

GERMANTOWN ZBA
MINUES
JULY 16, 2026

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

The meeting was opened at 7:00pm

Pledge of Allegiance

Member Billy made a motion to appoint member Amy Davison as Acting Chairwoman for the meeting in the absence of Chairwoman Teresa Repko, seconded by Bill, with all in favor and none opposed.

The draft minutes of June 18, 2026, were reviewed and on a motion by Rachel, seconded by Billy, with all in favor and none opposed were accepted as written.

Public Hearing:

Scott Vanderveen-Applicant returned before the board for the continued review of a proposed Area Variance to construct a Single-Family Dwelling with a reduced Front Yard Setback at the property located on South Road.

The board proceeded to review the following requested documents submitted by the applicant:

- All email communication and letters between the applicant and the DEC
- New Site Plans with a relocation of the primary residence and garage and a 60-foot setback
- Septic and New location of well

Motion was made by Rachel to open the Public Hearing, seconded by Bill R., with all in favor and none opposed.

Weintraub, Myles and Vera 11 South Road: stated they are not opposed to the Variance, they requested to see a Site Plan, agreed town needs more housing, upset that previous owner had a daughter who was denied permission to build and the board clarified that was a mobile home not permitted.

Keeny, Christopher and Zennario, Leah 928 County Rte 6: stated their property abuts the property of applicant, he is an architect and questioned why have Zoning Laws if you are going to change them and asked for clarification of wetland buffer.

Ellis, S. 936 South Road: Zoom attendee who stated he lives across the street from the property and is opposed to the Variance.

No further comments were made and, on a motion, made by Rachel, seconded by Billy S., with all in favor and none opposed the Public Hearing was closed.

The board conducted their review of Section 11 Sub Section D and based upon their findings reasoned that no undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created by the granting of the Area Variance, and with a 4-yes 0-no 1-absent vote Approved the 60 foot Front Yard Setback to construct a Single-Family Dwelling and Garage.

There was no New, Old or Other Business discussed and on a motion by Rachel, seconded by Billy S., with all in favor and none opposed the meeting was closed.

Jami L. DelPozzo
Planning and Zoning Secretary

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