

Minutes of January 11, 2022, Germantown Town Board Public Hearing Local Law No.1 of 2022, adopting the NYS Stretch Code, held in the Germantown Town Hall, 50 Palatine Park Road, Germantown, NY and via Zoom, commencing at 6:02pm.

Present: Supervisor Helsley  
Councilman Sullivan  
Councilman Kukon  
  
Town Attorney, Corinne Smith

Present Via Zoom: Councilmember Suarez  
Councilman Christian

Recorded by: Town Clerk, Joyce Vale

Supervisor Helsley welcomed everyone and opened the public hearing on proposed Local Law No.1 to adopt the NYS Stretch Code.

Supervisor Helsley stated that comments should be limited to 3 minutes. Supervisor Helsley asked if anyone with a construction project would like to speak first.

Jason Detsell a Philmont resident said his town adopted the code last year after spending 3 months working on it. Jason feels the program looks out for contractors and consumers and he also said it makes sense to adopt it now.

Councilmember Suarez asked if they omitted anything from the model and why? Jason said that they did not everything fit to their current codes.

Michelle Hillman would like to know what the Stretch code is and how it affects them? Councilmember Suarez told her the Stretch Code was discussed at the last Town Board meeting and she would like information it is online.

Karen Targove said it is a good opportunity at this time to impact change for the future. Karen said it protects homeowners and their neighbors to have quality construction and she thinks it is the right thing to do environmentally and for the neighborhood.

Connor Guy a resident of Germantown and a real estate agent thinks this is very good for Germantown.

Christina Bohnsack is currently doing construction project thinks this is great and would gladly go to these standards. Christina introduced Tara Donadio from the Clean Energies Program who answered the questions that Jen Crawford had. Christina said there was a suggestion to put in a grace period to help with the gray areas. Christina also said the CSC incentive has been extended until June and if this is passed in March will give enough time to work on it. Christina had spoken with the Mayor of Athens and they exempted parts of the historic district and this is not an option for Germantown because we don't have an historic district but historic home could be added to the National Historic Registry where there is an exemption built in so no extra language would be needed.

Tara Donadio said that Jen's last question was what happens with future code adoptions? Tara said the baseline code is updated approximately every 3 years and the state will be providing guidance.

Christina Bohnsack asked Tara if we passed the 2020 Stretch Code we are not bound to pass any further stretch codes? Tara said that is correct and most likely the next baseline won't be as restrictive as NY Stretch and only if we wanted to go further.

Supervisor Helsley asked Tara if we do adopt the Stretch and NYS adopts the stretch code and it's less stringent are we bound to the more stringent guidelines? Tara answered yes if we adopt NYS 2020 Stretch Code unless a baseline that is more restrictive comes along.

Tracy Martin said she spoke with Matthew Bridge a contractor who is in full support for new builds he only concerns are with renovations.

Supervisor Helsley was under the assumption it was only for new construction.

Tara said any renovation would fall under the stretch code.

Martin Overington asked if a person gets a permit but does it on their own and not a contractor does this apply to them?

Tara and Supervisor Helsley both said yes it does.

Jan Brochert said from the climate prospective this would reducing emissions over decades.

Councilmember Suarez said they renovated Gaskins they used similar things that are in the stretch code and the energy efficiency has saved them money. Councilmember Suarez said she thinks this is a smart thing to do as a small town leader

Councilman Christian agrees with Councilmember Suarez. Councilman Christian said like Jan stated in the climate prospective that stretch is saving money and emissions in the long run.

Karen Targove asked have you spoken with any other Town Boards about the positives or negatives of the stretch code? Supervisor Helsley said he had not personally spoken with any and before making the final decision he would like to speak with some builders and see what impact it will have on the community.

Councilmember Suarez asked Christina what communities had passed the code. Christina said Philmont, Athens, Kingston and Hastings on the Hudson.

Matthew Mercier said this is a beneficial tool that will help homeowners.

Martin Overington asked do you get any money back or benefits from NYSERDA if you go this route? Supervisor Helsley and Tara both answered they are not aware of any incentives.

Councilmember Suarez said it is a long-term savings to the homeowner.

Supervisor Helsley asked if there were any further comments. There were none.

Corinne Smith said we could either adjourn the public hearing to set a date or keep it open.

Supervisor Helsley would like to adjourn the public hearing and keep it open. Councilmember Suarez agreed.

Councilmember Suarez asked if the public could send in written comments? Corinne said keep the comment period open until the date is set for the next public hearing.

Motion to adjourn the public hearing made by Councilmember Suarez, seconded by Councilman Kukon, with all in favor and none opposed.

Karen Targove thanked the Town Board.

Public hearing adjourned at 6:35pm.

Respectfully submitted,