

GERMANTOWN ZBA  
MINUTES  
NOVEMBER 20, 2025

The meeting was held at the Town Hall with the following members in attendance: Chairwoman Teresa Repko, AmyJo Davison and Bill Shannon. Code Enforcement Officer Brandon Mullins was in attendance.

The meeting was opened at 7:08pm.

Pledge of Allegiance

Member Rachel Levine recused herself from the meeting.

The draft minutes of September 18, 2025 were reviewed and on a motion by AmyJo, seconded by Bill Shannon, with all in favor and none opposed were accepted as written.

There were no Public Hearings held.

**New Business:**

Chairwoman Repko stated that the board will hear each applicant and gather information for the reason of referral by the Germantown Planning Board and the denial of the Code Enforcement Officer and prepare an Interpretation and Resolution based on their review.

**J.Lotus:** appeared before the board for a proposed Area Variance for setbacks referred by the Germantown Planning Board after a Conditional Approval for a Special Use Permit for an Accessory Apartment to be located at her residence of 1185 Woods Road.

She explained to the board that she will transform a studio/garage into a rental property previously used as an art studio and gallery and discussed the following:

- Use of existing well for apartment
- Shared driveway
- 1 bedroom and small kitchen
- New electrical services will be added
- Existing shed
- Septic upgrade.

Code Enforcement Officer Brandon Mullins was in attendance and stated to the board that the dwelling is a preexisting non-conforming structure that is connected by a breezeway which defines this dwelling as "one structure", the garage to be converted sits back further than the house at 43 feet and required setback would be at 50 feet.

On a motion by Bill, seconded by AmyJo, with all in favor and none opposed, Public Hearing is set for December 18, 2025.

**Santiago Suarez:** agent Rachel Levine appeared before the board for a proposed Area Variance for setbacks and height requirements referred by the Germantown Planning Board after their initial review for a Special Use Permit for an Accessory Apartment to be located at 381 Northern Boulevard.

She stated to the board the 784sqft barn has a permitted wood stove, is listed as a studio now and the 20-foot height of the building meets zoning requirements. No structural changes will be made to the barn and that this structure is preexisting and nonconforming.

On a motion by AmyJo, seconded by Bill Shannon, with all in favor and none opposed, Public Hearing is set for December 18, 2025.

**Green Start Holding, LLC:** Jessie Feldmus appeared before the board for an Area Variance for setbacks as referred by the Germantown Planning Board after their initial review for a Site Plan for a Proposed Alteration of a 3-apartment building into a Mixed-Use Building to consist of 3 Commercial spaces and 1 Apartment at 221 Main Street.

He explained to the board the building sits directly behind the building known as Gaskins, the existing top floor residence will remain and the lower level will be developed to three retail units, improvements will be made to the front, a gable structure will be created with public amenity spaces to include benches, flowers and parking and total approximately 4500 square feet.

Code Enforcement Officer Brandon Mullins was in attendance and stated that you can expand a preexisting non-conforming structure by 30% and that the side yard setbacks will remain within the setback of 5 feet which is permissible.

On a motion by Bill, seconded by AmyJo, with all in favor and none opposed, Public Hearing is set for December 18, 2025.

**Other Business:**

Chairwoman Repko discussed the following with the board:

- Members are encouraged to attend yearly meeting held by NYPF
- Interpretation of required Area Variance referrals by the Planning Board  
And determine future referrals for non-conforming structures and lots

On a motion by AmyJo, seconded by Bill, with all in favor and none opposed the meeting was closed.

Jami L. DelPozzo  
Planning and Zoning Secretary

