

**Regular Meeting of the Great Valley Planning Board
November 13, 2024**

Present: Chris Schena (chairperson)
Al Puszcz
Steve Ward

Others: Jake Alianello
Dan Brown
Kathy Nerogic

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

A motion to accept the minutes of the October 9, 2024 meeting as submitted was made by Steve with a 2nd by Al. All in favor.

Graczyk Subdivision

Thomas Rickert had submitted an application to the board regarding a subdivision for his client Eileen Hostuttler, Executor of the Graczyk Estate, at last month's meeting. The property consisting of 7.77A is located at 5184 US Rte 219 (tax map no. 65.001-2-28.1) and would be divided into 2.946A and 4.8A. There was a discrepancy in the size of the cemetery that borders the property with the submitted survey and the county records. The county sent a response to the planning board and stated that there are no real clear records and that they would accept the survey that was submitted.

A motion to determine a minor subdivision was made by Al 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 Al. All in favor. The condition for approving this minor subdivision is to combine this parcel with the Mina property. A motion to approve the minor subdivision with the condition stated was made by Chris with a second by Steve. All in favor.

Chris will do Notice of Decision.

Comprehensive Plan

Dan, Chris, and Jake had met with Anna from Town Attorney Peter Sorgi's office regarding the comprehensive plan. Anna had submitted questions regarding the plan. The board discussed and answered her questions. Jake will submit them back to her.

Storage Containers

The town board voted to put a 6 month moratorium on storage containers at their meeting on November 11, 2024.

The Reserve

Sarah and Judd Herr, owners of The Reserve, were told in July what they need to do to obtain a permit for their business. So far they have not submitted the required paperwork and it was

questioned if they understood what they have to do. Again, Dan and Chris will print the paperwork that needs to be completed and deliver it to them and request that it be completed by the December meeting. Once the paperwork is submitted it will be referred to the county. Because the Herr's had questioned if it was the responsibility of the property owner to do the required paperwork Dan had talked to owner Dave Pelton to see if the Herr's had contacted him and was told there had been no contact.

Code Enforcement

- Did inspections for Airbnbs.
- Dan talked about the geodome being built on Stone Rd. The owner wants to Airbnb it but it doesn't meet NYS code. The owner can stay in it. If he can get it to meet NYS code then he can make it an Airbnb.
- Dan also talked about the tiny house on Route 98 that is for sale. The trailer that it sits on meets NYS code but the house is built to Colorado code which may or may not meet NYS code. The 3A parcel that this home sits on is in the flood zone. There is a holding tank for sewage which is not allowed and it is 23' from the well. This house can only be on the trailer on this property for 6 months at a time. The owner thought he could just move it from one side of the lot to the other but it has to be removed for a period of time. The home could be put on a permanent foundation. There has been a lot of interest to purchase the home on this lot.

Al moved to adjourn at 8:40 PM with a 2nd by Steve. All in favor.