

Germantown Planning Board Minutes

January 28, 2021

Members in attendance: Chairman Tim Otty, Kerrie Abela, Jen Crawford, Garrett Montgomery, George Sharpe and Lauren Williams.

Meeting is opened at 7:00 p.m.

Pledge of Allegiance

The minutes of December 3, 2020 were reviewed. Jen Crawford was removed from attendance as she was not present at December meeting. On a motion by Lauren Williams, seconded by George Sharpe, with all in favor and none opposed the minutes were accepted as amended.

Chairman Otty confirmed that all members in attendance had received the email he forwarded from the Town Attorney as it pertained to the reviewed Easements.

Public Hearing:

Cora Hales: Subdivision- 155 Block Factory Road, Germantown, NY 12526

On a motion by George Sharpe, seconded by Lauren Williams, with all in favor and none opposed the Public Hearing was opened.

Chairman Otty stated that this meeting is being conducted by Zoom and 3 inquiries will be made for public comment as there is no sign in sheet. First invite for comment: no response. Chairman Otty asked attendant Ed for any comment and the attendant stated he is here to watch and has no comment. Second invite for comment: no response. Final and Third invite for comment: no response.

The Public Hearing was closed at 7:17 p.m, on a motion by George Sharpe, seconded by Lauren Williams, with all in favor and none opposed.

Chairman Otty stated that easements have been reviewed by both attorneys, expert advice had been received regarding the lot width, shared water resource and the egress and ingress as they are to be shared going forward. Revised maps indicated updated utilities, septic and leech fields. It is on record that the ZBA conducted a review and approved an Area Variance and a copy of the ZBA Notice of Action will be on file with the Town Clerk, CEO, Columbia County Planning Department and the applicant Planning Board File.

The Board discussed the amendments made to the SEAF Part 1: #10 from No to Yes and one shared private well to waste water disposal system and underground water line

easement, #11 from No to Yes that the septic field will be shown on survey and that #13 (b) should be No.

Motion is made by Kerrie Abela for the Germantown Planning Board to be Lead Agency, seconded by Lauren Williams, with all in favor and none opposed.

The Board proceeded to review Part 2 of the SEAF Impact Assessment, with their review guided with the concept that responses were reasonable considering the scale and context of the proposed action. A No response was answered for questions 1, 2, 3, 4, 5, 6, 8, 9, 10 and 11. Number 7 was answered (a)-small impact may occur and (b) - no. The Board then made a “negative declaration.”

Conditions to be listed are as follows:

- 1- Escrow should be supplemented and all fees paid
- 2- All Final Documents: Driveway Maintenance Agreement and Private Underground Water Line Easement must be recorded when maps are filed
- 3- All Final Documents as stated in number 2 above will be filed in applicant file

All bills incurred will be settled by the escrow and any remaining balance will be refunded to the applicant.

Motion is made by George Sharpe to approve the application, seconded by Kerrie Abela, with all in favor and none opposed.

There are no new applications, new business, old or other business to be reviewed.

On a motion by Kerrie Abela, seconded by Jen Crawford, with all in favor and none opposed, this meeting was adjourned at 8:20p.m.

Jami L. DelPozzo
Planning and Zoning Secretary