**DRAFT**

**MINUTES OF ZBA MEETING**

Meeting Date:  Tuesday June 6th 2023

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

Meeting called to order at 7:01 pm by Chair, Andy Decker.

Clerk called the roll:

**MEMBERS PRESENT:** Andy Decker, Christine McCormack, Herman Niedhammer, Kiley Gregory

**MEMBERS ABSENT**: Dave Makenzie

**ALSO PRESENT**:  Amanda Barnes - Clerk, Diane DeSanto, Esq., JD Arnold, Code Enforcement Officer Treavor Gilday, and Fourteen (14) 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 May 3rd, 2023 meeting.  **Motion by** **Christine** to approve the minutes.  **Second by Herman**.  Voice vote:  all ayes.  Motion carried.

**PUBLIC HEARING** – N/A

**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 Kiley to un-table ZBA Application 23-004 of Medynska Holding LLC

John Vanert Architect from studio seven is present as the owner’s representative. Owners have shrunk the originally proposed building as per Boards request and changed the orientation to move closer to other property line. Owners propose a holding tank with a Grinder pump. Architect has presented the board with documentation of neighboring lakefront property in comparison to height and size of new proposed building.

New square footage is 1,779 and original was 1,900, existing home on the property is 902 SQ FT Andy has concerns with new building as it is doubling in size from current house and would like to keep with the character of the lake.

Architect – Keeping with the neighboring this building is in line with what is built around the lake and will include natural colors to blend in with surrounding areas.

New proposed location moved the house closer to the lake to gain setbacks and obtain setbacks more on the stream side.

Compared to the neighboring property Is in proportion to the 11% lot coverage

Andy- Compared to what is there now this new plan is big, Kiley agrees with Andy.

Christina – house comparison is bigger than others.

Andy- Comparison of chart setbacks not knowing neighbors existing setbacks, doesn’t tell about setbacks.

Brad – Lake Rep explains that many lake residents went threw extensive illegal building and is non-compliant and understands its difficult in the inconsistencies with variances and code over h years.

Andy – is disappointed in the lack of reduction to only 6’ in length from the last meeting.

Arch- worked with the homeowners and reduced what they felt was acceptable in regards to neighboring properties.

Andy – Doubling the existing footprint is the concern with the new building plan.

Board agrees no one wants to keep what is there?

Owners agree they want to improve what’s there.

Arch- would be happy to ask the homeowners on any other options to reduce.

Andy – What’s the Size of the great room?

24x24 with stairs is 30x24.

Kiley – Master bedroom is making it extra with the length of the house

There is 1’ over hang not included on the survey

12’ on the south side would need a variance

Herman – Side porch is 3’? Correct by code 3’x5’

Andy – stairs on front deck going to set back 25’

Herman – Side stairs are covered or uncovered? Uncovered

Motion by **Herman** 6’ variance to the Northwest corner running east for 20’ this will included a 3’x5’ landing and stairs at the entrance. 14’ variance to the Southwest starting at the corner and going to 14’ on the Southeast corner stretching for 69’.  **Second by Kiley** Voice vote:  All ayes.  Motion carried.

**PRIVILIEGE OF THE FLOOR:** None.

**OTHER BUSINESS:**  None

**Motion to adjourn by Christine.**  **Second by Herman**.  Voice vote:  All ayes.  Motion carried.  Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Amanda DeRidder

Amanda Barnes, Clerk