

Germantown ZBA

Minutes

March 16, 2023

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

The meeting was opened at 7:10pm.

Pledge of Allegiance

The Draft Minutes of February 16, 2023, were reviewed and with a motion from Joe, seconded by Rachel, with all in favor and none opposed were approved as written.

Public Hearing:

The motion is made by Randy to open the Public Hearing, seconded by Rachel, with all in favor and none opposed.

Domenic Scarpula returned before the board for the continued review of his application for an Area Variance for Front Yard setbacks, at his property located at 75 Cheviot Road, Germantown.

Chairwoman Teresa asked the board for any comments/questions and the following was discussed:

- Review and size of two potential house plans to fit into parcel space
- Front setback is the only setback not met

No comments were received from the audience or zoom attendees, and on a motion made by Rachel, seconded by Amy, with all in favor and none opposed, the Public Hearing was closed.

The board proceeded to review the General Standards of Section 11 Subsection D and the following answers were received: (a-f)-No and (g)-Yes. All standards have been met and with a 5-0 unanimous vote, motion to Approve this Area Variance was made by Randy, seconded by Rachel, with all in favor and none opposed. A Notice of Action will be completed and filed with the Town Clerk.

New Business:

Angus Mordant appeared before the board with his application for an Area Variance to obtain side yard setbacks for his proposed action to remove an existing barn garage and replace with a new one, at his property located at 403 Northern Boulevard, Germantown.

The board proceeded to review all submitted documents which included: CEO Letter of Denial, Variance Application, and map of existing locations and parcel. The following was discussed:

- Size and location of new construction
- Foundation
- If location of placement could be changed to meet setbacks
- Location of abutting neighbor home and pond

- Site visits by board members.
- Applicant would like to be contacted prior to site visit and be in attendance during any visits

No further comments/questions are received and, on a motion, made by Joe, seconded by Amyjo, with all in favor and none opposed, Public Hearing will be set for the next meeting of the Board in April.

Old/Other Business:

Member Joe suggested to the board that any recommendations they may have be emailed to him, and he will share with the Zoning and Subdivision committee.

Chairwoman Teresa requested that New York State Planning and Zoning information that is received to the town be shared with all members.

With a motion made by Randy, seconded by Rachel, with all in favor and none opposed, this meeting was closed at 7:45.

Jami L. DelPozzo
Planning and Zoning Secretary