

**Regular Meeting of the Great Valley Planning Board
October 9, 2024**

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

Others: Jake Alianello
Dan Brown
Becky Kruszynski
Chantel Perez and husband
Dean Groff
Ed Crowley
Kathy Nerogic

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

A motion to accept the minutes of the September 11, 2024 meeting as submitted was made by Steve with a 2nd by Amy. All in favor.

Chantel Perez

Chantel Perez owns 7.83 acres on Schrantz Dr. (tax map no. 56.003-1-25.1) and wants to do a subdivision into three parcels consisting of 2.2A, 2.71A, and 2.91A. The property contains multiple residences and the proposed 2.2A parcel is being sold to Dean Groff. Houses and septic systems were in place before the parcels were set so house numbers don't correspond to septic numbers at the Health Dept. All septic systems work and were approved by the Health Dept. but it is unknown if they meet the setbacks. There would have to be an easement on the parcels stating the septic is approved to be where it is until the time comes when it would have to be replaced. All parcels will need a cross easement.

A motion to determine a minor subdivision was made by Amy with a second by Steve. All in favor. Part II of the SEQR was completed by the board. This is an unlisted action. A motion to accept the SEQR of a negative declaration was made by Steve with a second by Amy. All in favor. Conditions for approving the minor subdivision are submitting a survey showing the three parcels, access easement for driveways, and submit a plan for a turn around by the January 2025 meeting with all construction being completed by October 2025. A motion to approve the minor subdivision with the conditions stated was made by Steve with a second by Chris. All in favor.

Chris will do Notice of Decision.

Graczyk Subdivision

Attorney Thomas Rickert sent an application to the board regarding a subdivision for his client

Eileen Hostuttler, Executor of the Graczyk Estate. The property is located at 5184 US Rte 219 (tax map no. 65.001-2-28.1). The property is 7.77A and would be divided into 2.946A and 4.8A. Chamberlain Cemetery borders the property. The submitted survey shows the cemetery to be .593A and the county map shows it as being 2.13A. This must be clarified before a subdivision can be done. Mr. Rickert will be notified.

Comprehensive Plan

Town Attorney Peter Sorgi's office has been working on the comprehensive plan. He would like the draft to be completed before involving the board. After the draft is completed the board will have an opportunity for input. The comprehensive plan describes where the community is going but does not set regulations so the zoning laws will be done after the comprehensive plan is completed.

Shipping Container and Semi Trailer Moratorium

A motion was made by Steve with a second by Amy to have Chris present to the town board to put a moratorium on shipping containers and semi trailers. All in favor.

The Reserve

Sarah and Judd Herr were asked to come to the meeting. They didn't come to the meeting but asked to be contacted if there is a problem.

The Pub

Code enforcement will contact the new owner of The Pub regarding their outdoor music.

Everett Event Center

Nothing was heard from Kevin Everett about his proposed event center.

Code Enforcement

- Received more applications for airbnbs.
- Abandoned campers on Mutton Hollow have been removed and land mowed.
- Abandoned house trailer on Mutton Hollow is half removed and mowing is being done.
- Finance company for Mike Beeles has been notified.
- Seven new builds.
- Two new single wides at Green Valley.
- Issuing building permits. Dan does the permit and gives it to the town clerk who takes the money and gives the permit.

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