

GERMANTOWN_PLANNING_BOARD
MINUTES
January 26, 2023

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

Meeting was opened at 7:05 p.m.

Pledge of Allegiance.

Minutes of December 8, 2022, were reviewed and with a motion from Lauren, seconded by Jen, with all in favor and none opposed were approved with the following amendment:

- Page 2- under Site Plan Review and Special Use Permit, remove: single family dwelling from paragraph one.

Public Hearings:

Larry Black & Natasha Sweeten: Site Plan Review

The Planning Board placed this application on hold, and did not conduct the scheduled Public Hearing. The Applicant will submit new plans to the Building Department and will be referred to the appropriate board after review.

Greg Haffelin: Special Use Permit Amendment

Greg Haffelin returned to the board for a Special Use Permit Amendment for the Coffee Café for additional retail space with residential unit above at his property located at 4374 Route 9G in the Hamlet Commercial Zone.

Member Jen recused herself from review of this application.

Motion was made by Keri to open the Public Hearing, seconded by Lauren, with all in favor and none opposed.

The applicant has amended his application to a Residential Structure with additional retail space, which is permitted in this Hamlet Commercial Zone and the board reviewed all submitted documentation. Attendees from the audience reviewed maps, and no comments from the public were given after the audience and zoom were checked at 7:24, 7:27, and 7:28 pm.

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

Motion was made by Kerrie to declare the Board Lead Agency, seconded by Lauren, with all in favor and none opposed. The board proceeded to review the SEAF and changed #9 page 2 of 3 from no to yes, and # 11 page 2 of 3 to yes and noted that Town Board approval for the Sewer connection will need to be approved. After review of Part II and III of the SEAF and hard look at the project, the board made a “negative declaration” determining that it had not received evidence of any significant environmental impacts. A Notice of Action will be completed, and conditions listed as follows:

- Obtain the necessary permits for sewer approval from the Germantown Town Board
- Comply with all conditions from the Columbia County Planning Board
- Obtain permit from CEO/Building Department for any use of Retail Space

The application was approved by a vote of 4 yes 1 absent and 1 recused.

New Business:

Domenic Scarpulla: Site Plan Review:

Domenic Scarpulla presented to the board his application for a Site Plan Review to Demolish and Rebuild of a Non-conforming structure at his property located at 75 Cheviot Road. The Board reviewed submitted documentation and maps and after review of Article XI-D-2 determined that the setbacks cannot be met and referred this application to the ZBA for an Area Variance.

Utter Properties: Site Plan Review and Special Use Permit:

Flint Elmendorf presented to the board an application for a Site Plan Review and Special Use Permit to re-occupy 4 mobile homes at the property located at 4851 Route 9G, on behalf of Utter Properties and submitted a letter of authorization. It was stated by Mr. Elmendorf that 4 mobile homes and 2 storage units would remain on the property. The board proceeded to review all submitted documents and SEAF part I with the following amendments: #1 page 1 of 3 from yes to no, #2 from no to yes, it is determined that this application will need review by the Columbia County Planning Board and may require a Department of Health permit for septic, after review of Article VI-M-2 the board determined that this application is not in accordance with the Zoning Law as the property is less than 10 acres. The board will place this review on hold and refer this application to the Zoning Board of appeal for an Area Variance.

Louis & Joan Shapiro: Site Plan Review:

Anthony Didio presented to the board an application for Site Plan Review to Demolish and Rebuild of a Non -conforming structure at the property located at 23 Cheviot Road, on behalf of Mr. and Mrs. Shapiro, and a letter of authorization has been submitted. Mr. Didio presented

maps and explained plan to demolish and rebuild a 2 bedroom home that will conform to setbacks.

Chairman Tim Otty recused himself from review of this application.

Motion is made by Lauren to have member Jen act as chairperson, seconded by Garrett, with all in favor and none opposed.

The board proceeded to review all submitted documents and Article XI-D-2 of the Zoning Law and the section of the Scenic Viewshed Overlay (SVO). The board determined that this application is exempt by XIII.A.b, that the applicant is required to comply with all of the section pertaining to the SVO, that the building met all bulk dimensions in section IV.C including setbacks, lot coverage and height, the existing retaining wall on south side was not required to comply with setback requirements and that section XI.F stated that an existing non-conforming lot is "deemed to meet the minimum size regulations."

Motion was made by Kerrie, seconded by Garrett, with all in favor and none opposed for member Jen to prepare a letter based on the review to the Building Inspector regarding Site Plan Review, and SVO clause.

Other Business:

Chairman Otty discussed the options of site plan review to be set for one date a month and asked for board input and volunteers.

No Old Business was discussed.

On a motion by Jen, seconded by Lauren, with all in favor and none opposed, the meeting was adjourned at 9:25p.m.

Jami L. DelPozzo
Planning and Zoning Secretary