

Germantown Planning Board  
50 Palatine Park Road  
Germantown, NY 12526

November 16, 2021

The Germantown Planning Board opened its regular meeting on Tuesday, November 16, 2021 at 7:00pm. Those in attendance were Chairperson Tim Otty, Kerrie Abela, Garrett Montgomery, Lauren Williams, Chris Brown, and George Sharpe.

Tim Otty asked for approval of the October 28, 2021 meeting. Motion to accept the minutes was made by George Sharpe, seconded by Chris Brown. All in favor. So carried.

The Zoom waiting room was checked for anyone requesting to attend the meeting at 7:12pm No one was waiting.

Motion was made by Kerri Abela, seconded by Garrett Montgomery, to close the regular meeting and open the Public Hearing for **Emlyn Eisenach and Eric Posner, 159 Maple Avenue, Tax ID#158.4-2-5** for an accessory apartment. All in favor. So carried. The Zoom waiting room was checked for anyone wanting to speak on the application for the accessory apartment at 7:13pm. Dawn Santiago represented the applicant via Zoom. The Zoom waiting room was checked again at 7:17pm for anyone wanting to speak on the application. With no public comments, motion was made by Lauren Williams, seconded by Kerri Abela, to close the Public Hearing and return to the regular meeting. The Planning Board declared itself lead agency. Tim Otty read Part 1 of SEQRA, Garrett Montgomery read Part 2 of SEQRA, with a negative declaration. The application was approved with the conditions of a signed driveway permit being obtained as well as meeting all zoning requirements from Code Enforcement.

Motion was made by Lauren Williams, seconded by Chris Brown, to close the regular meeting and open the Public Hearing. All in favor. So carried. **Paul and Henrietta D'Sousa, Camhalden LLC, Quality Landscaping, 4301 Route 9G, Tax Map #158.4-2.1**, is seeking a Special Use Permit for expansion of their farm stand. The Zoom waiting room was checked at

7:40pm. No one was waiting. Arthur Cady of 56 Main Street, Germantown and Kim Rosudo of 52 Main Street, Germantown were present. Arthur Cady questioned why a Public Hearing is needed for the expansion of a farm stand, addressing the various activities already on the property. Explanation was given by the Board on the application process and the Board's process of only addressing the application for enlarging the building. Martin Overington of 12 Main Street, Germantown spoke with questions of the parking area size and if the expansion of the building was coming forward to Route 9G, in the event a sidewalk is added in the future. It was explained the building will not go closer to Route 9G. The application for the Special Use Permit was approved by the Board with the conditions to obtain a Building Permit and comply with all Building Code requirements, obtain approval from the Columbia County Health Department for water and approved sewer connection.

Discussion was held by the Board members regarding the date of the December 2021 meeting being changed due to a schedule conflict. It was decided the December 30, 2021 meeting will be changed and held on December 9, 2021.

With no further business, motion was made by Lauren Williams, seconded by Chris Brown, to adjourn. All in favor. So carried. The meeting adjourned at 9:48pm.

Desiree M. Webber  
Secretary