

GERMANTOWN PLANNING BOARD
MINUTES
JUNE 25, 2026

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, Adam Hurwitz and Lauren Williams.

The meeting was opened at 7:06pm.

Pledge of Allegiance

The draft minutes of May 28, 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 1: add space after each comma of attendee's names
- Page 1: spelling correction of: appeared, Subdivision and updated
- Page 1: add "and there is one well and one proposed well."

There were no Public Hearings held.

New Business:

All in Shotgun Rider LLC/Genette Picicci Owner/Applicant appeared before the board for a proposed Subdivision of 6.372 acres into 2 Parcels: Parcel 1: 3.074 acres and Parcel 2: 3.298 acres at the property located at 188 Church Avenue.

The board reviewed all submitted documents and maps and made the following recommendations:

- Complete and submit new version of the Short Environmental Assessment Form Part 1 2026
- Label well and electric for house
- Label Utilities to Barn
- Label appropriate Septic location for house
- The driveway will need to be moved as it crosses the boundary line

Motion is made by Jen to classify the application as Unlisted, seconded by Lauren, with all in favor and none opposed.

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

Motion is made by Simon to set up an Escrow Account in the amount of \$500.00 for any needed review by the Town Attorney, seconded by Ben, with all in favor and none opposed.

Motion is made by Ben to set a Public Hearing for July 23, 2026, seconded by Jen, with all in favor and none opposed.

Emil Ericson III Applicant appeared before the board for a proposed Subdivision of 55.01 acres into 2 Parcels: Parcel 1: 44.15 acres and Parcel 2: 10.86 acres at the property located at 154 Lasher Avenue.

Member Lauren recused herself from this matter.

The board reviewed all submitted documents and maps and made the following recommendations:

- Complete and submit new version of the Short Environmental Assessment Form Part 1 2026
- Label Old Sawmill Road
- Label Side-Yard Setbacks of current house
- Label Utility Lines
- Label septic of current house
- Label numerical measurements to be more legible

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

Motion was made by Ben, seconded by Simon, to appoint the Germantown Planning Board as Lead Agency, set a Public Hearing for July 23, 2026, and set up an Escrow Account in the amount of \$500.00 for any needed review by the Town Attorney, with all in favor and none opposed.

Taconic Engineering DPC-Applicant represented by Alex Potts in person and Samantha Cummings via zoom audio/visual for a proposed Special Use Permit to change the use of the existing residence to an Accessory Dwelling unit for the construction of a Single-Family Residence at 421 Church Avenue.

The board reviewed all submitted documents and maps and discussed the following with the applicants:

- Front door staying "as is"
- Wetlands at rear of property
- Mechanical room will service entire building
- Cabin/Bungalow: applicant is not aware of any utilities
- Septic
- Complete and submit new Short Environmental Assessment Form Part 1 2026
- ZBA approval was for an Area Variance to approve the size of the Accessory Dwelling Unit

After questions and discussions with the applicant the board determined that they need more clarification and detailed information as follows:

- Show generator on site
- Use of two shown home occupation sites/rooms
- Show cabin and cabin use
- Show Solar and size Kw
- Label unused ADU portion to define what each space will be
- Label Pool
- Applicant amenable to site visits by board members

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

Motion was made by Jen, seconded by Garrett, to set up an Escrow Account in the amount of \$500.00 for any needed review by the Town Attorney, with all in favor and none opposed.

There was a 3-minute power outage from 8:30-8:33pm

Other Business:

Graduation June 26th at 5:00pm

Independence Day Celebration July 5th at 4:00pm

The meeting was closed at 8:59pm on a motion made by Jen, seconded by Ben, with all in favor and none opposed.

These minutes were taken by member Kerrie Abela and prepared by Jami DelPozzo, Planning and Zoning Secretary.