

Regular Meeting of the Great Valley Planning Board
May 11, 2016
(no April meeting)

Present: Chris Schena (chairperson)
Amy DeTine
Rick Howard
Al Puszcz
Don Roll
Steve Ward

Others: Rich Rinko
Aaron Tiller
Clair Conklin
Skyler Martens
Bill Solak

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

A motion to accept the minutes of the March 9, 2016 meeting as submitted was made by Rick with a 2nd by Steve. All in favor.

Bill Solak approached the board about the feasibility of putting an apartment building on Martin Rd. (tax map no. 65.001-2-7.5). He stated that he has put up several of these buildings. Rick asked for some addresses of the existing apartment buildings and Bill said he would provide them to the board. Bill stated that the building would be near the road with parking in the front. Aaron asked if the plan is for 1 building with the possibility of more and Bill told him that right now the plan is for 1 unit as it is a big investment for the building and water supply. Aaron said that information would be needed for the SEQR. The plan is for 7800 sq. ft. for 8 units – 4 down (1 with 1 bedroom and 3 with 2 bedrooms) and 4 up (all with 2 bedrooms). The height will be less than 35'. Rick asked if his other buildings were close to towns or farmland and Bill said he has both situations. He was asked about lighting and he said his other buildings have lights on all 4 corners. The lower units have patios and the upper units have decks all with lights. He wants to make the building fit the environment. Amy would like to see pictures of other buildings. Steve asked how he would advertise for renting and was told the local paper, on line, and thru the office in Boston, NY but he would be looking for long term renters - he doesn't know if there would be any section 8 - and not skiers. The R and C Maintenance Company manages the properties. Rick asked about needing more than 1 acre (the minimum is 2 acres) and Bill told him the footprint is 1 acre but he is not splitting the parcel and the rest of the land will be farmed. He knows he will have to put in septic and water and he has already talked to Willey Well Drillers. Aaron told him it would be considered a public water supply which would involve the Health Dept. and require a licensed operator. Rick asked if it would need a public hearing and Aaron told him that right now it is only sketches. Amy asked about sidewalks. Bill said the parking lot and dumpster pad would be

paved. The parking area will be 160'. Amy said there will need to be green space and was told there would be shrubs, trees, and bushes with mulch. Bill stated that the currently staked area is for the building and septic and will not be planted but the rest will be corn. The board warned him about the poor visibility on the road when the corn is up. Aaron told Bill that he will need to determine and state his intentions, do an archeological study, obtain SHPO sign off, fill out the SEQR, and show that the area is not in the flood plain. Also, landscaping will have to be shown with the final submittal.

Clair Conklin is purchasing 8.5 acres from the 39.95 acre estate of Katherine Zyglocke on the Killbuck Rd. - tax map no. 73.002-2-8. In the future he would like to put in a convenience store and coin shop. A resolution to make this a minor subdivision was made by Rick with a 2nd by Al. All in favor. The SEQR Part 1 was submitted and Part 11 was completed by the board. A motion to approve the resolution of a negative declaration with no conditions was made by Rick with a 2nd by Amy. All in favor. Signed by Chris. A motion to approve the minor subdivision resolution was made by Don with a 2nd by Rick. All in favor. Chris will do the Notice of Decision.

Skyler Martens wants to open a tropical fish/pet store in 2000 sq. ft. at 4500 Hungry Hollow Rd. He would like to be open within 1 to 2 months. Fish have been a hobby for him for several years and the closest saltwater fish store now is in Buffalo. He wants to breed saltwater fish and sell fresh and saltwater fish and would have 20 tanks for each. He would also like to wholesale fish to stores. In the front of the store he would sell supplies like tanks, foods, filters, etc. In the future he would be looking to offer dog and cat foods as he is hooked up with FedkoPet in Niagara County and to also sell the common dog and cat supplies. He wants a 4'x8' sign with the background to like his business card which was submitted with his application. Aaron said he will need a sketch of the sign and if the sign is going on Rt. 219 he will need a DOT permit. Aaron told him to contact the Little Valley DOT and they will tell him where he can put the sign. The site plan application was submitted to the board. The SEQR paperwork was completed by the board. A motion to approve the minor site plan with the condition that he gets DOT approval for the sign was made by Rick with a 2nd by Don. All in favor. Signed by Chris. Chris will do the Notice of Decision.

There was discussion about people not coming to the planning board as required. Rich Rinko was asked to talk to 2 Dons, Sandy's Bakery, "the Repo guy", and Cranmer about coming before the board at the July meeting.

Don moved to adjourn at 8:25 PM with a 2nd by Amy. All in favor.

The next Planning Board meeting will be on June 8, 2016 at 7PM.