

TOWN OF CARROLLTON PLANNING BOARD

Minutes for September, 2014

Present: Chairman Bob Wood, Julie Chartreau, Rolland Corbin, Town Supervisor Bruce Hudson and Town Councilman Ralph Bottone. Excused: Linda Brown, Florence Fuller.

The meeting was opened at 5:00 PM by Chairman Wood.

Motion to accept minutes of the August 19, 2014 meeting was made by Rolland Corbin, seconded by Ralph Bottone.

Chairman Wood reported that the Comprehensive Plan and Land Use Management Plan are now on the Town of Carrollton website. He stated that over 120 pages of transparency in government are now available to Town residents.

Chairman Wood submitted a preliminary budget for fiscal year 2015 for the Planning/Zoning Board to Bruce Hudson, Town Supervisor.

Chairman Wood asked Julie Chartreau to be the Town of Carrollton's representative for input on recreational trail expansion in Cattaraugus County. Julie agreed and stated that she already has information on this but no dates have been set for meetings.

The sale of the former Municipal Building to Sig Digitz was discussed. Chairman Wood thinks the Planning Board should be involved. He is concerned about the mold and asbestos issues, as this is a public building. Supervisor Hudson said the Town Board has the right to decline the building be used for an auction house and the Board has the ability to make regulations if Mr. Digitz purchases the building. Because of questions, Lance Jobe was called for a telephone conference. Lance said Mr. Digitz will have to apply for a Zoning Application for his intended use as an Auction House. It is a non-conforming building and grand fathered in. Bob said he had issues with Lance's opinion. The building is okay for office use but there is no definition for an auction hall in the Zoning Law. Lance said the application for an auction hall will be denied and it will be referred to the Zoning Board of Appeals. A Special Use Variance will be needed. Variances are issued if the applicant shows that the applicable zoning regulation and restrictions have caused unnecessary hardship stated in Section 13.4 of the Zoning Law.

There will be a public forum Monday, September 29, 2014 at the Cutco Theater on the JCC Campus in Olean on the update to the Cattaraugus County Comprehensive Plan. Additional meetings will be held Thursday, October 2, 2014 at the Randolph Town Hall, 72 Main Street and Tuesday, October 7, 2014 at the County Center Building in Little Valley. All forums begin at 6:30 p.m. and everyone is invited to attend.

The Town of Carrollton Application for Zoning Permit Forms is on file in both the Town of Carrollton Clerks office and the Water/Sewer Department office.

Julie Chartreau said Chief Mike Soper is willing to give the Regatta a try but would want someone else from the Fire Department to be in charge as Mike is 'tapped out'. Julie Chartreau also said she is going to research Cornell University as they offer services for Community and Regional Development that may benefit the Town.

The meeting was adjourned at 5:55 PM. Motion made by Rolland Corbin, seconded by Bob Wood.

The next Planning Board meeting is scheduled for October 21, 2014 in the Town Municipal Building at 5:00 PM.

Respectfully submitted,

Rosemary Fowler