

**Regular Meeting of the Great Valley Planning Board
October 13, 2021**

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

Others: Rich Rinko
Jack Harrington
Melissa Harrington
Anthony Fedorowicz
Stacey Santee

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

A motion to accept the minutes of the September 8, 2021 meeting as submitted was made by Steve with a 2nd by Amy. All in favor.

Jack Harrington and Melissa Harrington want to do a subdivision on tax map no. 74.002-1-5. The property is located at 4468 Bear Hollow Rd. and is 27.16A. The subdivision would be 13.5A and 13.66A and separated by Bear Hollow Rd. There was no survey submitted. Chris had talked to Jake Alianello and if the board agreed they could act on it without the survey. Amy stated it would be a clean split with the road in between. The attorney would have to do the description for Little Valley. A motion to determine a minor subdivision was made by Steve with a 2nd by Jeff. All in favor. Jake had reviewed the SEQR and Part II was completed by the board. This is an unlisted action. A motion to accept the SEQR with a negative declaration was made by Amy with a 2nd by Al. All in favor. A motion to approve the minor subdivision was made by Jeff with a 2nd by Steve. All in favor.
Chris will do Notice of Decision.

Anthony Fedorowicz and Stacey Santee want to order a double wide home for their property on Mutton Hollow Rd. which is currently not a permitted use. The board would like to allow this as a permitted use on RR property by special use permit. The town board will have to allow this change. Amy asked if the town attorney had an issue with this and was told no. Chris said that Gary Palumbo also had no issues with it. Anthony and Stacey were told there would have to be a public hearing for the special use permit. Because it could take a year or longer to get the home after it is ordered Anthony is concerned about the building permit only being good for one year. He needs the permit to close and he can't close until the double wide is here. Rich told him if it is over a year he would just have to renew the permit. Stacey was concerned about all the requirements for the special use permit and Steve agreed that it is a lot. Chris said he would look into a different form for this use. Stacey was told they will need the floor plan, pier design, and survey from when they bought the property.

Rich thinks the town should look into lining up their definitions of mobile homes, double wides, and modular homes with the state's definitions. Chris said he would talk to Gary.

Chris said he had a call from Maria Barerra regarding short term rentals and air bnb's which led to a discussion by the board. Short term is less than 30 days. Jeff said air bnb's should have to be registered. It was suggested that the rental terms should mirror Ellicottville's terms as two communities side by side should be the same. Amy said it becomes an enforcement issue because owners aren't screening renters or the number of renters. Also, there should be a copy of the rental application and a local contact posted in the home. Rich said the town should impose occupancy limits and part of the permitting process should be a local contact for any issues that come up. Steve said if code enforcement should have to be called there should be a fine. Amy asked if there could be a way to know if a property is being rented like possibly a sticker in the window. She also stated that it's a problem when the owner doesn't care but don't disrespect the neighborhood. Since a lot of the applications are done on line Amy would like to see a neighbor site so neighbors can give their feedback. Also, there must be cleaners and maintenance. Chris said he would send a copy of Ellicottville's rules to the board.

Amy asked about the tire place by The Pub. Rich told her that Jonathan Pearl was out and owner Randy Cranmer was attempting to clean up the mess.

The board was told that Frank Clark was putting a trailer on his property which was permitted before the moratorium. He has all the required permits and all setbacks are being met.

Rich received a letter from FEMA stating that they will be reassessing the flood plain in the town for the next year.

Chris stated he will be gone in January, February, and March of 2022. If needed, he could attend the meetings remotely.

Steve moved to adjourn at 7:55 PM with a 2nd by Jeff. All in favor.