

DRAFT

Germantown ZBA Minutes
December 16, 2021

The December 16, 2021 meeting of the ZBA came to order at 7:15pm. Members who were present were Chairperson Teresa Repko, Rachel Levine, Randy Phelan, Joe Guida and Amy Jo Davison, who attended via Zoom.

Following review of the October, 2021 the minutes were approved.

Laura Sink, 331 Roundtop Road, Tax Map ID #169.-1-41.111, has requested interpretation of the Zoning Law for campgrounds. A Public Hearing for January 20, 2022 was scheduled on this matter.

Virginia Sibbison, 54 Hunterstown Road, Tax ID #168.1.26.11, represented by Dan Russell, submitted an application for an Area Variance. The applicant is proposing to subdivision a 10 acres parcel to two parcels approximately 5 acres each. The request for the Area Variance for the width of the second parcel would allow the width to be 140' instead of the required 200'. The two parcels would share the existing driveway. A flag lot was suggested by the Board. The applicant explained a flag lot would result in the current front yard of the existing house becoming part of the proposed new parcel. As presented, both houses would have river views. By redrawing the parcels, a third house possibly being built on the adjacent property would potentially block the view of the river. Parcel #2 would have 52.9' of the required road frontage while using the existing driveway. The new house would be built approximately where the existing shed is and would meet all setback requirements. Question was raised by the Board regarding the question, #20, of the Environmental Assessment Form (EAF) which is marked 'yes'. The EAF question refers to the mediation of hazardous waste. The Applicant explained the form, as well as the answer, is generated from the State of NY. The Applicant will provide the information on what, if any, hazardous materials were present on the property. Motion was made by Joe Guida, seconded by Rachel Levine, to schedule a Public Hearing for this application on January 20, 2022. All in favor So carried.

With no further business, the meeting adjourned at 7:37pm.

Desiree M. Webber
Secretary