



# ALLEGANY COUNTY PLANNING BOARD

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

## Allegany Planning Board Minutes: November 18, 2015

**Present:** B. Ellis, Wm. Emrick, B. Fanton, D. Foster, L. Gridley, L. Kaminski, J. Stoltzfus, V. Perkins  
**Excused:** J. Ninos, J. Gorton  
**Absent:** None  
**Guests:** Kier Dirlam – Director of Planning; Norman Ungerman – Allegany County Board of Legislators  
**Location:** Crossroads Conference Center, Town of Angelica

### I. CALL TO ORDER:

Chairman L. Gridley called the meeting to order at 7:00 PM and welcomed present guests.

### II. MINUTES:

Minutes for **September 16, 2015** were reviewed: **On a motion by Valerie Perkins and 2<sup>nd</sup> by William Emrick, the minutes from September 16, 2015 were reviewed and approved.**

### III. NEW BUSINESS:

- A. Village of Alfred - Referral of a Zoning map amendment: Kier Dirlam reviewed an email from Alfred Village Mayor Justin Grigg outlining a slight zoning change to a 123 N Main St. parcel resulting from a property owner lot split. The Village of Alfred has also approved this change. Following county planning board review and discussion, **on a motion by Valerie Perkins, 2<sup>nd</sup> by William Emrick, the Allegany County Planning Board approved the zoning revision citing no inter county/inter municipal impacts.**

### IV. OLD BUSINESS:

- A. None

### V. CORRESPONDENCE:

- A. Recap of 11/17/15 email correspondence as received at the planning office from Village of Alfred Mayor J. Grigg.

### VI. REPORTS:

- A.) **DEC Report:** Kier Dirlam provided and reviewed the Environmental Notice Bulletin for the period of September 16, 2015 through November 18, 2015. Contained within the packet was one (1). SPDES discharge permit for the Scio based Hydromac plant and one (1) SPDES renewal for the Allegany County Generating Station in Hume, NY.  
The remaining two items reviewed related to two (2) statewide notices regarding Water Quality Standards Regulations and Chemical Bulk Storage Regulations.
- B.) **Intergovernmental Review Projects [IRP'S]:** Kier Dirlam provided and reviewed the IRP report for November 4<sup>th</sup> & 6<sup>th</sup>, 2015 published by the Southern Tier West Planning & Development Board.  
Outlined within the Nov. 4<sup>th</sup> report was a Water District Replacement Project for the Town of Westfield, a Leaking Underground Storage Tank Program, and a Leaking Underground Storage Tank Prevention Program.  
Contained within the Nov. 6<sup>th</sup> report was one (1) Allegany County specific report to acquire equipment for the purpose of site maintenance at the Wellsville Municipal Airport.  
Legislator Ungerman also contributed to discussion with questions regarding the identification of leaking storage tanks to which Kier further advised that these programs have been developed to further identify and support.
- C.) **Southern Tier West Report:** The October 15, 2015 STW Planning Board meeting minutes were provided in ACPB members' packet. Also contained in the minutes and reviewed was a report to the board from STW ED Richard Zink.

Kier Dirlam advised that the 2016 STW budget was approved at the last meeting but further cited concerns expressed over the continuation of federal funding to help sustain programs and services. A program that has helped to support STW financial obligations as been the local foods program developed through STW which has generated very good local support.

Kier further summarized a record management program being offered to towns/municipalities through STW and Laserfische Software.

Kier also provided a recap on 3 recent training events hosted by STW including a Planning and Zoning Conference in Mayville which Kier, Dale Foster, and Brian Gamache had attended.

**D.) Community Planning:**

Town of Alma: Larry Kaminski advised on the Town of Alma Community Development Organization's next meeting scheduled for December 7 at Alma Town offices. The agenda for this quarterly meeting will include typical business meeting agenda items, committee reports, and an action item relating to a committee owned property on Rte 417 in Allentown. Kier further contributed with updates he had shared with Jack Wood on the Town of Alma Comprehensive Plan.

Town of Canadea: Valerie Perkins advised that there are no official updates to report on the towns' zoning map. Kier advised that an updated zoning map was provided to town supervisor for the intention of further review by the town's planning board.

Towns of Alfred/Wellsville: Kier Dirlam advised that representatives from Alfred and Wellsville have concluded in their participation in the comprehensive planning school. The participants are now in the process of updating their towns' plans in preparation for presentation to their local town boards. Updates to those respective town boards are anticipated by spring, 2016.

Town of Almond: Kier Dirlam shared that he has continued to meet with town officials periodically for the last 3 years. Most recently, Kier had met with their newly appointed committee chairman to re-establish where their comprehensive plan remains and next steps. There is also a new town supervisor which will be appointed on Jan 1<sup>st</sup> who is anxious to get the comp. plan done.

**E.) Continuing Education & Training:** None

**F.) Annual Dinner:** The ABPB annual business meeting and dinner is scheduled for January 20, 2016. Recommended location for the dinner was the Moonwinks restaurant in Cuba, NY. Secondary location if Moonwinks was not available was the L'Italia restaurant in Wellsville, NY. Programs for consideration at this year's dinner include the Fireball Run Experience and Economic Impact, and/or reflections from the recently retired Charlie Edmonson from Alfred University on changes he's seen in the county during his tenure at the university.

**G.) Officers Nominating Committee:** Chairman Gridley appointed Dale Foster and Jim Ninos to develop recommendations for the slate of ACPB officers to be appointed at the January meeting.

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

a. **Comprehensive Plan School:** Kier reported that the inaugural course has concluded with the last class completed yesterday. Lee Gridley and Brian Fanton had also participated as attendees in the school. All curriculum, presentation outlines, and background information has also been retained and shall continue to be utilized when future planning schools are scheduled.

The completion of the comp plan school concludes the second task of a 4 task project. The next progressive task shall be the village/town comp plan development process which now becomes increasingly dependent on local community volunteers to complete. County and contractor assistance will continue to be available through this step to assist with writing, technical assistance, and presentation. The target for plan completions is spring 2016 and plan approvals by late fall 2016.

b. **Broadband Project:** Kier reported that newly established Local Development Corporation (LDC) now has a full slate of officers and has met several times tasked in ensuring the broadband project progresses in an orderly fashion. The LDC shall also serve to provide broadband project administration and oversight on behalf of the county going forward. The LDC shall also be the controller of all associated project legal agreements and is responsible to manage all contracts with the County, the 911 program, with necessary service providers. The LDC will also facilitate any future project plans and development. Initial project construction remains the county's responsibility but once the initial construction phase is completed, the administration and management shall then be turned over the LDC.

c. **Available Properties Database:** Brian Gamache continues to develop a database that shall be utilized as a resource to businesses/commercial/industrial interests to assist in matching business needs with potential property matches. Brian has also been working with area realtors

who have been very helpful and cooperative during this development process. Access to this database shall hopefully be available on the Allegany County planning site and the Allegany County Gateway websites this week.

This database shall also help to better identify available properties that have been typically falling through the cracks in the past due to a lack of knowledge of availability. This shall also be beneficial in responding to inquiries received from other counties/entities looking for business properties meeting specific criteria.

Kier also requested for board member assistance in this project by sending over any information they come across regarding commercial/industrial properties for sale for inclusion within the database.

**VII. GOOD OF THE ORDER**

Norman Ungerman provided positive feedback regarding the available properties database and also stated the area realtors should stand to benefit from this resource as well.

**VIII. ADJOURNMENT:**

On a motion by Dale Foster and 2<sup>nd</sup> by William Emrick, the meeting was adjourned at 7:45 pm.