

Germantown Planning Board  
50 Palatine Park Road  
Germantown, NY 12526

September 30, 2021

The Germantown Planning Board opened its regular meeting on Thursday, September 30, 2021 at 7:00 P.M. Those in attendance were Chairperson Tim Otty, Kerrie Abela, Garrett Montgomery, Lauren Williams, Jen Crawford, Chris Brown, and George Sharpe.

Tim Otty asked for approval of the August 26, 2021 meeting. Motion to accept the minutes was made by George Sharpe, seconded by Lauren Williams. All in favor. So carried.

The Zoom waiting room was checked at 7:13P.M. with no one waiting to join the meeting.

**Paul and Henrietta D’Sousa, Camhalden LLC, Quality Landscaping, 4301 Route 9G, Tax Map #158.4-2.1**, came before the Board with a revised site plan map showing more specific details on the proposed expansion of the existing farm stand. The building will be connected to the Town sewer system and will use the existing well on the property. Tim Otty read SEQRA. Motion was made by Jen Crawford, seconded by Chris Brown, to declare this to be a Type 2 action using C9 classification. All in favor. So carried. The Planning Board declared position of Lead Agency for this application. The application will need to be sent to the Columbia County Planning Board (CCPB) for review. The Germantown Planning Board will table further review of the application until the CCPB review is complete.

**Greg Haeflin, 4374 Route 9G, Tax Map ID #158.4-1-1**, is applying for site plan approval for Cupps Coffee Cafe’ to be located at the above address. The application was reviewed by the Columbia County Planning Board (CCPB). The response letter from the CCPB was read by Lauren Williams, stating in part there is no reason for opposition from the CCPB on the proposed project. Jen Crawford asked for additional information on the pervious and impervious coverage of the lot, specifically the parking and driving area, which are gravel. Calculation of the pervious and impervious

areas are required per the Town Zoning Laws. Tim Otty stated zoning allows the use of the proposed project. Yet to be determined by the applicant is the installation of a septic tank or connection to the Town sewer. The project was declared a Type 2 action using C9 classification. Motion was made by Jen Crawford, seconded by Lauren Williams, to schedule a Public Hearing for October 28, 2021. All in favor. So carried.

**Emlyn Eisenach and Eric Posner, 159 Maple Avenue, Tax ID#158.4-2-5,** represented by Kristina Dousharm/Dawn Santiago, returned before the Board seeking approval for an accessory apartment. Following legal review of the application, it was determined the right of way is insufficient for the needed connection to the Town sewer system. Possible options for the project are to purchase the current right of way which would allow the need area to connect to the Town sewer system or conduct a lot line adjustment with adjacent property, which is also owned by the applicant, allowing for a driveway to be added. The applicant to instructed to confirm with Sam Harkins, Code Enforcement Officer, the required size for a driveway. The concern of the Board is the current 12' width of the right of way is insufficient to meet the requirement for the Fire Code. The current lot size is too small for the increase of usage. The applicant will explore a lot line adjustment vs merging the parcels which will create a large enough size for a driveway, and will return to the October meeting.

**John Palmucci, Round Top Properties, 168 Round Top Road,** came before the Board regarding a Minor Subdivision, which was previously approved in 2007. 2.8 acres with an existing residence and barn would be divided from the parcel which would be left as vacant land. The survey map needs to be stamped and existing utilities need to be listed. If the map is submitted with sufficient time prior to the October meeting, motion was made by Jen Crawford, seconded by Garrett Montgomery, for a Public Hearing to be scheduled for October 28, 2021. All in favor. So carried. Motion was made by Jen Crawford, seconded by Lauren Williams, to declare the Planning Board lead agency. All in favor. So carried.

With no further business, motion was made by Lauren Williams, seconded by Kerri Abela, to adjourn. All in favor. So carried. The meeting adjourned at 9:45P.M.

Desiree M. Webber  
Secretary