

Minutes of September 23, 2025, Germantown Town Board workshop regarding Rezoning and Subdivision Law, held in the Germantown Town Hall, 50 Palatine Park Road, Germantown, NY and via Zoom, commencing at 6:04pm.

Present: Supervisor Helsley  
Councilmember Suarez  
Councilman Christian  
  
Town Attorney, Corinne Smith

Absent: Councilman Sullivan  
Councilman Kukon

Recorded by: Town Clerk, Joyce Vale

Supervisor Helsley opened the workshop.

Corinne made redline changes. Corinne will flag subjects discussed tonight and send them to Matthew.

Councilmember Suarez would like to leave the event law as it is unless there is public input.

-Lot usage. Matthew didn't make many changes just replaced ADU.

-Definitions. Councilmember Suarez mentioned adding tiny homes. Corinne said Matthew put tiny homes in with manufactured home park which is not the right place for it. Councilman Christian would like tiny homes added in as primary home. Councilman Christian said no tiny homes in the hamlet.

-Solar. Corinne made some changes. Cash escrow only. Corinne has to work on a sign section to simplify it.

Illumination of signs. Current law states 10pm. Councilman Christian would like the lighting in the signs facing down. No flashing signs. Corinne said this will only apply to new signage. Corinne will simplify and circulate to the Town Board. Prohibit signs with profanity.

Corinne said the section on abandoned applications. Corinne will add this section in.

Councilmember Suarez thinks yoga/dance studio should be considered fitness.

Discussed were allowing food trucks on certain properties. Town Board will get Matthew's input.

Councilman Christian mentioned the Shoreline Local Law into zoning. Corinne corrected it in her version.

Councilman Christian said the definition for EV Chargers is incorrect it doesn't distinguish between commercial. Town Board discussed where there should be commercial charging.

Councilmember Suarez brought up breweries, distilleries, bar w/distillery. Corinne will remove bar in NR.

Town Board agreed on STR regulations needed.

Motion to close the workshop at 6:03pm made by Councilmember Suarez, seconded by Supervisor Helsley, with all in favor and none opposed.

Respectfully submitted,