**DRAFT**

**MINUTES OF ZBA MEETING**

Meeting Date:  Wednesday May 3rd , 2023

Meeting Location:  Town Hall – 5910 Sacandaga Road, Galway, NY

Meeting called to order at 7:02 pm by Chair, Andy Decker.

Clerk called the roll:

**MEMBERS PRESENT:** Christine McCormack, Herman Niedhammer, Kiley Gregory, Dave McKenzie.

**MEMBERS ABSENT**: NA

**ALSO PRESENT**:  Amanda Barnes - Clerk, Ryan Pezzulo, Esq., JD Arnold, Code Enforcement Officer Treavor Gilday, and Four (4) people in the audience.

**PROCEDURE AND PURPOSE OF THE ZBA** – Chair explained the procedure and purpose of the Zoning Board of Appeals.

**REVIEW AND APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING**

Members have reviewed the minutes of the March 7th , 2023, meeting.  **Motion by** **Christine** to approve the minutes.  **Second by Kiley**.  Voice vote:  all ayes.  Motion carried.

**PUBLIC HEARING** - **ZBA 23-004** - Application of Medynska Holdings LLC for an area variance to demolish and rebuild a camp located at 5728 Crooked Street Galway NY 12074 (Tax Parcel no: 185.13-1-7) in the Lake district in the town of Galway.

John Vanhaurt from studio Seven Architecture are the owners Neal and Moniqua’s Rep for this project.

John explains they would like to demo the existing unstable home and build new with regards to the stream and lake keeping the 1630 SQFT of home that covers approx. 13.7% of the lot. This will be a seasonal camp with a holding tank.

5732 Neighbor – does not want the house any closer to him then it already is.

Architect – The home could move closer to the lake but would have to take trees down.

Architect – States the new plan keeps with the existing character of the lake and surrounding area.

Brad – 5710 Crooked Street – Has Holding tank concerns and concerns that the property is in an LLC.

Holding tank location will be determined by truck accommodations and well location is TBD

Galway Lake Associations has no Objections to this home.

2nd floor of new plans has a 2nd floor that is stepped back in effort to lessen the 2nd floor, compared to other homes on the lake this is larger.

Andy- Would the home owners be willing to go smaller? 40x22 1st floor with loft upstairs and screen porch.

Herman – Explains the 2nd floor is not the issue its with the length of the home.

A 24x48 with deck would be more acceptable to the board.

Architect will discuss with the home owners and revisit this application.

Motion by **Christine** to Close the public hearing for application ZBA23-004.  **Second by Herman** Voice vote:  All ayes.  Motion carried.

**Public Meeting:**  **ZBA 23-004** - Application of Medynska Holdings LLC for an area variance to demolish and rebuild a camp located at 5728 Crooked Street Galway NY 12074 (Tax Parcel no: 185.13-1-7) in the Lake district in the town of Galway.

Motion by **Herman** to table Application 23-004.  **Second by Christine** Voice vote:  All ayes.  Motion carried.

**PRIVILIEGE OF THE FLOOR:** None.

**OTHER BUSINESS:**  None

**Motion to adjourn by Herman.**  **Second by Dave**.  Voice vote:  All ayes.  Motion carried.  Meeting adjourned at 7:41 p.m.

Respectfully submitted,

Amanda Barnes

Amanda Barnes, Clerk