

Regular Meeting of the Great Valley Planning Board
June 12, 2019
(no May meeting)

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

Others: Aaron Tiller
Becky Kruszynski
Rich Rinko
Scott Kilby
Jared Lusk
Brian Tempio
Dennis Ryan

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

A motion to accept the minutes of the April 10, 2019 meeting as submitted was made by Jeff with a 2nd by Al. All in favor.

Scott Kilby wants to subdivide 1A from tax map no. 65.003-1-6.1 and replace the existing modular home. The parcel is 5.45A. A motion to determine a minor subdivision was made by Don with a 2nd by Steve. All in favor. A motion to accept the SEQR of a negative declaration was made by Don with a 2nd by Amy. All in favor. A motion to approve the minor subdivision was made by Don with a 2nd by Amy. All in favor.
Chris will do Notice of Decision.

Jared Lusk and **Brian Tempio** were at the meeting representing Verizon Wireless who wants to install a micro cell on property owned by Win-Sum Ski Corp. - tax map no. 56.003-1-33.1. The location would be adjacent to 5939 Pittsburgh-Buffalo Highway (Route 219). This project would require a special use permit from the Planning Board and area variances from the Zoning Board of Appeals. Because the location is on a state route it would also need county approval. The leased property would be 6' x 6' with an easement from Win-Sum Ski Corp. There would be a pole that would be 43' above ground plus a 24" antenna on top and a 2' x 4' cabinet with an electric meter that would be 7' above ground. The pole would be outside the state ROW. Jeff asked about power outages and was told the micro cell wouldn't work without power. Jared stated that the existing Ellicottville tower is overloaded and this would help to relieve usage around the school.

Chris reminded him of the tower on Martin Rd. and that the proposed area of coverage for the new micro cell looked close to the proposed area of coverage for the tower on Martin Rd. so why is this project necessary. Steve and Amy didn't think the Martin Rd. tower was doing much good. Jeff stated that the board had been told that the Martin Rd. tower would take care of the overflow. Don

said the Martin Rd. tower didn't do what was promised and Chris said that Horvath still hasn't finished the project. The RF engineer was not at the meeting so the Martin Rd. questions could not be not answered. Jared and Brian weren't aware of the Martin Rd. tower and when they got Patrick (the RF engineer) on the phone he also wasn't aware of it. They all said they would look in to it so the board's issues could be addressed.

Aaron asked how a micro cell is different that a full tower. Jared explained that a micro cell covers 500' in each direction and is directed down to cover an immediate area so the full tower (macro) can cover more. Aaron asked if industry is going to the micro cells and was told the macro was staying with the micro cells being used in more densely populated areas. Jared stated that they try to find the densest areas to place the micro cells and Steve said that Snowpine Village doesn't have full time residents. Steve also doesn't know if the Martin Rd. tower was taken into consideration and Amy said she doesn't begrudge helping but we didn't get what was promised from the Martin Rd. tower. Jared responded that Verizon wouldn't spend the money if they didn't think it was necessary. The Public Hearings for the special use permit and the variances are scheduled for July 10, 2019.

Dennis Ryan from Ecosponsible talked about aquaponics. The project is not ready to be presented but he wanted to know if there is interest enough from the board for him to purchase the land. He wants to do this in a corn field owned by Judd Cole at 5719 Rt 219 – tax map no. 56.003-2-34. The project would use 40A. The vacant land would generate jobs and income. He would put in 3 ponds, 3 green houses, and solar panels to power the site. The excrement water from the fish is used for the plants and then the water is recirculated back to the pond. The green houses would be 3 sided concrete and the south side would be opaque. They would be 100' x 30' x 20' high and would use thermal energy for heating and cooling. The total economic impact would be about 7 million with no grants. The employee benefit would be 27 FT-FTE jobs for the construction portion and the operation phase would be 20 FT-FTE jobs. The adverse effects would be dust and noise during construction and the visual effect would be a fence around the solar portion. He could put in a 20' high living fence and possibly put them around the existing homes. The solar would use about half of the 40A site.

Chris asked for the board's input. Al stated that the town's solar law doesn't allow for commercial. Dennis said it is not a commercial solar farm because it is designed for what is needed. Amy asked for consideration for what the public would see from the road. Dennis said the solar panels are less than 10' and the fence is 10'. He could put the fence closer to the road or put in a living fence. Aaron asked what would be grown in the greenhouses and Dennis said it was undecided – possibly tomatoes or commercial hemp and he also doesn't know what kind of fish he would put in the ponds. Aaron asked if there would have to be water wells and Dennis said the existing spring has a good constant flow. The ponds are DEC approved and are dug deep with 6' berms. Jeff asked about the living fence and was told they are willow with 5'-7' growth the first year – fully grown in 18 months. They have little flowers which are good for the bees. Dennis stated that Judd Cole had already done the SHIPPO because of a water park that was proposed a few years ago but Aaron said it would have to be done again. Chris said there is an issue with the solar part of the project – there needs to be modifications to the solar code for commercial.

Aaron told Dennis to do a site plan for the board and then there would be a public hearing.

Vince Distefano is looking to split a 32A parcel into 4 parcels on Plum Brook Rd. – tax map no. 56.003-2-10. One of the parcels would have no road frontage except for a 50' easement but the board wants the easement to become a part of that parcel which will make it a flag lot which Mr. Distefano does not want to happen. Aaron advised that if he won't do the flag lot then the board should not approve. There has been a building permit issued for one of the lots to be subdivided.

The board will hold a special meeting for commercial solar after maps are received from National Grid.

It was stated that Stone Cold Storage should come to the board for a change use and site plan application because of a barn that is now being used for commercial storage.

Don moved to adjourn at 9:05 PM with a 2nd by Al . All in favor.

The next meeting will be on July 10, 2019 at 7PM and will include the Public Hearings.