

**Regular Meeting of the Great Valley Planning Board
November 10, 2021**

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

Others: Dan Brown
Jake Alianello
Gary Palumbo
Anthony Fedorowicz
Stacey Santee
Maria Barrera
Pat Martin

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

A motion to accept the minutes of the October 13, 2021 meeting as submitted was made by Steve with a 2nd by Chris. All in favor.

Paul Slocum submitted an application for a minor subdivision on tax map no. 73.004-1-42.3. The property is located on Halsaver Rd. and is 4.05A. The subdivision would be .589A which would be added to adjacent acreage. It was decided this could be accomplished with a lot line adjustment. By doing a lot line adjustment no additional parcel would be created. Both lots will meet current zoning requirements. All fees will be refunded.

Gary Palumbo submitted a draft of amendments for zoning for manufactured homes. He proposed amendments to Articles 2, 3, and 4 of the current code. The board discussed and made changes to the proposal. Gary said he would make the changes and get them back to the board. After board approval the changes will be presented to the town board.

Anthony Fedorowicz and Stacey Santee want to put a manufactured home on their property on Mutton Hollow Rd. (tax map no. 65.001-1-28.5) which will require a special use permit. The board advised them of what they would need for the application. Gary stated this would be a Type II action because it is a single family home. If they submit a completed application within 10 days of the next planning board meeting they can have their public hearing at the December meeting.

Short Term Rentals

Gary looked at the existing zoning code and saw nothing about short term rentals. There was much discussion with the board and those in attendance. Some of the concerns are the number of occupants, noise, no on street parking, enough parking spaces for maximum number of occupants, garbage, emergency contacts, accountability, enforcement, licensing, and a neighborhood complaint mechanism. The board would like to make all short term rentals by special use permit which the owner would need to do once and would be nontransferable. A license will also be needed and will have to be renewed annually. After the special use permit is issued code

enforcement could issue the license. Because short term rentals have never been legal there will be no grandfathering in.

The county health dept. does not regulate Airbnbs. Liability issues need to be discussed with the town attorney. Taxation is handled at the county.

Gary said he would do a memo of items discussed and send it to Chris.

Al moved to adjourn at 9:10 PM with a 2nd by Jeff. All in favor.