

Regular Meeting of the Great Valley Planning Board
May 14, 2025
(No April meeting)

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

Others: Jake Alianello
Dan Brown
Becky Kruszynski
Brenden Saney Gobike
Kate O'Striker Cattaraugus County
Kevin & Mary Everett & Jeff Suleski
Robert Moore
Randy Wiser Code Enforcement
Kathy Nerogic

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

A motion to accept the minutes of the March 12, 2025 meeting as submitted was made by Amy with a 2nd by Jeff. All in favor.

Gobike

Brenden Saney from GObike did a presentation on the Southern Tier Trail Project. Gobike is in the process of finalizing alignments within each municipality. One idea is to make a side path along Rt. 219. This would probably be the preferred route but the underpass would be a problem. Another idea is Rt. 219 to Mutton Hollow to Klawitter to Porter Hollow and back to Rt. 219. Properties on Klawitter don't have a lot of lawn frontage. Dan Brown stated that the county has an easement for a drainage ditch through some properties on Mutton Hollow. Another idea is Rt. 219 to area along the drainage ditch to Klawitter (beyond the bend) and back to Rt. 219. More information is needed before picking a preferred route.

Maintenance is also a consideration. Does the municipality take ownership at a cost of \$1000-\$3000 per mile annually? The highway and town board would prefer not to take on the maintenance because they don't have the equipment. In the future have State Parks & Recreation take over the maintenance.

Gobike is looking for confirmation from Great Valley for the project along with a preferred alignment. Cattaraugus County has secured a federal grant for the project. No survey will be done until the preferred route is known.

Everett Event Center

Kevin and Mary Everett want a special use permit for an Event Center at 5099 Route 98 (tax map no. 65.002-1-17.1) which would include the barn and milk house. They submitted paperwork which was reviewed by the board. The Everetts must also submit a survey to the board before the application can be approved. Once the application is approved by the board it can be referred to the county for their approval. They have also applied for setback variances because there is a residence within 150' and a property line within 60' of the proposed venue. There will have to be a public hearing.

Robert Moore – Cannabis Microbusiness

Robert Moore wants to operate a cannabis microbusiness at 4795 US Rte 219 (tax map no. 65.003-1-39.1). He is licensed by the NYS Office of Cannabis Management (OCM).

All growing would be done indoors in the pole barn with a max of 200 plants growing at a time. He will use carbon filters to prevent smells. Approximately 1200 gallons of water would be needed per day. If water usage becomes a problem he would use rain barrels. He would be selling online only to NYS **legal** dispensaries and to customers 21 and over. Sales can't occur in the same building where the growing is done.

He would have to adhere to OCM standards. He must have 24/7 cameras which are monitored by OCM. He is mandated to report resource consumption through the NYS approved platform PowerScore. He must have secure waste storage. He is required to use the NYS Seed-To-Sale (STS) system. He will use BioTrack tracking which is the electronic inventory tracking system that will integrate with STS. He will also have to adhere to signage rules.

Jake suggested to reach out to Mr. Peter Sorgi, town attorney, to find out if this is a permitted use.

Robert also stated that he owns the property at 5029 Route 219 (tax map no. 65.013-2-14). Ideally he would like his business at this location if at all possible.

Ariel Clark – Tiny Houses

Ariel Clark wants to put tiny house(s) on a 9A parcel across from her residence at 5823 NYS Route 98 to be used as an airbnb. It would be built on a permanent foundation. A single unit would be permitted. If there are going to be 2, 3, or 4 units she would need a special use permit or do a minor subdivision. If there is going to be 5 or more units then it would be considered a campground and would require public water and approval from the Health Dept.

Kathy Nerogic questioned if Salamanca City School District had been to the board about plans for the property they purchased on the Kill Buck Rd. She was told that as of now it is just a transaction between a seller and a buyer.

Al moved to adjourn at 9:10 PM with a second by Chris . All in favor.