

Minutes of June 10, 2025, Germantown Town Board meeting, held in the Germantown Town Hall, 50 Palatine Park Road, Germantown, NY and via Zoom, commencing at 7:00pm.

Present: Supervisor Helsley
Councilman Kukon
Councilmember Suarez
Councilman Christian

Town Attorney, Corinne Smith

Absent: Councilman Sullivan

Recorded by: Town Clerk, Joyce Vale

Supervisor Helsley opened the meeting and Led with the Pledge to the Flag.

Motion to approve the May 13, 2025 Town Board meeting minutes made by Councilman Kukon, seconded by Councilmember Suarez, with all in favor and none opposed.

Review of Financial Reports- Comments, Questions. Supervisor Helsley is meeting with Brian to discuss some minor adjustments.

Motion to pay audited bills for June 2025 made by Councilmember Suarez, seconded by Councilman Kukon, with all in favor and none opposed.

Written Communications

Town Clerk received monthly reports from History and Highway departments.

History Advisory Committee
May 31st, 2025

- Recently notified of a \$1,000 grant from the Bank of Greene County for gravestone cleaning supplies. The grant will be awarded in June or July.
- The closing date for the Bard Parcel is scheduled for June 5th. The NYS DEC has approved the recreation plan.
- The Town Board discussed the RFP to replace the Parsonage roof and tentatively agreed to issue it, pending confirmation from SHPO that a standing

seam metal roof is appropriate. Tom forwarded a previous email chain from SHPO saying as much.

- We are expecting to hear back soon from SHPO (the NYS Historic Preservation Office) with recommendations about how to proceed with the Bard Archaeology project. Tom will distribute them to the committee and Town Board when they arrive.
- Tom has been in touch with Town Clerk Joyce Vale about doing some reorganization in the Town Records Room this summer. We would like to store important books that we currently have two or three copies of in the Records Room. They currently reside upstairs in the Parsonage.
- Tony spoke about the drone footage project along the waterfront and the remote sensing project at the First Reformed Cemetery. Tom and Adam Deen need to set a date to shoot additional footage. Dr. Larry Brown has not yet responded to Tony's many inquiries about the remote sensing data.
- We spoke about potential grant requests for the 2025 Hover Grant application. Tom would like to ask for a monument at Roe Jan Park commemorating an early 1778 Loyalist raid in the vicinity. The primary source passage describing it is short enough it could be given verbatim on a plaque. Also a monument commemorating one of the four 1777 skirmishes collectively known as the "Battle of Egremont," which occurred at Long Lake, better known now as the larger of Twin Lakes in Elizaville. Tom would also like to purchase a roadside historic marker for the first public school in Germantown which dates to the mid-1790's. This can be placed on the pole where the "First Schoolhouse" sign now sits in front of the current Reformed Church. The First Schoolhouse sign, which describes Rev. Haeger's 1711 school house, can be relocated to somewhere along Sharp's Landing Road where the 1711 school was located.
- Recent donations: We may soon be receiving what survived of the Linlithgo Firehouse's records. Will assess if/when they arrive.
- Events:
 - May 28th: Lecture at Hudson Area Library about the Palatines.
 - June 4th: 4th grade field trip to the Parsonage.
 - June 8th: Talk at Hendrick Hudson DAR Luncheon about Rev. War.
 - June 12th: 4th grade field trip to Clermont SHS.
 - June 28th: Opening remarks at the GCS Alumni Banquet.
 - History walking tours and speech at Clermont SHS this summer, TBD.
 - No PATH through History event this June. Schedule is already overfull for Father's Day weekend.
 - Hudson River Valley Ramble event in September. Need to register soon.
 - PATH through History event for October. TBD.

Presentation of Salt Shed Solar Array options- Bob Vittengl, Hudson River Solar. Discussion and resolution awarding appropriate bid. Bob began by saying Hudson River Solar is based in Hudson New York and they presented three different bids to the town. One for 20.33 kw, 24 kw & 29.96 kw. Bob said if we went with the larger system we would get a 10% bonus, 40% direct payment back from the IRS plus the NYSERDA grant for \$7,490.00 which brings the bid in at \$49,855.00 that is going to produce approximately 40,000 kilowatt hours a year. Supervisor Helsley reviewed all of the bids and the largest system makes the most sense. Councilman Christian asked if they have done any other systems where direct pay was applied for? Bob answered by saying their first one is student housing across from Albany Med which is a large system. Bob also said direct pay just went into place and it takes awhile for everything to get approved and in. System has to be operating by December 31, 2025. Town Board agreed to 29.96 kw.

Supervisor Helsley read the following Resolution:

TOWN BOARD
TOWN OF GERMANTOWN
COLUMBIA COUNTY, NEW YORK

Dated: June 10, 2025

**RESOLUTION AWARDING BID FOR CLEAN ENERGY COMMUNITIES PROGRAM
ROOF MOUNTED SOLAR ARRAY PROJECT**

WHEREAS, the Town of Germantown issued an Invitation for Bids (“IFB”) for the Clean Energy Communities Program Roof Mounted Solar Array project (“the project”); and

WHEREAS, sealed bids for the Project were publicly opened and read at the Germantown Town Hall on June 6, 2025, with bids being received from 1 party(ies); and

WHEREAS, the Town has reviewed the bids submitted, and Hudson River Solar’s bid was the lowest submitted by a responsible bidder.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Germantown:

1. That Hudson River Solar’s bid for \$90,583 for installation of a 29.96 KW rooftop solar array on the Town’s salt shed, is hereby accepted, subject to the terms of the IFB.

2. That any informalities and technicalities in the bid(s) are hereby waived, subject to review and approval by the attorney for the Town; and

3. That the Supervisory be, and he hereby is, authorized to issue the Notice of Award to Hudson River Solar, to negotiate the scope of work and services to be provided, and to execute a contract for such Project in substantially the form provided in the IFB, subject to approval by the attorney for the Town.

On a motion by Councilmember Suarez, and seconded by Councilman Christian and having been approved by a majority of the Board, this Resolution was declared duly adopted by the Town of Germantown Town Board.

Joyce Vale, Town Clerk

Old Business

- Twin Ponds Solar. Any further discussion or questions? Supervisor Helsley said the agreements were reviewed at the workshop and Corinne made two small changes. Supervisor Helsley read the following Resolution:

TOWN BOARD
TOWN OF GERMANTOWN
COLUMBIA COUNTY, NEW YORK

June 10, 2025

RESOLUTION APPROVING SECURITY AGREEMENTS, HOST COMMUNITY AGREEMENT, AND PILOT FOR SOLAR ENERGY SYSTEM

WHEREAS, Twin Ponds Solar, LLC (“Applicant”) applied to the Town of Germantown Planning Board (the “Planning Board”) for Site Plan and Special Use Permit approval, develop

an approximately 5 MW AC Solar Energy System on the rear portion of a 47.5-acre parcel

located at 708 County Route 8, Germantown, New York 12526 (Tax ID: 169.-1-35) (the “Project”); and

WHEREAS, on March 3, 2025, the Planning Board issued a resolution conditionally

approved the Applicant's Site Plan and Special Use Permit, subject to certain conditions
and

certain required improvements being made, installed, constructed, maintained, and
decommissioned; and

WHEREAS, the Planning Board conditioned its approval on the Applicant and the Town
entering into a Decommissioning Agreement, Landscape Maintenance Agreement,
Road Use

Agreement, Stormwater Management Agreement, and further recommended that the
Town and

the Applicant enter into a Host Community Agreement; and

WHEREAS, in accordance with the Town's Zoning and Subdivision Law and the
Planning Board's approval, the Applicant must provide the Town with a performance
guarantee

covering the Applicant's obligations under the Agreements; and

WHEREAS, the Town Board indicated its intent to require a Payment in Lieu of Taxes
("PILOT") Agreement for the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of
Germantown that the Decommissioning Agreement, Landscape Maintenance
Agreement, Road

Use Agreement, Stormwater Management Agreement, Host Community Agreement,
and PILOT

Agreement are approved, subject to review and approval of the attorney for the Town,
and the

Supervisor be and he is hereby authorized to sign said Agreements; and be it further
RESOLVED, that the Applicant shall post the security in the amounts provided in the
Agreements.

Introduced by Councilman Christian

Seconded by Councilman Kukon

The proposed Resolution having been approved by a majority of the Board, the same
was

declared duly adopted by the Germantown Town Board.

Dated: June 10, 2025

Joyce Vale, Town Clerk
Germantown Town Board

Voting 3 ayes, Councilmember Suarez recused herself.

- Zoning and Subdivision Law Update- Under Legal Review. Corinne is still reviewing.
There will be a workshop once Corinne is done with her review. Comments, then

Circulate to the other boards.

- Kellner Activity Building. Final Electrical inspection will be delayed due to damage to The outdoor vendor outlet and building.

- SPEDES permit- Draft permit issued.

- Bard Parcel. Closing on June 5, 2025. Recreation plan complete and approved.

1. Planning of trails and other improvements- Likely to take place over a two year period.
2. Prepare a Resolution to name it the Theodore Robinson Community Forest.
3. Ask the DEC to delineate the parcel's wetlands (free DEC service)
4. Park Designation timing?
5. Develop a stormwater protection plan for the trail improvements.

- Proposed Fire Alarm Law from Germantown Fire District. Additional comments or questions. Set date for Public Hearing. Redlined and reviewed. Tony Albino said the Fire department is satisfied with the law. Corinne has to incorporate Tony's last comments. Public Hearing date was set for July 8th 2025 at 6:30pm, followed by Local Law B, followed by Town Board meeting. Councilman Christian asked what is the grace period? Corinne said it is in section 5B. Corinne will circulate. Councilmember Suarez will put it on the town website.

- LWRP- Local Laws- approval of changes and set Public Hearing. Corinne is going through zoning where to insert shore line. Corinne does not want the LWRP to get lost in the rezoning. Adopt LWRP first. LWRP Public Hearing date set for August 12th 2025 at 6:30pm followed by the Town Board meeting.

- Filming Permit review. Approve of recommended changes and set fees. Councilmember Suarez said Columbia County filming and tourism not helpful. Councilmember Suarez suggests \$100 a day fee. Supervisor Helsley, Councilman Christian and Councilman Kukon agree.

Motion to set \$100 a day filming fee made by Councilman Kukon, seconded by Councilmember Suarez, with all in favor and none opposed. Corinne suggested putting this on the town website. Add to the building fees.

-Fees and agreements for use of Kellner Activity Building. Review agreement document and fee schedule. Corinne made a draft. Supervisor Helsley said the insurance carrier suggested getting a copy of the homeowner's insurance or renter's

insurance for building rental. No charge for town, non profit. Germantown residents versus non Germantown residents \$50 fee. Use of kitchen \$25 fee.

-IFB for Parsonage roof- Set dates.

- Website requirements for .gov- no update to report, application submitted on 5/9/2025.

New Business

- Local Law B 2025- Law Requiring Prior Notice of Defects. Questions or comments? Set Public Hearing.

-Declare highest bid of \$11,400 for F550 truck and all accessories.

Motion to accept bid of \$11,400 for F550 truck and all accessories made by Councilmember Suarez, seconded by Councilman Kukon, with all in favor and none opposed.

- Request from Highway Superintendent to purchase a blower attachment for tractor in the amount of \$9,099 money is in the budget.

Supervisor's Report

- School budget vote- June 17, 2025, 7:30am - 9:00pm. Supervisor Helsley encouraged residents to vote.

- Independence Day Celebration- Saturday, July 5th- Rain date, Saturday July 12th.

Comments from Councilmembers

Councilmember Suarez gave the report of the Recreation committee second meeting. They will have a fall soccer league and Jan will be in touch with GCS. They asked for the Town Board help with the registration fee. The committee was thinking \$5.00 per person per game to help cover the cost of the gym rental fee. Councilman Kukon will into the rental. Councilmember Suarez said the Recreation committee ideas are kayak day on the lake partnering with a local kayak company and a pickle ball weekend open court in the basketball court, they would need a small budget for that. Supervisor Helsley said there is some budgeting in Parks account. Lastly, Councilmember Suarez would like on next month agenda Big Towel return in the fall.

Comments and Questions from the public

Dr. Angelo Castello has an event on September 20th 2025, Kids Day America. This event is dedicated to Health, Safety and Environmental awareness that affect us. This is a free event. Town Board thinks this is a great idea. Councilmember Suarez offered to pass along information if Dr. Castello needs it.

Tony Albino and Corinne left open application fee for Fire Alarm permit. They want to keep the fee low. Tony thinks \$25.00. Corinne said fees can be put in after the law is adopted.

Motion to enter into executive session at 8:15pm made by Councilmember Suarez, seconded by Councilman Kukon, with all in favor and none opposed.

Motion to come out of executive session at 8:47pm made by Councilmember Suarez, seconded by Councilman Kukon, with all in favor and none opposed.

Motion to adjourn at 8:48pm made by Councilmember Suarez, seconded by Councilman Kukon, with all in favor and none opposed.

Respectfully submitted,