

Germantown Planning Board  
MINUTES  
May 25, 2023

The meeting was conducted at the Town Hall with the following members present Chairman Tim Otty, Kerrie Abela, Chris Brown, Jen Crawford, Ben Davidson, Garrett Montgomery, and Lauren Williams. Zoom audio/video was provided for members and guests.

The meeting was opened at 7:00p.m.

Pledge of Allegiance.

The minutes of April 27, 2023, were reviewed and with a motion from Lauren, seconded by Ben, with all in favor and none opposed were accepted with the following amendments made: Page 1: change 630sf to 430 sf, correct spacing of the word under in paragraph four, Add to paragraph five “emails in support of application were received and submitted in the record.”

Page 2: paragraph 7, add “enforced by the Code Enforcement Officer.”

Page 3: typo correction to the names Joseph and Targove.

Page 4: typo correction to health, remove “a” from paragraph six, and in paragraph six add “and Zoning Committee.”

**Public Hearing (s):**

**Joseph Gullo** was represented by Patricia Hinkein for a Subdivision to divide 30 acres into two parcels at the property located at 428 South Road. Initial review was conducted on April 27, 2023. The board reviewed all requested amendments and noted the following: the table on map was corrected from 2 to 10 acres, all properties are labeled with owner’s names, SEAF #13 a- was amended from no to yes, #14 amended to show Forest, Ag and Wetlands, a new Ag Data Statement was submitted with proof of certified mailings of the Public Hearing.

Member Ben made a motion to open the Public Hearing, seconded by Lauren, with all in favor and none opposed. No written comments were received for this application, the Zoom Waiting room was checked at 7:16, 7:18 and 7:20 for comment(s) and none were received. On a motion made by Chris, seconded by Ben, with all in favor and none opposed, the Public Hearing was closed.

Motion was made by Ben for the Planning Board to be Lead Agency, seconded by Lauren, with all in favor and none opposed, and the board proceeded to review Part II of the SEAF. After their review and the acceptance of the application as complete, the board made a negative declaration with a motion from Garrett, seconded by Chris, with all in favor and none opposed, determining that it had not received evidence of any significant negative environmental impacts. The Subdivision was approved by a unanimous vote of 7-0.

**Karen Targove:** returned before the board for review of her application for a Subdivision to divide 18.46 acres into two parcels at her property located at 1075 Woods Road. Initial review was conducted on April 27, 2023. The board reviewed all requested amendments and noted the following: bulk regulation table was correct on map; new parcel shows new septic and water and that it does not flow to the south and that the application and SEAF show correct acreage.

Member Jen made a motion to open the Public Hearing, seconded by Chris, with all in favor and none opposed. No written comments were received for this application, the Zoom Waiting room was checked at 7:42, 7:44 and 7:45 for comment(s) and none were received. On a motion made by Lauren, seconded by Ben with all in favor and none opposed, the Public Hearing was closed.

Motion was made by Lauren for the Planning Board to be Lead Agency, seconded by Ben, with all in favor and none opposed, and the board proceeded to review Part II of the SEAF. After their review and the acceptance of the application as complete, the board made a negative declaration with a motion by Jen, seconded by Ben, with all in favor and none opposed, determining that it had not received evidence of any significant negative environmental impacts. The Subdivision was approved by a unanimous vote of 7-0.

**Randolph Myers:** returned before the board for review of his application for a Special Use Permit for an Accessory Apartment at his property located at 58 Eastern Parkway. Initial review was conducted on April 27, 2023. The board proceeded to review documents previously submitted by the applicant and determined that the Public Hearing could not be conducted at this time stating that an Ag Data Statement needs to be submitted with proof of certified mailing of the Public Hearing and the SEAF be amended to show acreage. A Public Hearing will be set for the board's June meeting. In attendance was James Himelright who stated that he is a neighbor and has been notified.

#### **New Business:**

**William Archbold:** presented to the board his application for a Lot Line Adjustment to convey property to the adjoining landowner at his property located at 28 Ford Road. The Board proceeded to review all submitted documents and maps and discussed the following: the location of septic and well, the setbacks of property and determined that lot 3A would become a non-conforming lot which does not meet Lot Line Waiver criteria. The option of a variance was discussed with the applicant, who does not want to change the lot(s) and apply for variance. The applicant will have the surveyor amend maps to comply with lot widths and return to the board for further review in June.

**Nathan Harelson & Bahar Roudiani:** presented to the board their application for a Subdivision of 45.35 acres into two parcels at their property located at 204 Lasher Avenue. The applicant stated to the board that they hope to divide the property and researched that the last subdivision done on the property was over three years ago, 10 acres will be given to sister and a single-family dwelling will be built. The board proceeded to review all submitted documents

and discussed the following: the Ag Data statement would need additional farms added and all properties will need to be notified by certified mail of the Public Hearing and proof submitted to the board, house is under construction and no well is connected, the distance to the property line from the house should be noted and it is suggested for all electric to be underground. On a motion by Kerrie, seconded by Chris, with all in favor and none opposed, this application is declared complete, and the Public Hearing is set for the board's June meeting.

**Other Business:**

Chairman Otty addressed the board stating that he had two subjects to discuss which included the following:

He suggested that the Local Law on Short-Term Rentals be reviewed, comments listed and a letter from the Planning Board be submitted to the Town Board. Second, he announced that he will be stepping down from the board as he will be moving and will submit a letter of resignation to the Supervisor and Town Board. Additionally, he stated that a new Chairperson will be needed, and all members will be contacted. Member Jen stated to the board that she will not want to be considered for that position, as she cannot take on more work.

On a motion by Kerrie, seconded by Chris, with all in favor and none opposed the meeting was closed at 9:30 p.m.

Jami L. DelPozzo  
Planning and Zoning Secretary