

GERMANTOWN ZBA
MINUTES
APRIL 16,2026

The meeting was held at the Town Hall with the following members in attendance: Chairwoman Teresa Repko, AmyJo Davison, Rachel Levine, Billy Shannon and Bill Rosado.

The meeting was opened at 7:00pm.

Pledge of Allegiance

The draft minutes of December 18, 2025 were reviewed and on a motion by AmyJo, seconded by Billy, with all in favor and none opposed were accepted as written.

New Business:

168.-2.62.112 421 Church Avenue- Area Variance

Taconic Engineering-Applicant appeared before the board for Jeffrey Olund and Silvia Furia- Owners of the property located at 421 Church Avenue, to request an Area Variance for an Accessory Dwelling unit to exceed the required 800sf to an 850.83sf unit and discussed with the board that a portion of that building is a home occupation/studio space which is not included in the accessory dwelling space. The applicant submitted a description of work to be performed as construction of a single family residence (3,000sf) with an attached garage and change the use of the existing residence to accessory dwelling unit (850.83sf) and remainder of the building will remain a studio space. The project will also include extension of the driveway to proposed residence and connection of the proposed residence and pool house to existing onsite wastewater treatment system.

The board proceeded to review all submitted documents and designs. Site visits will be conducted by all board members and set up with contact to Taconic Engineering.

Motion was made by Rachel to set an Escrow Agreement in the amount of \$500.00 for the review of the application involving significant issues beyond the scope of normal review and any expenses incurred for publications, seconded by AmyJo, with all in favor and none opposed.

Motion was made by Rachel to set a Public Hearing for May 21, 2026, seconded by Billy, with all in favor and none opposed.

158.4-1-9 2 Young America Road- Area Variance

Peter Sweeney-Applicant appeared before the board with Raymond Pirkle-Owner of the property located at 2 Young America Road, to request an Area Variance to construct a Single-

Family Dwelling with a reduced Rear Yard Setback from 30 feet to 2 feet and discussed with the board the previous 100+ year old house on the site was destroyed by fire and that the proposed replacement dwelling shares the same footprint as the previous structure, but any allowance to rebuild to those limits was lost six months after the destruction, as per the Town Zoning Law and as a result the proposed footprint does not comply with the requirements for the rear yard setback. Description of the proposed project includes:

- New Wood Frame Single Family Residence
- Deck slightly less than the original and slightly further from the existing stream
- Existing well and septic system will be untouched and reused
- Existing foundation walls and pier were compromised and will be replaced
- Access to the building will remain the same via existing stone steps
- No major regrading is planned but will require excavation for new foundation and footings

The board proceeded to review all submitted documents and designs. Site visits will be conducted by all board members and set up with contact to Mr. Pirkle.

Motion was made by AmyJo to set an Escrow Agreement in the amount of \$500.00 for the review of the application involving significant issues beyond the scope of normal review and any expenses incurred for publications, seconded by Rachel, with all in favor and none opposed.

Motion was made by AmyJo to set a Public Hearing for May 21, 2026, seconded by Rachel, with all in favor and none opposed.

168.-2-80 269 Church Avenue-Area Variance

Member Rachel recused herself from the review of this application stating that she was the realtor for the applicant/owner.

Edward Ingebretsen- Applicant and Owner of the property located at 269 Church Avenue appeared before the board to request an Area Variance to construct an Art Studio at a height of 26 feet which exceeds the maximum height standards of 15 feet and discussed with the board that the request is to rebuild a Pole Barn on the existing plot according to original survey and that the requested height variance is essential to the ecological and environmental performance of the proposed barn. The increased roofline, combined with a modern dormer system, allows for full-spectrum natural light throughout the day and across seasons for his husbands art studio. Description for the proposed project includes:

- Secluded location
- Preserves surrounding natural growth
- Functional necessity

- Reduced energy use
- Landscape and local architectural history

The board proceeded to review all submitted documents and designs and requested the applicant submit new designs to show different height options for consideration.

Site visits will be conducted by all board members with the owners permission to be conducted at the boards convenience, no call ahead is required.

Motion was made by AmyJo to set an Escrow Agreement in the amount of \$500.00 for the review of the application involving significant issues beyond the scope of normal review and any expenses incurred for publications, seconded by Billy S. , with all in favor and none opposed.

Motion was made by AmyJo to set a Public Hearing for May 21, 2026, seconded by Bill R. , with all in favor and none opposed.

Old and Other Business:

- Use of computer/laptop at meetings to view properties
- Screen sharing on Town laptop availability to view properties
- Confirmation of meeting calls to applicants to include potential need for escrow, number of meetings and fees incurred

The meeting was closed at 8:05 pm on a motion made by Rachel, seconded by Bill R., with all in favor and none opposed.

Jami L. DelPozzo
Planning and Zoning Secretary