



PLANNING BOARD
 Crossroads Commerce & Conference Center
 NYS Route 19
 Belmont, NY 14813
 585-268-7472
www.alleganyco.com

E-Mail: development@alleganyco.com

Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: James Ninos

Allegany County Planning Board Minutes: January 17, 2018

Members Present: Brian Fanton, Dale Foster, Jon Gorton, Lee Gridley, James Ninos, Valerie Perkins, Jean-Louis Roederer, Paula Van Dyke

Guests Present: Dan Acton, Deb Aumick, Gary Barnes, Tim Boyde, Janice Burdick, Don Cameron, Leslie Gooch Christman, Craig Clark, Judy Clark, Sherman Clarke, Linda Clayson, Gretchen Copella, Curt Crandall, Michelle Denhoff, Bill Dibble, Kier Dirlam, Lisa Dirlam, Karrie Edwards, Herb Ehrig, Rich Ewell, Phoebe Fanton, Patty Fornicola, Gayle Foster, Phyllis Gaerte, Anne Gorton, Louis Greiff, Richard Hull, Gretchen Hanchett, Steve Havey, Mike Healy, Katie Hollis, Judy Hopkins, Lee James, Chuck and Linda Jessup, Jennifer Joyce, John Ricci, Debra Root, Kathryn Ross, Bill Shuler, Don Skinner, Wendy Skinner, Keith Stanley, Phil Stockin, Teri Violet, Bill Whitfield, Cathleen Whitfield

Location: Off-Duty Club, Belmont, New York

I. CALL TO ORDER:

- A. Chairman Lee Gridley provided opening greetings to attendees and distinguished guests of the Annual Allegany County Planning Board dinner and business meeting.
- B. The Pledge of Allegiance was led by Debra Root.
- C. The Invocation was led by Phil Stockin
- D. Following a delicious buffet dinner, Chairman Lee Gridley convened the business meeting.
- E. The official business meeting was called to order at 8:17 PM by Chairman Lee Gridley.

II. ANNUAL BUSINESS MEETING:

A. Nominating Committee Report: Chair of the Nominating Committee, James Ninos presented the following slate of officers for 2018:

- a. Chairman: Lee Gridley
- b. Vice Chair: Dale Foster
- c. Secretary: James Ninos
- d. Assistant Secretary: Jean-Louis Roederer

On a motion by Dale Foster and seconded by Bryan Fanton, the planning board members voted to close nominations and for the secretary to cast one vote for the proposed slate of officers for 2018. Motion passed.

III. ADJOURNMENT:

On a motion by Dale Foster, and 2nd by James Ninos, the meeting was adjourned at 8:22 pm.

County Director of Planning Kier Dirlam facilitated the introductions of attendees, county, town, and village planning board members and distinguished guests.

YEAR IN REVIEW

Director of Planning Kier Dirlam gave a short presentation about the activities and accomplishments in the Planning, Development and Tourism areas throughout the County for 2017.

GUEST PROGRAM

You Have To Be Able To See The Glass First, To Tell If It's Half-Full: presented to attendees following the conclusion of the business meeting by Dr. Craig Clark from Alfred State College.

CONCLUSION:

Chairman of the Legislature Curt Crandall presented parting comments to the assembled.

Respectfully submitted,
Kier Dirlam – Director of Planning



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

Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: James Ninos

Allegany Planning Board Minutes: February 21, 2018

Present: Wm. Emrick, B. Fanton, D. Foster, J. Gorton, L. Gridley, L. Kaminski, J. Ninos, V. Perkins, J. Roederer, J. Stoltzfus
Guests: K. Dirlam – Director of Planning, M. Denhoff – Planning & Development Specialist, Public Members: Doug Retting, Sr., Michele Miller – Village of Cuba Mayor
Location: Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

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

II. MINUTES:

Minutes for **December 20, 2017** were reviewed: **On a motion by Wm. Emrick and 2nd by J. Ninos, the minutes from December 20, 2017 are approved.**

Minutes for **January 17, 2018** were reviewed: **On a motion by J. Gorton and 2nd by D. Foster, the minutes from January 17, 2018 are approved.**

III. NEW BUSINESS:

Village of Cuba Zoning Referral

The Chair recognized Doug Retting Sr. and allowed him to present the changes proposed to the current zoning law. D. Retting Sr. explained that as it currently stands anyone who wishes to build on smaller lots within the Village requires a zoning variance. This is annoying to residents, and cumbersome to the zoning board to have to review each variance that comes through. Moving from Schedule 1 to the International Code Rules will allow for better utilization of the smaller empty lots. There are some neighborhoods that are approximately 80% undersized and would not be able to build on lots under the current Schedule 1 standard. V. Perkins asked where Schedule 1 would still be used. D. Retting Sr. stated that it would still be used in the historic districts and any lots bigger than 7,000 square feet.

K. Dirlam said he thought this was a logical change for the village because it will allow for re-use of the smaller lots. Infrastructure is already there so it only makes sense to be able to develop the residential neighborhoods as they have been historically. This is considered good from a “smart growth” perspective to reuse properties in this manner.

On a motion by Wm. Emrick and 2nd by D. Foster the Allegany County Planning Board made a determination of Approve the law as revised. A letter will be drafted to the Mayor of Cuba and mailed within the week.

IV. OLD BUSINESS:

Town of Rushford Zoning Law Referral

A letter was received from Charles Bliss, Rushford Town Board Member, stating his desire to have the zoning law changed for the Town of Rushford. He indicated he will be proposing some changes to the law based on public comments that were received and that he will propose it be submitted for reconsideration to our board.

V. CORRESPONDENCE:

Eight Point Wind Energy <http://eightpointwind.com/>

Visual Impact Survey Request (2/23/2017) – A progress report on the Visual Impact Assessment was received and reviewed by the Planning Office. Comments from Allegany County were not submitted because it does not directly affect the County. However; it is possible that the wind towers will be seen from some communities that border Steuben County so it does have a little impact.

Application for a Certificate of Environmental Compatibility (1/29/2018) – A letter was received stating deficiencies. This does not require response.

Alle-Catt Wind Energy <https://alle-catt.com/>

Application for a Certificate of Environmental Compatibility (1/29/2018) – A letter was received stating deficiencies previously found were cured and in compliance. This does not require response.

Preliminary Scoping Statement & Deadline for Submitting Comments (1/31/2018) – Scoping statement was shown stating the project will have 108 commercial scale wind turbines. All comments must be received by Monday, February 12, 2018. This does not require response.

Notice Extending Deadline for Submission of Comments (2/09/2018) – Centerville Concerned Citizens (CCC) requested an extension for comment submittal. Comments will now be accepted until March 2, 2018.

J. Ninos asked if anyone knew how long it would be before either project started. K. Dirlam answered that both wind farms are under the same parent company, Invenergy. He believes the Eight Point Wind Energy project will be starting up in about one year and that Alle-Catt Wind is expected to start in 2020. Towers at Alle-Catt will be 600 feet high to allow for significant amounts of energy production. M. Denhoff stated she saw that CCC is planning to meet next week for commenting on the project.

Comments on the Draft Unit Management Plan for Allegany County New York State DEC State Forests

A letter was received this afternoon by K. Dirlam from Pauline Burnes on the Draft Unit Management Plan that was submitted in 2017. A total of eight comments were received; however he felt that #6 on expansion of equestrian trails was of the best use right now as he and M. Denhoff are scheduled to meet with the DEC in March 2018. It was discussed that neighboring counties have spent a significant amount of time and money on expanding trails recently.

VI. REPORTS:

- A.) *DEC Report:* M. Denhoff provided a list of environmental remediation sites in Allegany County that are complete, require no further action, or being monitored after remedial construction and clean up.
- B.) *Intergovernmental Review Projects [IRP'S]:* There were three provided – two from Chautauqua County and one from Cattaraugus County. K. Dirlam explained why the IRP's are submitted to Southern Tier West and when to expect them. Comments are typically requested within two weeks of receipt; however none of these were relevant to Allegany County so review and comment is not required.
- C.) *Southern Tier West Report:* K. Dirlam stated that the federal budget passed so STW will continue to be funded through the EDA and ARC funding streams. This is vital to STW because they receive funding from two large government programs.
- D.) *Community Planning:*

- a. **Almond** - The Town of Almond comprehensive plan is currently under review and is expected to be done soon. The Town Planning Board is meeting in March to go over the updates that K. Dirlam will be suggesting.
- b. **Alfred** - J. Ninos said that he has taken on the task of reviewing the Village and Town of Alfred comprehensive plan. K. Dirlam had produced a basic draft for both the Town and Village of Alfred last year. The Town of Alfred made necessary edits and approved theirs, while the Village hasn't made any efforts to edit theirs as of yet. K. Dirlam and J. Ninos are scheduled to begin review this Friday.
- c. **Amity** – The Town of Amity is currently looking for planning board members.
- d. **Wellsville** – V. Perkins asked of the recent job loss announcement at Dresser Rand. K. Dirlam said it was a surprise to us all and that Craig Clark has been in touch with State Representatives. One good thing about this is that our office receive real estate requests from INVEST Buffalo Niagara frequently looking for large facilities because the market in the Buffalo area is so tight so we will hopefully be able to use that building to suit a request in the future.
- e. **Kmart** – J. Roederer asked if there was any recent news on the Kmart in Olean. K. Dirlam said that he heard the site would be shared by a Marshall's and another store but wasn't sure of the opening date. With the shape that Kmart/Sears brand has been in lately he still feels that the Wellsville location will not be closed because it is one of the better performing locations, as it has little competition in town.

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

- a. **Shared Services Meetings** – A memo from Tim Boyde, County Administrator, was provided stating that CGR, Center for Governmental Research, was selected as the contractor to complete the County Shared Services Plan. They are on a tight deadline, with an expectation to have the plan complete by July/August 2018. A link for their intended schedule is provided <http://www.alleganyco.com/wp-content/uploads/CGR-Memo-022018.pdf>
- b. **Site Selectors/Development Updates** –
 - i. C. Clark has been in contact with the Site Selectors that are helping us with ways to market facilities in the County and they will also be helping to market the Dresser-Rand facility when that is available.
 - ii. A public hearing is being held on February 22nd at 10 am in the library auditorium in Wellsville for the PILOT agreement the IDA is putting in place with PM Research.
 - iii. At Planning and Development board meeting earlier today, Armstrong presented information on the broadband service they intend to offer in Allegany County. They were awarded three contracts by NYS to install fiber in areas that were underserved and that could not be served by Spectrum. Installation is intended to be completed this year with hooks up done by next year. The third phase will include the middle part of the County as well.
- c. **Land Bank Updates** – K. Dirlam explained the updates that the Land Bank has recently had to complete to stay in compliance with PARIS. The board created several new policies that were approved and also came up with a proposal to acquire properties from the tax sale that the County agreed to. K. Dirlam went on to give an example of a property in Friendship that could have been salvageable had the Land Bank been in existence in 2013. The property was purchased on tax sale by an individual that did nothing with it, a tree fell on it damaging the roof, it went back on to the tax sale, was not sold and the County had to pay for the demolition. If the Land Bank were able to acquire the property the first time, it could have removed the tree that threatened the house, avoided the damage and sold the house. D. Foster asked if there were requirements for someone to purchase from Land Bank.

K. Dirlam answered yes; the buyer is required to sign agreements that state they intend to do something with the property not just leave it to sit. J. Roederer asked what PARIS stands for. It stands for Public Authority Reporting Information System.

- d. **Office** – M. Denhoff was enrolled in Leadership Allegany at Houghton College and successfully completed the program with commencement earlier this month.

VII. GOOD OF THE ORDER

Compliments were given on how good the food was at the planning board dinner in January at Off-Duty restaurant. It was suggested that it be held there again in the future.

VIII. ADJOURNMENT:

On a motion by D. Foster and 2nd by Wm. Emrick, the meeting is adjourned at 8:06 pm.

Notes respectfully submitted by Michelle Denhoff



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

Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: James Ninos

Allegany Planning Board Minutes: April 18, 2018

Present: Wm. Emrick, B. Fanton, D. Foster, J. Gorton, L. Gridley, L. Kaminski, J. Ninos, J. Roederer, P. VanDyke
Guests: K. Dirlam – Director of Planning, M. Denhoff – Planning & Development Specialist
Location: Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

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

II. MINUTES:

Minutes for **February 21, 2018** were reviewed: **On a motion by D. Foster and 2nd by Wm. Emrick, the February 2018 minutes are approved.**

III. NEW BUSINESS:

Southern Tier West Local Government Conference 5/9 – M. Denhoff asked for a show of hands on board members that plan to attend the conference. All are planning to attend, with the exception of two members. Payment for the conference will be made through the Planning Office. P. VanDyke indicated that her attendance will be paid through the Town of Amity.

NYSERDA NY-SUN Program Workshop – A NYSERDA representative contacted the Planning Office earlier in the month and wanted to discuss the NY-SUN program, suggesting a date and agenda for training purposes. M. Denhoff is still working out details but it is anticipated the day will take place on May 23rd from 9-4 at the Crossroads Center.

Planning Board By-Laws – Two versions of the current by-laws were passed out to board members. One version was the marked up copy, showing changes made by K. Dirlam. The second version was a clean copy with the updates included. Highlights of the changes included a change in state law allowing legislators to participate on Planning Board once again, and additional training requirements. The amendment process was explained and all members were asked to take it home for review and bring back with comments to the next meeting in May.

IV. OLD BUSINESS:

None

V. CORRESPONDENCE:

Alle-Catt Wind Energy <https://alle-catt.com/>

Consideration of Intervenor Funding Requests (02/21/2018) – M. Denhoff explained the report, highlighting that funding is available for eligible municipalities and local residents to participate in preliminary scoping phase of the proceedings. The procedural conference was held on March 20th, 2018.

Ruling on Intervenor Funding (04/04/2018) – M. Denhoff went through the ruling and highlighted that Towns of Arcade, Centerville, Freedom and Rushford were awarded amounts of \$13,300 each; while the Village of Arcade and Town of Freedom were award a combined total of \$20,000. Centerville’s Concerned Citizens Group was awarded an amount of \$30,000.

Update of Visually Sensitive Resources (03/22/2018) – M. Denhoff reminded the board that an initial sensitive resource guide was submitted at the beginning of 2017 and this was an updated version of that. Upon review, B. Fanton asked how turbines can be located on State Land, as their placement looks to show them at the state land border or within it. J. Ninos asked why historic places are listed as visually sensitive resources. K. Dirlam answered that they are included in the buffer zones in case of impact on visuals.

Canisteo Wind Energy Center <https://canisteowind.com/>

Visually Sensitive Resources (03/22/2018) – Figures 1, 2 & 3 from the packet were distributed for review and comment by the board. M. Denhoff explained that this is a third wind farm that will be along the east edge of Allegany County in Canisteo/Greenwood area. According to the figures, some of the towers will be very visible in the Andover and Independence communities. J. Roederer asked if there was a limit on the amount of turbines a given wind farm could install. K. Dirlam said that New York State has been incentivizing the program to try and reach a goal of 50% non-petroleum energy source by 2030.

VI. REPORTS:

- A.) **DEC Report:** The week of 4/4/2018, a SPDES (State Pollutant Discharge Elimination System (SPDES) renewal was approved under the facility name Wheeler Lease in the Town of Bolivar. Report provided.
- B.) **Intergovernmental Review Projects [IRP'S]:** IRP 18.08 was for a Department of Defense and State of New York agreement for the years 2018 thru 2020. The application requests \$2, 165, 005 in new funding for state services. Report provided.
- C.) **Southern Tier West Report:** No report, however K. Dirlam reminded the board that the Planning & Development office will have a booth at the Local Government Conference.
- D.) **Community Planning:**
 - a. **Almond** - The Town of Almond comprehensive plan is nearing completion; however the zoning laws are in need of an update after review of the zoning maps detail. The plan is expected to be approved by the Almond Planning Board next week and the go to the Town and Village of Almond for approval.
 - b. **Alfred** - J. Ninos said that the Alfred Planning Board is pushing to complete their comprehensive plan as well. Updates were started in 2015. Walkability is still an important factor for both the Town and Village. New ideas are still be incorporated into the comprehensive plan.
 - c. **Amity** – The Town of Amity is starting to make updates to their comprehensive plan as well.
- E.) **Planning & Economic Development Office Report/Updates:**
 - a. **Shared Services** – The first public forum was held on April 9th in Belmont with a decent turn out. The second is scheduled for April 24th. CGR continues to work with towns and villages to complete the plan by the required submission deadline.
 - b. **Local Update of Census Addressing** – The address updates are due by the end of June. Michelle has been working on updates and once a list of questionable addresses is compiled, she will be asking for assistance from town and village officials.
 - c. **Land Bank Updates** – The tax sale is this Saturday, April 21st and it is expected that the Land Bank will be awarded a total of four to six properties.
 - d. **Office** – The legislature decided not to fill the Planning & Development Specialist Position that was originally approved, updated the description for a Deputy Director of Economic Development & Planning, and is now working to approve the new title as Assistant Director of Economic Development & Planning. This position is still expected to do more development work than planning; however it is unknown at this time.

- e. **Empire Zone** – Wendall Brown came in to the Planning office and provided his 2016 final report of businesses that still collect Empire Zone credits even though the program was officially ended in 2010. A summary of the 2016 report shows there are 20 businesses in the program with 1,223 employees, a total gross pay of \$53,000,000 and a capital investment of over \$5,000,000. Report provided.
- f. **Equestrian Trails** – A meeting took place at the Allegany County DEC office in West Almond in regards to maintenance of existing trails, connecting trails, and creating new ones. Those that were present at the meeting were going to focus on maintenance of trails during the spring and summer. Another session is expected in August.

VII. GOOD OF THE ORDER

None

VIII. ADJOURNMENT:

On a motion by D. Foster and 2nd by Wm. Emrick, the meeting is adjourned at 8:07 pm.

The next meeting is scheduled for May 16th at 7 pm.

Notes respectfully submitted by Michelle Denhoff



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

Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: James Ninos

Allegany Planning Board Minutes: May 16, 2018

Present: B. Fanton, D. Foster, L. Gridley, J. Ninos, J. Roederer, P. VanDyke
Absent: Wm. Emrick, J. Gorton, L. Kaminski
Guests: K. Dirlam – Director of Planning, M. Denhoff – Planning & Development Specialist, Casey Jones
Location: Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

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

II. MINUTES:

Minutes for **April 18, 2018** were reviewed: **On a motion by J. Ninos and 2nd by P. VanDyke, the April 2018 minutes are approved.**

III. NEW BUSINESS:

None

IV. OLD BUSINESS:

Rushford Zoning Law Updates – Rushford is still reviewing current zoning laws. A Rushford Town Board Member indicated that it would take several months to review and update. An article was recently published in the Olean Times Herald in relation to the updates.

STW Local Government Conference – The Planning & Development office set up at the Local Government Conference held in Houghton on May 9th. More than 100 tour guides were handed out to approximately 1/3 of attendees. There were over 400 people in attendance, in addition to vendors and speakers. The conference allows for the Planning office to have impromptu meetings with local officials in attendance. D. Foster attended both solar classes at the conference, indicating that the second one was much better than the first he attended.

NYSERDA NY-SUN Program Workshop – On May 30th, NYSERDA is coming to present on the NY-SUN Program for government officials. It is designed as an all-day introductory session. There are approximately 17 people signed up so far with a maximum of 50 allowable.

Review/Comments of the Allegany County Planning Board By-Laws – The planning board by-laws have already been sent to the County Attorney for her review. Two copies of the by-laws are provided – one with edits showing the mark-ups that K. Dirlam has already completed, and one presented as a clean copy. The following comments were made during review:

- 1) K. Dirlam first went through the document to highlight the prominent changes with the group
- 2) Article I, Section 7: When referring to the Robert Rules, which edition? Should it state the latest edition, or should it be a specific edition?
- 3) Article II, Section 1: C. Jones (guest) suggested that it should be clarified, ex-officio members can vote on board business, but do not have the same responsibilities as a regular board member does.

- 4) Article II, Section 1: V. Perkins asked for clarification on the “board succeeding” comment (bullet #1).
- 5) Article II, Section 1: Open discussion on whether or not a County Legislator should be allowed on the Planning Board as a member or not. J. Roederer asked if there would be any implications to having one on the board. It was decided that there would be no advantage and that it is preferred to include the language that does not allow a legislator to be a board member (paragraph #3).
- 6) Article II, Section 4D: The paragraph is unclear what happens if a board member does not meet the training requirements. Ex) Is removal of the board member immediate? Is it at the next board meeting? Is it at the next appointment? This should be defined better.
- 7) Article III, Section 1 & Section 2D: Open discussion on abolishing the Assistant Secretary officer. A background of why the officer position was first established was given. It was determined by the group to abolish the Assistant Secretary position, as it is no longer required for the board.
- 8) Article IV, Section 1: The previous set of by-laws authorized the County Planner to sign any papers or letters on behalf of the Board as needed. Because there is no longer a County Planner on staff, it was decided to allow the County Director of Planning to sign.
 - **A motion was made by J. Ninos to authorize the County Director of Planning to sign any papers or letters on behalf of the Allegany County Planning Board as needed. The motion was seconded by J. Roederer and carried.**
 - **A motion was made by D. Foster to approve the changes to the Allegany County Planning Board By-Laws revised in April 2018. The motion was seconded by P. VanDyke and carried.**
 - The by-laws also have to go to the Allegany County Legislature with an expected approval process to take approximately 6-8 weeks.

V. CORRESPONDENCE:

None

VI. REPORTS:

A.) *DEC Report:*

- a. Hyland Facility Associates (Hyland Landfill) recently applied for a renewal of their Title V air pollution control permit. The project is not subject to SEQR because it is a Type II action.
- b. RLRD Property – Merrill Arthur Project, application for an Article 15 Title 5 Excavation & Fill in Navigable Waters. The project is an unlisted action, and deemed that it will not have a significant impact on the environment.

B.) *Intergovernmental Review Projects [IRP’S]:* n/a

C.) *Southern Tier West Report.* ARC grant applications are due in June for board member review.

D.) *Community Planning:*

- a. K. Dirlam has been meeting with the Town and Village of Almond frequently, working on updating future growth plans, maps, and the Comprehensive Plan.
- b. The Town of Caneadea Comprehensive Plan has been recently updated. A public hearing is taking place in the near future and a referral to the County Planning Board is expected for June.

- E.) **Genesee River Wilds:** A map of access points created by Genesee River Wilds along the Genesee River was provided and shows an update of the site that are officially open. There are three new sites this year with a couple proposed access points to be developed going forward.
- F.) **Planning & Economic Development Office Report/Updates:**
- a. **Shared Services** – The Shared Services Initiative Plan is coming to a close, with a draft to be presented soon and public hearings scheduled in June and August. The final plan is due to New York State in September.
 - b. **Local Update of Census Addressing** – LUCA is still in the review process. M. Denhoff and Justin Grigg have been reviewing addresses as much as they can to complete the review. The data updates are due to the Census Bureau by the end of June.
 - c. **Land Bank Updates** – The Land Bank recently acquired several properties through the County tax sale. Two of the properties will be potential demolition projects, three properties are potentially marketable, and one is an empty lot. Transfer of the properties is expected in June.
 - d. **Website** – The Tourism website is being incorporated into the Allegany County website. This has the potential for completion by Labor Day but includes many working parties.
 - e. **Hazard Mitigation Plan** – The Town of Belfast has approved the Plan so that movement on the river project can continue through the Soil and Water office.
 - f. **Development** – The waterline project is close to the bid out process, however it has been held up by a few easement issues. The Park and Ride project is expected to be completed this week after an evaluation is completed on items that remain to be finished as part of the project.

VII. GOOD OF THE ORDER

None

VIII. ADJOURNMENT:

On a motion by D. Foster and 2nd by J. Stoltzfus, the meeting is adjourned at 8:12 pm.

The next meeting is scheduled for June 20th at 7 pm.

Notes respectfully submitted by Michelle Denhoff



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

Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: James Ninos

Allegany Planning Board Minutes: June 20, 2018

Present: B. Fanton, D. Foster, L. Gridley, J. Gorton, J. Ninos, J. Roederer, P. VanDyke
Absent: Wm. Emrick, L. Kaminski, V. Perkins, J. Stoltzfus
Guests: K. Dirlam – Director of Planning, M. Denhoff – Planning & Development Specialist,
Location: BOCES Community Room, Belmont

I. CALL TO ORDER:

Chairman L. Gridley called the meeting to order at 5:30 PM.

II. MINUTES:

Minutes for **May 16, 2018** were reviewed: **On a motion by P. VanDyke and 2nd by D. Foster, the May 2018 minutes are approved.**

III. NEW BUSINESS:

Town of Caneadea Comprehensive Plan Referral – K. Dirlam provided a letter to the Planning Board with official comments stating that nothing major stands out in the plan and that his opinion is that the Board should either approve the plan or make a determination of no significant county-wide or inter-community impact. (Letter provided) Board comments included:

- There is no mention of the Rushford Lake Recreational District in the Caneadea Plan. It should be mentioned.
- The plan states that the review cycle is going to be every three years. That is something they may want to consider changing, as that can be a challenging timeline.
- There is only mention of Houghton College and Houghton Academy in the Plan. What about the other public schools serving the area?
- The Plan mentions keeping blight away from established neighborhoods, but does not say they would like to do that for other areas. Is there no concern for areas that are not neighborhoods?

With no further discussion on the topic, a motion by D. Foster was made to approve the Town of Caneadea Comprehensive Plan with comments. The motion was seconded by B. Fanton and carried.

IV. OLD BUSINESS:

None

V. CORRESPONDENCE:

None

VI. REPORTS:

- A.) ***DEC Report:*** n/a
- B.) ***Intergovernmental Review Projects [IRP'S]:*** n/a
- C.) ***Southern Tier West Report:*** n/a

D.) *Community Planning*: n/a

E.) *Genesee River Wilds*: n/a

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

VII. GOOD OF THE ORDER

- Town and Village of Almond Comprehensive Plan is being completed and is expected to come through as a referral soon.
- The County Wide Shared Services Initiative Plan is near completion with the first public hearing scheduled for June 26, 2018.

VIII. ADJOURNMENT:

On a motion by D. Foster and 2nd by J. Roederer, the meeting is adjourned at 5:53 pm, to be immediately followed by a SEQR training.

The next meeting is tentatively scheduled for July 18th at 7 pm.

Notes respectfully submitted by Michelle Denhoff



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

Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: James Ninos

Allegany Planning Board Minutes: July 24, 2018

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

I. CALL TO ORDER:

Chairman L. Gridley called this special meeting to order at 4:07 PM. The Chairman welcomed everyone.

II. MINUTES:

Minutes for **June 20, 2018** will be reviewed: **On a motion by Bill Emrick and 2nd by Jim Ninos minutes from June 2018 were reviewed and approved.**

III. NEW BUSINESS:

Town of Centerville Referral for updates to Local Law #1 of 2010 on Wind Energy Facilities – Original 2010 law provided, as well as updated law with referral form and SEQR Parts 1, 2 and 3. A few comments that were noted during discussion but are not officially included or submitted for change:

- The numbering of bullets seems to get out of order at certain points in the document.
- 11 Required Safety Measures – found it interesting that the part about fences was completely removed. Seems like a reasonable landowner request.
- Section 10 part A 6 says no Guy Wires but later on in a different section III 24 M it talks about guy wires. We decided that that that they were for different kinds of towers but it was kind of confusing.
- 30 Enforcement – much discussion on the impact of the line about every such person shall be deemed guilty of separate offense ... and how that would be interpreted, calculated and a particular enforcement would be put onto someone especially if it was jail time. Seems like perhaps it could use a bit more clarity.
- The SEQR notes a Neg. Dec Statement but it wasn't included with this package. Only the 3 parts of the forms.

On a motion by Jon Gorton and 2nd by Jean Louis Roederer the Planning Board did APPROVE the revision to the wind law.

IV. OLD BUSINESS:

Director Dirlam discussed the current status of the Rushford Town Zoning law referral. They are still working on this update and have been working with their Town attorney.

V. CORRESPONDENCE:

A) Eight Point Wind LLC Article 10 Application Deficiencies (second notice – first notice given in January 2018, with applicant’s initial response in April) – No action required.

VI. REPORTS:

- A) DEC Report – summary provided for week of June 27th Village of Cuba SPDES permit application; week of July 3rd Town of Portville Mined Land Reclamation permit application
- B) Intergovernmental Review Projects [IRP’s] – 18.12, 18.13, 18.14, 18.15 – No comments
- C) Southern Tier West Report – provided Minutes from June 2018 meeting and Director’s Program reports. Discussed the Cemetery GIS/GPS Program that they have started. This project will be opened up to the three counties.
- D) Community Planning Updates: expect that the Town/Village of Almond will submit their Comprehensive Plan for official review in the next 30 days. The County has restarted their review of their Comprehensive Plan. This includes the update of the Open Space Inventory currently underway.
- E) Planning & Economic Development Office Report/Updates:
 - a. LUCA has been completed and submitted. Over 5000 points were changed, added or deleted including adding over 1100 address numbers.
 - b. Angela McKay has started as the Assistant Director of Economic Development and Planning in the Planning Office.

VII. GOOD OF THE ORDER

None noted

VIII. ADJOURNMENT:

The next meeting is scheduled for August 15, 2018 at 7 PM at the Crossroads building.

On a motion by Dale Foster and 2nd by Paula Van Dyke, the meeting was adjourned at 4:55 pm.



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

Chairman: Lee Gridley * Vice-Chairman: Dale Foster * Secretary: James Ninos

Allegany Planning Board Minutes: September 19, 2018

- Present:** Wm. Emrick, D. Foster, J. Gorton, L. Gridley, J. Ninos, J. Roederer, P. VanDyke, V. Perkins, B. Fanton
Excused: J. Stoltzfus, L. Kaminski
Guests: Kier Dirlam – Director of Planning, Michelle Denhoff – P&D Specialist, Aaron Saykin – Hodgson & Russ, Jennifer Tuttle – E3 Communications, Debbie Bigelow – Concerned Citizens of Allegany County (CCAC), Karen Ash – CCAC, Fred Sinclair - CCAC
Location: Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Chairman L. Gridley called this special meeting to order at 7:02 PM. The Chairman welcomed everyone.

II. MINUTES:

Minutes for **July 24, 2018** were reviewed: **On a motion by P. VanDyke and 2nd by Wm. Emrick minutes from July 2018 were reviewed and approved.**

August 2018 minutes were also provided; however there wasn't a quorum present so they are intended for information purposes only.

III. NEW BUSINESS:

- A) Town of Rushford Referral for updates to their law governing wind energy facilities – included in the package is the law, notice of the public hearing that was held on September 12th in the Town of Rushford, part 1 of the EAF, and a letter from the Law Office of Gary Abraham (representing Concerned Citizens of Centerville).
- The letter from Mr. Abraham's office states the concern that a full EAF was not presented to the planning board with the law and that it should not be approved because of that. There is also a case reference provided by the County's Attorney that concludes parts 2 & 3 of the EAF do not need to be submitted with the law update if they have not been completed.
 - Director Dirlam noted that this law is similar to the Centerville Wind Law that was approved during the July meeting, with some additional wording due to the zoning law in place at Rushford.

Public Comments –

- Mr. Sinclair stated that members of the CCAC have attended meetings held by Invenergy in Centerville and also at the Rushford Conservation Club. Although the group has decided they are neither for or against wind projects in the area, there are several concerns that they feel have not been adequately addressed in the law.
 - Concerns include acoustics, distance, subsonic pulsing, size of the mills, impacts to the Amish communities, view shed and property values.

- Separation distance from mill to mill and an increase in the allowable decibel level are also of concern.
- There is already an established power generator in Western New York and there is concern about what would happen if the grid were overloaded to the excess energy supplied, as it is not needed in our small townships.
- Mr. Sinclair requested that the Planning Board request more information before approving the law, or waiting for the full environmental impact statement.
 - Mr. Saykin, a lawyer representing Invenergy, stated that the time lines for an EAF submission are different when submitting a law vs. submitting a project. The full EAF is expected to be done on the project at a later date and when the law goes back to the town, public comments and concerns will be taken into consideration.
- P. VanDyke asked if the company has done other projects in the area and why these particular mills are so much larger.
 - Ms. Tuttle, with E3Communications, stated that Invenergy is working with GE and that larger mills will produce more energy. It is a natural progression in technology.
 - Director Dirlam indicated that the planning board has been receiving correspondence on this particular project for several months.
- In further discussion, J. Ninos said that although the environmental impacts and concern of grid overload are understood, this particular session is about reviewing the law, not a specific project.

On a motion by J. Gorton and 2nd by B. Fanton the Planning Board did APPROVE the revision to the wind law.

IV. OLD BUSINESS:

- A) Town of Centerville referral wind law – None
- B) Town of Rushford referral zoning law – The Town of Rushford website had a notice that an emergency meeting was being held on September 4, 2018 to discuss zoning. The law is still under review.
- C) Almond Comprehensive Plan – The public hearing was held on September 12, 2018 with few comments and concerns on zoning along a stretch on McHenry Valley rd that currently requires businesses to obtain a variance. The SEQR was completed and both the Village and Town of Almond approved the comprehensive plan. This is the first update since 1970.

V. CORRESPONDENCE:

- A) Town of Farmersville Wind Energy Facilities Law, SEQR Lead Agency Notice
- B) Article “County Planning Board sends Farmersville Wind Law Back to Town Board”
- C) Canisteo Wind Energy Center Recommended Viewpoints Official Request for Information – A letter and information about mill viewpoints in Steuben County. None of the mills are in Allegany County, but there are a few areas where they may be seen from a distance.
- D) Habitat Management Plan for Keeney Swamp Wildlife Management Area 2018-2027 – The plan is specific to sustaining certain wildlife and species in the management area. There is a similar plan for every state owned management area in New York.
- E) Eight Point Wind, LLC Compliance with Article 10 letter – The planning board has previously received notices that Eight Point Wind had not been in compliance with Article 10 regulations; however, they have now met all requirements and a public hearing is set for October 17, 2018.

VI. REPORTS:

- A) DEC Report – summary provided for week of August 14, 2018 on renewal of the Title V air pollution control permit for Hyland Landfill in Angelica. The week of September 12, 2018 a public notice was released that the public comment period would be extended for the permit through October 14, 2018. The Town of Caneadea renewed a SPDES permit for their waste water treatment facility in Houghton.
- B) Intergovernmental Review Projects [IRP's] – None
- C) Southern Tier West Report – Director Dirlam indicated that he expects to become Chair of the Southern Tier West Board at tomorrow's meeting.
- D) Community Planning Updates: Village of Alfred is conducting a project at the traffic light in town and intended on doing a bridge project on Pine Street. The project was recently halted due to ownership concerns but they are in the process of changing ownership now.
- E) Training – February or March would be a good time to think about having training on how to run a meeting or public hearing. A mock session of what not to do would be a good interactive tool with a question and answer after.
- F) Planning & Economic Development Office Report/Updates: Allegany County Young Professional group is up and moving again with an event scheduled September 20th from 6-8 at the Wellsville Country Club; October 10th, the SBA/IDA/SCORE and Chamber are hosting a session on how to start and manage a business; Shared Services Plan has unofficially been accepted, with a meeting on 9/25 at 7pm to have an official vote; Eagleview Pictometry is available online again if anyone is interest in signing up; Tourism website transfer and redesign is still in the process and will be live by the end of this year; A new postcard to welcome business owners that have filed DBA certificates has been printed with contact information for the development office; and a Business Resource Guide has been developed and is available online after entering contact data so that those that request the information can be accounted for.

VII. GOOD OF THE ORDER

Allegany County History Awareness Week is next week and will feature works, accounts, artifacts, etc. from World War I, World War II and events in between. All related events are free to the public and held at the David A. Howe Public Library in Wellsville, with a closing session at the Palmer Opera House in Cuba.

VIII. ADJOURNMENT:

The next meeting is scheduled for October 17, 2018 at 7 PM at the Crossroads building.

On a motion by D. Foster and 2nd by Wm. Emrick, the meeting was adjourned at 8:27 pm.

Minutes respectfully submitted by Michelle Denhoff