

Germantown Planning Board
Minutes
May 26, 2022

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

Meeting was opened at 7:00pm.

Pledge of Allegiance.

Minutes of March 31, 2022, were reviewed and on a motion by Chris, seconded by Jen with all in favor and none opposed were accepted with the following amendments:

- p.1: corrected spelling of Keri to Kerrie.
- p.3: change Planning to Town in last paragraph.

There were no Public Hearings.

New Business:

Cynthia Fennel representing Patricia Falk presented to the board her application for Site Plan Review to seek amendments to property maps to a 10-acre parcel on Reuter Road.

The board proceeded to review the application which included an owner consent from Ms. Falk, a narrated timeline of tax map lot # 168.-2.85, Planning Board minutes dated: September 25, 2008, maps of the property, county clerk's recording page, schedule A Paramount Abstract Title, and letter pertaining to the location of the septic. After review, the board discussed the wording in Notes: #4 on the map as to whether it is interpreted as a buildable lot and if they should act on this application or refer back to the building department with a review that indicates this lot is buildable, they do not feel legal advice is needed and not to proceed as a new subdivision. The board determined that having reviewed the information available to them that they are referring this back to the building department which is plainly his purview as it is a 10-acre parcel located in the Rural Residential Zoning district indicated as tax map ID# 168.-2-85. A notice of action will be completed and filed with the Town Clerk and building Department.

Other Business:

Frasier Fir Management, LLC was approved for an Area Variance, the board received the NOA from the ZBA which indicated their resolution and final determination.

Chairman Otty reviewed that this application initially came before the board for Subdivision approval and review was stopped and referred to the ZBA regarding minimum lot width. (Variance required)

On a motion by Jen, seconded by Lauren, with all in favor and none opposed the GPB declared themselves lead agency, there is no referral needed to the Columbia County Planning Board and this application is set for Public Hearing at the next Planning Board meeting.

Other Business:

The board continued their discussion on the proposed Local Law No.2 of 2022 as it pertains to the Zoning Map. Member Jen read a draft letter and the board discussed they support the extension of the hmu, with mention of article 7 section E2 being reviewed, ag use, parking requirements, extending sidewalks and another municipal parking lot. Final letter from the Planning Board attached.

On a motion by George, seconded by Garrett, with all in favor and none opposed this meeting was closed at 8:25pm.

Jami L. DelPozzo
Planning and Zoning Secretary