

**Regular Meeting of the Great Valley Planning Board
June 14, 2017**

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

Others: Dan Brown
Rich Rinko
Becky Kruszynski
Aaron Tiller
Kathy Nerogic
Dan Schrantz

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

A motion to accept the minutes of the May 10, 2017 meeting as submitted was made by Don with a 2nd by Al. All in favor.

Dan Schrantz was at the meeting to continue the discussion on an illegal subdivision that was done on his property. He gave a quick overview of the problem. He stated that he got a building permit for the house in 2005. Zoning came into effect in 2008. When he sold the house in November of 2016 he assumed that the lot size of less than 2 acres would be grandfathered in. In April he asked Rich for a building permit for another house. Rich asked the planning board if he could give the permit and the board stated that the 2 acre issue had to be resolved first and that they would be contacting the town attorney. Dan S. came in with a letter from Karen Ploetz, paralegal at Tom Rickert's office, stating that she contacted Jeff Forster, who was the town assessor at the time, about the lot size. She was told by Jeff that the lot would be grandfathered in. Chris then stated that he spoke to the town attorney and was told that the current owner, Mr. Barley, would have to apply for a variance. Dan S. said he would contact Mr. Barley and have him apply for the variance.

Before a building permit for the new home can be issued a minor subdivision of at least 2 acres will have to be done. Chris asked about an easement for ingress and egress for all of the homes and Amy asked about a driveway agreement. Dan S. stated that he has both and Aaron said the easement language and road maintenance agreement would have to be submitted with the subdivision paperwork. Chris asked who takes care of the road maintenance when he is gone and Dan S. told him that the person who buys his house would be considered his successor and would have to take care of the road. Aaron told him another option would be to set up a homeowners agreement.

There was much discussion about changes to the comprehensive plan. Dan B. said that the town board had discussed changes they would like to see happen and they would be coming to

the planning board meeting on July 12. Peter Sorgi will also be there and may bring a Buffalo professor to talk about solar power.

Topics of discussion included:

Cell Towers – 1000' from property line and 1500' from a dwelling

Solar Power – possibly creating a solar district; affects on fire fighting

Mobile, Manufactured, and Modular Homes – where they can be located

Temporary Use Permits - Health Dept permission; fees; insurance

Drones – where they are allowed

Changing the classification of the area along Rt. 219 near the Dollar General

Amy asked if the requested zoning change had been given to Clair Conklin. Dan B. said yes that it happened at Monday night's town board meeting. Kathy Nerogic, who has POA for Ed Zyglocke, asked how far along the project is and was told that the next step would be for Clair to submit a site plan to the planning board.

Steve moved to adjourn at 8:10 PM with a 2nd by Don . All in favor.

The next scheduled meeting is July 12, 2017 at 7 PM.