

**Regular Meeting of the Great Valley Planning Board  
December 11, 2019**

Present: Chris Schena (chairperson)  
Al Puszcz  
Don Roll  
Steve Ward

Others: Aaron Tiller  
Dan Brown  
Becky Kruszynski  
Rich Rinko  
Clair Conklin  
Curt Wallace  
David Wolfe

The meeting was opened by Chris at 7:00 PM with the Pledge of Allegiance.

The Public Hearing for **Clair Conklin** was opened by Chris. Clair is looking for approval for his proposed convenience store/coin shop on Killbuck Rd. A motion to close the Public Hearing was made by Chris with a 2<sup>nd</sup> by Don. All in favor.

The Planning Board Meeting was opened.

**Clair Conklin** wants to subdivide 5.03A from tax map no. 73.002-2-8.2 which is located on Killbuck Rd. The parcel is 7.4A. A motion to determine a minor subdivision was made by Don with a 2<sup>nd</sup> by Steve. All in favor. A motion to accept the SEQR of a negative declaration was made by Don with a 2<sup>nd</sup> by Al. All in favor. A motion to approve the minor subdivision was made by Don with a 2<sup>nd</sup> by Al. All in favor.  
Chris will do Notice of Decision.

The site plan for Clair was approved by the county. A resolution to approve the site plan for Clair's convenience store/coin shop was made by Don with a 2<sup>nd</sup> by Al. All in favor. Clair was told that he can start the project and Rich will get him his permit.  
Chris will do Notice of Decision.

**David Wolf** is looking to put a 1985 manufactured home on a lot on Ellicott St. The lot is zoned HRC. He owns 2 parcels and is acquiring a third. One of the parcels is just under 1A. Steve asked if he would combine the 3 parcels into one but David said he didn't want to do that. He will make that parcel a conforming lot with land from the other parcels that he owns. It was determined that the manufactured home is a permitted use. He will put it on a 6" pad and use the space as dry storage.

**Joe Constantine** is looking to split a 19.46A parcel located on Sugartown Rd. - tax map no. 56.004-1-5.1 – into 4 parcels. Lot 1 would contain 4.865A. Lot 2 would contain 4.865A. Lot 3 would contain 4.867A. Lot 4 would contain 4.865A. All parcels will have road frontage. A motion to determine a minor subdivision was made by Al with a 2<sup>nd</sup> by Steve. All in favor. A

motion to accept the SEQR of a negative declaration was made by Al with a 2<sup>nd</sup> by Steve. All in favor. A motion to approve the minor subdivision was made by Al with a 2<sup>nd</sup> by Steve. All in favor.

Chris will do Notice of Decision.

It was noted that **Bruce Savino** had been in contact with some town officials and board members but nothing has been done about the illegal RV cover on his property. Rich will be taking him to town court on January 8, 2020.

A motion to accept the minutes of the November 13, 2019 meeting as submitted was made by Don with a 2<sup>nd</sup> by Al. All in favor.

**Brad Hurlburt** has an illegal sign on Rt. 219 that was put up without a permit on a vacant parcel that he owns. The sign can be an allowed use for a home based business after a home is on the property but it will have to be permitted and be in a different location because it doesn't meet setbacks. If the sign is not taken down Rich will take him to town court on January 8, 2020.

There was some discussion on solar. A decision was made to have town board members and possibly the town attorney attend the planning board meeting on January 8, 2020 for more solar discussion.

Steve moved to adjourn at 8:15 PM with a 2<sup>nd</sup> by Al. All in favor.