

**Regular Meeting of the Great Valley Planning Board  
Zoning Board of Appeals  
January 12, 2022  
corrected February 9, 2022**

Present: Steve Ward (chairperson)  
Amy DeTine  
Al Puszc  
Jeff Ramsten

Others: Becky Kruszynski  
Rich Rinko  
Anthony Fedorowicz  
Stacey Santee  
Dan Bialaszewski  
LeighAnn Bialaszewski  
Clarence Bickell  
Kathy Nerogic

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

Steve announced that masks must be worn while in the town hall.

A motion to accept the minutes from the November 10, 2021 meeting as submitted was made by Amy with a 2<sup>nd</sup> by Jeff. All in favor.

**Anthony Fedorowicz and Stacey Santee** want to put a manufactured home on their property at 6270 Mutton Hollow Rd. (tax map no. 65.001-1-28.5) which requires a special use permit. The public hearing was held December 8, 2021 and their application was approved by the county planning board. This is a Type II SEQR. Steve read through the 15 general standards and the 5 findings for approving a special use permit (section 8.4 of the zoning law). A resolution to approve the special use permit which concurs with the 5 findings was made by Amy with a 2<sup>nd</sup> by Jeff. All in favor.

A motion to close the Planning Board meeting was made by Amy with a 2<sup>nd</sup> by Jeff. All in favor.

The Zoning Board of Appeals meeting was opened by Steve at 7:08 PM.

Steve passed out a proposed draft amendment on zoning for manufactured homes. The Town Board suggested that special use permits be required in all zones except HD because if they are permitted through Rich (code enforcement) there will be no input from the neighborhood. Rich feels that only used manufactured homes should come before the board. Zone RR will always require a special use permit and in zone HD they will never be allowed. This will be discussed at the next meeting and then will be presented to the Town Board.

Short term rentals and tiny homes also need to be discussed.

**Dan and LeighAnn Bialaszewki** are looking to obtain an area variance for their property at 3893 Ellicott St. (tax map no. 73.066-1-8). They submitted the SEQR to the board which will be discussed at the next meeting. Steve will let them know what other paperwork will be necessary for a complete application for review at the February 2022 meeting.

Amy moved to adjourn at 7:30 PM with a 2<sup>nd</sup> by Jeff. All in favor.