

GERMANTOWN PLANNING BOARD
MINUTES
DECEMBER 4, 2025

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

The meeting was opened at 7:00pm.

Pledge of Allegiance

The draft minutes of October 30, 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:

- **Page 1 Public Hearing: Elizabeth Frank** restructured the sentence “the board confirmed that the new maps indicated lot width, had a surveyor stamped seal, that lot 2 was labeled only once, the word “preliminary” removed and that an updated Ag Data Statement included an active farm. Therefore, this active farm should have been noticed of the Public Hearing by certified mail.

Public Hearing:

Lasher Abode LLC/Cindy Chwe returned before the board with her Surveyor Wesley Chase for the continued review of a proposed Subdivision of her property located at 243 Lasher Avenue and the following was discussed:

- Highway Superintendent gave conceptual approval for entrances shown on newly submitted map
- Driveway permits will be required
- Wetland delineation is indicated on new map
- Property contains soils classified as Prime Farmland
- SPDES regulations and permitting is indicated on maps
- Driveway Easement

Motion is made by Ben to set up an Escrow Account in the amount of \$250.00 for any needed review by the Town Attorney of a Driveway Easement, seconded by Kerrie, with all in favor and none opposed.

After the review, the board stated they previously were appointed Lead Agency, determined this application as an Unlisted Action and that additional time is needed to further evaluate the maps presented at this meeting.

Motion was made by Jen to Open the Public Hearing, seconded by Ben, with all in favor and none opposed.

No comments were received from the audience or zoom attendees and no written or emailed comments were received.

Motion to adjourn the Public Hearing was made by Ben, seconded by Lauren, with all in favor and none opposed.

New Business:

Joan McCauley withdrew her application for a proposed Subdivision at her property located at 206 Main Street.

Chairman Montgomery recused himself from the meeting, and motion was made by Jennifer to appoint Ben as the acting Chairman, seconded by Kerrie, with all in favor and none opposed.

Garrett Montgomery presented to the Board his application for a proposed Special Use Permit for an 800sqft Accessory Dwelling unit independent of the primary residence at his property located at 156 Camp Creek Road and the following was discussed:

- 4-acre parcel
- 2 bedrooms 1 bathroom 1 floor
- Building and Floor designs not selected
- Building height to be included on submitted designs
- Driveway will be shared and will “fork” off
- Septic Location
- Well: still in review to hook into existing
- Intention for dwelling is to be long term rental use
- Above ground electric
- Stick built with radiant floor heating
- DEC website: populate Wetland or Waterbody North corner pond/stream discussed and adjust SEAF #13 A answered yes to no

After review the board determined that a Site Plan and Building designs should be submitted for continued review of this application.

Motion was made by Jen to list the application as a Type II Action, seconded by Simon, with all in favor and none opposed.

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

Motion was made by Lauren to set a Public Hearing for the next meeting of the Board in January, seconded by Simon, with all in favor and none opposed.

Old and Other Business:

- Members are asked to return maps that have been reviewed
- Winter Glow
- Three applications remain on the Agenda of the ZBA: Green Start Holding, J. Lotus and Suarez
- Planning Board is still waiting for Resolution of the ZBA Interpretation of the ZSL specific to set backs and height requirements

Motion is made by Jen to set the next meeting of the Planning Board for January 22, 2026, seconded by Simon, with all in favor and none opposed.

On a motion by Kerrie, seconded by Lauren, with all in favor and none opposed the meeting was closed at 7:59pm.

Jami L. DelPozzo
Planning and Zoning Secretary

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