

GERMANTOWN PLANNING BOARD
MINUTES
APRIL 30, 2026

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

The meeting was opened at 7:00pm.

Pledge of Allegiance

The draft minutes of March 26, 2026 were reviewed and on a motion by Lauren, seconded by Kerrie, with all in favor and none opposed were accepted as written.

Public Hearing(s): There were no Public Hearings held.

Old Business:

158.4-1-2 6 Palatine Park Road

In the application of Two Guys Local Bites proposed plan to erect a temporary tent covering a pre-existing patio at 6 Palatine Park Road, Chairman Montgomery discussed with the board that after review of the application with Town Attorney Smith the proposed temporary tent and accessory service of beer and wine does not constitute development or a change in use under the Zoning and Subdivision Law, the principal use remains an approved take-out restaurant, no physical changes are proposed to the property and no elements under Article XIII are modified.

The proposal does not require GPB Site Plan Approval and may be reviewed administratively by the Code Enforcement Officer for zoning, building and fire code compliance. The conclusion is on the application materials and the following that were confirmed with the Applicant, Attorney and Town Board:

- Temporary tent only
- Beer/Wine only (no liquor)
- Alcohol service strictly accessory to food
- Seating capacity limited
- Relatively same hours as approved restaurant
- No new parking demand
- No exterior lighting changes
- No amplified music/sound
- No physical site alteration

No Public Hearing shall be held.

Motion is made by Lauren, that the proposed temporary tent and accessory service beer and wine does not constitute development or a change in use under the Zoning and Subdivision Law, Site Plan review is not required, the Planning Board declines jurisdiction over the application, and directs the matter back to the CEO, seconded by Simon, with all in favor and none opposed.

New Business:

158.4-3-18 228 Main Street

Dawn Breeze Wibel- Applicant/Owner & Charles Booklukos- Applicant(Surveyor) appeared before the board for a proposed Subdivision of a .871 parcel into two parcels (1) 0.334 acre and (2) 0.527 acre at the property located at

228 Main Street. The applicant stated she has resided at the property for 18 years, she would like to divide the property to sell, both lots have connection to the sewer, and there are two wells.

The board proceeded to review all submitted documents and requested the following be added to the survey and submitted to the board:

- Show Driveways
- Right of Way will be added to Survey
- Show Utilities
- Show Wells
- Maintenance Agreement (Town Attorney will need to review)

Motion is made by Jen to classify this application as unlisted and the GPB act as Lead Agency, seconded by Lauren, with all in favor and none opposed.

Motion is made by Kerrie to set an Escrow Agreement in the amount of \$250.00 for review of the Maintenance Agreement by Town Attorney, seconded by Jen, with all in favor and none opposed.

Motion is made by Jen to set a Public Hearing for May 28, 2026, seconded by Lauren, with all in favor and none opposed.

158.-1-81.120 & 158.4-3-49 Main Street

Marie Welch (Surveyor) and Janine Johnson- Owner appeared before the board for a proposed Lot Line Adjustment to transfer a 0.274 acre parcel from an existing 1.586 acre parcel of land to an adjoining lot of 1.06 acres to become part and parcel with said 1.060 acre parcel by consolidation, leaving a parcel of 1.312 acres to create more of a buffer.

The board proceeded to review all submitted documents and survey and on a motion by Jen, seconded by Lauren, with all in favor and none opposed waived a Public Hearing and classified this a Type II action.

The board declared itself Lead Agency and reviewed the SEAF Parts I & II and determined they had not received evidence of significant negative environmental impacts and on a motion by Kerrie, seconded by Lauren, with all in favor and none opposed accepted the application as complete and approved the Lot Line Adjustment on a unanimous 6-yes 0-no 1-absent vote.

Old and Other Business:

- River Sweep
- School Vote
- Kerrie not in attendance for May meeting
- Jen not in attendance for July meeting

The meeting was closed at 7:59 on a motion made by Lauren, seconded by Kerrie, with all in favor and none opposed.

Jami L. DelPozzo
Planning and Zoning Secretary