

**Regular Meeting of the Great Valley Planning Board
November 10, 2022**

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

Others: Jake Alianello
Rich Rinko
Becky Kruszynski
Clinton and Casi DePew
Ellen and Gary Frank
John Wilkins – Lake Erie Tobacco Company
Kathy Nerogic

PUBLIC HEARING

The public hearing for Lake Erie Tobacco Company for a special use permit and site plan was opened by Chris at 7 PM. Chris stated that he sent notices and received no feedback. The county was concerned about approval by the Seneca Nation of Indians and Rich stated that they had contacted him and gave their approval. There were no comments. A motion to close the public hearing was made by Amy with a 2nd by Al. All in favor.

PLANNING BOARD

The Planning Board meeting was opened by Chris at 7:03 PM with the Pledge of Allegiance.

A motion to accept the minutes of the October 13, 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, 6564 Route 417, Kill Buck (tax map no. 73.004-1-38.2). The board had discussed the standards for a special use permit and site plan last month. The SEQR was reviewed by the board. This is an unlisted action. A motion to accept the SEQR with a negative declaration was made by Jeff with a 2nd by Amy. All in favor. The board reviewed the 5 findings for granting approval of a special use permit (section 8.5D). A motion to approve a special use permit and site plan for Lake Erie Tobacco Company was made by Amy with a 2nd by Al. All in favor.
Chris will do Notice of Decision.

Sirianni Subdivision

Ellen Sirianni Frank came to the board about a subdivision on Martin Rd. (tax map no. 65.001-2-5). The property is 77.53A and would be divided into 65.27A and 12.26A with the dividing line being Martin Rd. Jake had reviewed the SEQR. This is an unlisted action. A motion to determine a minor subdivision was made by Jeff with a 2nd by Amy. All in favor. A motion to accept 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 Amy with a 2nd by Al. All in favor.
Chris will do Notice of Decision.

Rock City Fitness Facility

Clinton and Casi DePew want to construct a fitness facility on a 13.88A lot on Rt. 219 (tax map no. 65.003-1-38). They are proposing to develop .5A and build a 5400 sq. ft. facility. They will do personal training and group classes by appointment for about 40 people. There are no future plans for expansion. The area is zoned HRC. The building will be positioned on the the high point of the property. There was much discussion and more information is needed by the board. Some of the topics of discussion were well, septic, heating, cooling, geothermal heat pumps, sprinklers, parking, storm water runoff, lighting, landscaping, and handicap accessibility.

This project will require engineering drawings and need county referral. The DePew's were told that by hiring an engineer to do their drawings the site plan checklist will be accomplished and many questions will be answered. The county health dept. will have to be involved with the septic and water. A determination of a minor or major site plan will be made after the application conference.

Andrea Crowley

Andrea Crowley contacted Chris about a surveyor. She wants to know where the flood plain begins and ends. Chris will give her names of surveyors to contact. Jake stated that she could apply for a flood plain development certificate.

Amy moved to adjourn at 8:20 PM with a 2nd by Jeff. All in favor.