

## TOWN OF GERMANTOWN LAND USE LAW UPDATE

Project Number: 2223713

### MEETING #10 SUMMARY NOTES

Location: Town Hall/Virtual

Date: November 20, 2023

Time: 6:30 pm

<u>Meeting Attendance</u>
Committee Members
Tony Albino
Karen Targove, Co-Chair
David Rifenburg, Co-Chair
Joseph Guida
Jan Borchert
Ellen Jouret-Epstein
Tony Stagno
William Bell
Austin Sullivan
Consulting Team
Matthew Rogers, Labella Associates
Corneil Smith, Labella Associates (Zoom)

### SUMMARY NOTES

#### **Meeting Convened at 6:36pm**

*A PowerPoint Presentation was referenced during the meeting and is attached to and made part of these Summary Notes.*

1. Matthew Rogers reviewed the existing Building Design Standards (Article VII.A)
2. The prohibition on anodized/galvanized metal was discussed (prohibited except when used for roofs, ag. structures, or additions to existing buildings/structures with anodized/galvanized metal exterior). Agreement to leave prohibition in place.
3. Committee agreed that authority should be given to the Planning Board to waive one or more of the development standard requirements – LaBella to provide draft language.
4. The existing building color requirements were discussed, and a recommendation was made to clarify and make reference to the color palette – LaBella to provide.

5. A Hamlet Mixed Use subdistrict was proposed to allow the Town to separately regulate setbacks. The Committee agreed to create a subdistrict encompassing parcels fronting on Main St. and roughly bounded to the west by the Post Office (north side of Main St.) and Scoob's Excavating (south side of Main St.) and to the east by the Alexander Gray Associates (north side of Main St.) and 223 Main St. (south side of Main St.). The proposed district would also include the first six parcels on the west side of Church St. and all parcels fronting the east side of Church St. south to and including the Reformed Church of Germantown. Revised boundary to be reviewed at the next Committee meeting.
  - a. Proposed Front Setback: 0 ft. minimum and 10 ft. maximum.
  - b. No front yard parking.
  - c. A maximum footprint of 4,000 SF was recommended.
  - d. Additional Code language recommended to encourage first floor retail and second floor office/residential. Language to be added to the Building Design Standards.
6. Remainder of existing Hamlet Mixed Use:
  - a. Maximum footprint of 4,000 SF recommended.
  - b. Setback agreements: Maintain existing setback requirements (0 ft. or average of the adjacent front yards/20 ft. maximum). Continue prohibition on front yard parking for commercial uses.
7. The existing Development Standards graphics are sufficient, no revisions needed. LaBella to prepare plan view graphics for the HMU subdistrict, HMU, and Hamlet Commercial to depict setbacks, parking, and building location.
8. The Committee discussed self-storage uses and recommended self-storage be prohibited town wide. Currently only allowed in the Business Development District.
9. The Committee briefly discussed digital signs. No decision on further regulating digital signs was made.
10. The Committee discussed the overall schedule and agreed that the draft revisions should be completed and forwarded to the Town Board by May 2024.
11. The Committee discussed possible Code changes to facilitate new affordable units by Habitat for Humanity. Based on the Committee's August 21 meeting with Habitat for Humanity, they are looking for ½ acre lots to provide adequate room for a two-family dwelling within on-site water/sewer.

Next Meeting Topics:

1. Review agreed upon HMU Subdistrict and HMU dimensional standards.
2. Design guidance for Hamlet Commercial and maximum footprint analysis.
3. Formula business regulations – Review initial draft recommendations.

Meeting adjourned at 8:27pm

ACTION ITEM	OWNER
Prepare Plan View Graphics	LaBella
Determine if minimum lot sizes could be reduced if on-site water/sewer can be accommodated	LaBella/Committee
Remove Self-Storage from Use Table	LaBella

The preceding summary notes represent the author's understanding of the items discussed and decisions reached. The Committee will determine completeness and accuracy at their next scheduled meeting.

Respectfully submitted,  
LABELLA ASSOCIATES, D.P.C.  
*Matthew Rogers, Senior Planner, LaBella Associates*  
Cc: All Attendees