Minutes of September 22, 2026 Subdivision and Zoning Local Law workshop, held in the Germantown Town Hall, 50 Palatine Park Road, Germantown, New York and via Zoom, commencing at 7:03pm.

Present:	Supervisor Helsley Councilman Sullivan Councilman Kukon Councilman Christian Town Attorney, Corinne Smith
Absent:	Councilmember Dufresne
Recorded by:	Town Clerk, Joyce Vale

Supervisor Helsley opened the workshop. Supervisor Helsley stated all comments from the boards were submitted and on the drive.
Councilman Sullivan suggested sending all the boards comments to Matthew.
Items discussed were:
Councilman Sullivan said the comment on ADU's- what is Garrett referring to? Corinne thinks maybe building codes. Corinne reducing cannabis hours? Councilman Sullivan suggested asking Matthew about that. Corinne said a consistent comment was notifying neighbors for planning board applications. Supervisor Helsley minimum lot area should be changed from 3 to 2 acres in AR. Councilman Sullivan should be more relaxed on the minimum in lot sizes. Councilman Christian does not agree with accessory structure sizes. Corinne said noise laws are unenforceable, there is currently no noise law in Germantown. There are some of Simon's questions for Matthew.
Supervisor Helsley said applications in the historic overlay are accepted on Wednesdays. The historic overlay should be clarified by the town historian. Corinne would like every property owner to be notified because this part is new to the law. Corinne will talk to Matthew on the best way to do this. Not the overlays, just the historic importance of the 77 properties are to be notified. Corinne would like the designated historic sites clarified. Discussion on Taconic Farms if it were to ever sell and is not a business anymore. Clarifying if a dwelling is anything more than a 4-family would require a special permit. Corinne said that is in the draft already. Corinne brought up the shoreline overlay and planning board site plan approval. Corinne will modify and make consistent. Corinne agrees with comments on lot merges. Corinne put that in there to go to Planning Board and before the Assessor. Make sure a lot is non-conforming. Councilman Sullivan asked if there is a limit on campgrounds? There is a cap. No new gas stations- grace period 1 year. Tom's comments to circulate. Corinne will look into some items and she will send these over to Matthew. Corinne said Matthew will have to make some changes to the maps. Should have it ready to go out for public review. Councilman Christian said Harbor Management- LWRP that will take multiple months. Councilman Sullivan and Supervisor Helsley would like to give Matthew a deadline. Town Board would like the completed draft by November meeting.

Motion to close the workshop at 8:13pm made by Supervisor Helsley, seconded by Councilman Sullivan, with all in favor and none opposed.

Respectfully submitted,