

GERMANTOWN PLANNING BOARD  
MINUTES  
FEBRUARY 26, 2026

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

The meeting was opened at 7:00pm.

Pledge of Allegiance

The draft minutes of January 22, 2026 were reviewed and on a motion by Lauren, seconded by Ben, with all in favor and none opposed were accepted with the following amendments:

- **Page 2 Santiago Suarez** add a semi-colon after Suarez
- **Page 4 Other and Old Business** change Remember to Member

**Public Hearing**

**Green Start Holding/Abe Feldmus** returned before the board for the continued Site Plan review of his application for a Proposed Alteration of a 3 Apartment building into a Mixed-Use Building consisting of (3) Commercial spaces and (1) Apartment at 221 Main Street.

The applicant proceeded to review with the board his plans to bring vitality back to the building and hamlet with alterations to an empty pre-existing structure and discussed the following:

- Convert lower level to 3 Commercial spaces each will have 1 bathroom/no shower
- Convert upper level to 1 Apartment to include 1 full bathroom with shower
- Refurnish existing hardwood floors
- Size of building will not increase/decrease
- Open outside area in center which will include benches and shrubs

The board continued their review and discussed the following:

- Escrow account for Town Attorney Review was established
- Application was reviewed by the CCPB and their comment suggested that the applicant provide documentation that adequate water supply capacity exists to support the proposed uses
- GPB was previously declared Lead Agency
- This action was previously declared an Unlisted Action
- Flow tests were conducted on the well: old pump was pulled and received good report from Claverack Pump
- Lighting and Signage
- Newly submitted Site Plan was reviewed
- Overhang is clear and will not cross property line

Motion was made by Ben to open the Public Hearing, seconded by Lauren, 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.

The board proceeded to Parts 1,2 and 3 of the Short Environmental Assessment Form and undertook the required “hard look” at the project. The board confirmed no active farms were listed on the Ag Data Statement, amended questions #1 to No, #14 checked suburban and #20 amended to Yes and added 224 Main Street the applicant signed all amendments. On a motion by Jen, seconded by Lauren, with all in favor and none opposed the board then made a “negative declaration” determining that it had not received evidence of a significant negative environmental impact.

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

Motion to approve the Site Plan with the following conditions:

- Add Sewer Clean Out
- North Arrow: requested that this compass be added to Site Plan.
- Grading and drainage plan from applicants engineer
- Include a description of planting locations and types compliant with ZSL
- Trash bins be located to the back of the building and screened
- Lights and Signage be added to comply with ZSL

was made by Ben, seconded by Simon, with all in favor and none opposed.

### **No New Business**

### **Old and Other Business:**

- Tracy Martin submitted letter of application withdrawal, board determined they would like clarity on which part of application is being withdrawn
- In person training is scheduled for March 15<sup>th</sup> from 12-2
- Chairman will ask when the board will review ZSL

Motion was made by Kerrie, seconded by Lauren, with all in favor and none opposed the meeting was closed at 8:20pm.

Jami L. DelPozzo  
Planning and Zoning Secretary