

## Germantown Planning Board

Minutes  
June 30, 2022

This meeting was conducted at the Town Hall with the following members in attendance: Chairman Tim Otty, Chris Brown, Jen Crawford, Garrett Montgomery, George Sharpe, and Lauren Williams. Member Kerrie Abela attended via Zoom audio/video conferencing, and then appeared in person at 8:10pm.

Meeting was opened at 7:04pm.

Pledge of Allegiance.

Minutes of May 26, 2022, were reviewed and on a motion by Jen, seconded by George with all in favor and none opposed were accepted with the following amendments:

p.1: under Other Business last sentence, remove "for review as it pertained to setbacks and add: "regarding minimum lot width (variance required)./"

p.2: last paragraph: correct spelling of "sidewalds" to "sidewalks"

p.2: last paragraph: remove: "pipe by the lake", "on-site", and change: "will be submitted to the Town Board" to read: "attached"

### **Public Hearing:**

Greg Haefflin and Noel O'Shea/Frasier fir Management, LLC returned to the board for Subdivision review of 2 existing lots to their property at 471 Church Avenue.

Motion is made by Chris to open the Public Hearing, seconded by Jen, with all in favor and none opposed.

Chairman Otty checked the waiting room at 7:17pm.

Lithe Sebasta- neighbor on two sides, in AG resource district, is concerned about land clearing and effects on bordering lands due to run off, environmental impact, would like to discuss land cleaning, the need for fill and septic systems. She stated she reached out to applicants and got no response.

Ira Sher-neighbor is concerned with highway access on tight corner, three driveways in small area and hard turn, steep embankments and crossing wetlands for driveways.

Noel O'Shea- applicant, stated she submitted her application to the Army Corps of Engineers for building, had study for driveways done, 700'plus for sightline to the south are within (exceeds) requirements and 1000' plus for sightline to the north.

Greg Haefflin- applicant, stated three lots are for family.  
Chairman Otty checked the waiting room at 7:34 and 7:35 for any additional comments, none were received.

A letter from neighbors to the ZBA was displayed on screen for the Board to read.

The AG Data Statement did not list nearby farm, and they have not been notified. NYS Ag and Markets dictates that notification is required. The neighboring property owned by Phil Gellert and leased to farm by Kukon Brothers must be notified.

Member Jen made a motion to adjourn the Public Hearing until next meeting, until neighbors are notified, and any written statement is received, seconded by Chris, with all in favor and none opposed.

Each member was asked to add input and are encouraged to visit the property to look at topography, applicant must approve any/all visits.

Chairman Otty stated that a driveway easement is required, shared egress and maintenance agreement and the need for attorney to view. An escrow account in the amount of \$500 will be established. Chairman will notify Jami to email agreement.

**New Business:**

1. Proposed Local Law A of 2022
2. Short EAF Part 1

The board received and reviewed the above matter as submitted by Attorney Smith and stated: The Planning Board having reviewed this matter; the board supports the proposed law as written, on a motion by Jen, seconded by George, with all in favor and none opposed. Member Garrett will write and submit the Planning Board advisement to the Town Board.

At 8:46 pm this meeting was adjourned on a motion by Lauren, seconded by Kerrie, with all in favor and none opposed.

In the absence of Jami DelPozzo, minutes were taken by member Lauren.

Jami L. DelPozzo  
Planning and Zoning Secretary

DRAFT