

**Regular Meeting of the Great Valley Planning Board  
May 12, 2021**

Present: Chris Schena (chairperson)  
Amy DeTine  
Al Puszcz  
Jeff Ramsten  
Steve Ward

Others: Dan Brown  
Becky Kruszynski  
Rich Rinko  
Dana Chase

The meeting was opened by Chris at 7 PM with the Pledge of Allegiance.

The minutes from the April 14, 2021 meeting (third paragraph) need to be corrected to add **“A motion to grant a variance from 30' to 20' was made by Steve with a 2<sup>nd</sup> by Jeff. All in favor. Chris will do Notice of Decision.”** A motion to accept the corrected minutes was made by Steve with a 2<sup>nd</sup> by Amy. All in favor.

**Dana Chase** would like to have a banquet facility in his barn at 5540 Humphrey Rd. (tax map no. 65.003-2-18.10). This would only be for private events – no ticketed events. He has put in a new floor with radiant heat in the downstairs which would be the dining area. The upstairs would be the “party area” where the music and dancing would be which would only be for the event. There is 64,500 square feet of parking and he would allow for 360 square feet per car. He dug a creek on the property and used the materials for the parking pad. There are driveways on both sides of the barn and he would plan to use one to enter and one to exit. He has talked to the health dept. about the water. The septic for the barn was approved in 2010 and it would be pumped before each event.

There is currently nothing in the zoning code that would allow for this type of use. The board would like to add event centers to the code with the help of Gary Palumbo. Dan said the town board is in the process of formalizing an agreement with Ellicottville so Gary can work with Great Valley. Gary sent Chris a list of questions for the board's consideration.

The planning board put together a list of some of the definitions. The event center would be for private events not repeated on a weekly basis and there would be no admission fee. The event would not be open to the public. There would be no on site food preparation. The event can't exceed the capacity of the existing structure. It would be allowed in all zones but only with a special use permit. The special use permit would be for the site and operator. Must meet structure standards.

The board discussed other considerations. Would outdoor dining be allowed and would it require a tent? Can no on site food preparation exclude barbeque? Is alcohol part of the catering permit? What are minimum standards for lot size? What are hours of operation and are they part of the special use permit? Will porta johns be allowed? Handicap parking.

Jeff moved to adjourn at 8:50 PM with a 2<sup>nd</sup> by Al. All in favor.