

GERMANTOWN PLANNING BOARD
MINUTES
APRIL 24, 2025

The meeting was held at the Town Hall with the following members in attendance: Chairman Garrett Montgomery, Simon Burstall, Benjamin Davidson and Lauren Williams. Member Jen Crawford attended via Zoom.

The meeting was opened at 7:04 pm

Pledge of Allegiance

The minutes of March 3, 2025 were reviewed and, on a motion, made by Ben, seconded by Lauren, with all in favor and none opposed were accepted with the following amendments:

- P.1 in last paragraph add after Host Agreement... “motion to “reopen...”
- P.1 in last paragraph add after change the... “her opinion” of the negative...and add “she had stated at the beginning of the process they were a client of hers.

There were No Public Hearings

New Business:

Sky High Farm applicant and Holy Cow Productions LLC owner appeared before the board for the review of their application for a Special Use Permit for the use to host an Art Installation Exhibition/Gallery at the property located at 11 Main Street. Attorney Daniel Leary along with Bryan Tant, Eric Costello and Dan Colen addressed the board and discussed the following:

- The applicant and owners seek to have an Art Exhibition in support of the nonprofit farm Sky High from Pine Plains that would run from June through October 2025
- Hold a One-time Opening event June 28, 2025 to introduce the facility to the public and surrounding areas
- Parking plans with Germantown Central School are being coordinated with shuttle available to and from the parking lots
- They will hire people to direct traffic
- Addressed food and nutrition, climate related research, grant programs, apprenticeships, art performances, art exhibits of local and international artists to include paintings, photography, sculptures, sound and performance, mirrored panels, labyrinth and fun house type of things and future teen nights.

The board proceeded to review all material submitted which included a Letter of Denial, application, SEAF Part I (short environmental assessment form) AG Data Statement, site plan with indication of parking and pictures and letter of detailed explanation of intent and commented on the following:

- Parking and Traffic and use of Shuttles
- Directing of Traffic across State Route 9G and Municipal Lot
- Staffing on/off site of event and parking locations
- June is the only “large event” the remaining season of October
- Communication with neighbors
- Capacity of facility and how many guests they estimate: they are hoping 500+
- 25 thousand square feet of facility being used: 3rd and 4th floors will be used
- New lighting
- Updated exit signs: exit and ramp plans are being finalized with Brandon Mullins
- Clearing and plantings around building
- Reconstruction of entrance
- No structural changes
- Pedestrian concerns: walking will be discouraged to/from parking
- SHPO: State Historic Parks
- Food and beverage: on opening day only will include food trucks, alcohol and a short show of music will be inside not outside at all and not amplified
- The applicant is encouraged to speak to surrounding neighbors: they responded they have talked to neighbors in the cul-de-sac and “all residents are good”

Unlisted and Type II review and discussion was held by the board and on a motion by Simon, seconded by Lauren, with all in favor none opposed this action is declared Unlisted.

Motion was made by Ben to declare the GPB as Lead Agency, seconded by Lauren, with all in favor and none opposed.

The board proceeded to review Part I of the SEAF with the following amendments:

- Brief description P.1: change dates to June-October 2025
- #13a: change yes to no
- #5 a: No to yes
- #5b: No to yes
- #12b: No to yes: applicant is to confirm with SHPO for answer

The board made the following requests of the applicant:

- Provide a Parking Lot Use Agreement from Germantown Central School
- Confirm and provide marking of parking which should include handicap spaces: dimensions need to be noted
- Site plan of Opening Weekend parking, and set up of vendors
- Site plan should show flow of traffic
- Pictures of lighting

Public Hearing is set for May 29, 2025 at 7:00pm on a motion made by Lauren, seconded by Ben, with all in favor and none opposed.

Site Visits to 11 Main Street will be made by Planning Board members.

Other Business:

All members will provide suggestions for Chris to write letter of recommendation for the Town Board for Zoning Laws and discussed:

- Tier III industrial and solar and how to approach for future applications
- Ag resources and protection of areas
- Restrictive Zoning

Chairman Montgomery suggested to members return to next meeting with suggestions/solutions for continued discussion.

On a motion by Ben, seconded by Simon, with all in favor and none opposed the meeting was closed at 8:15pm.

Jami L. DelPozzo
Planning and Zoning Secretary