

Germantown Planning Board
MINUTES
July 27, 2023

The meeting was conducted at the Town Hall with the following members present: Acting Chairman Chris Brown, Kerrie Abela, Jen Crawford, Benjamin Davidson, Lauren Williams and Alternate Simon Burstall. Zoom audio/video was provided for members and guests.

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

Pledge of Allegiance.

The minutes of June 29, 2023, were reviewed and on a motion by Jen, seconded by Ben, with all in favor and none opposed were accepted with the following amendments:

Page 1, under Public Hearing, paragraph three, 7-0 vote changed to 6-0.

Page 2, paragraph three, 7-0 vote changed to 6-0 vote.

Page 3, paragraph one, add member Jen asked if there would be a water increase.

Page 3 last sentence add "e" to make "th" the.

Public Hearing (s):

Zach Reichlin returned before the board for the continued review for a Subdivision at the property located at 351 Church Avenue. A motion was made by Ben to open the Public Hearing, seconded by Jen with all in favor and none opposed. No further information was received by the applicant, after three requests to in person or Zoom attendees at 7:09, 7:11 and 7:13, no comments were received. This Public Hearing was closed on a motion by Ben, seconded by Lauren, with all in favor and none opposed.

The board proceeded to review Part 2 and 3 of the SEAF and upon the acceptance of the application as complete, made a negative declaration determining that it had not received evidence of significant negative environmental impacts on a motion by Jen, seconded by Lauren with all in favor and none opposed. A motion was made by Ben to approve this application seconded by Jen, with all in favor and none opposed. A Notice of Action will be completed and filed with the Town Clerk and CEO.

Emma Rosenbush returned before the board for the continued Site Plan Review at her property located at 4514 Route 9G for a Winery/Cidery.

Member Jen recused herself from this application review, and alternate Simon Burstall attended in her absence.

The applicant discussed with the board the following: updates for the water, septic and well, letter approving chemical toilets and bottled water, road and curb cut on Route 9 G, Taconic Biosciences was contacted regarding the service road to be used for a new entrance and the

relocation of the existing driveway and discussed and easement with the neighbors. A motion was made by Ben to open the Public Hearing, seconded by Lauren, with all in favor and none opposed. After three requests to in person and Zoom attendees at 7:24, 7:25 and 7:26, no comments were received. The Public Hearing was closed on a motion by Lauren, seconded by Ben, with all in favor and none opposed.

The board proceeded to review Part 2 and 3 of the SEAF and upon the acceptance of the application as complete, made a negative declaration determining that it had not received evidence of significant negative environmental impacts on a motion by Lauren, seconded by Ben with all in favor and none opposed. A motion was made by Ben to approve this application seconded by Lauren, with all in favor and none opposed. A Notice of Action will be completed and filed with the Town Clerk and CEO.

Taconic Biosciences returned before the board for the continued Site Plan Review at the property located at 273 Hover Avenue to replace the existing WWTP. A letter from Delaware Engineering was received and is filed with the application. Representatives Broch Juusola and Tad Johnston discussed the following with the board: DEC permitted gallons of water withdrawal of 100,000 gallons, average of 36,000 used gallons a day currently, current SPEDES maximum discharge is 60,000 gallons, 7 well pumping capacity, the current WWTP is not performing well and needs replacement, no intention of change of use of site, and that it is good to increase the WWTP in size for future growth.

The board proceeded their review and asked that Taconic Biosciences demonstrate compliance with the Town of Germantowns ground Water Protection Plan and to submit their findings to the board. A motion was made by Lauren to open the Public Hearing, seconded by Ben, with all in favor and none opposed. The board requested comments from any attendees:

David Helsley, as a representative of Taconic Biosciences, stated that there is no current plan to increase ground water consumption.

No further comments were received after requests at 7:46 and 7:47 p.m.

The Public Hearing is adjourned on a motion by Lauren, seconded by Ben, with all in favor and one opposed.

A motion to reclassify the application from an Unlisted Action to a Type 2 action was made by Ben, seconded by Jen, with all in favor and none opposed. The board requested that this application be circulated to the DEC regarding SEQRA review.

Old Business:

Jen Crawford returned before the board for the continued review of her application for a Conservation Subdivision of property located at 4365 Route 9G. Surveyed maps were submitted, and the following was reviewed/discussed: no required bulk dimensions, donation

to the town of part of the property, number of lots discussed with a future lot line adjustment, requested signed commitment of adjacent landowner David Weiss, 6 residential lots, 1 nature lot, building of duplexes in the future on some lots, preferred routes, ground water, showed additional wells, driveways, shared maintenance of road, turn around for fire trucks, no final approval on sewer at this time and may need to list on conditions upon any approval, and to refer to the "notes" section of submitted map for the Zoning Law article as it pertains to the Conservation Easement.

The board determined that they would seek recommendations from the Town Attorney and on a motion by Ben, seconded by Lauren with all in favor and none opposed, set up an Escrow account in the amount of \$1200.00.

A motion to set Public Hearing for August was made by Ben, seconded by Kerrie, with all in favor and none opposed.

Other Business:

Short Term Rentals:

Member Ben stated that he submitted his comments to the STR Committee, and Acting Chair Chris will submit letter on behalf of the Planning Board from the discussion held at the June 29, 2023 Planning Board meeting

Minutes:

Acting Chair Chris requested that all members review minutes and have any comments prepared prior to the start of any meeting.

On a motion by Kerrie, seconded by Lauren, the meeting was closed at 8:30 p.m.

Jami DelPozzo
Planning and Zoning Secretary