

RECORD OF PROCEEDINGS

Minutes of **Village of Valley View Planning Board**

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held **Tuesday, March 15th, 2016**

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Minutes

Planning Commission – Village of Valley View

Tuesday, December 15th, 2016- Village Town Hall-5:45 p.m.

Caucus session begins at 5:30 p.m.

Roll Call:

Members: (*) indicate present

Commissioner, Alan Sprague*

Mayor Piasecki*

Council Member, Dave Wingenfeld*

Engineer, Todd Sciano*

Building Inspector Ellis*

Law Director, Lambros

Commissioner, Joe White*

Commissioner, Rich Scaletta*

Architectural Member, Tony Fini*

Recording Secretary, Mary Snyder*

Public Attendance: Bill, Manager at Fibertech, Paul the Project Manager, Randy Sacks from Harsax, Joyce Rosenlieb,

Mayor Piasecki stated the first item is regarding a lot split on Hathaway Rd. These houses will have their own separate driveways. Mayor Piasecki stated that families of employees from Boyas will be living in them for now and they will be new families into our village. The second item is for a small cell tower. We did receive a letter from Sweet Valley Limited who manages the facilities and they are bringing to our attention that it was designed with underground utilities and they are in opposition to a pole being there. White asked why it has to be in that location and can it be moved not in the right of way. Mayor Piasecki stated these were all questions we need answered in the meeting. Inspector Ellis stated there was a second letter written by the owner of the building as well, Center Valley Business Park. The letter was in opposition to the tower. The third item is a request for a lot split on Tinkers Creek Rd. The front yard width is not in compliance, it is supposed to be 100 ft. Mayor Piasecki stated he did speak with Law Director Lambros regarding this item since he could not be here this evening. There is a lot to think about - in country homes the home is supposed to be in front of the accessory building, there is supposed to be 100ft between a building and any livestock, utility access, etc.

Pledge of Allegiance

Moved by Sprague, seconded by Scaletta to accept the minutes of the December 15th, 2015 Planning Board meeting.

Roll Call: Aye – Piasecki, Scaletta, Sprague, Wingenfeld, White

The first item is a lot split on Hathaway Rd. A concern is the ditch at the end of the property, which our engineer says is a swale. Engineer Sciano stated it is an existing swale that is there and it will all be grass, he said there is no need for the ditch anymore. Councilman Wingenfeld said it is a swale that will technically not be carrying any water, it is just for access. Mayor Piasecki stated the will be asking Mike Boyas for additional landscaping on Hathaway.

Moved by White, seconded by Sprague to approve the Request for Lot Split for Boyas Excavating on the North Side of Hathaway Rd. (P.P.N 572-16-001).

Roll Call: Aye – Scaletta, Sprague, Wingenfeld, White, Piasecki

The second item is from Fibertech, requesting installation of a small cell tower. There are 2 letter of opposition. Councilman Wingenfeld asked who is actually asking for this cell tower to be put in. Mayor Piasecki stated Fibertech. White asked if there were

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companies in the area that asked for it to be put up? Paul the project manager stated that Fibertech is asking for the tower and that they service the carriers. Basically they enhance the coverage of the carriers. It is small, compact and cheaper than the alternative and covers 2,000 ft. White asked if just one customer would have access to this tower and Paul replied that all businesses in that area would use it, but it would be only for Verizon customers at this time. Randy Sacks from Harsax stated that they like the utilities underground and the way Sweet Valley looks. They want to be accommodating, but we have some vacancies in the buildings of where they want to put the tower up and it will not look so good. Randy stated he does not even let the cable companies put anything up on the outside of the buildings. He also stated he took a poll of his employees that have Verizon and they all stated they get reception. Mayor Piasecki asked Fibertech if they have looked into a private site? They stated they have not yet and try to avoid personal property. Mayor Piasecki asked Fibertech if they did move to private property would it be possible to still be functional? They replied yes it is possible. Engineer Sciano asked if there is an ability to add a second carrier to the tower? They answered yes, from a technical perspective. White stated he is in that area all the time and he does not have cellular issues. Fibertech stated that cell phone usage is increasing and they need more coverage. Mayor Piasecki stated they understand why it is needed, but think it can be located somewhere else. Scaletta asked if they have ever done a small tripod type of tower on top of a building opposed to this? Fibertech stated that Verizon tries to avoid those situations.

Request for Small Cell Wireless Communication Equipment and variances at 8400 Sweet Valley Dr. (P.P.N. 571-20-003)

Variance from Ordinance Section 1476.03 – Permitted as special land use in designated areas of the Village

Variance from Ordinance Section 1476.04(f)(2) – Setback of the support structure

--No motion to proceed for vote

The last item is a proposed lot split on Tinkers Creek rd. There was some previous discussion about utilities, setbacks and homes on the properties. Scaino stated the main concern is the access and the frontage. Mayor Piasecki asked if it meets the supposed requirement that there must be a dwelling? Sciano stated that country home district requires that parcels requires one family dwelling with an accessory building. Mayor Piasecki stated with the accessory building behind the home like it is now, but if it is split off there will not be enough room to put the dwelling in front of the accessory building. Mayor Piasecki told Ms. Rosenlieb they are trying to figure out a way to get another 100 ft for her, but there are other concerns.

Mayor Piasecki stated there are some legal questions that need to be answered before they can move forward.

--No motion to proceed for vote

Moved by White, seconded by Scaletta to adjourn.

Roll Call: Aye – Wingenfeld, White, Scaletta, Piasecki, Scaletta, Sprague

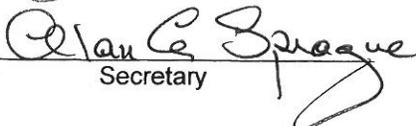
Meeting adjourned at 6:35 p.m.

Date:

May 17, 2016



Chairman



Secretary