

Agenda

Planning & Economic Development Committee

July 15, 2026, 6:00 p.m., Legislative Chambers

Livestreamed on YouTube

Gerace Office Building, Mayville, NY

- A. Call to Order
- B. Approval of Minutes (06/17/26)
- C. Privilege of the Floor
 1. Local Law Intro 9-26 – A Local Law Opting Out of RPTL Section 487 Tax Exemptions for Certain Equipment and Energy Systems
 2. Resolution 184-26 – Declaring Job Creation the Number One Economic Development Goal
(Referred to Planning & Economic Development Committee during the June 2026 Legislature meeting.)
 3. Proposed Resolution – Requesting AFPB to Remove Parcel from Agricultural District 10
 4. Proposed Resolution – Government Reduction Initiative Assistance for Town of Pomfret for North Chautauqua County Re-Organization Plan
 5. Proposed Resolution – Authorizing Application Submittal for 2026 Community Development Block Grant Funding through the New York State Office of Community Renewal
 6. Proposed Resolution – Approve Dunkirk Lighthouse and Veterans Park Museum Non Pointsource Grant Application
 7. Proposed Resolution – Approve Bemus Creek Local Waterfront Revitalization Program Implementation Grant Application
 8. Other –

LOCAL LAW
INTRODUCTORY NO. 9-26
CHAUTAUQUA COUNTY

A LOCAL LAW OPTING OUT OF RPTL SECTION 487 TAX EXEMPTIONS FOR
CERTAIN EQUIPMENT AND ENERGY SYSTEMS

BE IT ENACTED, by the County Legislature of the County of Chautauqua, New York, as follows:

1. Purpose and Intent. New York State Real Property Tax Law (“RPTL”) Section 487 provides that real property which includes certain equipment or energy systems “shall be exempt from taxation to the extent of any increase in the value thereof by reason of the inclusion of such” equipment or energy system. In 2007, the Chautauqua County Legislature enacted Local Law 8-07, opting out of the solar, wind, and farm waste energy system tax exemptions provided under RPTL Section 487. Since that time, RPTL Section 487 has been amended to include exemptions for additional categories of equipment and energy systems, including “electric energy storage equipment and electric energy storage system[s],” which the statute defines as including battery-based energy storage equipment and systems. The statute also permits counties to enact a local law opting out of the new tax exemptions. This Local Law is being enacted pursuant to RPTL Section 487(8)(a)(ii) in order to opt out of and remove such exemptions.

2. Certain Tax Exemptions Not Applicable in Chautauqua County. No tax exemption under RPTL Section 487 shall be applicable to Chautauqua County taxes with respect to any micro-hydroelectric energy system, fuel cell electric generating system, micro-combined heat and power generating equipment system, electric energy storage equipment or electric energy storage system, or fuel-flexible linear generator electric generating system constructed subsequent to the effective date of this Local Law.

3. Severability. If any provision, word, clause, sentence, or paragraph of this Local Law or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Local Law which can be given effect without the valid provision or application, and to this end the provisions of this Local Law are declared to be severable.

4. Additional Filing Requirements. In addition to filing with the Secretary of State, copies of this Local Law shall be filed with the Commissioner of the New York State Department of Taxation and Finance and with the President of the New York State Energy Research and Development Authority, in accordance with RPTL Section 487(8)(a).

5. Effective Date. This local law shall take effect upon filing with the Secretary of State.

Sponsor: Legislators Scudder, Proctor

**CHAUTAUQUA COUNTY
RESOLUTION NO. _____**

TITLE: Declaring Job Creation the Number One Economic Development Goal

AT THE REQUEST OF: Legislator Fred Larson:

WHEREAS, Chautauqua County has recently lost 230 jobs at Bush Industries, 100 jobs at Serta Mattress, 350 jobs at Truck Lite, and 79 jobs at Monofrax, all in the Town of Ellicott; and

WHEREAS, the County earlier lost 500 jobs at Carriage House in Fredonia and 200 jobs at Petri Baking in Silver Creek; and

WHEREAS, the County has seen Employment drop by 14,000 (from 64,000 to 50,000) over the past 15 years or so; and

WHEREAS, the loss of employment has resulted in Chautauqua County losing population since the 2010 Census at the highest rate of any of the 8 counties of Western New York, declining from about 135,000 residents to just 124,000 (a loss of 11,000 residents); now therefore be it

RESOLVED, that the Chautauqua County Legislature declares private sector and not-for-profit sector Job Creation the Number One Economic Goal of County Government and its Chautauqua County Industrial Development Agency; and be it further

RESOLVED, that government grants, Payment in lieu of tax agreements (PILOTS), exemptions from sales taxes and mortgage taxes, low interest loans and taxpayer-funded infrastructure improvements be directed at private investment that will create jobs for our residents.

APPROVED

VETOES (VETO MESSAGE ATTACHED)

County Executive

Date

**CHAUTAUQUA COUNTY
RESOLUTION NO. _____**

TITLE: Requesting AFPB to Remove Parcel from Agricultural District 10

BY: Planning & Economic Development Committee:

AT THE REQUEST OF: County Executive Paul M. Wendel, Jr.:

WHEREAS, the Chautauqua County Legislature is responsible for Chautauqua County Agricultural District 10 encompassing the Towns of Arkwright, Charlotte, Cherry Creek, Ellington, Gerry, and Villenova; and

WHEREAS, Article 25AA section 303-a of the New York State Agriculture and Markets Law authorizes the continuance and modifications of agricultural districts within the County of Chautauqua, in accordance with the procedures set forth therein; and

WHEREAS, in accordance with New York State Agriculture and Markets Law Section 303-a, municipalities and land owners within the district may propose a modification of the district; and

WHEREAS, S/B/L 267.00-2-30.3 is a 2.3-acre parcel in the Town of Gerry owned by the County of Chautauqua, currently utilized as a staging area managed by the Department of Public Facilities and is no longer being utilized for agricultural production and should be removed from Agricultural District 10; now therefore be it

RESOLVED, that the Chautauqua County Legislature requests the Chautauqua County Agricultural and Farmland Protection Board (AFPB) remove parcel 267.00-2-30.3 from Chautauqua County Agricultural District 10 as part of the eight-year review of the District.

APPROVED

VETOES (VETO MESSAGE ATTACHED)

County Executive

Date

**CHAUTAUQUA COUNTY
RESOLUTION NO. _____**

TITLE: Government Reduction Initiative Assistance for Town of Pomfret for North Chautauqua County Re-Organization Plan

BY: Planning & Economic Development and Audit & Control Committees:

AT THE REQUEST OF: County Executive Paul M. Wendel, Jr.:

WHEREAS, pursuant to Local Law 4-17 of the County of Chautauqua, the County is authorized pursuant to a duly adopted resolution to “provide assistance to other municipalities in Chautauqua County to accomplish the consolidation and dissolution of local government entities”; and

WHEREAS, pursuant to Resolution 139-17 and Resolution 251-25, the County implemented a Government Reduction Initiative (GRI) Plan in furtherance of Town and Village government efficiencies; and

WHEREAS, the County wishes to continue its efforts to work alongside New York State by minimizing the layers of local government in order to reduce property taxes, improve the business climate, and spur economic development in Chautauqua County; and

WHEREAS, the County further wishes to encourage government efficiency initiatives among school districts, cities, and local government entities as defined by New York General Municipal Law § 750(13) (which includes, without limitation: towns, villages, sewer districts, water districts, and fire districts); and

WHEREAS, the Town of Pomfret submitted and was awarded \$50,000 of GRI funding pursuant to resolution 82-26 to support sharing and consolidating services in conjunction with the Village of Fredonia, Town of Dunkirk, City of Dunkirk (hereinafter called “partners”) and

WHEREAS, the focus has shifted to consider consolidations, dissolutions, and/or mergers of municipalities with shared services as a secondary option for the partners, and

WHEREAS, a request for proposal to develop a North Chautauqua County Re-Organization Plan was released by the Town of Pomfret to prepare a comprehensive study to examine the feasibility and impacts of local government re-organization for the partners, and

WHEREAS, two proposals were received and considered by the partners and a tentative consultant was selected with an estimated base cost of \$100,000 for the plan; and

WHEREAS, the Pomfret was awarded State funding in the amount of \$25,000 for this project, leaving a current funding gap of \$25,000, and

WHEREAS, the partners do not have the funding resources within their operating budgets to fund this project but understand an endeavor of this magnitude should not be undertaken without careful study and a well-developed implementation plan, and

WHEREAS, the final plan will provide the partners with five recommendations consolidations, dissolutions, mergers, and/or shared services, and

WHEREAS, an GRI review group consisting of the County Executive, Chair of Chautauqua County Legislature, Majority Leader, Minority Leader, and Deputy County

APPROVED

VETOES (VETO MESSAGE ATTACHED)

County Executive

Date

Executive for Economic Development thoroughly reviewed Town of Pomfret's request for consistency with State and Local Laws and County Resolutions 139-17 and 251-25; and

WHEREAS, budget amendments are necessary to authorize funding for Town of Pomfret's request; now therefore be it

RESOLVED, That the County Executive is hereby authorized to enter into any and all agreements for the aforementioned project, and execute any additional documentation, amendments, or addenda necessary to effectuate the aforementioned project; and be it further

RESOLVED, That A Fund Balance is appropriated as follows:

INCREASE THE USE OF FUND BALANCE:

A.----.----.917.0000 Unassigned Fund Balance—Unassigned Fund Balance \$25,000

; and be it further

RESOLVED, That the Director of Finance is hereby authorized and directed to make the following changes to the 2026 adopted budget in order to fund the Town of Pomfret's request:

INCREASE APPROPRIATION ACCOUNT:

A.8020.----.4 Contractual-Planning \$25,000

APPROVED

VETOES (VETO MESSAGE ATTACHED)

County Executive

Date

**CHAUTAUQUA COUNTY
RESOLUTION NO. _____**

TITLE: Authorizing Application Submittal for 2026 Community Development Block Grant Funding through the New York State Office of Community Renewal

BY: Planning & Economic Development Committee:

AT THE REQUEST OF: County Executive Paul M. Wendel, Jr.:

WHEREAS, Sunnyside Ventures 716 LLC (the Company) plans to renovate and equip a building located at 31 S. Erie Street, Mayville, New York to create a boutique hotel and spa operating as Paradiso Spa & Suites (the Project); and

WHEREAS, the Company has requested that Chautauqua County apply for funding on its behalf from the New York State Office of Community Renewal (OCR) to finance a portion of the Project costs; and

WHEREAS, the Chautauqua Region Economic Development Corporation (CREDC) is assisting in the facilitation of the Project and has requested that the County provide the OCR funding to CREDC as a grant for the purpose of making a loan or loans to the Company to be used to partially fund equipment for the Project and working capital expenses associated with the start-up operation; and

WHEREAS, the Project will result in substantial benefit to Chautauqua County in the form of new investment and new employment positions; and

WHEREAS, the County has held a public hearing to obtain citizens' views regarding the CDBG program as administered by OCR and the project; now, therefore, be it

RESOLVED, that the County Executive is hereby authorized to submit a grant application on behalf of Chautauqua County to the OCR to support the Project; and be it further

RESOLVED, that the County Executive is hereby authorized to execute a grant agreement between the County and OCR along with all related documents associated with the OCR grant, including entering into a grant agreement with CREDC for the implementation of the Project and administration of the OCR grant, all such documents are subject to review and approval by the Chautauqua County Law Department; and be it further

RESOLVED, that the County Executive is hereby designated as the Certifying Officer responsible for all activities associated with the federal environmental review process to be completed in conjunction with the Project.

APPROVED

VETOES (VETO MESSAGE ATTACHED)

County Executive

Date

**CHAUTAUQUA COUNTY
RESOLUTION NO. _____**

TITLE: Approve Dunkirk Lighthouse and Veterans Park Museum Non Pointsource Grant Application

BY: Planning and Economic Development and Audit & Control Committees:

AT THE REQUEST OF: County Executive Paul M. Wendel, Jr. and
Legislative Chairman Pierre E. Chagnon:

WHEREAS, Lake Erie and the Dunkirk Waterfront are invaluable assets to Chautauqua County, but coastal erosion of the bluff on which the Dunkirk Lighthouse and Veteran's Park Museum (Lighthouse) is located threatens the structural stability of the structure; and

WHEREAS, the Lighthouse is an important tourism attraction, a functioning Navigational Aid on the Great Lakes Seaway and a historical site listed on the National Register of Historic Places; and

WHEREAS, The Chautauqua County Department of Planning and Development (CCDPD), the City of Dunkirk, The Lake Erie Management Commission, the Chautauqua County Soil & Water Conservation District and the Dunkirk Lighthouse and Veteran's Park are collaborating to submit a New York State Non-Agricultural Nonpoint Source Planning Grant (NPG) application; and

WHEREAS, if successful, the NPG will have a budget of \$55,000, with \$50,000 being reimbursable by New York State and \$5,000 local match being provided by on-going engineering feasibility studies funded by the Lake Erie Management Commission (LEMC) and Chautauqua County Partnership for Economic Growth (CCPEG); and

WHEREAS, if successful, the NPG will provide support for future grant funding, including the New York State Department of State Local Waterfront Revitalization Program (LWRP) and other Great Lakes funding programs; and

WHEREAS, CCDPD will be the applicant of record, and if successful, provide cash flow and manage the project reporting; now, therefore, be it

RESOLVED, that the Chautauqua County Legislature approves the Dunkirk Lighthouse collaborative DOS NPG Grant Application and the obligation of CCDPD resources to prepare and submit the application; and be it further

RESOLVED, that the County Executive is hereby authorized to enter into any and all contracts necessary to implement the terms of this resolution.

APPROVED

VETOES (VETO MESSAGE ATTACHED)

County Executive

Date

**CHAUTAUQUA COUNTY
RESOLUTION NO. _____**

TITLE: Approve Bemus Creek Local Waterfront Revitalization Program Implementation Grant Application

BY: Planning & Economic Development and Audit & Control Committees:

AT THE REQUEST OF: County Executive Paul M. Wendel, Jr. and
Legislative Chairman Pierre E. Chagnon:

WHEREAS, Chautauqua Lake is an invaluable asset to Chautauqua County but has been designated as an impaired water body and its health and usability are threatened by tributary flooding; and

WHEREAS, Chautauqua County and the four villages and five towns that surround Chautauqua Lake collaborated to prepare and adopt a New York State Department of State (DOS) approved Local Waterfront Revitalization Program (LWRP) for Chautauqua Lake in 2011, which identified priority waterfront development projects in the Town of Ellery and Village of Bemus Point that included the dredging of sediment area at creek deltas, creek outlets and canal outlets; and

WHEREAS, Chautauqua County and the Town of Ellicott collaborated to prepare a DOS funded Dredging Feasibility Report for Chautauqua Lake tributaries in April 2013 that recommended the removal of 20,000 cubic yards of accumulated debris and sediment from the mouth of Bemus Creek, which has not been dredged since 1981; and

WHEREAS, numerous flooding events have occurred along Bemus Creek and are likely to continue to occur unless the hydraulic conductivity of Bemus Creek is restored; and

WHEREAS, Chautauqua County, after thorough consideration of tributary flooding associated with Bemus Creek watershed, has hereby determined that a flood mitigation project is desirable and is in the public interest (the Project); and

WHEREAS, the Chautauqua County Department of Planning and Development (CCDPD) partnered with the Chautauqua Lake and Watershed Management Alliance (Alliance) to submit a successful grant application to the New York State Department of Environmental Conservation's (NYSDEC) Nonpoint Source Planning Grant program to fund the development of a Sediment and Debris Management Plan for Bemus Creek at a total Project cost of \$55,000; and

WHEREAS, the Sediment and Debris Management Plan for Bemus Creek was completed in March 2026 and recommended the removal of approximately 20,000 cubic yards of accumulated sediment and debris from the mouth of Bemus Creek; and

WHEREAS, CCDPD, the Town of Ellery and the Alliance are collaborating to submit a DOS LWRP Implementation Grant to complete the final project design, permitting and dredging of approximately 20,000 cubic yards of sediment and debris from the outlet of Bemus Creek at an estimated cost of \$400,000; and

WHEREAS, the DOS LWRP Implementation Grant has 25% local match requirement of \$100,000 that if successful, will be funded by \$70,583.55 from Capital Project HH-378020-674 and by \$29,416.45 of in-kind services provided by the Town of Ellery that will consist of dewatering, trucking and stockpiling at the Town's Highway Department; now, therefore, be it

APPROVED

VETOES (VETO MESSAGE ATTACHED)

County Executive

Date

RESOLVED, that the Chautauqua County Legislature approves the collaborative DOS LWRP Implementation Grant Application and the obligation of \$70,583.55 from Capital Project HH-378020-674; and be it further it

RESOLVED, that the County Executive is hereby authorized to enter into any and all contracts necessary to implement the terms of this resolution.

APPROVED

VETOES (VETO MESSAGE ATTACHED)

County Executive

Date