

Regular Meeting of the Great Valley Planning Board
November 9, 2016

Present: Steve Ward (chairperson)
Amy DeTine
Rick Howard
Al Puszcz
Jeff Ramsten
Don Roll

Others: Rich Rinko
Aaron Tiller

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

A motion to accept the minutes of the October 12, 2016 meeting as submitted was made by Amy with a 2nd by Rick. All in favor.

Steve stated that he would like to redefine setbacks for cell towers. Page 4/39 of the code states that the board can impose reasonable conditions. The code on page 4/41 includes 2 setbacks and Steve would like to add a third. He wants to propose 2000' from a household dwelling and 1000' from the property line. Al thought the FCC could override if they wanted to. Don said that by 2019 everybody will have to have service. Jeff likes the 2000' and if it is a problem they could come before the board for a variance. Aaron thought 600' would be an easy sell and Amy said it would depend on the location. Steve thinks that 600' would be a waste of time. Aaron thought section 1 for setbacks could be rewritten so nothing new would have to be added. He also said that to make a change to the code the planning board must make a recommendation to the town board who gives it to the town attorney to make sure that it complies with the comprehensive plan and gives it back to the town board and then there would have to be a public hearing. It was decided that Steve would give recommendations of 1500' from a household dwelling and 500' from the property line to Dan before Monday's (November 14, 2016) meeting. Steve said that after that is all done he wants new books printed for the board. He also thought that the town should have been included in the original search of locations for the tower.

Aaron stated that he is still working on food trucks. They are not a land use which zoning regulates which makes them a health dept issue.

Jim Johnston, 4783 Rt 219 (tax map no. 65.003-1-39), submitted a survey of the subdivision of his property. The parcel with the house will be 1.729 acres and the other will be 2.283 acres. Before the Notice of Decision could be done it had to be determined that the sewer is on the house property but it was not indicated on the survey. The map was going to be given to Chris Schena.

Jeff moved to adjourn at 7:35 PM with a 2nd by Don. All in favor.