## NEW BUSINESS:

A.) **Agriculture District # 2** – Fred Sinclair (Soil and Water Conservation District Director) presented the draft report on the Ag District # 2 Review. This is the first review of the recently consolidated district. It is the Planning Board's responsibility to comment on this review and tender their comments to the County Legislature. Fred summarized the draft report noting that there is a net increase in the size of the district with 691.07 acres to be removed while 2,437.48 acres will be added. The largest acreage to be removed is the old Pfuntner farm on Routes 19, I-86 and County Route 20. Proposed delivery of water from either Friendship or Belmont will impact the Ag District. At this point, Robert Ellis, Town of Amity, reported that that Town is actively engaged in developing a comprehensive plan for this town. They have filed resolutions and hired attorneys from Syracuse because they can see a need for some controls for what is proposed at Belvidere. The Town of Amity is seeking to develop a plan with controls that will help stop undesirable activities there. When the plan is completed, there will be a public hearing within the next couple of months.

Those revelations led to a discussion of other proposed projects in other parts of Allegany County. To wit: the Planning Board was asked if it was aware of a proposed wind generator system for the Town of Centerville. The Noble Energy Company of Arcade is proposing a 100 megawatt system (67 windmills) that will hook into the grid system in Arcade. One such system is already complete in the Town of Eagle. This will need a decent sized piece of property. Fred reported that two gentlemen had been to his office expressing interest in a particularly high ridge in the northwest corner of Centerville where they may site some turbines but most of this development will be in Wyoming County. These would be located on agricultural lands but not a lot of units would be in Allegany County. The Arcade paper was cited as the source of information on the permitting of these units. Such a development would require an enhanced review by the Planning Board, Ag and Markets, etc. These are lucrative developments for the property owners and a good economic benefit. Another company is looking near Whitesville and also into Steuben County.

Ron Stuck, Chairman, asked a question about the extension of the water district from Fillmore to Houghton a few years ago. Fred reported that this was a transmission line and that individual access points were not be hooked into the main water line. Re: water at Belvidere, the homes and trailer parks along County Route 20 would want access to the water line because there is a high level of arsenic in their wells. Friendship has the better aquifer with lots of quantity. There would be no need to filter the water and the gradient from Friendship to Belvidere allows for a natural flow of water. However, water from the river needs to be filtered. Fred noted that he did not envision the installation of infrastructure to outweigh the benefits of development. The trade off is basically good farm land for development with access to major transportation facilities.

Further discussion ensued with Mr. Ellis reporting that he had talked to the East Wind Nursery and stated that they had told him that they could not use processed water. Legislator, Rod Bennett reported that the new water line to the new jail is a transmission line. During the review period, landowners can take their lands out of the Ag District. We can comment but we cannot prevent lands being removed from the Ag District. This may have a negative effect on the Ag District but there will be a positive effect on economic development. In addition to the removal of the Pfuntner farm, there is one other small piece in the Town of Friendship to be removed. The owner has not responded to two requests for his comments and it is not good farmland, anyway. Fred went on to report that there is a net gain in acreage, addition of big hay tracts, and well managed wood lots and some open space. For the review, owners are sent out an inventory sheep and most farmers sent back the requested information. Kate Hollis asked if the Ag Land Protection Board was satisfied and the answer was affirmative (Rod Bennett – member of that Board). **On a motion by Kate Hollis and seconded by Wendall Brown, the Planning Board accepted the proposed changes in Ag District #2. Motion passed unanimously.**

B.) Wendall Brown, acting in his capacity as Director of the Empire Zone, reviewed the proposed expansion of the Friendship Empire Zone. The various proposed business expansions were described; notably Tracewell Industries, L.C. Whitford, Northern Lights, etc. Reportedly, these will provide 117 jobs and $10,000,000.00 in development over the next five (5) years. The filing of this application requires the sign-off of the local municipal planner. There being no planner, the Planning Board will act in this capacity. The Town of Friendship has passed Local Law #2 (11-21-05) to approve same. The Towns of Wellsville and Cuba have concurred through appropriate resolutions. The maps showing these changes were reviewed. The statutory size limit is 1,280 acres total and this is under the total. **On a motion by Rick Hollis and seconded by Dale Foster, the Chairman of the Planning Board (Ron Stuck) is directed to send a letter of approval for this application. Motion was passed; no one opposed and with one abstention by Wendall Brown.**

Wendall Brown also displayed the entire Zone map and described 400 different Zone sites within the county. There are three designated census tract areas for the zone. Specific additions for contiguous area #1 (Friendship), the extension to Crossroads, including Friendship Dairies was described. For the second area in Wellsville, there are 20 businesses in the Main Street Business District included. These were grandfathered and are zone certified businesses. The Zone wants to insure that Dresser – Rand remains. Dresser – Rand is no longer a certified site because they were sold. The third area in the Village of Cuba, 23 acres were retained, three (3) or four (4) acres of residential sites were removed and the central business area was retained. Added were Tracewell Industries and Empire Cheese. In Friendship, Miller and Brandes was retained along with several smaller parcels at the I-86 Exit. Changes must be done by full parcels of land. Tax maps are in digitized format. Swain's Sierra Inn and Mountain Side Inn are grandfathered. There are additional parcels in sixteen (16) communities where nothing has happened in the last several years. These have been removed. **On a motion by Rick Hollis and seconded by Kate Hollis, Chairman Ron Stuck is authorized to send a letter stating that these parcels look like the maps thereby verifying the boundaries. Motion carried; no one opposed; one abstention – Wendall Brown.**

C.) It was noted that the County Board of Legislators had approved Kier Dirlam's contract for 2006.

REPORTS:

A.) ***Environmental Notice Bulletin*** – Dresser – Rand in Wellsville wants to renew its SPEDES Permit for discharge.

B.) ***IRP***: There were three (3) IRP's; two (2) for Chautauqua County and one for North Dansville; none relevant to Allegany County.

C.) ***STW:*** There were no minutes or report from STW.

D.) ***Community Planning***: Copies of the minutes from the Alfred Planning Board for September through November were made available to members. Their Comprehensive Plan is under review re: former fraternity houses in Alfred.

E.) ***Annual Report:*** Kier Dirlam noted that the Planning Board's Annual Report is due soon. Kier will draft same and Chairman, Ron Stuck will review it.

F.) ***Hospitality***: Chuck Jessup requested that all who plan to attend the Planning Board's Annual Dinner should RSVP to the Development Office.

G.) ***Time Capsule:*** A brief report on efforts to garner contributions for the Bi-Centennial Time Capsule was given by Lee Gridley. To date, two letters have been mailed to Town Historians and all Supervisors and Mayors have been advised via fax about this project. Chairman, Ron Stuck reported on the receipt of an e-mail from Joe Zajicek on his concern about some possible misinformation in the October Planning Board Minutes. His complaint was that the letter of information about the Bi-Centennial Time Capsule directed to the Town of Amity Historian did not direct him to communicate with the Village of Belmont about this project.

H.) ***Nominating Committee:*** Duke Ackley, Chair of the Nominating Committee, reported that nominations for 2006 officers are being"worked on".

I.) ***Planning Board Membership:*** Chairman, Ron Stuck, reported that Kathleen Hills is interested in becoming a member. She is the High School Principal at Bolivar-Richburg Central School and lives in Little Genesee. Robert Ellis of Belmont is also interested in becoming a member. There are currently two vacancies on the Planning Board. Kier Dirlam or Ron Stuck will send a letter on or before January 2, 2006, to the Chair of the Board of Legislators requesting the appointment of Planning Board members whose terms have expired or the appointment of new members as indicated.

J.) ***Other Reports:***

1. Wendall Brown reported that ACCORD has applied for a Small Cities Planning Grant, involving the Village of Belmont, Town of Cuba, Town of Friendship, and the Village of Angelica to develop a comprehensive strategy for the development of a regional

small commercial area at Crossroads. Resources, attractions, types of businesses that draw traffic off highway I-86, etc. are areas of focus for this project. Legislator, Sue Myers suggested that all involved entities should talk to each other and to other groups who are planning for this. Wendall reported that he has a draft plan for redesignation of the area. This requires the use and review of all available planning documents. Robert Ellis reported that John Foels and the Empire Zone both have copies of Belmont's resolutions. Rick Hollis noted that the County's Pre-Disaster Mitigation Plan should be included and to see Fred Sinclair for same.

2. Chairman, Ron Stuck reported on a preliminary application for tourism. The primary goal is to link the Titusville, PA, and NYS oil industry to promote regional tourism for people interested in the development of the oil industry.

ADJOURNMENT:

**On a motion by Duke Ackley and seconded by Chuck Jessup, Kate and Rick Hollis, the meeting was adjourned at 9:10 PM.**

Respectfully submitted,

Lee Gridley, Secretary