

Germantown Planning Board
Minutes
August 25, 2022

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

Meeting was opened at 7:06pm.

Pledge of Allegiance.

Minutes of July 28, 2022, were reviewed and on a motion by Garrett, seconded by Chris, with all in favor and none opposed, were accepted as written.

There was no Public Hearing (s).

Old Business:

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

Chairman Otty stated he received an email from the Town Attorney which stated the review of the Shared Driveway Agreement and Subdivision map, a copy of the redlined agreement was shared for reference (with revisions to be made by the applicant's attorney), and the Town Attorney has approved, conditioned on the following revisions to the map (and any additional the board may add):

1. Notes need to reflect the following: Source of Title, any other easements, etc. affecting the lots; ZBA approval for area variance with regard to minimum area of Lots 1, 2, and 3; CC BOH approval; Lots 2 and 3 subject to and benefitted by driveway and utilities easement to be recorded in the CC Clerk's office.
2. Note Army Corp of Engineers wetland and delineate wetlands and required buffer.
3. Was topography waived by the PB?
4. Must note width of driveways (15' minimum) and width of easement
5. Map notes utility/access easement. Were not included in the easement and it is suggested that they are included.
6. Add septic area.

No further comments were received by the board, and Chairman Otty stated that he would like the Notice of Action to list as a condition: any future development of parcels

will provide easement with underground utilities, and with a 7-0 unanimous vote, this application was approved as a Minor Subdivision.

New Business:

C.T. Male Associates represents Fengyuan Zhang and Lan Xue for a Subdivision to property located on South Road, Germantown, of an approximately 20-acre lot into two (2)

Parcels of approximately 10-acres each. Submitted for review is Owner Consent for representation, Subdivision application, Short EAF Part(s) 1, 2 and 3, Agricultural Data Statement, Town Zoning Map, Wetland Delineation Map, Columbia County Clerk Recording page and Sketch Plan Map.

Chairman Otty stated that this initial visit is a sketch plan review, the board reviewed all submitted documents and discussed the following:

1. Error on map: parcel to northwest is labelled incorrectly. Applicants name is shown but the property is owned by Scott Lent.
2. The tax map id and address are incorrect: member Kerrie Abela gave the representative name and phone number to apply for address and it is answered that the architect has filed that application.
3. It is suggested by the board that the applicants and property owners meet to determine how to amend all errors, and use of driveway. Representative at meeting has owner consent and will follow through on all communications and amendments, she stated that the surveyor would not change the name on the maps until the tax map id is amended to indicate owner, and a meeting with both parties and the building department is suggested.
4. Minimum lot width needs to be corrected on map to make a conforming lot or an area variance will be needed.
5. Fee for Subdivision has been paid.
6. It is stated that if there is further review needed by any other board or committee an escrow account would be established.
7. Lot 1- house will be built on
8. Lot 2- no clear information to put on map
9. After any approvals all future plans start by way of the CEO/Building Department

No further comments were received for preliminary maps from the board, wetland study and soil reports were reviewed. The board stated that completed maps and all new information should be corrected and new maps submitted. On a motion by Chris, seconded by Jen, with all in favor and none opposed this application is declared complete.

Motion is made by George for the GPB to be Lead Agency for review of this application and to set Public Hearing for September, seconded by Lauren, with all in favor and one opposed.

Other Business:

The board discussed the new Video Conferencing Policy, and Chairman Otty stated that he feels members could attend via video but are needed to be in person attendance to vote, an alternate will be brought in as needed.

2023 Budget was reviewed, and no changes will be made by the board.

Member Jen indicated that the Waterfront committee will hold a meeting on 9/21/2022 and will be presenting proposed projects, and policies to protect what we have and encourages members to attend.

On a motion by George, seconded by Kerrie, with all in favor and none opposed, this meeting is closed at 8:20pm.