

**Regular Meeting of the Great Valley Planning Board**  
**Zoning Board of Appeals**  
**August 13, 2025**  
**Revised**

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

Others: Dan Brown  
Randy Wiser  
Kevin and Mary Rose Everett  
Troy Andrews  
Katie Harrington  
Gabrielle Marino  
Renee Olson  
Brian Weishan  
John Wilkins  
Ronald Wilkins  
Kathy Nerogic

**PUBLIC HEARING**

The Public Hearing for Kevin and Mary Rose Everett for variance requests for their proposed Event Center at 5099 NYS Rte 98 was opened by Chris at 7 PM.

Chris stated that he had received feedback from several neighbors about this project.

**Lockhart Family Trust**

- what is the project
- how many people could there be
- noise level

Chris explained the project to her and told her that noise would be taken care of with the noise ordinance that is already in place in the town.

**Frank Watson**

- several residences within a close area
- will increase traffic, noise, odors, parking, littering
- property not owned by a local resident
- proposed event center may be a negative impact to the lifestyle of the neighborhood
- concerned about changing occupancy use from a private agricultural barn to public use
- existing rental activity seems to be tolerable but concerned about the proposed increase in activity for the neighborhood
- will the events be held inside, outside or both
- max occupancy
- hours of occupancy

**Derrick Weishan**

- variance is too much and shouldn't be allowed
- does not align with the area
- will negatively impact community of neighbors

**Al Fish** – OK with project

**Troy Andrews** – opposed

**Eugene Smith and Mary Neilon** – opposed

**Lloyd Gerwitz (per daughter)** – opposed

**Brian Weishan** – opposed

The following spoke at the public hearing.

**Troy Andrews**

- neighbors didn't know about the project
- lot of houses in a small area surrounding the proposed Event Center
- noise issues
- alcohol and large number of people issues
- no way to hold an event without affecting the neighbors
- traffic issues
- knoll in road doesn't give much time to react

**Renee Olson**

- lives next to proposed event center and is opposed
- too many people walking around
- property value will go down
- children at play
- blind knoll
- didn't know about the proposed Event Center

**Brian Weishan**

- Sugartown is a country community
- Event Center is not part of a country community
- bedroom faces the proposed Event Center
- could hear music when the Everett's handyman was working on the property

**The Everetts**

- pursued Event Center because of losing valet parking business during COVID
- have invested a lot of money into the project
- wished neighbors would have come to them about the project
- will attend every event to ensure smooth operation
- all parking will be valet only to manage traffic flow and to ensure proper parking within designated areas which will help maintain order and minimize any disruption to the neighbors
- looking to host 8 to 10 weddings per year in the summer only
- no more than 150 people
- if they don't have this Event Center they feel somebody else will
- feel property values will go up
- will bring some business to the town
- felt it had been a long process without moving forward

**The County Planning Department** said it is a local issue and they have no opinion.

The Public Hearing was closed at 7:28 PM.

## **ZONING BOARD OF APPEALS**

The Zoning Board of Appeals meeting was opened by Chris with the Pledge of Allegiance.

### **Kevin and Mary Rose Everett Event Center Variances**

The Everetts are asking for setback and parking variances for their proposed Event Center at 5099 Rt. 98 (tax map no. 65.002-1-17.1).

The board discussed the 5 questions for granting an area variance (Section 7.3B).

**(a) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.**

It is undesirable because without required zoning setbacks it would be detrimental to the nearby properties.

**(b) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.**

No. The building is pre-existing and can't be moved.

**(c) Whether the requested area variance is substantial.**

Yes. The variances being sought are 57%, 62.6%, and 63.5%.

**(d) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.**

Will have a negative visual effect. Many cars coming and going. Trailer bathrooms and dumpsters. The wedding could last five hours but there would be activity before and after the event. Buildings could possibly be rented out. With events being mainly on the weekend neighbors would be home when the event would be going on.

**(e) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board, but shall not necessarily preclude the granting of the area variance.**

Self created because the building was existing and is sub par of what the zoning law states.

A motion to vote on the setback variance was made by Amy with a second by Steve. All in favor.

Roll call vote indicated:

Amy - NO

Jeff - NO

Al - YES

Steve - NO

Chris - NO

The board can't move forward with the parking variance and Special Use Permit because the setback variance was not approved.

Chris will do Notice of Decision.

The Everetts can appeal.

A motion to close the Zoning Board of Appeals meeting was made by Steve with a second by Al. All in favor.

### **PUBLIC HEARING**

The Public Hearing for John and Ronald Wilkins for a Special Use Permit for Wilkins Brothers Auto Center at 4790 Rt. 219 (tax map no. 65.003-1-12.3) was opened by Chris at 8 PM. Chris stated that he had received calls from Dennis Linderman and Bruce Houghton who were both opposed to the project because it is too close to their homes. There was no public comment and the Public Hearing was closed.

### **PLANNING BOARD**

The Planning Board meeting was opened by Chris at 8:02 PM.

A motion to accept the minutes of the July 9, 2025 meeting as submitted was made by Amy with a 2<sup>nd</sup> by Jeff. All in favor.

Chris stated that he wanted to delay the Special Use Permit vote for the Wilkins' until the September meeting when Jake Alianello would be present. This was agreeable to everybody. The Wilkins' will have more time to look into getting a commercial ROW and they are still looking at other facilities.

### **COMPREHENSIVE REVIEW**

The Board will be reviewing changes submitted to the comprehensive plan at 6 PM on September 10, 2025.

Dan Brown wanted it noted that only engineering handled by Jake will be paid for by the town.

Al moved to adjourn at 8:30 PM with a second by Jeff. All in favor.