

GERMANTOWN PLANNING BOARD
MINUTES
OCTOBER 30,2025

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

The meeting was opened at 7:05pm.

Pledge of Allegiance

The draft minutes of September 25, 2025 were reviewed and on a motion by Ben, seconded by Lauren, with all in favor and none opposed were accepted with the following amendments:

- Capitalize “escrow” through all minutes
- Page 2 add “chairman discussed sewer maintenance and access with attorney” in paragraph four
- Page 3 add “, include date of survey update” after “map is revised” in paragraph three
- Page 4 change “road width to lot width”

Public Hearing:

Elizabeth Frank returned before the board via zoom for the continued review and Public Hearing for a proposed Subdivision at her property located at 227 Church Avenue from one parcel into two. The board confirmed that new maps indicated lot width, surveyor stamped seal, Lot 2 labeled once, the word “preliminary” was removed and that an updated Ag Data Statement included an active farm be noticed of Public Hearing by certified mail was all completed.

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

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 amended question #14 to remove “shoreline” and after the discussion of a pond on the property question #5 answered “aquatic” was left unchanged. On a motion made by Lauren, seconded by Jen, 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 Jen to approve the Subdivision with no conditions, seconded by Lauren, with all in favor and none opposed.

Old Business:

Conrad Hanson returned before the board for the continued review of a Proposed Lot Line Adjustment between his two parcels at 1281 Woods Road.

The board proceeded to review the updated map and discussed the following: the indicated well is inactive, septic location North of house is indicated and accepted new maps as submitted. Chairman Montgomery stated that after consulting with Town Attorney Smith, no referral to the ZBA is needed.

The Public Hearing was waived at initial meeting.

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 amended question #4 to remove "commercial". On a motion made by Lauren, seconded by Simon, 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 approve the Lot Line Adjustment with no conditions, seconded by Jen, with all in favor and none opposed.

New Business:

Green Start Holdings/Abe Feldmus: appeared before the board for a Site Plan Review of 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 stated the property is located directly behind the building known as Gaskins, the existing top floor residence will remain and the lower level will be developed to three retail units, improvements will be made to the front, gable structure created with public amenity spaces to include benches, flowers and parking and total approximately 4500 square feet.

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

- Parking
- Conforming to Hamlet Mixed Use
- Sewer district
- No shower/baths in retail areas
- Keep in character of town
- HMU requirement of parking
- No letters of intent to date for retail
- No bar/tavern plan
- Lighting
- Site visit by board members

after the review and discussion, the board requested the following from the applicant be submitted:

- Property Line Setbacks
- Outdoor Lighting
- Any proposed Signage
- Indicate "Retail Use"
- Utilities that are existing or being altered

Motion was made by Ben to list the application as an Unlisted Action, seconded by Jen, with all in favor and none opposed.

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

Referral to the Columbia County Planning Board will be reviewed and sent if not listed as an exemption for review.

Motion was made by Ben to set a Public Hearing at the boards next meeting, seconded by Kerrie, with all in favor and none opposed.

Motion was made by Lauren to set up an Escrow Account for \$250.00, seconded by Ben, with all in favor and none opposed.

Lasher Abode LLC/ Cindy Chwe: appeared before the board with her Surveyor Wesley Chase for a Preliminary /Sketch Plan Review for a proposed Subdivision of 62.3+/- acres into 3 parcels: Parcel 1: 31.2 +/- acres Parcel 2: 14.4 +/-acres and Parcel 3:16.7+/- acres at 243 Lasher Avenue. Mr. Chase stated to the board that they intend to divide the property into three parcels at Lasher and South Road, preserve open space and rebuild a rundown overgrown farm.

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

- Flagged wetlands on site
- Lot width
- Reconfiguring of driveway
- New house to be built
- Existing wells
- Utilities
- Septic
- Barn
- Each lot over 5 acres
- Contact Highway Department for driveway access

after the review and discussion, the board requested the following from the applicant be submitted and shown on survey:

- Wetland delineation
- Label Lot 3 width
- Show Utilities and Septic

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

Motion was made by Jen to list the application as an Unlisted Action, seconded by Kerrie, with all in favor and none opposed.

Motion was made by Lauren to set a Public Hearing at the boards next meeting, seconded by Ben, with all in favor and none opposed.

Santiago Suarez/Rachel Levine: Rachel Levine agent for the applicant appeared before the board for a proposed Special Use Permit to convert an existing Studio into an Accessory Apartment at 381 Northern Boulevard. Ms. Levine stated that the 784sqft barn has a permitted wood stove, is listed as a studio now and she would like to have it permitted as an Accessory Dwelling and not remove the bedroom and stove, additionally during Covid a bedroom and kitchen were added to the dwelling.

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

- Height of building
- Setbacks
- Galley kitchen
- Non-conforming lot

after their review and discussion, the board requested that larger maps be submitted and show septic and determined that the applicant will be referred to the Zoning Board for Area Variances for setbacks and height requirements.

Motion is made by Ben to set a Public Hearing at the boards next meeting, seconded by Kerrie, with all in favor and none opposed.

Other Business:

- Training will be held for Planning and Zoning Board members on November 8, 2025 from 11-1 at the Town Hall.
- Application of J. Lotus Special Use Permit will be referred to the ZBA for an Area Variance

Motion is made by Ben, seconded by Kerrie, with all in favor and none opposed to set the next meeting of the Planning Board for December 4, 2025 at 7:00pm

On a motion made by Ben, seconded by Lauren, with all in favor and none opposed the meeting was closed at 9:00pm.

Jami L DelPozzo
Planning and Zoning Secretary