

Minutes of January 27, 2026 Germantown Town Board Rezoning and Subdivision Law workshop, held in the Germantown Town Hall, 50 Palatine Park Road, Germantown, NY and via Zoom, commencing at 6:00pm.

Present: Supervisor Helsley
Councilman Sullivan
Councilman Kukon
Councilmember Suarez
Councilman Christian

Town Attorney, Corinne Smith

Matthew Rogers, LaBella Associates

Recorded by: Town Clerk, Joyce Vale

Supervisor Helsley opened the workshop and asked the Town Board if there were any areas they would like to discuss with Matthew.

Corinne said that Brandon had a few comments on signage and STR's

Items Town Board discussed were:

Historic Resources overlay on page 23. The board would like to go through the Town Historian on any historic house demolition. Town board will wait for feedback.

The Town Board would like to change the word prohibit to strongly discouraged.

Councilman Christian said the Historic Resources Map overlay is missing Lasher, Cheviot Parks and a few other properties. Councilman Christian can send the historic resource map to the History department to review.

Councilman Christian would like to take out the word buffer on the Shoreline overlay district. Matthew will correct.

Corinne mentioned Matthew changed allowing ADU's on smaller lots, they do have to meet set-backs.

Event venue- leave as is.

Need Brandon's comments on this section. Supervisor Helsley said occupancy limits need to be filled in. Corinne will go back to Brandon with the missing parts and then send to the Town Board.

Town Board is good with Matthew's definition of Agritourism.

Corinne will check on construction of new and private roads.

Corinne said Matthew revised the language of Health & Fitness.

Town Board agreed for Home Occupation up to 12 or less people a day.

Matthew added EV Charging Station 1,2 & 3 in Use Table

Councilman Sullivan brought up why a single family dwelling is not permitted in HC?

Town Board agreed single and multi family dwellings should be permitted.

Councilmember Suarez would like Special Care Facility permitted.

Matthew suggested a special permit for food trucks. Corinne said permanent food trucks don't fit into zoning.

Councilman Sullivan would like townhouse included in 9G corridor.

Matthew will coordinate with Councilman Christian, Tom Shannon and Tony Albino for the Historic May Overlay.

Supervisor Helsley brought up a tractor trailer not permitted in Floweld. Corinne said it may have been pre-existing. Matthew will make it specific to residential. Use Table Councilman Christian brought up putting the definition "dark sky" in lighting regulations to clarify that.

Town Board agreed on 6 sq' signage.

Councilman Christian would like to add no digital, illuminated signs in residential.

Matthew will make the exception for gas stations.

Councilman Christian said in the definition section STR's and Short Term Rentals are not defined.

Motion to close the workshop at 8:11pm made by Councilmember Suarez, seconded by Councilman Sullivan, with all in favor and none opposed.

Respectfully submitted,