

**Regular Meeting of the Great Valley Planning Board
Zoning Board of Appeals
October 11, 2017**

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

Others: Rich Rinko
Aaron Tiller
Lori Fuller
Becky Kruszynski
David & Lisa James

The Zoning Board of Appeals meeting was opened by Chris at 7:00 PM with the Pledge of Allegiance.

David & Lisa James of 4025 Highland Ave. (tax map no. 73.004-1-3) are seeking a setback of 10' on their 2.7A lot so they can build a 28' x 28' garage with "man cave space" on top. The property is zoned rural residential and the setback is 20'. This space would never be rented out. They would be removing 2 existing sheds that have no utilities. They were asked if they had talked to the neighbors and they said no but the neighbors house is also close to the line (pre zoning). Aaron asked if the building could move further from the line than 10' and David said no because of the existing concrete and he wasn't planning on adding any more concrete other than the footer and the floor. Chris said 10' is too close to the line. Jeff said to remove some of the concrete and move the proposed location. Don said to make the building smaller. Amy asked if the garage could be moved forward and David said no because it would block the driveway to an existing barn with horses that he has to get hay to and it would block the sidewalk to the pool. Amy then asked if it could be turned so that he would "U" into it and David said no because there is a hill and the new garage would then have to be built up. Aaron said a 50% variance is a lot and doesn't want to set a precedent by making the setback less than 15'. Chris asked if the garage could be 24' instead of 28'. The board doesn't like the 10' variance and the last person seeking a 10' variance was turned down. Chris will contact the neighbors and make them aware of the plans. Steve said the zoning laws were put in place to protect everyone. It was decided to table this until the next meeting (Dec. 13, 2017) so the neighbors can be contacted and the board members can do a drive by.

There will be no November meeting because too many members would be absent.

Don moved to close the Zoning Board of Appeals meeting at 7:43 PM with a 2nd by Steve. All in favor.

Chris opened the Planning Board meeting.

A motion to accept the minutes of the August 9, 2017 as submitted was made by Don with a 2nd by Al. All in favor.

Al asked Rich about the camper situation on Plum Brook and Rich said that the Health Dept had sent a letter but none of the campers had been moved.

Darrell Hurlburt is selling 3 acres from tax map no. 65.002-1-9.2 to his adjoining neighbor. A resolution to make this a minor subdivision was made by Don with a 2nd by Jeff. All in favor. A motion to approve the resolution of a negative declaration was made by Don with a 2nd by Jeff. All in favor.

Chris will do Notice of Decision.

Don mentioned to Rich that a Nightmare Hayride sign was difficult to see around on Farm to Marked Rd and Route 98.

Amy moved to adjourn at 7:52 PM with a 2nd by Jeff. All in favor.