

Regular Meeting of the Great Valley Planning Board
March 8, 2017
(no January or February meetings)

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

Others: Rich Rinko
Aaron Tiller
Clair Conklin
John & Debbie Walker

The meeting was opened by Chris at 6:55 PM with the Pledge of Allegiance.

A motion to accept the minutes of the December 14, 2016 meeting as submitted was made by Amy with a 2nd by Rick. All in favor.

Clair Conklin approached the board about zoning his approximately 8 acres of vacant land (tax map no. 73.002-2-8.2) for commercial use. He lives across from the land and owns to Donver. He wants to build a 3200 sq. ft. log cabin style convenience store and coin shop. He expects the total cost of the project to be approximately \$350,000 and the rezoning is holding up the finances. Aaron said that because he is looking for commercial use he would need to hire an engineer. Clair said he had a site plan but Aaron said that because this would be a zoning change and not a variance he would need a survey map that would show the store with grading, parking, and distance to property lines. Clair said he had already had the septic approved with the county Health Dept. The survey map must be presented to the town board. It will also have to go to the town attorney and to the county planning board. The county will send their decision back to the town. If approved, the town will schedule a public hearing. If it makes it thru the public hearing it will be passed on to the planning board. The planning board will also have to schedule a public hearing. Clair is concerned about the up front cost if the project is not allowed. Aaron advised him to talk to Supervisor Dan Brown to get a feeling if the change could happen.

John and Debbie Walker own 5747 Clark Rd. (tax map no. 56.003-2-38). They recently built a cabin on the property (28' x 44' + loft) and because of their large family would like to build an out building (bunk house) that would contain bedrooms, a bath, and possibly a kitchenette. At this time he is just looking for an opinion from the board. Rick asked if the existing septic (1000 gallon) would be big enough to support an out building. Don asked if the parcel was grandfathered in because the parcel is less than 2 acres and was told yes. Aaron said there is not enough space to do what John and Debbie are looking to do. Rich said they could put up an

accessory building ½ the size of the original building without approval from the planning board. Aaron stated that it couldn't be rented out because renting would be a different use type. Also, setbacks (30' from neighbors and 40' from the road) must be followed. John stated that he had rented to people he knows. Aaron asked for how long and John said 1 or 2 nights. Aaron asked if there was any long term rental and John said no. Aaron said to approach the project as a main building with an accessory building and advised John to get measurements and talk to Eli Rust from the county Health Dept. about the septic. Aaron said a survey with boundary lines, front yard, side yard, and rear yard setbacks, main house, accessory building, well, and septic tanks to be sure everything fits would be needed before Rich could give a building permit.

Chris asked if there was any new business.

Amy stated that her client, Doug Prey, recently sold his house on Killbuck Rd. Doug and his brother own other land that surrounded the house and sold some of it to Farm East. When it was time to sell the house, there was not 2 acres so Doug obtained enough from the other adjoining land to make it 2 acres with the understanding that it would transfer to the new owner. When the property transferred to the new owners (Chad and Denise Bartoszek) the transfer of the extra land was overlooked so Doug is getting a tax bill. Doug was told that it would cost him \$300 to record this change, that should have happened at the time of sale, with the county. Doug has already met with the assessor. Aaron suggested that the assessor talk to the county. Others thought the lawyer should take care of it. Chris advised that it is not a planning board issue.

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