

**Regular Meeting of the Great Valley Planning Board  
Zoning Board of Appeals  
July 8, 2020**

Present: Chris Schens (chairperson)  
Amy DeTine  
Al Puszcz  
Don Roll  
Steve Ward

Others: Aaron Tiller  
Rich Rinko  
Jesse Stuve  
Michelle Stuve  
Fredrick Schultz

The Public Hearing was opened at 7PM by Chris.

The Zoning Board of Appeals meeting was opened by Chris.

**Jesse and Michelle Stuve** of 5975 Humphrey Rd. - tax map no. 65.013-3-15 – are looking for a setback variance from 15' to 8' for an 11' addition to their home. Chris stated that he sent letters to all surrounding neighbors and the public hearing was published in the Olean Times Herald. He didn't receive any feedback. Steve said the decision is whether or not to allow an 8' setback. Jesse stated that he tried unsuccessfully to buy property from his neighbors the Lafferty's. This neighbor stated that he had no problem with the Stuve's plan. The Zoning Board of Appeals went thru the five conditions for granting a variance – undesirable change (no); achievable by another method (no – only one way to go); request substantial (yes); effect on physical or environmental conditions in the neighborhood (no); alleged difficulty self created (yes – but it's a hardship). A motion to accept the SEQR with a negative declaration was made by Steve with a 2<sup>nd</sup> by Amy. Chris, Amy, Al, and Steve were in favor. Don was in favor with reservations. Steve stated there is no other way and doesn't want to prevent someone from improving their property. Amy stated that the Stuve's are victims of the way houses are in that area but the area won't be affected because all of the houses are close. A motion to grant a variance from 15' to 8' was made by Steve with a 2<sup>nd</sup> by Amy. Chris, Amy, Al, and Steve were in favor. Don was in favor with reservations. Chris will do Notice of Decision.

A motion to close the Zoning Board of Appeals meeting at 7:10 PM was made by Don with a 2<sup>nd</sup> by Steve. All in favor.

The Planning Board meeting was opened by Chris with the Pledge of Allegiance.

A motion to accept the minutes from the June 10, 2020 meeting as submitted was made by Amy with a 2<sup>nd</sup> by Don. All in favor.

**Fredrick Schultz** wants to subdivide 2.572A from tax map no. 65.001-1-17. The parcel is

25.62A. His daughter wants to put in a modular home with a basement, a garage, and a pole barn. There will be a 100' driveway. Aaron told him he would have to apply to the DOT for a permit for the driveway. Fredrick said OWL Homes will be putting in the driveway and they would take care of the permit. A motion to determine a minor subdivision was made by Don with a 2<sup>nd</sup> by Steve. All in favor. A motion to accept the SEQR of a negative declaration was made by Amy with a 2<sup>nd</sup> by Don. All in favor. A motion to approve the minor subdivision was made by Don with a 2<sup>nd</sup> by Al. All in favor. A copy of the driveway permit must be given to Chris when it is received.  
Chris will do Notice of Decision.

Chris told Fredrick that his sign on Martin Rd. has to be removed.

Amy asked for clarification on the town's solar policy. Chris told her that it is allowed on residential property but commercial is not allowed (no solar farms).

Chris told the board that Bruce Savino has contacted the town attorney and wants the board to vote to let him be heard again. The town attorney will advise. The supreme court has ruled on the side of the town. Aaron stated that there is still no site plan.

Steve asked Rich what Randy Cranmer was doing in the old gas station. Rich said he changes tires and does oil changes. He never came before the board.

Don moved to adjourn at 7:35 PM with a 2<sup>nd</sup> by Al. All in favor.