

GERMANTOWN ZBA
MINUTES
JUNE 18, 2026

The meeting was held at the Town Hall with the following members in attendance: Chairwoman Teresa Repko, Amy Davison, Rachel Levine and Billy Shannon.

The meeting was opened at 7:00pm.

Pledge of Allegiance

The draft minutes of May 21, 2026, were reviewed and on a motion by Rachel, seconded by Amy, with all in favor and none opposed were accepted as written.

There were no Public Hearings.

Chairwoman Repko addressed the board and stated that for the property located at 421 Church Avenue that was under their review in April, and May the determination had been based on the size of the property and the interior location of the dwelling on the parcel that the board felt the variance would not have any negative impact on the adjoining properties.

New Business:

Scott Vanderveen- Applicant appeared before the board for a proposed Area Variance to construct a Single-Family Dwelling with a reduced Front Yard Setback from 75 feet to 45 feet at the property located on South Road that is currently under contract for him to purchase and an owner consent to appear before the board is on file with the application.

The board proceeded to review all submitted documents and maps and discussed the following:

- Vacant Parcel
- DEC recommendations
- Wetland buffer
- Perk test on hold
- Layout of house and garage to decrease asked footage of variance
- Small encroachment into wetlands
- Site visits by all members

Member Billy made a motion to set a Public Hearing for July 16, 2026, seconded by Rachel, with all in favor and none opposed.

The board requested the applicant to submit the following 10 days or less prior to the next meeting of the board for their review:

- All email communication and letters between the applicant and the DEC
- New Site Plans with a relocation and/or 60-foot setback placement of the house and garage

On a motion made by Rachel, seconded by Amy, with all in favor and none opposed the meeting was closed at 7:43pm.

Jami L. DelPozzo
Planning and Zoning Secretary