

## **Regular Meeting of the Great Valley Planning Board**

**October 12, 2016**

Present: Chris Schena

Amy DeTine

Jeff Ramsten

Rick Howard

Others: Rich Rinko

Aaron Tiller

Blaine Reardon Jr

Jim Johnston

Philip Vogt

Chairperson Chris Schena called the meeting to order and led the Pledge of Allegiance at 7:00 pm.

MOTION was made by Amy, seconded by Rick to approve the minutes from September 14, 2016. All in favor.

Blaine Reardon Jr of 6746 Depot Street, KillBuck, 73.083-1-36 appeared with intent to open a motor vehicle repair shop on the property. He will be applying to obtain NYS Inspection & Repair Certificate, pending approval. Applicant stated there will be no used oil & fluids stored on the property, and no cars will be stored on the property. There is no Zoning Law conflict.

MOTION was made to determine a Minor Site Plan was made by Rick, seconded by Jeff. All in favor. MOTION was made by Jeff, seconded by Rick to accept the SEQR, with a negative impact determination. All in favor. MOTION was made by Rick, seconded by Jeff to approve the Minor Site Plan. All in favor.

Jim Johnston, 4783 Us Rte 219, Great Valley, 65.003-1-39, stated he has the opportunity to see his property, but must do a subdivision. Individual lots will meet the required lot size. Health Department has tested sewer, but cannot locate exact position. Division is consistent with current Zoning Law/Comprehensive Plan.

MOTION was made by Amy, seconded by Jeff to determine a Minor Subdivision. All in favor. MOTION was made by Rick, seconded by Jeff to accept SEQR, with a negative impact. All in favor. MOTION was made by Jeff, seconded by Amy to approve the Minor Subdivision. All in favor.

Philip Vogt, NYS Rte 98, Great Valley, 65.002-1-2.5 appeared to submit a Minor Subdivision, creating two lots, each with a duplex. Individual lots will meet the required lot size, each duplex will have private well and sewer.

MOTION was made by Amy, seconded by Jeff to determine a Minor Subdivision. All in favor. MOTION was made by Amy, seconded by Rick to accept SEQR, with a negative impact. All in favor. MOTION was made by Amy, seconded by Jeff to approve the Minor Subdivision. All in favor.

The Board tabled discussion of cell towers, setbacks and solar panels.

MOTION was made by Rick, seconded by Jeff to adjourn at 8:05 pm. All in favor.

Respectfully submitted

Toni Evans, Town Clerk