

**Regular Meeting of the Great Valley Planning Board  
July 12, 2017**

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

Others: Rich Rinko  
Aaron Tiller  
Jim Allen  
Becky Kruszynski  
Sidney Lindell  
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 June 14, 2017 meeting as submitted was made by Steve with a 2<sup>nd</sup> by Jeff. All in favor.

Sidney Lindell approached the board about splitting 6 acres from tax map no. 64.004-1-40.2. By doing this the remaining part of the parcel becomes landlocked except for an easement. Section 1.9 of the zoning law states that there must be legal access to a street. Sidney stated that there is a legal recorded easement. A resolution to make this a minor subdivision (3<sup>rd</sup> subdivision on this parcel) was made by Rick with a 2<sup>nd</sup> by Don. All in favor. The SEQR paperwork was completed by the board. A motion to approve the resolution of a negative declaration was made by Rick with a 2<sup>nd</sup> by Don. All in favor. Signed by Chris. A motion to approve the minor subdivision with conditions of providing verification of a legal recorded easement and a land survey was made by Steve with a 2<sup>nd</sup> by Rick. All in favor. Chris will do Notice of Decision when both conditions have been met.

Dan Schrantz approached the board about splitting 2.13 acres from tax map no. 56.003-1-25.9. He has an easement from the state and when he does a split there is an easement from him to the landowner. Dan also takes care of the road. A resolution to make this a minor subdivision was made by Rick with a 2<sup>nd</sup> by Steve. Don voted against. The SEQR paperwork was completed by the board. A motion to approve the resolution of a negative declaration was made by Rick with a 2<sup>nd</sup> by Jeff. Don voted against. Signed by Chris. A motion to approve the minor subdivision with conditions of providing the easement, the road maintenance agreement, and a land survey was made by Steve with a 2<sup>nd</sup> by Rick. Don voted against. Chris will do Notice of Decision when all conditions have been met and Rich will not give the building permit until Notice of Decision has been done.

Jim Allen owns 5886 Plum Brook Rd. He is concerned about a parcel that real property records show as having 1 mobile home when actually there is the mobile home, other buildings, and several campers with one camper being parked on the side of the road. Aaron stated that it is an illegal campground. Campers are regulated by the Health Dept. and when there is more than 5 there must be an approved water supply and a dumping station. Campers can only occupy the space for a period of time. For it to be a legal campground approval would be needed from the town and the Health Dept. Rich was asked to contact the landowner and inform them of the law and to also talk to the Health Dept.

Steve had a few topics for the board. He had been asked why the kennel that was approved on the Killbuck Rd. in November, 2014 was never completed and was told that Mr. Smith, the owner of the property, had since passed away. Steve had done some inquiring in another town about wind energy and cautioned the board about being careful of setbacks because they are very noisy. He asked why the cell tower on Plum Brook, that hasn't worked in over a year, hasn't been taken down. He also asked about solar panels that are going to be put on a parcel on Rt. 98. He was told that if they aren't going to be put on a building the landowner has to talk to Rich first about location and size restrictions.

There was some discussion about the old Woodshed being turned into a grocery store and deli.

Discussion with the Town Board on zoning changes did not take place as originally planned. Other zoning changes that were discussed included:

- If there is no prior notice of a topic for the meeting the topic can be presented but the board has the option of waiting until the next meeting to make a decision
- Fee schedules

Rick Howard resigned from his position on the board.

Steve moved to adjourn at 8:25 PM with a 2<sup>nd</sup> by Don . All in favor.