

**Regular Meeting of the Great Valley Planning Board**  
**November 12, 2025**  
**(no October meeting)**

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

Others: Jake Alianello  
Randy Wiser  
Kathy Nerogic

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

A motion to accept the minutes of the September 10, 2025 meeting as submitted was made by Amy with a 2<sup>nd</sup> by Jeff. All in favor.

**Showers Minor Subdivision**

Merle Showers owns 5654 Sugartown Rd. (tax map no. 56.003-2-23.1). He wants to do a minor subdivision consisting of three lots. Lot 1 would be 12.11A, lots 2 and 3 would each be 3A.

The proposal he submitted shows that lots 2 and 3 don't meet the minimum width requirement of 150'. He would either have to move the boundary lines (which would be the preferred solution) or ask for a variance. If he were to ask for a variance there would only be about 30' to 40' to build after setbacks are applied.

In the future he plans to split lot 1 into 7.95A, 2.17A, 1.2A, and .79A. The proposed 2.17A lot doesn't have the required width but he could ask for a variance. The proposed 1.2A and .79A lots have no road frontage but the bordering parcels do and could possibly be accomplished with a lot line adjustment. Mr. Peter Sorgi, town attorney, will be contacted about a lot line adjustment versus a minor subdivision.

Chris will contact Merle Showers and find out how he wants to proceed.

**O'Neill Subdivision**

Timothy O'Neill owns 118.88A at 5814 Sugartown Rd. (tax map no. 56.003-1-16) and wants to do a 3A subdivision. There is enough road frontage for both parcels.

Jake had reviewed Part I of the SEQR and Part II was completed by the board. This is an unlisted action. A motion to determine that this is a minor subdivision was made by Chris with a second by Amy. All in favor. A motion to accept the SEQR of a negative declaration was made by Amy with a second by Chris. All in favor. A motion to approve the minor subdivision was made by Amy with a second by Al. All in favor. Chris will do Notice of Decision.

### **O'Laughlin Car Dealership Building**

The owner of 4580 Rt. 219, the old O'Laughlin car dealership, wants to turn the building into storage for RVs, boats, cars, etc. It can't be self storage because there won't be separate units with access. Randy was asked to do an inspection and if all is good the board will pursue it further. The closest use in the current zoning would be a warehouse.

### **Chantel Perez**

In October, 2024 Chantel Perez was granted a minor subdivision on a 7.83A parcel on Schrantz Dr. (tax map no. 56.003-1-25.1) into three lots consisting of 2.2A, 2.71A, and 2.91A with conditions that were completed by October, 2025. The 2.71A and 2.91A lot still show as one parcel on the county GIS.

She now wants to do a minor subdivision on the 2.91A lot into 1.54A and 1.37A. These would both become nonconforming lots but they would both have road frontage. The board questioned making a conforming lot into two nonconforming lots. The two proposed lots would need driveway easements. The proposed 1.37A lot has an existing building and the subdivision would create setback issues. If Chantel chooses to go forward with this it will create more problems in an already congested subdivision that was created before zoning.

The Town Board approved the Comprehensive Plan. The board can now move forward with zoning changes.

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