

Regular Meeting of the Great Valley Planning Board
July 14, 2021
(no June meeting)

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

Others: Jake Alianello
Becky Kruszynski
Rich Rinko
Gary Palumbo
Maria Barrera
Dana Chase
Scott Keils
Pat Martin

The meeting was opened by Chris at 7:00 PM with the Pledge of Allegiance.

A motion to accept the minutes of the May 12, 2021 meeting as submitted was made by Steve with a 2nd by Jeff. All in favor.

Scott Keils has 3 lots at 6838 (lot #7), 6846 (lot #6), and 6848 (lot #5) Stone Rd. (tax map nos 64.004-1-2.19, 64.004-1-2.20, and 64.004-1-2.21). In 1996, which preexisted zoning, he adjusted lot lines and had them approved by the board but he never had them recorded. Two of the homes are currently for sale and all lots have been resurveyed to adjust lot lines to include buildings and septic systems. All buildings preexisted zoning. There is a septic encroachment between lots #5 and #6 and Jake suggested that there should be a discussion with the health dept. If the health dept. would approve an easement then nonconforming lot #5 could be left alone and the setback would be met for lot #6. As presented, lot #7 would not meet the setback requirement. The board's recommendation is to leave lot #5 alone if the health dept. approves a septic easement. This would pick up 20' for lot #6. Sacrifice 20' on the other end of lot #6 for lot #7. This should allow all lots to meet the required setbacks. If the town attorney would agree to the board doing lot line adjustments instead of a subdivision then no public hearing would be needed. If all setbacks can't be met Scott would have to go to the ZBA for a variance(s).

Pat Martin is concerned about some homes in Bonn Way being used as airbnbs. As of now there are no restrictions. For safety reasons he would like to see off street parking be a requirement. Also, when there are problems they have to call the Sheriff's Dept. Pat would like to have a contact for when problems come up. He doesn't want airbnbs prohibited he wants them done safely.

Gary Palumbo, planner for the village and town of Ellicottville, has been hired by the town of

Great Valley to update the comprehensive plan and amend the zoning. Gary stated that changes can be done stand alone or all at once. Becky stated that the main topics of concern are event centers, airbnbs, and trailers. She suggested that after they are completed work can be done on the overall plan.

Gary prepared an agenda for a discussion on event centers. Questions considered by the board included treating event centers the same or different as restaurants; in which districts they would be allowed; and permitting. Standards considered by the board included lot size; setbacks; size; allowing temporary tents; hours of operation; maximum number of events; food/beverage preparation; parking; outdoor lighting; odors; noise; toilet facilities; requirements for building permits and plans for construction or renovation; signage; limitations based on road location; and insurance certificates.

Gary said he would draft language for items discussed for next month's meeting.

Dana Chase had an engineering report prepared by Dennis Cook for his proposed event center which he explained to the board. Jake told Dana that zoning would have to be revised before his application could be considered.

Trailers were very briefly discussed. Jeff suggested that they would have to be approved by a licensed mobile home mechanic.

Steve moved to adjourn at 9:45 PM with a 2nd by Jeff. All in favor.

The next meeting will be sometime during the week of August 16, 2021.