

**Regular Meeting of the Great Valley Planning Board**  
**June 12, 2024**  
**(no April or May meetings)**

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

Others: Jake Alianello  
Dan Brown  
Becky Kruszynski  
Rich Rinko  
Kathy Nerogic

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

A motion to accept the minutes of the March 13, 2024 meeting as submitted was made by Amy with a 2<sup>nd</sup> by Steve. All in favor.

**Paul DeBoy Billboard**

**Paul Deboy** has put up a billboard, which is not an allowed use in the town, along Route 219 just before the Salamanca City line on the state ROW. Chris had been in contact with him and given him paperwork and asked him to come to this meeting but he was a no show. The state DOT will be contacted. He has been issued an appearance ticket and his first court date is set for June 19, 2024.

**Fred Perkins Sign**

**Fred Perkins** was going to erect a new sign at his multi use facility on Route 219 but has since decided to redo his existing sign. There are multiple signs currently on the premises. The board wants all the individual signs removed. If Fred can't make the existing sign work he will have to come to the board. Chris will do a follow up with Fred.

**Illegal Shed**

The property at 5834 Route 219 (tax map no. 56.003-1-27.2) has an illegal shed from which items are being sold. There is no buildable space on the property so the shed will have to be removed. There was no permit applied for or issued. Rich has been in contact with the owner of the shed and will be doing a follow up.

**Organic Store**

An organic store has opened at 4795 Route 219 (tax map no. 65.003-1-39.1) without board approval. Chris contacted the owners of the business and told them that they need to submit a site plan to the board. He left paperwork and told them when the board would be meeting so they could come in but they were a no show. They were issued a certificate of occupancy for a

farm stand. It is not a farm stand and they plan to be opened year around. They are using the existing greenhouse which is permitted. Chris will be sending them a letter with a copy to David Pelton who owns the land.

### **Other Business**

Dan informed the board that Rich Rinko has been made a full time permanent employee for Ellicottville and that Ellicottville had approached Great Valley about an inter-municipal agreement. The Great Valley town board stated that they are not interested.

The planning board is being made aware of to many projects after the fact and would like the town board to make the community aware that there are zoning rules that must be followed prior to a project. Dan will reach out to other town supervisors about how they handle not following the rules.

Peter Sorgi has talked to Chris about the comprehensive plan and will be getting back to Chris with a date to meet with the board.

Steve moved to adjourn at 7:50 PM with a 2<sup>nd</sup> by Jeff. All in favor.