

Germantown Planning Board
50 Palatine Park Road
Germantown, NY 12526

June 24, 2021

The Germantown Planning Board opened its regular meeting on Thursday, June 24, 2021 at 7:00 P.M. via Zoom. Those in attendance were Chairperson Tim Otty, Jennifer Crawford, Kerrie Abela, Garrett Montgomery, and George Sharpe.

Following the pledge, Tim Otty asked for approval of the May 27, 2021 meeting minutes. Motion was made by George Sharpe, seconded by Kerrie Abela, to accept the minutes. All in favor. So carried.

Paul and Henrietta D’Sousa, Camhalden LLC, Quality Landscaping, 4301 Route 9G, Tax Map ID #158.4-1-24.3, came before the Board seeking an accessory use of commercial property with the addition of a propane filling station. Tim Otty referred to the zoning law for the classification of propane, stating propane is unlisted and asked if everyone was in agreement to classify this application as Unlisted. Motion was made by Jennifer Crawford, seconded by Garrett Montgomery, to classify the application as unlisted and making the Germantown Planning Board the lead agency. All in favor. So carried.

Set back for the filling station must be 100’ from residential and 15’ back from property line and any easement. Due to the Scenic View Overlay, all utilities must be underground to prevent any hinderance of the view. The applicant stated the filling station would not be seen from neighboring properties and would maintain the essential characteristics of the neighborhood. Inspection by Sam Harkins, Building and Code Enforcement Officer will require an inspection. DOT, the County Health Department, the Fire Department, will also provide inspections. Notice to action includes researching what is required from the Germantown Code Laws, set back requirements, no impact from lighting, underground utilities, and the possibility of the Fire Department requiring barriers. Protective measures would need to be taken in the event of a spill so as not to contaminate the Hudson River.

Motion was made by Kerrie Abela, seconded by Jennifer Crawford, to cease review of the application and schedule a Public Hearing for July 29, 2021. All in favor. So carried.

Robert and Pamela Reed, 450 Church Avenue, Tax Map ID #179.-1-2.120, came before the Board seeking a Lot Line Adjustment waiver. The application meets all the requirements for a waiver and does not create an additional parcel. Both parcels are zoned AR. The application and survey map were reviewed, with suggestions of further information needed. Motion was made by George Sharpe, seconded by Kerri Abela, to approve the Lot Line Adjustment. All in favor. So carried.

Old Business: Solar recommendations were presented to the Town Board by Jennifer Crawford.

With no further business, motion to adjourn was made by Kerrie Abela, seconded by Jennifer Crawford. All in favor. So carried. The meeting adjourned at 8:45.

Desiree M. Webber
Secretary