

**Regular Meeting of the Great Valley Planning Board
September 8, 2021**

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

Others: Dan Brown
Becky Kruszynski
Rich Rinko
Gary Palumbo
Anthony Fedorowicz
Stacey Santee
Jeremy Sliviak
Dana Chase
Eileen Hostuttler

The meeting was opened by Chris at 7:10 PM with the Pledge of Allegiance.

A motion to hold this meeting in honor of Don Roll was made by Amy with a 2nd by Al. All in favor.

A motion to accept the minutes of the August 18, 2021 meeting as submitted was made by Chris with a 2nd by Steve. All in favor.

Gary Palumbo had submitted a new draft for event centers to the board prior to the meeting. Jake Alianello could not be at the meeting so he submitted his concerns to Gary prior to the meeting. The board discussed Jake's concerns and made changes to the proposed draft.

Gary said he would make the changes that were discussed and have them back to Chris by Friday, September 10. Chris will email copies to the board. A motion for Chris to give the proposed edited draft to the town board at their meeting on Monday, September 13 was made by Steve with a 2nd by Amy. All in favor.

Gary stated that this will be a Type I action SEQR because the changes will affect more than 25 acres. Environment Assessment Form (EAF) Part 1 and the draft amendment will have to be sent to the county. Gary or Jake will do the EAF Part 1. Gary said he would talk to Jake.

Eileen Hostuttler wants another subdivision done but had no paperwork. She was told she would need to fill out the paperwork and submit it along with a stamped survey. Chris said he would email Eileen the paperwork she would need to fill out.

Anthony Fedorowicz and Stacey Santee want to put a double wide on their property which is zoned RR. This is currently not a permitted use. They prefer a double wide over a modular home because of the cost difference.

There was much discussion on mobile, modular, and manufactured homes. What are manufactured homes and where they are allowed? According to the state definition manufactured homes include modulars and double wides but the town breaks them apart. When asked if the definitions should be changed Gary suggested to match the state definition. He also said it would be easier to change the land use table to SP than to get a variance for something that is not allowed. Also, if time is important this would be the quickest solution. If they are allowed, the manufactured home would be the primary and only residence. A motion to recommend to the town board to change the class under RR for manufactured housing on individual lots from NP to SP was made by Amy with a 2nd by Steve. All in favor.

Chris reminded the board about the webinar that Southern Tier West will be hosting on September 23 at the town hall at 1 PM.

Steve moved to adjourn at 8:45 PM with a 2nd by Al. All in favor.