

**Regular Meeting of the Great Valley Planning Board
September 10, 2025**

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

Others: Jake Alianello
Dan Brown
Becky Kruszynski
John Wilkins
Ronald Wilkins
Kathy Nerogic

The Planning Board meeting was opened by Chris at 7:10 PM with the Pledge of Allegiance.

A motion to accept the minutes of the August 13, 2025 meeting with discussed modifications was made by Amy with a 2nd by Steve. All in favor.

Wilkins Brothers Auto Center

John and Ronald Wilkins are applying for a Special Use Permit for Wilkins Brothers Auto Center at 4790 Rt. 219 (tax map no. 65.003-1-12.3). At last month's Public Hearing there was opposition from some neighbors because it was too close to their homes. John Wilkins stated that there would be a change in access to their business because they will be using a commercial driveway owned by the VanDykes for which they have a commercial driveway use agreement. There was discussion between the board and the Wilkins'. All work will be done by 8PM. Noise and lights shouldn't be an issue because all work will be done in a closed garage. Waste oil will be taken to Auto Zone. There can be no more than six registered and unregistered cars on site.

The board reviewed the standards for a Special Use Permit (section 8.4B) and had discussed the five findings used for granting a Special Use Permit (section 8.5D) at the July meeting. Jake had reviewed Part I of the SEQR and determined that the answer to question 5 should be changed to YES. Part II of the SEQR was completed by the board. This is an unlisted action. A motion to accept the SEQR with a negative declaration was made by Steve with a second by Amy. All in favor. A motion to approve the Special Use Permit with the contingencies of no more than 60 gallons of waste oil on site, hours no later than 8PM, using commercial driveway for both ingress and egress, and no more than six cars on site was made by Amy with a second by Jeff. All in favor.

Chris will do Notice of Decision.

The board had met earlier on the Comprehensive Plan. Changes made to the Comprehensive Plan by the board will be submitted to the town attorney.

Al moved to adjourn at 7:55 PM with a second by Amy. All in favor.