

Regular Meeting of the Great Valley Planning Board
Zoning Board of Appeals
June 10, 2020
(no April or May meetings due to COVID 19)

Present: Chris Schens (chairperson)
Amy DeTine
Al Puszcz
Jeff Ramsten
Don Roll
Steve Ward

Others: Aaron Tiller
Maria Barrera
Pat Martin
Jesse Stuve
Michelle Stuve

The Public Hearing was opened at 7PM by Chris. **Maria Barrera** wants a zoning variance for a garage on her property at 5662 Bonn Way East - tax map no. 56.004-2-50. She wants to remove an existing shed and add a garage with a 15' setback instead of the required 20' setback. Chris sent letters to all surrounding neighbors. Chris heard from Lynn Barnes who owns 3 lots across from Maria. Lynn was worried about her view impact and Chris told her it wouldn't be affected. Maria talked to other neighbors and they were OK with her plan. Maria's property borders Al Puszcz's property and he stated he had no problem with it. The Public Hearing was closed.

The Zoning Board of Appeals meeting was opened by Chris.

Maria stated that she is working with The House of Steel on a 22'x21'x14' building. She said it will match her house and fit the neighborhood. The Zoning Board of Appeals went thru the conditions of granting a variance. A motion to accept the SEQR with a negative declaration was made by Jeff with a 2nd by Don. Chris, Amy, Jeff, Don, and Steve were in favor. Al abstained. A motion to grant a variance from 20' to 15' was made by Jeff with a 2nd by Steve. Chris, Amy, Jeff, Don, and Steve were in favor. Al abstained. Chris will do Notice of Decision.

Pat Martin stated that he had been looking at county tax maps and found some combined parcels with no approval and he was objecting. Aaron said the county will do that occasionally. Pat said there was a road put in that he didn't think would meet the specs. Aaron said it is a private drive and there are no regulations. Part of the parcels were not in Bonn Way and Aaron told Pat that Bonn Way amenities can't be extended to parcels because of combining and no buildings could be put up without a permit. The Planning Board can't overrule the Homeowners Association. Pat will talk to the assessor.

Jesse and Michelle Stuve of 5975 Humphrey Rd. - tax map no. 65.013-3-15 – are looking for a setback variance from 15' to 8' for an 11' addition to their home. Their lot is .2A. They want

to add a first floor bedroom and a laundry room. The only side of the house where the addition could be built is 19' to the neighbor's property line. The front is too close to the road, the back is the septic, and the other side is the driveway and a county ditch. The neighbors won't sell any of their land but don't have a problem with what the Stuve's want to do. Jeff feels that an 8' variance is too much and that he could be OK with 5'. Aaron asked about reconfiguring the house inside and Michelle said it is very small. Chris is worried about setting a precedent but he would like to hear if the community has anything to say. Steve wants the hardship aspect stressed. There will be a public hearing on July 8.

A motion to close the Zoning Board of Appeals meeting at 7:40 PM was made by Chris with a 2nd by Jeff. All in favor.

The Planning Board meeting was opened by Chris with the Pledge of Allegiance.

A motion to accept the minutes from March 11, 2020 as submitted was made by Steve with a 2nd by Jeff. All in favor.

Ricky and Kathleen Howard of 5558 Martin Rd. want to subdivide 2A from tax map no. 65.001-2-2.8. The parcel is 10.3A. A motion to determine a minor subdivision was made by Steve with a 2nd by Jeff. All in favor. A motion to accept the SEQR of a negative declaration was made by Steve with a 2nd by Chris. All in favor. A motion to approve the minor subdivision with the conditions that the deed shows access to the private driveway and a copy of the deed showing access to the private driveway is submitted was made by Don with a 2nd by Chris. All in favor.
Chris will do Notice of Decision.

Chris told the board that Solar Liberty had called. He told Solar Liberty that there is no procedure to allow large commercial solar. The county changed the PILOT from 10 years to 20 and 25 years depending on the size. The town is not participating in that PILOT. If solar companies decide to challenge that decision they will file an Article 10.

Chris moved to adjourn at 8 PM with a 2nd by Don. All in favor.

The next meeting will be on July 8, 2020 at 7 PM and will include the Public Hearing.