

DRAFT

Germantown Planning Board
50 Palatine Park Road
Germantown, NY 12526

October 28, 2021

The Germantown Planning Board opened its regular meeting on Thursday, October 28, 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 September 30, 2021 meeting. Motion to accept the minutes was made by Lauren Crawford, seconded by Chris Brown. All in favor. So carried.

Motion was made by Lauren Crawford, seconded by Chris Brown, to close the regular meeting and open the Public Hearing for Greg Haeflin, 4374 Route 9G, Tax Map ID #158.4-1-1. All in favor. So carried.

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. Tim Otty asked three times if there were any comments from the public at 7:10pm, who were invited to attend via Zoom. There were no comments or questions. There was also no written communication from the public regarding the project. George Sharpe asked if a decision had been made regarding private septic of use of the Town's sewer system. The Applicant responded he wants approval of the project from the Board before spending the money to make that decision. Jennifer Crawford asked in September for the percentage of pervious and impervious areas. The Applicant didn't have an exact answer but said it was less than 50%. Part 1 of the Short Environmental Assessment was read by Tim Otty. Motion was made by Lauren Williams, seconded by Chris Brown, to declare the Planning Board lead agency. All in favor. So carried. Part 2 was read by Tim Otty, with a negative declaration. Motion was made by Garrett Montgomery, seconded by Lauren Williams, to approve the application as submitted, with the following conditions: 1) The Applicant will follow the recommendations made by the Columbia County Planning Board; 2) Detailing of pervious and impervious areas will be provided; 3) Will comply

with all Building Code requirements; 4) Septic will be approved by the Columbia County Board of Health. 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, having previously submitted an application seeking approval for an accessory apartment. The Applicant submitted an application for a lot line adjustment to increase area or the site for the proposed accessory apartment. Motion was made by Lauren Williams, seconded by Chris Brown, for the Planning Board to be declared the lead agency on the lot line adjustment and to approve the lot line adjustment waiver. All in favor. So carried. A signed driveway permit is needed for the accessory apartment project, as well as sign off from Code Enforcement. Motion was made by Chris Brown, seconded by Lauren Williams, to schedule a Public Hearing for the accessory apartment for the November PB Meeting. All in favor. So carried.

John Palmucci, Round Top Properties, 168 Round Top Road, was not present for tonight's meeting so was removed from the agenda until the stamped survey maps are submitted.

Virginia Sibbison, 54 Hunterstown Road, Tax Map ID #168.-1-26.11, represented by Dan Russell, came before the Board via Zoom requesting a Subdivision. Following a preliminary review of the application for Subdivision, it needs to first be presented to the ZBA for an Area Variance. The Applicant is referred to the ZBA prior to returning to the Planning Board.

Paul and Henrietta D'Sousa, Camhalden LLC, Quality Landscaping, 4301 Route 9G, Tax Map #158.4-2.1, is seeking expansion of the farm stand. Motion was made by Lauren Williams, seconded by Chris Brown, to schedule a Public Hearing for the November meeting. All in favor. So carried.

Discussion was held reviewing the proposed Solar Law for Germantown. Chris Brown will compile the report to present to the Germantown Town Board at their November meeting.

With no further business, motion was made by Lauren Williams, seconded by Chris Brown, to adjourn. All in favor. So carried. The meeting adjourned at 9:50P.M.

Desiree M. Webber
Secretary