

**Regular Meeting of the Great Valley Planning Board
October 13, 2022**

Present: Chris Schena (chairperson)
Amy DeTine
Al Puszc
Jeff Ramsten

Others: Rich Rinko
John Wilkins – Lake Erie Tobacco Company
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 September 8, 2022 meeting as submitted was made by Amy with a 2nd by Jeff. All in favor.

Lake Erie Tobacco Company

John Wilkins was in attendance for Lake Erie Tobacco Company who has applied for a Special Use Permit and Site Plan Review for building a staging area and a loading area at 6564 Route 417, Kill Buck (tax map no. 73.004-1-38.2). The board discussed the 15 general standards for a special use permit application (Section 8.4B) and determined that it was sufficient. A motion to accept the completed application for a special use permit, send it to county planning, and schedule a public hearing in November was made by Amy with a 2nd by Jeff. All in favor. The board discussed the 14 general standards for a site plan review (Section 9.5B) and determined that the information supplied was adequate. The site plan has to be approved by Jake Alianello, town engineer. A motion that the information presented for the site plan review is sufficient, send it to county planning, and schedule a public hearing in November was made by Amy with a 2nd by Jeff. All in favor. Chris will send to the county.

Bialaszewski Appeal

Chris stated that the judge agreed with the Zoning Board of Appeals decision for the Bialaszewski's and upheld the board's decision.

Short Term Rentals

There was discussion on the short term rental proposal that the planning board is making to the town board. It was decided that Chris will go to the town board and ask that the local contact person be within 25 miles of the licensed property.

Kathy Nerogic stated that last month's meeting date wasn't updated on the website and Chris stated that he had sent the change.

Chris moved to adjourn at 7:25 PM with a 2nd by Jeff. All in favor.

The next meeting will be on **Thursday**, November 10, 2022 at 7PM.