

**Regular Meeting of the Great Valley Planning Board
Zoning Board of Appeals
September 13, 2023**

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

Others: Jake Alianello
Dan Brown
Rich Rinko
Becky Kruszynski
Linda Lund
Travis Tingue

PUBLIC HEARING

The public hearing for **Charles Law** for a setback variance from 40' to 37' was opened by Chris at 7 PM. There were no comments and the public hearing was closed.

ZONING BOARD OF APPEALS

The Zoning Board of Appeals meeting was opened by Chris.

Charles Law Variance

The variance request for Charles Law is for a deck he wants to build on his home at 6000 Sugartown Rd. (tax map no. 56.003-1-3). The board had reviewed the 5 conditions for granting an area variance (Section 7.3B) at the August meeting. Part II of the SEQR was completed by the board. This is an unlisted action. A motion to accept the SEQR with a negative declaration was made by Steve with a 2nd by Amy. All in favor. A motion to grant a variance of 3' was made by Steve with a 2nd by Chris. All in favor. Chris will do Notice of Decision.

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). He had explained the project to the board last month. He has since had a survey done, submitted applications for an area variance and a special use permit, an engineering sketch, a SEQR, and a construction schedule. The project will be completed in 3 phases with projected completion to be July of 2025. It will have to be referred to county planning and require a public hearing.

The front setback of 25' has to be 49.75' from the center of the road and was not shown

correctly on the submitted drawing. If Travis would delete 4 of the units he won't need a variance. The ROW, setbacks, landscaping, driveway (including how much gravel and limestone), sign size and location, and pole light must be shown in the revised site plan. National Grid determines where the pole will be placed. The driveway must meet off-street parking and road standards found in Section 4.3 of the zoning law. It must be a clearly defined driveway and not all gravel. If it is a one way driveway the minimum is 10'-12' and a two way driveway is a minimum of 20'. If there is not enough room for the driveway a unit will have to be removed. There is a ditch on all 3 sides that should also be shown on the site plan. The ditch should be cleaned to eliminate drainage problems. Jake had done a drawing and after making some changes will get it to Travis. Travis will have to get a new site plan to Chris by September 21 if he wants it to go to county planning this month or bring it to next month's planning board meeting and have it go to county planning in October.

Other Business

There was discussion about Skylar Martens' businesses. The board had previously approved his aquarium business but he has since added a food stand, gun store, feed and grain store, and an outdoor store. The board questioned if Skylar should have received permission for the changes he has made. A gun store is not listed in the zoning code and the aquarium store is in a different space since board approval. Also, different parking could now be required. Rich stated that Skylar has county permits and he is licensed to sell ammunition but did not get permission from the board to change uses. Becky asked if it was possible that when the health dept. gives permits could notification also be sent to the Town Clerk. Chris said he would talk to Peter Sorgi (town attorney) and then it would be decided if Skylar should come to the board. Firearms should be addressed in the land use table.

There was discussion about all the street corner signs in the town. A 4' x 8' sign is allowed on a premises but there are some in the town that are not on the premises. Rich asked what he should do because they are not allowed. The law must be enforced or changed. Rich will bring the issue up at the next town board meeting.

A motion to close the Zoning Board of Appeals meeting was made by Chris with a 2nd by Jeff. All in favor.

PLANNING BOARD

The Planning Board meeting was opened by Chris at 8:10 PM with the Pledge of Allegiance.

A motion to accept the minutes of the August 9, 2023 meeting as submitted was made by Steve with a 2nd by Jeff. All in favor.

Schmick Subdivision

Robert Schmick applied for a subdivision on his property at 5691 Humphrey Rd. (tax map no. 65.003-2-23.4). The property is 8.87A and would be divided into 2.71A and 6.16A. It was noted in the application that the home that will be built on the 2.71A parcel will be located by the surveyor and all setbacks will be met. Jake had reviewed the SEQR. This is an unlisted action. A motion to determine a minor subdivision was made by Steve with a 2nd by Chris. All in favor. A motion to accept the SEQR with a negative declaration was made by Amy with a 2nd by Steve. All in favor. A motion to approve the minor subdivision with a condition of the Town Clerk receiving the fee was made by Al with a 2nd by Amy. All in favor. Chris will do Notice of Decision.

Other Business

Chris will talk with Peter Sorgi about the comprehensive plan and find out about scheduling a meeting.

Dan said he would talk to Sara at Southern Tier West about getting the town board minutes caught up on the town's website.

Chris informed the board of the Southern Tier West annual planning and zoning training that will be taking place on November 16.

Steve moved to adjourn at 8:25 PM with a 2nd by Al. All in favor.