

**Regular Meeting of the Great Valley Planning Board
Zoning Board of Appeals
October 11, 2023**

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

Others: Jake Alianello
Rich Rinko
Becky Kruszynski
Linda Lund
Travis Tingue
Kathy Nerogic

ZONING BOARD OF APPEALS

The Zoning Board of Appeals meeting was opened by Chris at 7PM.

Travis Tingue Storage Units

Discussion continued on the Travis Tingue storage units on a .36A lot at 5950 Humphrey Rd. (tax map no. 65.003-2-41). Travis submitted a new site plan to the board. No well or septic will be needed. Travis stated that he didn't want anybody on the lot after dark and would specify the hours in the contract. He questioned if he would need electric and was told he didn't but he could do a solar light or motion detection light. Per Peter Sorgi (town attorney) variances will be needed for both a setback and lot size. Travis was asked to revise the form for an area variance and return it so the completed application can be forwarded to the county. He is asking for a 5' front setback variance. The lot size is pre-existing but because it is less than 1 acre he will need a lot size variance. The board talked about the 5 questions for granting an area variance (Section 7.3B) but decided to wait to see if there would be any input from the public hearing. The board decided they had enough information to move forward. Motion to refer the application to the county and set a public hearing for the two area variances for Thursday November 9, 2023 at 7PM was made by Amy with a 2nd by Jeff. All in favor.

Dog Grooming

There is a dog grooming business at 4269 Kill Buck Rd. which is an allowed permitted use.

Kathy Nerogic wants to know the plan for the business going forward. Is it just grooming or daycare and boarding also. Some of her concerns are:

- is it free range
- how many dogs will be allowed
- noise ordinance for number of dogs allowed
- if boarding there should be an overnight employee
- licensed and insured
- dogs have to get along with other dogs so they would always have to be supervised. Kathy did state that as of now the dogs are not unattended.
- what happens to the dog waste
- is it safe

There is question if the property is zoned AR or commercial. In 2017 the previous owner asked for the zoning to be changed from AR to commercial which the Planning Board did recommend to the Town Board. However, the change was never made at the state level. If it is zoned AR boarding could be a special use permit. If it is zoned commercial boarding would not be allowed. Motion to recommend to the Town Board that if it is zoned commercial then change boarding to a special use permit was made by Amy with a 2nd by Jeff. All in favor.

PLANNING BOARD

The Planning Board meeting was opened by Chris at 8:20 PM with the Pledge of Allegiance.

A motion to accept the minutes of the September 13, 2023 meeting as submitted was made by Amy with a 2nd by Steve. All in favor.

Travis Tingue Storage Units

It was decided that the application for the special use permit was complete. Motion to schedule a public hearing for the special use permit for November 9, 2023 was made by Jeff with a 2nd by Amy. All in favor.

Other Business

After discussion it was decided to have Fred Perkins and Skylar Martens come before the board to discuss the changes that have been made to Skylar's businesses. The board is questioning if there should have been any permits and they would like to see a site plan. Rich and Jake will check to see what records they have.

Chris moved to adjourn at 8:40 PM with a 2nd by Amy. All in favor.

The next Zoning Board of Appeals/Planning Board meeting will be held on Thursday November 9, 2023 at 7PM and will include the public hearings.