

GERMANTOWN PLANNING BOARD
MINUTES
AUGUST 28, 2025

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

The meeting was opened at 7:15pm.

Pledge of Allegiance

The draft minutes of June 16, 2025 were reviewed and, on a motion by Lauren, seconded by Chris, with all in favor and none opposed were accepted with the following amendment:

- P. 2 paragraph 5 add letter “d” to make the word an, and.

There were no Public Hearings held.

New Business:

Mark Scherzer appeared before the board for a proposed Subdivision of a 38.526-acre parcel into two parcels: Parcel 1: 20-acres and Parcel 2: 18.526-acres at his property located at 110 Lasher Avenue. The applicant stated that he will remain at his home on Parcel 1 and operate as Turkana Farms, LLC with sheep, turkey, chickens and vegetables. Parcel 2 is contemplated to be sold for permitted uses only (agricultural or residential).

The board proceeded to review all submitted documents and map and the following was discussed:

- Ag data statement is complete and three noted farms are confirmed and will be notified of Public Hearing.
- Map is accepted as submitted

Motion is made by Jen to classify this application type as Unlisted, seconded by Chris, with all in favor and none opposed.

Motion is made by Jen to appoint the Germantown Planning Board as Lead Agency, seconded by Chris, with all in favor and none opposed.

On a motion made by Chris, seconded by Jen, with all in favor and none opposed a Public Hearing was set for September 25, 2025.

Arlene Liepshutz: appeared before the board as applicant for the Resurrection Catholic Church for a proposed Subdivision of the property located at 9 Church Avenue into two parcels: Parcel 1: 0.492-acres and Parcel 2: 0.193-acres to separate the former Rectory from the Church and Father Gherkin Hall.

The board proceeded to review all submitted documents and map and the following was discussed:

- Church no longer uses the home

- Home is on public sewer
- Ag data statement complete: no farms listed
- Well feeds all three buildings: Church, Hall and House
- Existing well is located on Parcel 2
- New well is in and placed Northwest of Church in the driveway
- Church has no bathroom
- Lamp posts are on electrical of Church
- Sewer laterals are on North side of house
- Maintenance agreement of sewer

Upon completion of the review the board requested new maps be submitted to include sewer and well locations, Ingress/Egress and be stamped by the Surveyor, copy of the Parking agreement with adjoining Business and Driveway Easement and that a letter of DOH well approval will be listed as a condition upon approval.

Motion is made by Lauren and seconded by Kerrie to require an escrow of \$500.00 from the applicant and authorize Chairman Montgomery to sign the escrow agreement with all in favor and none opposed to consult the Town Attorney about easements.

Motion is made by Kerrie to appoint the Germantown Planning Board as Lead Agency, seconded by Chris, with all in favor and none opposed,

Motion is made by Lauren to classify this application as Unlisted, seconded by Jen, with all in favor and none opposed.

On a motion made by Chris, seconded by Lauren, with all in favor and none opposed a Public Hearing was set for September 25, 2025.

J. Lotus: appeared before the board for a proposed Special Use Permit for an Accessory Apartment to be located at her residence of 1185 Woods Road to transform a studio/garage into a rental property. Previously used as an art studio and gallery she hopes to rent it as an apartment.

The board proceeded to review all submitted documents and the following was discussed:

- Use of existing well for apartment
- Wide driveway will be shared
- 1 bedroom
- Small kitchen
- Ada grant is being used for funding
- New electrical services will be added for apartment
- Existing shed
- 500-gallon septic will be changed to a 1000 gallon
- Breezeway definitions are unclear to board as written in ZSL
- Applicant stated less than 800 square feet in size and drawing was prepared and scaled by daughter

Upon completion of the review the board requested maps be submitted and that they should include: height of structure, square footage of structure, well location and be stamped by surveyor. The board will consult the Town Attorney for clarification of breezeway and height requirement.

Motion is made by Chris and seconded by Lauren, to appoint the Germantown Planning Board as Lead Agency, with all in favor and none opposed.

Motion is made by Jen to classify this application as a Type II action, seconded by Kerrie, with all in favor and none opposed.

On a motion made by Lauren, seconded by Jen, with all in favor and none opposed a Public Hearing was set for September 25, 2025.

There was no Old Business discussed.

Other Business: Chairman of the board stated he will set up required NYPF training for board members in October or November.

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

Jami L. DelPozzo- Planning and Zoning Secretary