

**Regular Meeting of the Great Valley Planning Board
Zoning Board of Appeals
July 9, 2025**

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

Others: Sandy Goode
Becky Kruszynski
Kevin and Mary Everett
Jeff Suleski
John Wilkins
Ronald Wilkins
Kathy Nerogic

ZONING BOARD OF APPEALS

The Zoning Board of Appeals meeting was opened by Chris at 7 PM..

Kevin and Mary Rose Everett Event Center Variances

The Everetts are asking for variances for front and side setbacks for their proposed Event Center at 5099 Rt. 98 (tax map no. 65.002-1-17.1). The requested front setback variance is from 60' to 34.2' and the requested side setback variances are from 60' to 37.6' and from 60' to 38.1'. Kevin Everett stated that he had talked to one of the neighbors and the neighbor said he would agree if there were some trees planted to which Kevin agreed. The board said they would consider what the neighbors say the night of the public hearing.

The variance application will be sent to the county and the public hearing is scheduled for August 13, 2025.

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

PLANNING BOARD

The Planning Board meeting was opened by Chris at 7:55 PM with the Pledge of Allegiance.

A motion to accept the minutes of the June 11, 2025 meeting as submitted was made by Steve with a 2nd by Amy. All in favor.

Kevin and Mary Rose Everett Event Center

The Everetts have applied for a Special Use Permit and Site Plan Review for their proposed Event Center. Before the special use permit application and site plan can be sent to the county the Everetts were told they would need the application to show the parking spots with arrows that show traffic flow, parking setbacks, and a topographical map indicating the drainage ditch location. Parking will be valet only.

The application will be sent to the county when the requested documents are received. The public hearing is scheduled for August 13, 2025.

Wilkins Brothers Auto Center

John and Ronald Wilkins are applying for a Special Use Permit and Site plan Review to start a small business that will be known as Wilkins Brothers Auto Center at 4790 Rt. 219 (tax map no. 65.003-1-12.3). The purpose of the business will be auto repairs and used car sales. This will be a home based business and will be using an existing garage that is attached to a residence. They have a business LLC and insurance.

The garage is 28' x 32' and contains a lift and office space. There is a fire wall. The sign will be mounted on the garage. There is an existing fence. This will be a closed door operation to keep noise to a minimum. All used motor oil will be donated. The used car sales will start out with two cars with sales being conducted online. The cars will be kept in the back of the property. When the business grows the Wilkins' will look for a different location. The board discussed the five findings used for granting a special use permit (section 8.5D).

This will require a public hearing which will be held on August 13, 2025.

Clark Subdivision

Frank and Barbara Clark own 4.4A on Peth Rd. (tax map no. 65.003-2-23.2). They want to subdivide the property into 2A and 2.4A. There is enough road frontage for both parcels.

A motion to determine that this is a minor subdivision was made by Amy with a second by Jeff. All in favor. This is an unlisted action. A motion to accept the SEQR of a negative declaration was made by Steve with a second by Jeff. All in favor. A motion to approve the minor subdivision was made by Steve with a second by Amy. All in favor. Chris will do Notice of Decision.

There was some discussion on the bike path (Southern Tier Trail Project).

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