

**Regular Meeting of the Great Valley Planning Board
December 14, 2016**

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

Others: Dan Brown
Rich Rinko
Aaron Tiller
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 November 9, 2016 meeting as submitted was made by Rick with a 2nd by Steve. All in favor.

Bill Solak came to the board for more discussion on putting up an apartment building on Martin Rd. (tax map no. 65.001-2-7.5). He stated that he received an email from Mark Alianello's office and is concerned that it looked like he would be subdividing the property and he wanted the board to know that is not the plan. Bill also stated that he knows he will need a public water supply with a 200' buffer. Aaron told him he will need 2 wells because it will be a public water supply. Sprinklers will also be needed. When Bill questioned the 2 wells Aaron told him that is what the county health department requires with one being a backup. The county health department will need to approve the wells and look at the sprinklers. There needs to be a 200' buffer between the wells and the septic system. Both wells will need flow tests. An initial flow test to prove the well is sufficient and when it is up and running it will have to be retested. Also, a certified, licensed water operator that will do monitoring and chlorinating will be needed. When Bill asked how often that would need to be done he was told every day or every other day. Bill asked if there was someone in the area that is licensed and Aaron told him Tom Dineen. Because of the volume of water (1650 gallons per day) the septic design will have to go to the DEC in Buffalo for approval. A SPDES (state pollution discharge elimination system) permit for the sewer system will also be needed. The parcel for the proposed project is 114 acres but the SEQR review shows a boundary of .98 acres. The survey and site plan show boundaries but if the parcel is not split the boundaries must be taken off. How much land is going to be disturbed (less than 1 acre or more than 1 acre) must be determined for the SWPPP (storm water pollution prevention plan). Rich thought it would be difficult to do everything on 1 acre and the smallest subdivision is 2 acres. The land is in an

archeological sensitive area so a SHPO (state historic preservation office) sign off would also be needed. Bill asked about a smaller development. Aaron told him a duplex would not have all the requirements. Singles and duplexes are allowed on 2 acre lots with private well and sewer. The planning board would only have to do a minor subdivision and could approve up to 5. Bill asked about storm water retention and Aaron said it is part of the SEQR but a possibility could be to sheet water to a storage pond. Bill stated that the PERC test showed all gravel. Bill said he was looking for feedback and after having his questions answered he has to figure out if the cost makes sense. Aaron told him to think about smaller units. Aaron also told him that because he is within 500' of Route 219 and in an agricultural area he also must go to the Cattaraugus County Planning Board. The town would be the lead agency but county planning, the county health department, and the DEC would have to sign off for the SEQR. They would each have 30 days to send responses back to the town.

Rick is concerned that the characteristic of Martin Rd. will be changed. With 1 building the number of families on Martin Rd. could be doubled. He would like to see parking and dumpsters in the back and lawn in the front. Steve says he is proposing suburban in a rural area. Bill questioned the storage buildings on the road and Rick responded that there is not many cars at one time and he has lawn and not black top to the road and the buildings are commercial. Rick would also like to see trees on 3 sides. Steve stated that potential renters in that area would want a rural setting. Amy would like to see more green space for people that live there to be outdoors and to blend in more with the area. Bill wants long term renters and feels there is a need for this project in this area. Amy stated that she is not against the project. Chris agreed with Rick. Jeff thinks it is too close to the road. Chris stated that until Bill decides no minor or major decision can be made.

The town attorney, Peter Sorgi, was not at the meeting so previously proposed zoning changes were not discussed. Rich wants clarification on where mobile homes can and can not be. Pass the railroad tracks on Mutton Hollow is zoned RR and the code says no mobile homes but there are existing ones so if he is approached about replacing them he allows it. Also, if someone wants to tear down a house and put in a mobile home it is allowed. Chris said the wording should be changed not the code. Rich also stated where Dollar General and Northrup Construction are now it is coded AR but it looks like and should be commercial. Amy said it is surrounded by state land so it is not a very big strip to make commercial.

Steve stated that he talked to Sue Fish about Travis Timblin wanting to put up a building but the setbacks would involve her property. She stated that she doesn't care that he has encroached on her property. Timblin can't build unless he can obtain the property. Steve gave Timblin's number to Fish so they can work it out.

Chris stated that all parties have signed off on the Jim Johnston subdivision (tax map no. 65.003-1-39).

Dan stated that in January the zoning/planning board would be going back to a 5 man board. Don was reappointed. Rick will be gone after the Martin Rd. housing is settled. Jeff will stay on and Amy will be the alternate. All members and alternate will be paid. Both boards will have the same 5 members.

Don moved to adjourn at 8:07 PM with a 2nd by Rick. All in favor.