

GERMANTOWN PLANNING BOARD
MINUTES
DECEMBER 8, 2022

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

Meeting was opened at 7:00pm.

Pledge of Allegiance.

Minutes of October 27, 2022, were reviewed and with a motion from George, seconded by Lauren, with all in favor and none opposed were approved with the following amendment:

- Page 3- spell out "ZSL" to Zoning and Subdivision Law

Public Hearing:

In the application of Christine Dellaca for a Subdivision of her property at Northern Boulevard and Anchorage Road, the Public Hearing was opened on a motion by Jen, seconded by Chris, with all in favor and none opposed.

The board received and reviewed the amended Part 1 of the SEAF, question #20 has been changed to yes, and noted that according to the DEC any property within 2000 feet of the Hudson River is in a remediation zone, and an additional explanation for the site code has been filed with the application.

The waiting room and zoom waiting room were both checked at 7:07pm, 7:08pm and 7:09pm and no comments were received.

On a motion by Chris, seconded by Lauren, with all in favor and none opposed, the Public Hearing was closed.

The board continued their review of Parts 2 and 3 of the SEAF, and based on the information received, declared that the proposed action will not result in any significant adverse environmental impacts and with a unanimous vote approved the Subdivision.

Site Plan Review:

In the application of Greg Haefelin, a letter of authorization has been filed in the record, and his daughter Kristy appeared at the meeting on his behalf, for Site Plan Review for an additional retail shop and apartment at Coffee Café located at 4374 Route 9G.

Member Jen Crawford recused herself from this application review.

The Board proceeded to review all submitted documents, discussed that this would be an expansion of a previously approved application, additional sewer connection should be reviewed with engineers and

Town Board, the accessory apartment exceeds the permitted 800 square feet and could either be changed to meet zoning regulations or be referred to the ZBA, parking spaces, and the application would need to be referred to the Columbia County Planning Board.

This application has been set for Public Hearing at the next Planning Board meeting.

Site Plan Review and Special Use Permit:

Larry Black and Natasha Sweeten appeared before the board for application review and their architect Peter Ballman presented to the board on their behalf for Site Plan review for demolition and rebuilding of a non-conforming accessory structure and a Special Use Permit for an accessory apartment in a single-family dwelling at their property located at 50 Anchorage Road. Mr. Ballman explained to the board the plan of residential demolition of an existing auxiliary building (garage) and construction of a new auxiliary building to be an artist studio and guest apartment. He stated that the existing foundation is to remain is non-conforming and the guest house required a special use permit. The existing septic is currently under review by the Department of Health and Engineer for evaluation and perk test, to determine the need for expansion.

The board proceeded to review all submitted documents and discussed the following: determined this location to be in the Scenic Viewshed Overlay, referred the applicant to #20 of the SEAF as it pertains to remediation and member Jen will refer Mr. Ballman to the link for review, and that a new SEAF be submitted, metal siding and actual finish of structure is being explored, and the board suggested to bring a sample to the next meeting.

This application has been set for Public Hearing at the next Planning Board meeting.

There is no Old or Other business to discuss and on a motion by Lauren, seconded by Jen, with all in favor and none opposed, the meeting was adjourned at 8:04pm.

Jami L. DelPozzo
Planning and Zoning Secretary