

Germantown Planning Board
Minutes
October 27, 2022

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

Meeting was opened at 7:00pm.

Pledge of Allegiance.

Minutes of September 29, 2022, were reviewed and with a motion from George, seconded by Lauren, with all in favor and none opposed were approved with the following amendment (s):

- Page 2 under New Business-add that applicant Laura Sink invited board members to her property for Site Plan Review

Public Hearing:

In the application of Laura Sink/Gatherwild for Site Plan Review of her campground at 331 Roundtop Road, the Public Hearing was opened on a motion by Lauren, seconded by George, with all in favor and none opposed. Member Jen was recused from this review.

No written comments were received for this review.

The waiting room(s) were checked three times: 7:08, 7:10 and 7:12pm and the following comments were received:

- Barbara Hughey/Dennis Clancy: in support for the applicant. Stated they are the closest neighbor to the property and that they have no complaints, there has never been a problem with guests or applicant, have had no trespassers and that they encourage the town to support Gatherwild Campground.
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On a motion by George, seconded by Lauren, with all in favor and none opposed, the Public Hearing was closed.

Chairman Otty stated that the SEQRA evaluation had been completed by the Germantown ZBA during its review for a Use Variance and explained the Permit A Schedule of use and that the Planning board had completed research during their review of form 1394.

The applicant is continuing her review of the DOH as it pertains to septic/water supply for campgrounds, fire safety, egress/ingress, access for firetrucks to property and between camp

sites, restroom facility for each gender, portable fire extinguisher at each site, new well to be drilled for chlorinated system and a 24-hour phone contact to be available to campers. The applicant also stated that she is a Sole Proprietor with an LLC and EIN, any employees will receive a 1099, all tax guidelines will be followed for merchandise sold online and she will follow up for any Agricultural and Market guidelines should she have a farmstand, no swimming takes place at the campground, water testing reviewed, heating of yurts was discussed and 911 program was recommended. It is stated by the board that the applicant shall obtain the necessary permits from the Department of Health, Department of Environmental Conservation, and all inspections by the Code Enforcement Officer.

Motion was made by George, for the Planning Board to act as Lead Agency, seconded by Lauren, with all in favor and none opposed. Parts 2 and 3 of the SEAF were reviewed and the board determined that the proposed action will not result in any significant adverse environmental impacts and approved the Site Plan. A notice of action will be completed and filed with the Town Clerk, Building Department and in the record of application.

Old Business:

Rosaura Andujar returned for the continued review of the Subdivision application representing Zhang & Xue of their property located at 88 South Road. The board continued their review and stated that Town Attorney Corinne Smith completed her review of the Easement and Road Maintenance Agreement, with no concerns noted. A project update was received, along with modification to the proposed subdivision map and submission of the Wetland Delineation Report. The map depicts the subdivision line and was done to evenly distribute the area of the proposed lots, so that each lot is 9.91 acres in size, the wetland report incorporates the new site address.

Motion is made by Lauren for the Planning Board to act as Lead Agency, seconded by George, with all in favor and none opposed. Parts 2 and 3 of the SEAF were reviewed and the board determined that the proposed action will not result in any significant adverse environmental impacts and approved the Subdivision. A notice of action will be completed and filed with the Town Clerk, Building Department and in the record of this application with a noted condition that a new map be submitted indicating the start and end of the agreed driveway maintenance agreement.

New Business:

Patricia Hinkein and Ralph DelPozzo appeared before the board to represent Christine Dellaca for a Subdivision of property located on Northern Boulevard, for the purpose to create two separate tax parcels which are divided by the road. The board reviewed the presented maps and application and stated that our laws won't recognize properties divided by a road as a natural subdivision. They proceeded to review Part 1 of the SEAF, in regard to questions 12B,

13A and 20, member Jen will give link to Patricia Hinkein regarding DEC Wetland and remediation, and after review by representatives a new SEAF will be submitted with findings.

On a motion by Kerrie, seconded by Jen, with all in favor and none opposed, Public Hearing is set for December meeting.

Other Business:

The board discussed that they would like to recommend to the Zoning and Subdivision Law committee that neighbors be contacted by mail, and not just a public notice, when any application is under review.

On a motion by George, seconded by Kerrie, with all in favor, in lieu of the holidays the board set their next meeting date for December 8, 2022, and Public Notice will be posted.

The board asked for clarity on zoom attendance and voting and a copy of the revised resolution for videoconferencing policy.

On a motion by Lauren, seconded by George, with all in favor and none opposed, the meeting was adjourned at 9:00pm.

Jami L. DelPozzo
Planning and Zoning Secretary