

GERMANTOWN PLANNING BOARD

MINUTES

JULY 23, 2026

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

The meeting was opened at 7:00pm.

Pledge of Allegiance

The draft minutes of June 25, 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: add "Label unused ADU portion and what they will apply for."
- Page 2: add Applicant is amenable to site visits

Public Hearings:

All in Shotgun Rider LLC/Genette Picicci- Applicant/Owner returned 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 proceeded to review the following requested documents submitted by the applicant:

- Updated SEAF 2026 Part 1
- Maps were labeled to include well, electric, utilities to barn, septic location and driveway location

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

No public comments were received by the audience or zoom attendees.

The board previously declared itself Lead Agency under SEQRA and undertook the required hard look at the project regarding the requirements of the NYS Environmental Quality Review Act and thoroughly reviewed the submitted Short Form EAF upon the acceptance of the application as "complete", *Part 1 #3C acreage to be amended to 49.5 acres*. The board then made a "negative declaration" on a motion made by Lauren, seconded by Kerrie, with all in favor and none opposed determining that it had not received evidence of significant negative environmental impacts.

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

With a 6-yes 0-no 1-absent vote the application was approved for a Minor Subdivision.

Emil Ericson III-Applicant returned 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 proceeded to review the following requested documents submitted by the applicant:

- Updated SEAF 2026 Part 1

- Maps were labeled to include Side-Yard Setbacks, utility lines, septic, legible numerical measurements and Old Sawmill Road was labeled.

Upon completion of their review the board determined that final maps should be submitted to include:

- Label Wetlands
- Buried electric should be marked on maps

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

No public comments were received by the audience or zoom attendees.

The board previously declared itself Lead Agency under SEQRA and undertook the required hard look at the project regarding the requirements of the NYS Environmental Quality Review Act and thoroughly reviewed the submitted Short Form EAF upon the acceptance of the application as “complete”, *Part 1 #3 acres were amended to include parcel acreage and signed by the applicant and #13 reviewed to confirm the property has wetlands.* The board then made a “negative declaration” on a motion made by Ben, seconded by Simon, with all in favor and none opposed determining that it had not received evidence of significant negative environmental impacts.

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

On a motion made by Ben, seconded by Kerrie, with all in favor and none opposed the application was approved.

New Business:

William Archbold-Applicant: appeared before the board for a Proposed Lot Line Adjustment of an existing 31-acre parcel to create one 21-acre parcel and one 10-acre parcel at the property located at 28 Ford Road and 25 Ford Road.

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

- Conveyance of 21.09 acres to Hover Farm
- No structures, wells or streams on parcel

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

Motion is made by Kerrie to classify the application as a Type II action, seconded by Ben, with all in favor and none opposed.

The GPB waived the Subdivision review process as all requirements for a Lot Line Adjustment were reviewed and accepted.

Motion was made by Lauren to approve the application for a Lot Line Adjustment, seconded by Ben, with all in favor and none opposed.

Amy Davison-Applicant: appeared before the board for a Proposed Special Use Permit to convert the existing primary residence, a one-bedroom bungalow to an Accessory Dwelling Unit at the property located at State Route 9 G.

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

- 793 square foot existing residence with separate 3 car garage

- Garage has an upstairs office with kitchen
- Change of Use
- Slab basement and crawl space
- Site Plan Visits: the applicant asked for scheduled visits as the existing residence has tenants.

The board requested the applicant submit a Site Plan with the following for continued review and consideration:

- Well
- Setbacks (from grass)
- Utilities
- Building Height

Motion is made by Ben to set Public Hearing for August 27, 2026, seconded by Lauren, with all in favor and none opposed.

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

Other and Old Business:

- Applicant Taconic Engineers/Olund Furia are to return for August meeting for continued review, no information has been received.
- Member Adam may not be in attendance for August meeting.
- Record keeping of Interpretation Resolutions: Secretary will follow up at next Chair and Building Department meeting with Supervisor

On a motion made by Kerrie, seconded by Lauren, with all in favor and none opposed the meeting was closed at 8:30pm.

Jami L. DelPozzo
Planning and Zoning Secretary