

GERMANTOWN ZBA
MINUTES
March 20, 2025

The meeting was held at the Town Hall with Zoom audio/video and the following members were in attendance: Chairwoman Teresa Repko, Amy Jo Davison, Joe Guida, Rachel Levine and Bill Shannon. The meeting was opened at 7:02pm.

Pledge of Allegiance

The Draft Minutes of February 20, 2025 were reviewed and on a motion by Rachel, seconded by Joe with

all in favor and none opposed were accepted as written.

Old Business:

Danielle Gottesman:

Motion to open Public Session made by Joe, seconded by Rachel.

Tom Vasta appeared before the board who are seeking an Area Variance for an 18ft height of an existing structure located 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.

Bill asked the client to confirm that the existing structure would be an Accessory Use Apartment.

Applicant confirmed.

Motion to close Public Session made by Bill, seconded by Joe.

Check list SUB D-3 votes tallied by Teresa

Motion made to approve the variance by Rachel, seconded by Joe; 5 in favor, 0 apposed, 0 abstained

Tom Hall:

Motion to open Public Session made by Rachel, seconded by Joe.

Phil Tillou appeared before the board representing applicant seeking an Area Variance for a Front Yard setback at 65.3ft as Zoning regulations require 75ft, listed as a condition of approval by the Planning Board for a Special Use Permit for the construction of an Accessory Apartment at the property located at 46 Queensbury Drive. The construction will be under 800 sq.ft., same siding as the house, 1 story, under 15 feet at highest point. Phil described that the slope of the land behind the house and breezeway would inhibit further set back.

Motion to close Public Session made by Bill, seconded by Rachel.

Check list SUB D-3 votes tallied by Teresa

Motion made to approve the variance by Bill, seconded by Rachel; 4 in favor, 0 apposed, 1 abstained

Tammara and Randall Rifenburgh:

Motion to open Public Session made by Rachel, seconded by Joe.

Tammara Rifenburgh and Sandra Bohnsack appeared before the board for an Area Variance for a 10ft Side yard setback as Zoning regulations requires 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 families 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.

Bill asked that the back side of the garage is actually a shed that is at 10' for the request of the variance. Applicant confirmed.

Motion to close Public Session made by Rachel, seconded by Bill.

Check list SUB D-3 votes tallied by Teresa

Motion made to approve the variance by Rachel, seconded by Joe; 5 in favor, 0 apposed, 0 abstained

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

Jami L. DelPozzo (and Amy)

Planning and Zoning Secretary