

Regular Meeting of the Great Valley Planning Board
Zoning Board of Appeals
July 11, 2018

Present: Chris Shena (chairperson)
Amy DeTine
Al Puszcz
Jeff Ramsten
Don Roll
Steve Ward

Others: Rich Rinko
Aaron Tiller
Becky Kruszynski
William Jr. and Kathy Steele, Denise
Allison Tegliarino

The meeting was opened by Chris at 7:00 PM with the Pledge of Allegiance. Approval of the minutes of the June 13, 2018 was tabled because the board did not receive emails with the minutes. They will be voted on at next month's meeting.

William Steele Jr. is seeking a variance on tax map no. 56.004-2-3. This parcel has room to meet all setbacks but it is zoned RR and does not allow manufactured homes. Ben Scott and Allison Tegliarino want to buy this parcel so they can put in a modular home. This home will be coming from Twin Lakes and will be placed on a monolithic slab enclosed with blocking. Ben and Allison won't purchase this land if this home isn't allowed. This led to a discussion on modular and manufactured homes. Aaron said that a modular home has no frame and meets all NYS building codes, needs a foundation, and is not considered a manufactured home. It is delivered and then construction is finished and inspected on site. A manufactured home conforms to HUD standards which is accepted by NYS and is built on a frame with wheels. Aaron said a variance is not needed for a modular home on this parcel (a manufactured HUD home would have needed a variance). A motion to accept the SEQR with a negative declaration was made by Don with a 2nd by Steve. All in favor. A motion to grant permission for a modular home to be placed on this parcel with stipulations that the home is the Marlette Harmony model, the home meets all setbacks required by the Town of Great Valley, and all deed restrictions are followed (it is not up to the board to enforce deed restrictions) was made by Amy with a 2nd by Jeff. All in favor.

Chris will do Notice of Decision and send to Ben and Allison and a copy to William.

Chris said that at the Town Board meeting on July 9, 2018 it was decided that the fees that were recommended by the Planning Board were to low. The Planning Board had a discussion on the fees and decided to make a decision at the August meeting on what to propose to the Town Board as the Planning Board meets before the Town Board in August. The Town Board must approve all fees.

At last month's meeting there was a question about putting a double wide home on a parcel on Ellicott St. that is zoned as RR. Some of Ellicott St. is zoned as HRC where a double wide would be allowed. Aaron told the board that they can't spot zone but they can expand an area. Chris wants to propose to the Town Board that the area that is zoned HRC be expanded to include the RR area.

Don moved to adjourn at 8:15 PM with a 2nd by Steve. All in favor.

The next scheduled meeting is August 8, 2018.