

Regular Meeting of the Great Valley Planning Board
March 14, 2018
(no February meeting)

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

Others: Aaron Tiller
David Davis
Nell Fellows

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

A motion to accept the minutes of the January 10, 2018 meeting as submitted was made by Steve with a 2nd by Al. All in favor.

Nell Fellows of 4514 Hungry Hollow Rd approached the board about splitting 2.06 acres from tax map no. 73.002-5-5.1 to David and Mary Davis. The Davis' want to build a house and garage. David asked if a complete survey would be needed since only one boundary line would be added to the parcel. Aaron said it is a county requirement. Nell asked the board to recommend a surveyor. Mike Canada and Jim Brown were recommend. David asked about a 911 address number and Aaron said when the survey was given to the county they would issue the 911 number. A motion to determine a minor subdivision was made by Steve with a 2nd by Al. All in favor. A motion to approve a negative declaration was made by Steve with a 2nd by Al. All in favor. A motion to approve the minor subdivision with the condition of a survey was made by Amy with a 2nd by Jeff. All in favor.

Chris will do Notice of Decision.

At the January 10, 2018 meeting, Vince Distefano was looking to split 1 parcel into 4 parcels. One of the parcels would have no road frontage except for a 50' easement and the board wanted the easement to become a part of that parcel. Chris stated that the property owner did not want to make the easement a part of that parcel so the matter will remain open.

Some of the board members looked into what other towns are charging for fees which led to a discussion on fees and applications. It was decided to make the following suggestions to the Town Board with all applications being valid for 12 months from approval:

- Minor Subdivision – up to 4 lots \$50
- Major Subdivision \$100
- Zoning Variance \$50
- Special Use Permit \$50
- Site Plan Review – Residential \$50
- Site Plan Review – Commercial/Industrial \$75

Steve moved to adjourn at 8:25 PM with a 2nd by Chris . All in favor.

