

**Regular Meeting of the Great Valley Planning Board  
Zoning Board of Appeals  
September 14, 2016**

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

Others: Dan Brown  
Rich Rinko  
Aaron Tiller  
Richard Hoffman

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

Richard Hoffman of 6799 Brol Rd. (tax map no. 73.002-1-38) is seeking a setback of 10' so he can build a 30' x 30' garage on his 1.2 acre property. The property is zoned rural residential and the setback is 20'. He stated there is a big lot next door. Steve asked if the next door lot would always be 1 and Richard said he didn't think it would be sold off. Aaron stated that he was seeking a 50% variance and felt that 15' would be better. Richard felt that 20' behind his garage would be useless and he would have to maintain it. Also, at 15' he can't backup and turn around. Steve stated that there could possibly be something else built and was concerned for fire reasons. Rich stated that fire separation is 10'. Steve asked if he was going to be living there full time and he said yes. Jeff asked if the garage could be built behind the house and Richard said no because of the septic tank and feeder lines going to the house. Al asked if the building could be 25' instead of 30'. Steve asked if the driveway is paved and was told yes but it would be redone when all is finished with a concrete approach. Aaron doesn't want to set a precedent by making the setback less than 15'. Steve asked if the garage door could face the road and not the house and was told that would require a new driveway. Aaron stated that if Richard is OK with a 30' x 30' garage with 15' off the side line then it would be OK to do the SEQR. Richard asked if he could shorten one side and add to the other side and was told yes as long as there is a 15' setback. The SEQR paperwork was completed by the board. A motion to approve the resolution of a negative declaration was made by Jeff with a 2<sup>nd</sup> by Don. All in favor. Signed by Steve. A motion to approve the area variance from 20' to 15' for the side yard setback was made by Jeff with a 2<sup>nd</sup> by Don. All in favor. Richard was reminded that he would need a building permit.  
Steve will do the Notice of Decision.

Amy moved to close the Zoning Board of Appeals meeting at 7:23 PM with a 2<sup>nd</sup> by Don. All in favor.

Steve opened the Planning Board meeting.

A motion to accept the minutes of the August 10, 2016 as submitted was made by Amy with a 2<sup>nd</sup> by Don. All in favor.

Steve stated that he would like this to be a work session. He would like to see a better definition of where a cell tower can and cannot be. He felt a flaw was minimizing clear cutting. He would also like to see a setback of 2000' to 3000'. Dan said he talked to Peter Sorgi and a setback could be 4 or 5 times the height of the cell tower. Steve also feels that the cell tower helps Ellicottville not Great Valley. He would like zoning recommendations on better definitions so the cell tower situation that just happened can't happen again. Amy stated that the impact on the trees was minimal but there was a maximum impact on the residents. Steve said setbacks have to be in place - there is plenty of room for cell towers in this town that won't impact the residents. Maybe whoever does the RF study should come to the board before the study is done. As it is now everybody can see the tower but Al thought that after awhile nobody will pay attention. Steve would like the board to read section 4.12 before the next meeting so it can be discussed.

There was much discussion about businesses not coming to zoning/planning board. The board felt that 2 Dons and the old gas station should have come to the board. Aaron stated that any business should come before the board so it can be determined if it is OK or a permitted use. He also stated that there should be a site plan. Jeff stated that a change of use should also come to the board. Don asked if Rich can give an appearance ticket if a business doesn't come to the board and Rich stated that people don't approach him to open a business. Aaron said that Rich should direct people to planning/zoning board. Don asked if there could be a cost for a permit. Amy thought if there was a cost people would be forced to come to the board so the board could meet the applicant and give rules and regulations.

Steve also wants to address food trucks and wagons. He is concerned about sanitary issues and Dan said that sanitary issues are handled by the Health Dept.

Steve would also like discussion on solar farms. Jeff mentioned that wind farms are banned.

Steve encouraged the board to look over the code and think about what should change and to ask questions if something is not understood. He wants the board to be ahead and not behind.

Dan stated that Peter Sorgi can come to a meeting but Steve thought ideas for code should be in place first.

Dan stated that he is in the process of changing zoning/planning board from 7 to 5 members. This will not take place until January, 2017. Only the 5 members attending the meeting will be paid.

Dan also stated that there are 8 new tables for the town hall that replace 9 old wood tables. He wants to get rid of the old tables but not sure what to do with them. Jeff said just to get rid of them and Amy's thought was to reach out to organizations.

Don moved to adjourn at 7:55 PM with a 2<sup>nd</sup> by Jeff. All in favor.