

**Regular Meeting of the Great Valley Planning Board
September 11, 2024**

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

Others: Jake Alianello
Dan Brown
Chantel Perez and husband
Ed Crowley
Kathy Nerogic
Sue Schena

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

Because this meeting was being held on September 11 Chris asked that everyone remember the victims of September 11, 2001.

A motion to accept the minutes of the August 14, 2024 meeting as submitted was made by Amy with a 2nd by Jeff. All in favor.

Everett Event Center

There was nothing heard from Kevin and Mary Everett regarding their event center since last month's meeting.

The Pub

There was nothing heard from John Rimer, owner of The Pub, regarding his outside stage and music. Mr. Peter Sorgi, town attorney, will be sending a letter on what will be expected from him going forward. The Pub is in the process of being sold.

Organic Store

There was nothing heard from Sarah and Judd Herr regarding their organic store. Mr. Peter Sorgi, town attorney, will be sending a letter on what will be expected from them going forward.

Zoning Officer

More properly prepared applications should be coming to the planning board. The zoning officer should point out what is needed from an applicant and receive and review the application. If the application has to go to the planning board it should be referred by the zoning officer. This will help the applicant to know what is expected from them before coming to the planning board. Chris and Dan will be working on this.

Chantel Perez

Chantel Perez owns 7.83 acres on Schrantz Dr. (tax map no. 56.003-1-25.1). This property contains multiple residences and one of the homes has been sold which will require a subdivision. The proposed plan was to split into four parcels consisting of 1.37A, 1.54A, 2.71A, and 2.2A. The way it is currently zoned there is a two acre minimum. The proposed 2.2A lot has been sold and the scheduled closing date is November 5, 2024. The board decided to work toward a minor subdivision of three parcels consisting of 2.2A, 2.71A, and 2.91A (combining the 1.37A and 1.54A). The planning board could then recommend to the town board to rezone the parcels to HRC which only require a one acre minimum. The Health Dept. will have to be contacted to find the locations of the septic systems for the existing houses.

The previous owner was Dan Schrantz whom has passed away. In July of 2017, Mr. Schrantz had applied for and been approved for a subdivision on this parcel. He never did the subdivision. He submitted the easement and road maintenance agreement. There is a ROW to get to the houses on Schrantz Dr. so all houses have legal access with the agreement being that Mr. Schrantz and his successors would maintain the road but Chantel does not want to maintain the road. The town attorney has been given all the documents so he can sort thru all the issues and advise the town.

A private road serves four or more lots and a shared driveway serves three or less lots. It was decided to make a private road from Eagle Dr. to the first T where there would be a turn around constructed and the remaining three lots would be a shared driveway.

To move forward Chantel will have to submit an application for the minor subdivision of three parcels with proper easements, work on a driveway agreement for the proposed 2.71A and 2.2A and the existing corner lot (tax map no. 56.003-1-25.9), and talk to a surveyor or an engineer about a turn around.

Comprehensive Plan

Mr. Peter Sorgi has been working on the comprehensive plan and asked if the board would do a zoom meeting to review the goals. The board agreed.

Code Enforcement

- Received many calls.
- Illegal bill board has been taken down.
- Evicted people and tents on Ellicott St.
- Abandoned house trailer on Mutton Hollow Rd. is being dismantled.
- Abandoned campers on Mutton Hollow Rd. are being removed.
- Stones around Memorial Park.

All moved to adjourn at 8:30 PM with a 2nd by Steve. All in favor.