

Regular Meeting of the Great Valley Planning Board
Zoning Board of Appeals
March 10, 2021
(no January or February meetings)

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

Others: Jake Alianello
Dan Brown
Marcy Brown
Becky Kruszynski
Rich Rinko
Kevin Everett
Jim Weaver
Levi Weaver
Ray Schroeder – Airosmith Development - virtually
Kurt - Armstrong Telephone Co. - virtually
Jason – Armstrong Telephone Co. - virtually

The Zoning Board of Appeals meeting was opened by Steve at 7PM with the Pledge of Allegiance.

Armstrong Telephone Co. is looking to construct a fiber optic hub site in the Southern Tier West (STW) parking lot (tax map no. 73.004-1-8.1) as part of the NYS Broadband Initiative. The purpose of the hub is to energize the line, provide backup power, and distribute service to homes and businesses in the community – it is the point of origin for distribution to the community. The hub would consist of an 8' x 12' concrete building and an emergency generator which would be fenced in a 25' x 25' area with an access gate. Existing utility poles on Rt. 219 would be used to get power and fiber to the hub. Also, it would eliminate 2 parking spots.

The state of NY gives census blocks that must be fulfilled. This hub would cover areas in Great Valley and Salamanca. Amy asked why Great Valley and Salamanca – can it be shifted one way or the other? Armstrong Telephone Co. told her they are committed to covering the census block. Amy then asked about the radius and was told 17 miles. She asked about other sites and was told there were interested property owners but the lots were undersizable. Also, there has to be consideration for the neighbors. STW was the least intrusive. She then stated that Great Valley's experience with cell towers has not been great. There will be a total of 20 of these hub sites designed with no coverage gaps. If there are gaps the bulk of the area will be covered but not all of it.

Armstrong Telephone Co. is looking for an area variance setback from 30' to 20'. Steve asked why not 30' and was told that 30' would take too much of the parking lot. STW requires 101

parking spaces and now has 103 spaces. A motion to schedule a public hearing for an area variance on April 14, 2021 was made by Amy with a 2nd by Jeff. All in favor. Due to the location being on Rt. 219, the proposal must go to the county planning board. Chris talked to the county planner and was told the county decision would be back before the next meeting. A motion to send the proposal to the county planning board was made by Jeff with a 2nd by Al. All in favor.

A motion to close the Zoning Board of Appeals meeting at 7:20 PM was made by Jeff with a 2nd by Amy. All in favor.

The Planning Board meeting was opened by Steve.

Armstrong Telephone Co. is looking for a special use permit to construct a fiber optic hub site in the STW parking lot. The board went thru the each of the 15 general standards in Article 8.4 of the Zoning Code for granting a special use permit and determined there was no conflict. A motion to schedule a public hearing on April 14, 2021 for a special use permit was made by Amy with a 2nd by Jeff. All in favor. Chris has already sent letters to the adjacent owners.

Kevin Everett would like to have a banquet facility in a barn at 5099 Rt. 98 (tax map no. 65.002-1-17.1). This parcel is 102A. He has already talked to a wedding planner and received positive feedback. He is planning to put in new floors, picture windows which would allow air flow, a deck with access to the grounds, and a pond. He will make it handicapp accessible with either a ramp or an elevator. He will have bathrooms brought in so septic won't be a problem. Each bathroom would be big enough to serve 200 people. He is planning for a maximum of 150 people and said the noise would be over by 10:30 PM. Everybody would be required to use the valet parking near the barn so there will be no parking on the road. There will be 2 cabins on the property if people should choose to stay – Friday night, Saturday, leave Sunday. He is having the property logged so guests would have the use of the logging trails.

The caterers would have to supply the alcohol and the license. The wedding party would be required to obtain an insurance rider.

Currently there is nothing in the code that would allow for this type of use. Jeff said more information is needed. He suggested having an engineer do a site plan. Amy asked who would cover the inspection during the operation - code enforcement or the Health Dept. Steve said research needs to be done to see if the code can be adapted. Rich would like to see discussions on both banquet facilities and Air B&B's. This will be discussed at the next meeting.

Levi Weaver wants to obtain a NYS DMV dealer's license and is looking for permission from the town. Under NYS guidelines he would need to have land to be a dealer. He now drives to Tennessee to get trucks but with a dealers license he could go to the Buffalo auction to buy. He broke his back and wants to make money by selling used trucks at the end of Lewis Rd. which is zoned AR. He would like to sell on Lewis Rd. for a couple of years so he can earn money to obtain a commercial lot. The nearest neighbor is 1 mile away and the sales would be mostly done on the internet. The only zones where this would be allowed are HRC or CI which are the

main corridors in town. Chris and Jake had already talked to the Weavers and told them they would need a use variance which is difficult to get. Jeff thinks it is too far off zoning and Steve thought it would be easier to use a location in town where the use is already allowed and suggested he look at a zoning map for possible locations.

A motion to accept the minutes from the December 9, 2020 meeting as submitted was made by Jeff with a 2nd by Al. All in favor.

Jeff moved to adjourn at 8:30 PM with a 2nd by Amy. All in favor.