

Germantown Planning Board  
Minutes  
March 31, 2022

This meeting was conducted at the Town Hall with the following members in attendance: Chairman Tim Otty, Lauren Williams, Garrett Montgomery, Jen Crawford, Alternate Ben Davidson. Members Kerrie Abela, Chris Brown and George Sharpe attended via Zoom.

Meeting was opened at 7:00p.m.

Pledge of Allegiance.

Minutes of February 24, 2022, were reviewed and on a motion by Chris, seconded by Jen, were accepted with the following amendments:

p.1: before Public Hearing add that Jen Crawford previously recused herself from the review of Sibbison Subdivision and Hull Subdivision.

p.1: change typo of sine to since under Public Hearing in paragraph four.

p.2: under new business, paragraph one of Hull review add: the number of parcels and indicate acreage of each.

**Public Hearing:**

Motion was made by Lauren to open the Public Hearing for the Subdivision application of Edward Hull represented by Evan Decker for the property located at 48 Hogtrough Road, Germantown, NY 12526, seconded by Keri, with all in favor and none opposed.

The Zoom waiting room was checked three times: at 7:14pm, 7:15pm and 7:16pm, there were no attendees and no comments received.

There were no further comments from the applicant or board. Member Jen was previously recused.

On a motion by Lauren, seconded by Keri, with all in favor and none opposed the Public Hearing was closed.

Member George made a motion for the GPB to act as Lead Agency, seconded by Lauren, with all in favor and none opposed. The Agricultural Data Statement was reviewed, Part II and III of the SEAF were reviewed and the board determined that based on all the information and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

**Old Business:**

Virginia Sibbison and Arthur Schiff returned for the continued review of their Subdivision application at their property located at 54 Hunterstown Road, Germantown, NY 12526, represented by Dan Russell. This matter was referred to the Germantown ZBA and was granted an Area Variance. No further comments are given by Mr. Russell or the Applicants. Chairman Otty stated that an Escrow Account had been established for further review of the application by the Town Attorney and review of the Right of Way & Common Driveway Maintenance Agreement. A neighbor that lives further down the road or shares the right of way was invited to participate and cannot be forced to do so, Town Attorney Smith contacted their attorney and made a few revisions to the agreement and a copy will be submitted with these minutes for the record.

Member Lauren made a motion for the Board to act as Lead Agency, seconded by Ben, with all in favor and none opposed. After review of Parts II and III of the SEAF and based on the information and any supporting documentation, declared that the proposed action will not result in any significant adverse environmental impacts. The Notice of Action will be completed and list a condition that the Right of Way and Common Driveway Maintenance Agreement will be submitted for the record and filed with the Columbia County Clerk's Office.

**New Business:**

Vernon Oehlke and Genette Picicci/All in Shotgun Rider LLC presented to the Board their application for a Lot Line Adjustment Waiver at their property located at 188 Church Avenue, Germantown, NY 12526.

The Board reviewed the application and all supporting documents. Chairman Otty and the board discussed the following:

- This will not create a new parcel
- Will not be considered a Subdivision, therefore the limit of 3-year rule does not apply.
- County Road runs between parcels but is not of concern.
- Maps should read: Lot Line Adjustment and amended maps should be submitted.

The Board has no further comments, and stated that no Public Hearing shall be conducted. Part 1 of the SEAF is completed with page 1 #4 indicating Rural be checked, Agriculture be checked and Other be checked and indicate Residential, and it is determined that the application is an Unlisted action and does not require Part 2 and 3 review of the SEAF.

On a motion by Jen, seconded by Ben, with all in favor and none opposed this application is approved for a Lot Line Adjustment. The Notice of Action will be completed and list condition that new maps be submitted titled: Lot Line Adjustment.

**Other Business:**

Chairman Otty updated the board on the following information:

The AG Data statement has been received from Frasier Fir and that application is under review with the ZBA for an Area Variance.

The NOA for Gatherwild/Laura Sink has been submitted to the board, but there is no application for review, so no comments are made.

Proposed Local Law No.2 of 2022 with Zoning Map has been received and comments from the GPB are encouraged from the Town Board. Chairman Otty requested members to submit their suggestions to member Jen, who will draft a letter to be reviewed, and approved and submitted to the Town Board by May 9, 2022.

On a motion by Lauren, seconded by Ben, with all in favor and one opposed this meeting was adjourned at 8:47p.m.

Jami L. DePozzo  
Planning and Zoning Secretary