

GERMANTOWN PLANNING BOARD  
MINUTES  
MAY 29, 2025

The meeting was held at the Town Hall with the following members in attendance: Chairman Garrett Montgomery, Kerrie Abela, Chris Brown, Simon Burstal, Jen Crawford, Ben Davidson and Lauren Williams.

The meeting was opened at 7:14 pm.

Pledge of Allegiance

The minutes of April 24, 2025 were reviewed and, on a motion by Ben, seconded by Lauren, with all in favor and none opposed were accepted with the following amendment:

- Remove June 29<sup>th</sup> from event date

**Public Hearing:**

The Planning Board on a motion by Kerrie, seconded by Lauren, with all in favor and none approved set a Professional Fee Escrow Agreement for the legal services of Town Attorney Corinne Smith in the amount of \$500.00 between the Town of Germantown Planning Board and Sky-High Farm.

The Letter of Recommendation from the Columbia County Planning Board was discussed and summarized: the CCPB found no significant county-wide impacts and commented on: Parking and Circulation, Signage, Event frequency, Americans with Disabilities Act (ADA) and Emergency Access.

The board proceeded to review updated plans and discussed the following:

- No Wetlands per Phil Massaro
- Wrong date of Survey on Site Plan
- Well rights were conveyed at scale: build over it? Submit design, active well for building, what is clearance to well
- Clearance for well
- Stream close to space 10
- Letter from DPW "ok-ing" Right of Way (ROW)
- Opening weekend parking plan: 8 ADA spaces, and ADA aisle be revised per CEO Brandon's suggestion
- Department of Health (DOH) questioned number of bathrooms: used 2020 plumbing code, assume max of 600 capacity day of event and 150 people on operating days
- 3 Food trucks for event: will be licensed
- Alcohol? One food truck will serve Wine and Beer
- Opening daily hours 11am-7pm
- 11am-5pm Friday, Saturday and Sunday for the remainder of the season
- Pedestrian Path and Signage marked
- Lighting on Egress plan

- Bus Shuttle on opening day? Drop Off near ADA entrance, Opening Day traffic control on site and at school
- Police presence at Route 9G: Has to be a NYS Trooper and on County Route 8
- Staff on opening weekend: 8 paid, 4 Security and 20 affiliated
- Fire Access Spot: show surface for truck on plans
- Maze Egress: will be a Fire Department Pre-Plan visit
- Knox box and Elevator Key ordered
- Space ADA #6 on event and #11 long term seem tight: Brandon will review for final safety approval
- Staff will park in remote lot
- Reviewed Parking Lot Use Agreement: 2 days June 28 and 29, Sunday parking planned
- No food truck on Sunday
- Shuttle is contingent and is booked, *may* run on Sunday
- Shuttle capacity 25people, "short bus"
- 3 Shuttles Opening Day, 1-2 Sunday
- Restroom Trailer all weekend
- Reviewed Interior Egress: exit on North side on 1<sup>st</sup> level, West side stairwell installed with fire wall
- Emergency lights rated, not normally on same motion as floodlights, not yet marked
- No Up-light with exterior lights
- Plans have error in property boundary on page A001.00
- Traffic: member estimated 3-4 shuttles an hour

The applicant spoke to the Public about their farm: non-profit, food donations and grants to other farms.

On a motion made by Ben, seconded by Simon, with all in favor and none opposed the Public Hearing was opened at 7:59pm.

**Martin Overington** of 12 Main Street: objects to the application. Asked if this event is just for the Summer or forever? Stated that this is a residential area, concerned with noise, traffic on dead end road with circle, lead to road conditions and effect property value, wishes plans were available sooner to review, safety concern for Amtrak, mentioned fire of 1960's and the use of dangerous items to put out the fire and insulation and if it has been cleaned up, lead paint, asbestos, will the CEO inspect electrical, is it ADA Compliant, restroom use throughout summer, dumpsters for trash and recycling, ongoing construction for the last three weeks in the early morning and he submitted a letter for the record.

**Libby Donahue** 16 Main Street: just learning about this application, parking looks tight and is concerned about Right of Way.

**Marie Cole** 8 Main Street: stated she is hard of hearing, has concerns about parking, restrooms, traffic, enormity of event, number of people, road infrastructure, security, wonderful concept but the enormity is disconcerting.

**Kai Kadow** 6 Main Street: stated Marie is a great artist, concern is many people and train tracks, who is policing, what readiness if things get out of hand and that an early ending is better than late.

**Kathy Overington** 12 Main Street: sent a letter for the record, feels review wasn't thorough enough, neighbors were not contacted with new plans, hard to learn about public hearing, short time for docs to public, parking, police, traffic, lighting, noise, nuisance alarms-and how to rectify, who monitors alarms, light glares and the review was too fast and shoved through.

**Karen Targove** 1075 Woods Road: stated she is not affected by location, all these things can be mitigated, not yet a problem and shouldn't be denied, LWRP and Re Zoning Committee, Department of State is consistent with Town Goals, Economic Development of right kind of town for the event, has issue with pre advertisement of event and supports this project for the town.

**Christine Bohnsack** 283 Main Street: similar to what was stated that process was rushed, concerned about waterfront access getting cut off and the need for a solid Amtrak Safety Plan

The applicant spoke to address concerns.

Motion is made to Adjourn the Public Hearing by Jen, seconded by Simon, with all in favor and none opposed.

The Planning Board responded to the following concerns:

- Parking
- Amtrak: the applicant shall develop Amtrak Safety Plans
- Emergency Exits will have railings
- Applicant will work with the Waterfront Committee
- Trash and its removal
- Alarm monitoring
- Construction hours: 8 am- 6pm
- No night indoor grow light glare

Member proposed that committee form to review proposed conditions and that the Board set a Special Meeting in June sooner than regular meeting date. Motion for committee review and Special Meeting for June 16 at 7:00pm is made by Simon, seconded by Lauren, with all in favor and none opposed.

Chairman Montgomery listed a checklist and encouraged the applicant to coordinate with Waterfront Committee regarding Amtrak Safety.

**Other Business:**

- School Vote June 17<sup>th</sup>

The meeting was closed at 9:13pm on a motion by Ben, seconded by Simon, with all in favor and none opposed.

Minutes were taken by Jen Crawford and Draft Minutes prepared by Jami DelPozzo- Planning and Zoning Secretary