

Regular Meeting of the Great Valley Planning Board

June 14, 2023

(no December 2022, January, February, March, April, or May 2023 meetings)

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

Others: Jake Alianello, MDA Consulting Engineers, PLLC
Rich Rinko, Code Officer
Becky Kruszynski, Town Councilwoman
Dana Smith
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 November 10, 2022 meeting as submitted was made by Amy with a 2nd by Steve. All in favor.

Bingerman Subdivision

Dana Smith came to the board about a subdivision on Humphrey Rd. (tax map no. 65.004-1-11.5). The property is 71.2A and would be divided into 66A and 5.2A and is 3000' off the road. The property is owned by Dennis and Carol Bingerman and the 5.2A would be owned by Dana and Mary Smith. The parcel is land locked but there is a deeded ROW. There is an existing pole barn on Dennis and Carol Bingerman's property but all setbacks have been met. Dana and Mary must make sure that their parcel ends up with a deeded ROW. Dana stated that when the electric is run it will be buried in the ROW. Chris advised Dana to clearly state who is responsible for what in the ROW and to mention about the buried electric in the ROW description to avoid issues for the future. Code enforcement will have to determine if the ROW will accommodate emergency vehicles. Jake had reviewed the SEQR. Part II of the SEQR was completed by the board. This is an unlisted action. A motion to determine a minor subdivision was made by Steve with a 2nd by Chris. All in favor. A motion to accept the SEQR with a negative declaration was made by Amy with a 2nd by Chris. All in favor. A motion to approve the minor subdivision was made by Amy with a 2nd by Chris. All in favor. Chris will do Notice of Decision.

Comprehensive Plan Review

Chris stated that he had talked to Mr. Peter Sorgi, town attorney, about the comprehensive plan. Planner Sara Herrmann is no longer available to work with the board. Chris wants the board to meet with Mr. Sorgi on June 22 to discuss the comprehensive plan and what they would want him to work on. The board is looking for guidelines for wind and solar.

There was discussion on solar. It appears that the state will be taking over solar projects when they reach a certain size. This is known as Article 10. It was asked if the board would be

wasting their time if the state was taking over. It was stated that if the town is forced to allow solar it is best to be prepared ahead of time and have guidelines in place. For any project that the state takes over the local laws will be informational only but the local laws will be relevant on smaller projects. It was asked if a solar district should be created. Jake stated that he has a draft overlay to see where solar could be allowed.

It was asked if the short term plan should go back to the town board.

The Pub

The Pub talked to Chris about building a stage for outdoor music on the side towards the trailers. They haven't formally proposed anything or submitted any applications yet.

Subdivision Question

Amy asked about the number of subdivisions when determining a minor or major subdivision. Jake explained that for the town a minor subdivision is up to four and a major subdivision is 5 or more within a 3 year period.

Tiny Houses

Kathy Nerogic asked about the rules for tiny houses. She was told that they must be less than 400 sq. feet and placed on a foundation. They may be an accessory to a permanent existing family home. They require a building permit, must meet the setbacks, and hook into a well and septic. Tiny houses are a part of the revision of the comprehensive plan.

Employee Training

Becky talked about AED, CPR, and basic first aid training for employees and told the planning board that they would be allowed to participate. They need 10 people. AEDs are going to be placed in the big room of the town hall, on the basketball court, and at the Kill Buck park. The training will be at the town hall but hasn't been scheduled yet.

Chris moved to adjourn at 8:15 PM with a 2nd by Jeff. All in favor.