

Germantown ZBA
Minutes
July 20, 2023

The meeting was held at the Town Hall with the following members in attendance: Chairwoman Teresa Repko, AmyJo Davison, Joe Guida, Randy Phelan and alternate Rebecca Vande Sande.

The meeting was opened at 7:00 pm.

Pledge of Allegiance.

The Draft Minutes of June 15, 2023, were reviewed and with a motion by Amyjo, seconded by Joe, were accepted as written, with all in favor and none opposed.

Public Hearing:

Angus Mordant: returned before the board for his application for an Area Variance for height requirements for the rebuild of an accessory structure. Initial review was conducted at the ZBA June 15, 2023, meeting and no further information was submitted at this meeting.

A motion was made by Joe to open the Public Hearing, seconded by Randy, with all in favor and none opposed. No comments were submitted to the Secretary, received from the audience, or zoom attendees after being checked three times. The board proceeded to review the application and discussed the following: side lot setbacks, the height of the building, no bathroom or water will be in structure and that its use will be for storage and playroom. On a motion by Randy, seconded by Amyjo, with all in favor and none opposed, the Public Hearing was closed.

The board proceeded to review the general standards that must be met Sub Section D-3, and on a unanimous 4-0 vote this application was approved. A Notice of Action with no conditions of approval will be filed in the ZBA record, Code Enforcement Officer, and Town Clerk.

Karen Targove and Angela Olszewski: returned before the board for their application for an Area Variance for front yard setbacks to construct a single-family dwelling. Initial review was conducted at the ZBA June 15, 2023, meeting and no further information was submitted at this meeting. The applicants stated that they hope to build a home at their property and would like to keep the continuity of the existing structures and keep privacy for future owners and concluded by stating that most homes on the road are built at less than required setbacks.

Member Amyjo Davison recused herself from this application review and the board appointed alternate Rebecca Vande Sande to serve in her absence.

A motion was made by Joe to open the Public Hearing, seconded by Randy, with all in favor and none opposed. No comments were submitted to the Secretary, received from the audience, or zoom attendees after being checked three times. A motion was made by Randy to close the Public Hearing, seconded by Joe, with all in favor and none opposed.

The board proceeded to review the general standards that must be met Sub Section D-3, and on a unanimous 4-0 vote this application was approved. A Notice of Action with no conditions of approval will be filed in the ZBA record, Code Enforcement Officer, and Town Clerk.

New Business:

Peter Sweeney: applicant for the Area Variance for side yard setbacks to add an addition to a single-family residence at 183 East Camp Road, was not in attendance and was represented by architect Jonathon Tromley. The board proceeded to review all submitted documents as Mr. Tromley stated that the homeowner would like to add a two-story addition to his existing residence adding a kitchen to the first floor with a screened in porch on the west side and second floor bedroom. The homeowner submitted his reason that due to irregular site plan and location of the existing home, there not practical alternatives for the location of an addition, and that the proposed addition is not excessive and is consistent with the size and scale of houses in the district and area.

On motion by Randy, seconded by Amyjo, with all in favor and none opposed Public Hearing is set for August 17, 2023.

Other Business:

Chairwoman Teresa requested that the board give a 7-day notice of their attendance or absence for all future meetings so that we can plan for alternate member attendance.

On a motion by Amyjo, seconded by Randy, the meeting was closed at 7:40pm.

Jami L. DelPozzo
Planning and Zoning Secretary