

**Regular Meeting of the Great Valley Planning Board
Zoning Board of Appeals
August 9, 2023
(no July meeting)**

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

Others: Jake Alianello
Dan Brown
Rich Rinko
Charles Law
Linda Lund
Travis Tingué
Kathy Nerogic

ZONING BOARD OF APPEALS

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

Charles Law Variance

Charles Law submitted an application for a variance from 40' to 37' for a deck he wants to build on his home at 6000 Sugartown Rd. (tax map no. 56.003-1-3). Some of this property is in the town of Ellicottville but because the taxes are paid to the town of Great Valley the variance request will be handled by Great Valley. The 19' deck will connect to an existing balcony and only 6'-8' of it will not meet the setback requirement. Mr. Law submitted his responses to the 5 conditions for granting an area variance (Section 7.3B). For question e regarding whether the alleged difficulty was self-created he indicated that it was. The board stated that they didn't feel that it was self-created because there is no other option. This request is exempt from county referral but will require a public hearing which will be scheduled for September 13, 2023.

PLANNING BOARD

The Planning Board meeting was opened by Steve at 7:10 PM.

A motion to accept the minutes of the June 14, 2023 meeting as submitted was made by Amy with a 2nd by Jeff. All in favor.

Travis Tingue Storage Units

Travis Tingue wants to put storage units on a .31A lot at 5950 Humphrey Rd. (tax map no. 65.003-2-41) which would be an allowed use for the lot with a special use permit. This lot is not located next to a residence. The once used containers would be shipped in and are air tight and flood proof. Each container is 20' and 9' tall. They would be cut in half and painted. He is looking to purchase 10 containers which would make 20 units. He would have a 20' roadway around the complex which could create setback issues. He may have to use less containers to fit the project on this lot. There may possibly be electric to the units. He showed the board a picture of an existing project like this in the town of Machias. Travis stated he has had problems finding land for a project like this but feels this type of storage would be in high demand. He has yet to purchase the land and have a survey done.

The lot is less than 1A so no storm water plan is required. This is a pre-existing non-conforming lot because of the size. Section 5.8 of zoning law for non-conforming lots state that 75% of setbacks must be met. Travis was advised to look at Article 5 for non-conforming lots and Section 7.3 for variances.

Travis was also advised to submit an application for a special use permit according to Article 8 of zoning law. If an area variance is needed that would have to be approved before the special use permit could be issued. This project will be subject to county referral.

Dan Drown stated that the Town Board will be having a public hearing regarding the noise ordinance at their meeting on Monday August 14. If any of the board members have suggestions talk to him prior to that. He gave the Planning Board a tour of the new addition being put on the town hall.

Jeff moved to adjourn at 7:50 PM with a 2nd by Amy. All in favor.

The next meeting will be on September 13, 2023 at 7 PM and will include the public hearing.