

Minutes of April 12, 2022, Germantown Town Board Public Hearing on proposed Local Law No.1 of 2022, adopting the NYS Stretch Code, held in the Germantown Town Hall, 50 Palatine Park Road, Germantown, New York and via Zoom, commencing at 6:30pm.

Present: Supervisor Helsley
Councilman Sullivan
Councilman Kukon
Councilmember Suarez
Councilman Christian

Town Attorney, Corinne Smith

Recorded by: Town Clerk, Joyce Vale

Supervisor Helsley opened the Public Hearing from Councilmember Suarez, seconded by Councilman Sullivan, with all in favor and none opposed.

Supervisor Helsley asked if there were any comments from the public.

Supervisor Helsley asked if there were any written communications.

Town Clerk read a letter from Patricia Hinkein stating she is opposed to the Stretch Code based on the lack of affordable housing in the area.

Supervisor Helsley read a letter from William Bell stating he is against adopting Local Law No. 1 adopting the NYS Stretch Code.

Town Clerk read a letter from Richard Dale Hinkein stating that he is an active volunteer in the community, and he hopes the board will decide not to move forward with it at this time.

Genette Picicci expressed concern that the scope of impact to residential renovations is much larger than what many believe and the inevitability of NYStretch being mandated by NYS is a misconception. Genette read aloud the scope and applicability of the NYS Energy Code as it relates to residential buildings and the International Energy Conservation Construction Code. She stated her review of the regulation supports an assertion that most, if not all building permits issued by the Germantown Code Enforcement Officer to alter, construct, erect in relation to a residential building will fall under the NYStretch Code. Genette requested the Town Board engage the Code Enforcement Officer to review 100% of the 2021, 2020 & 2019 building permits issued for residential purposes and determine how many of them the NYStretch Code would have applied to. Genette said she had a conversation with Chris Sgroi, head of outreach for NYStretch who said that NYS will never adopt the NYStretch code as a state code or mandate it. Genette requested that the Town Board realize the truth is that NYStretch is voluntary, and the town has a choice in adopting it. Genette voiced that adopting the NYStretch won't just impact a small number of residents it will be felt by anyone who owns a home.

Brandon Mullins said as the building inspector he does not agree with the Stretch Code. Brandon also said building materials are at an all-time high and there is no need to make them any higher and these higher costs will be driving the local people out of Germantown.

Dawn Breeze asked if there are any supports for the NY Stretch to make it more accessible for the community? Supervisor Helsley said there are no incentives that he is aware to.

Tara said there is no direct benefits for residents or renters it comes back in long term savings.

Councilmember Suarez said there were a few questions for Tara and the one question was about modular homes? Tara answered by saying modular homes are treated the same as the stick-built homes.

Councilmember said the last question was about the affordability and if any other communities? Tara said the town of Niskyuna adopted the Stretch last July and she had spoken with the building inspector and there was no negative impact or feedback.

Christina Bohnsack thanked the Town Board for how much time they had put into this matter. Christina said she supports the Stretch Code. Christina also said affordable housing is important, but stretch won't impact this.

Julie Oehlke feels it should be their own choice.

Jan Brochert is surprised to hear people against Stretch. He said NYStretch tells people how to design to save on energy. Jan thinks this is not issue of affordable housing but an opportunity for the town to become proactive and make sure the new housing or renovations generate savings.

Dale Hinkein said the majority of people in town can't afford repairs and this will be costing them more money. He feels the town should not pass the Stretch Code because NYS hasn't.

Motion to close the public hearing made by Councilmember Suarez, seconded by Councilman Sullivan, with all in favor and none opposed.

Public Hearing closed at 7:20pm.

Respectfully submitted,

Joyce Vale