

Germantown ZBA
Minutes
February 16, 2023

This meeting was held at the Town Hall with the following members in attendance: Chairwoman Teresa Repko, Joe Guida and Rachel Levine. Member Amy Jo Davison attended via Zoom audio/video conference.

Meeting was opened at 7:13pm.
Pledge of Allegiance

The Draft Minutes of December 15, 2022, were reviewed and with a motion by Rachel, seconded by Joe, with all in favor and none opposed were approved as written.

There were no Public Hearings held.

New Business:

Area Variance:

Domenic Scarpula presented to the Board his application for an Area Variance for Front Yard setbacks to construct a Single Family Dwelling located at his property at 83 Cheviot Road, Germantown. He explained that the Planning Board referred him to seek a Variance as there is only 34.2 feet to road and he will not construct a home any closer than that, the new home will not be as long as existing home but no definite plans have been decided.

The Board proceeded to review maps and submitted documents from the applicant and requested to see square footage of new house plans.

On a motion by Rachel, seconded by Joe, with all in favor and none opposed the board set a Public Hearing for their meeting date of March 16, 2023.

Area Variance:

Utter Properties Inc presented to the Board their application for an Area Variance for a Manufactured Home Park that does not meet the minimum required lot size of 10 Acres at their property located at 4851 Route 9G, Germantown. William Utter stated to the board that they seek to reoccupy a Mobile Home Park to provide affordable lower housing rentals, they purchased the property in 2019 and plan to have 4 rental homes and 2 storage areas after removing 2 other mobile homes from the property. After the purchase, Mr. Utter stated that he called Sam Harkins and was told there were no violations on the property, a visit followed from the Department of Health in which he stated that they told him no water testing is needed as there will be less than 5 dwellings and that his engineer visited that property in November

2022. The applicant stated that sometime during this process a Stop Work Order was issued by the now CEO Brandon Mullins that he believed instructed him to just improve and clean up the property.

The board proceeded to review all submitted documents and map of the property. They questioned the square footage of the homes if the storage units have kitchens and would the storage units be available for tenant use. Maps were reviewed for lot size, where 2 lots are shown and total 2.20 acres. The board requested to have Site Visits, and the applicant stated that he would like to be notified and visits be scheduled. The board also requested to have submitted by the applicant any written documentation pertaining to the Department of Health and Engineer visits to this property and any records supporting no violations from the building department and his communications with previous CEO Sam Harkins.

Chairwoman Teresa asked for a motion to set an Escrow Account in the amount of \$1,000.00 should the board seek any professional reviews. Motion is made by Amy, seconded by Joe, with all in favor and none opposed.

On a motion by Rachel, seconded by Amy, with all in favor and none opposed, this application is set for Public Hearing at the meeting of the ZBA for April 20, 2023.

This application will be referred to the Columbia County Planning Board for their March meeting.

No Old or Other business was discussed and on a motion by Rachel, seconded by Joe, with all in favor and none opposed, this meeting was adjourned at 7:55pm.

Jami L. DelPozzo
Planning and Zoning Secretary