

Germantown ZBA Minutes - DRAFT

June 17, 2021

The June 17, 2021 meeting of the ZBA came to order at 7:00pm via Zoom. Members who were present were Chairperson Teresa Repko, Amy Jo Davison, and Randy Phelan. Due to technical restrictions, Amy Jo Davison led the meeting.

The minutes from the May 2021 meeting were reviewed. Motion was made by Teresa Repko, seconded by Randy Phelan, to approve the minutes. All in favor. So carried.

Motion was made by Randy Phelan, seconded by Teresa Repko, to close the regular meeting and open the Public Hearing for the Krischer application. All in favor. So carried.

**David and Hayley Krischer, 98 Viewmont Road, Tax ID#180.-1-1**, represented by Thomas McArthur, came before the Board seeking an Area Variance. The applicant proposes to remove two existing barns and erect an accessory structure. The zoning article IV/C/3b states the maximum sq footage for an accessory structure is 800 sq feet, with the proposed structure to be 1112 sq feet. The question was raised regarding the need to demolish the current barn with Thomas McArthur responding an engineer had been consulted for an evaluation of saving the old barn. The engineer determined the old barn needs to be replaced due to the degree of codes, specifications, and construction needed to repair the existing barn. Thomas McArthur explained the structural need to demolish the existing barns which are connected. When asked by Randy Phelan the intended color of the new structure, Hayley Krischer stated it would be black, not the traditional barn red.

After the reading of the SEQRA, property owner Haley Krischer said the old barn is not salvageable. The new barn will have have a similar look but smaller. It is not her intention to go outside the neighborhood setting, but to stay within the character of the area.

Motion was made by Amy Jo Davison, seconded by Randy Phelan, to vote on the area variance as it stands. All in favor. So carried. The vote was as follows: Amy Jo Davison and Randy Phelan voted to deny the area variance with Teresa Repko opposing the denial. The request for an area variance was denied. Teresa Repko recommended the applicant return to the engineers for a reduction to the allowed square footage.

Motion was made by Randy Phelan, seconded by Amy Jo Davison, to close the Public Hearing for the Krischer application and return to the regular meeting. All in favor. So carried.

Motion was made by Amy Jo Davison, seconded by Randy Phelan, to close the regular meeting and open the Public Hearing for the Eisenach/Posner application. All in favor. So carried.

**Emlyn Eisenach and Eric Posner, 159 Maple Avenue, Property Tax ID#158.4-2-5**, represented by Dawn Santiago, has submitted an application for two area variances, one for area and one for height. Jon Bowmaster, a neighbor of the property, inquired regarding the details for the project. Dawn Santiago explained it would be for the removal of the old building with the rebuilding of the structure to be on the existing footprint.

After the reading of the SEQRA, motion was made by Randy Phelan, seconded by Amy Jo Davison, to vote on the request for the variances. All in favor. So carried. The vote was as follows: Randy Phelan

and Amy Jo Davison voted to deny the application, with Teresa Repko opposing the denial. The request for an area variance was denied.

Motion was made by Amy Jo Davison, seconded by Randy Phelan, to close the Public Hearing and return to the regular meeting. All in favor So carried.

Nora Painter presented questions regarding her options for a future project she is considering.

Motion was made by Randy Phelan, seconded by Amy Jo Davison, to adjourn the meeting. All in favor. So carried. The meeting adjourned at 8:10pm.

Desiree M. Webber  
Secretary