

GERMANTOWN ZBA  
MINUTES  
FEBRUARY 20, 2025

The meeting was held at the Town Hall with Zoom audio/video and the following members were in attendance: Chairwoman Teresa Repko, AmyJo Davison, Joe Guida, Rachel Levine and Bill Shannon.

The meeting was opened at 7:00pm.

Pledge of Allegiance

The Draft Minutes of December 19, 2024 were reviewed and on a motion by Rachel, seconded by AmyJo with all in favor and none opposed were accepted as written.

**New Business:**

**Danielle Gottesman:** Danielle Gottesman appeared before the board with John Palmucci and Tom Vasta who are seeking an Area Variance for an 18ft height of an existing structure located at her property at 168 Round Top Road. They previously appeared before the Germantown Planning Board and seek approval of the 18ft height which was listed as a condition of approval for a Special Use Permit for the existing structure to be an Accessory Apartment making it the primary residence on the property for future plans of building a duplex.

The board proceeded to review all documents submitted and discussed the following; letter of denial, application for Area Variance, completed SEAF of the Planning Board, existing floor plans, photo of existing structure, appearance of dormers.

On a motion by AmyJo, seconded by Rachel, with all in favor and none opposed, Public Hearing was set for March 20, 2025 at 7:00pm.

**Tom Hall:** Jim Rushmore appeared in person and Phil Tillou on zoom audio/video to represent Tom Hall and a letter of authorization was confirmed. The applicant is seeking an Area Variance for a Front Yard setback at 65.3ft as Zoning regulations require 75ft and listed as a condition of approval by the Planning Board for their approval of a Special Use Permit for the construction of an Accessory Apartment at the property located at 46 Queensbury Drive. The construction will be under 800sqft., same siding as house, 1 story, under 15 feet at highest point, the slope of the land behind the house and garage and breezeway will be set back.

The board proceeded to review all documents submitted and discussed the following: letter of denial, application for Area Variance and site plan survey. Members of the board discussed if the addition can be dropped back a few feet and the applicant stated they are trying to avoid obstructions of view from main house, and when asked if construction was started at the property, they answered that site work has been done and points of location have been laid out.

On a motion by Billy, seconded by Rachel, with all in favor and none opposed, Public Hearing was set for March 20, 2025 at 7:00pm.

**Tammara and Randall Rifenburg:** Tammara Rifenburg and Sandra Bohnsack appeared before the board for an Area Variance for a 10ft Side yard setback as Zoning regulations require 20ft and listed as a condition of approval by the Planning Board for a Lot Line Adjustment between the properties located at 160 and 164 Church Avenue. They explained that the properties are both family owned and a Lot Line Adjustment was applied for to convey land from 164 Church Ave to that of 160 Church Avenue and the future sale of the home located on 164 Church Avenue.

The board proceeded to review all documents submitted and discussed the following: letter of denial, application for Area Variance, letters of authorization from all owners of 164 Church Avenue and the completed SEAF of the Planning Board. After review of the submitted maps and questioning of the Lot Line delineation it was explained by the applicants, they had it follow the pine trees to keep them on the lot of 160 Church Avenue and protect them from being cut down and maintain privacy between both homes.

On a motion by AmyJo, seconded by Rachel, with all in favor and none opposed, Public Hearing was set for March 20, 2025 at 7:00pm.

There was no Old or Other Business discussed and on a motion by Rachel, seconded by AmyJo, with all in favor and none opposed the meeting was closed at 7:30pm.

Jami L. DelPozzo  
Planning and Zoning Secretary