

Minutes of April 9, 2024, Germantown Town Board meeting, held in the Germantown Town Hall, 50 Palatine Park Road, Germantown, NY and via Zoom, commencing at 7:30pm.

Present: Supervisor Helsley
Councilman Sullivan
Councilman Kukon
Councilmember Suarez
Councilman Christian

Town Attorney, Corinne Smith

Recorded by: Town Clerk, Joyce Vale

Supervisor Helsley opened the meeting and Led with the Pledge to the Flag.

Presentation for the proposed plans for 11 Main Street by Holy Cow productions. Dan Colin, Eric Costello, Brian and Attorney Amanda Miller. Dan said they would like to work with the Town Board to change the zoning of the building. Dan said they would like to develop the building for mixed uses. Dan is thinking of ways to use the building to support the local farmer, a commissary and retail space. Supervisor Helsley submitted the intent to apply. Corinne said they would have to publish notice in the newspaper and the Town Board will have to adopt a Resolution that would have to happen at the next meeting if they were to meet the application deadline. Town Board set a public hearing for Restore NY at 6:30pm on May 14, 2024. Supervisor Helsley and Corinne will work on the application.

Motion to approve the March 12, 2024 LWRP workshop minutes, STR public hearing minutes and the Board meeting minutes of March 12, 2024 made by Councilmember Suarez, seconded by Councilman Sullivan, with all in favor and none opposed.

Review of Financial Reports for March. Supervisor Helsley will put the March report in the google drive.

Motion to pay audited bills for April 2024 made by Councilman Sullivan, seconded by Councilmember Suarez, with all in favor and none opposed.

Written Communications to the Town Clerk

Town Clerk received History department report for March.

History Advisory Committee
March 30, 2024

Attendance: Tony Albino, Yvonne Crawford, Richard Coons, Alvin Sheffer, Tom Shannon

- NAGPRA: working on a draft of step 5, Notice of Inventory Completion.
- Pomeroy Foundation Transportation Grant: Tom submitted a letter of intent for a sign at North Germantown commemorating the steamboat dock, Anchorage, train station and seaplane refueling stop.
- LGRMIF grant: didn't have enough time to complete before the deadline. Will try again at the next opportunity.
- The Parsonage roof lost at least 9 shingles during the week ending March 30th.
- Bard Parcel: Kaare, Jan, Sarah, Tom and Barbara Hughey are working on a recreation plan to satisfy the grant requirements. Walk through for town officials, along with Scenic Hudson and CLC, in late April. Closing process ongoing.
- Office tasks to be completed in the near future: switch out filing cabinets, Tom scanning Stoner family well drilling records, Yvonne- inventory of Walt Miller articles, make a

decision on which newspapers to digitize and seek a quote, complete new Methodist history pamphlet and send to printers, tidy and organize upstairs and in the attic.

- Certified Local Government Program: we floated the idea during this meeting. Will research the topic and discuss more at the April committee meeting.
- Environmental Protection Fund Historic Preservation Grant: hasn't opened for applications yet this year. In 2023, applications were due on July 28th. Tom has worked on these in the past. Two professional quotes needed for all building maintenance projects- we need to work on these ASAP to have any hope for this grant.
- Events:
- March 28th, Civil War Germantown talk to GCS 5th graders.
- March 28th, Groundwater Issues at the Germantown Library.
- April 25th, 7PM. Civil War Germantown talk to Ulster County CW Roundtable. Ulster Co. Legislature chambers.
- April 26th, National Historic Marker Day. Korea/Vietnam monument and concrete walkway to the war monuments.
- April 27th, Roe Jan Creek Boat Club Canoe Race.
- May 11th, tentative yard cleanup day at Parsonage.
- May 18th, Hudson Mohawk Vernacular Architecture visit to Parsonage.
- June 6-9th, Palatines to America Conference, Albany. Visit to Germantown Library on June 9th.
- June 14th, 4-7PM, Open House and lecture at the Clarkson Chapel, PATH Through History Weekend.
- June 15th, 5PM, Walking Tour of the Second Lutheran Cemetery, PATH Through History Weekend.

APRIL REPORT

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- 1-DITCHED OLD SAWMILL AND ANCHORAGE
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- 2-DID SOME CHIPPING
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- 3-REPLACED DRIVWAY PIPE ON ROUNDTOP
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- 4-REPLACED 3 CROSSOVER PIPE AND ABANDONED 1
-
- 5-REPLACED 2 CROSSOVER PIPES ON FORD RD
-
- 6-RECIEVED ORDER OF BALLFIELD CLAY
-
- 7-BROOMED ALL ROADS
-
- 8-2SNW AND ICE EVENTS
-
-
- ANTHONY CIDRAS
-
- HIGHWAY SUPERINTNDENT

Old Business

- Kellner Activity building- One party attended the Pre-bid meeting, no bids have been received. How to proceed? Corinne said to go back out to bid. Corinne also said to be careful about not putting competitive bidding. Supervisor Helsley said that Corinne will put together a package and will go back out to bid. Brandon suggested that Delaware Engineering put the bid on their website.
- STR Law- Resolution to approve. Councilman Sullivan said the board received input from Brandon and invited him to the meeting tonight. Brandon said most of this law doesn't make sense. Brandon said the law is allowing these portable stay units on vacant pieces of land. Corinne said the town board took out some of the requirements to make it less lengthy. Supervisor Helsley asked Brandon about enforceability and Brandon said it would be tough. Supervisor Helsley doesn't like writing a law that can't be enforced. Councilmember Suarez said that people operating STR are more responsive to local laws and government. Councilmember Suarez said she is not in favor of dropping the law after 4 years of hard work. Corinne can work with Brandon about his concerns on this law on the enforceability. Supervisor Helsley said they are not prepared to make this decision. Motion to approve the STR Law as written made by Councilmember Suarez, seconded by Councilman Christian.

Roll call by the Town Clerk:

Supervisor Helsley:	No
Councilmember Suarez:	Yes
Councilman Sullivan:	No
Councilman Kukon:	No
Councilman Christian:	Yes

Vote: 3-“yes” to 2-“no”

- SPEDES Permit- sample results have been received- DE continuing to prepare documents and maps.
- DEC is questioning the efficacy of the pre-screen, Supervisor Helsley has asked for information to contact the supplier for a visit to confirm proper operation and/or selection.
- DEC has proposed an April 30 deadline for submission of application, DE has agreed that we will meet the deadline.
- Solar Law- recommendations for changes or leave the current law as it is?
- Bard Parcel- revised budget- next steps? Councilman Christian got the revised budget in. Councilman Christian said on April 26th there will be a site visit with Scenic Hudson and Columbia County Land Conservancy. The Town Board approved a minor budget adjustment allowing Anthony to rent a skid steer with forestry attachment for trail clearing. Councilman Christian also said Anthony recommended creating a new parking lot to enable public access using town land on the south side of Maple Avenue halfway between the Parsonage and Maple Avenue Extension where there is high ground and an already compacted farm road.

New Business

- Approval to purchase a new walk in cooler- Supervisor Helsley said there are 2 old coolers that were removed by DPW. Supervisor Helsley said there are 4 written quotes, the lowest quote is \$16,900. Town Board made the decision to pass on the walk in cooler at this time.
- Motion to accept a \$5,000 grant from the New World Foundation for a municipal building energy audit. Supervisor Helsley read the following Resolution:

**TOWN BOARD
TOWN OF GERMANTOWN
COLUMBIA COUNTY, NEW YORK**

April 9, 2024

WHEREAS, Partners for Climate Action Hudson Valley, a project of the New World Foundation (“NWF”), awarded the Town of Germantown a \$5,000.00 grant in support of a municipal building energy audit; and

WHEREAS, NWF has prepared a contract for the Town Board of the Town of Germantown that the Town Board declares itself lead agency for purposes of State Environmental Quality Review (“SEQR”) for the proposed project and hereby finds that the proposed project is a Type II, not subject to further review under SEQR; and be it further

RESOLVED, that Climate Smart Communities Task Force is directed to prepare the reports required under the contract; and be it further

RESOLVED, that the Supervisor is hereby authorized and directed to sign the contract with NWF after review and approval of same by the attorney for the Town and to do all things necessary to carry out the intent of this resolution.

Introduced by Councilman Christian

Seconded by Councilman Kukon

The proposed Resolution having been approved by a majority of the Board, the same was declared duly adopted by the Germantown Town Board.

Dated: April 9, 2024

Joyce Vale, Town Clerk
Germantown Town Board

- Approval to complete the application for a \$40,000 NYSERDA grant for Solar project on Salt Shed roof.
- Restore NY grant for 11 Main Street?
- Resolution to accept \$40,000 NYSERDA award. Supervisor Helsley read the following Resolution:

**TOWN BOARD
TOWN OF GERMANTOWN
COLUMBIA COUNTY, NEW YORK
April 9, 2024**

WHEREAS, NYSERDA awarded the Town of Germantown \$40,000.00 to be used for installation of a minimum 20.25 kW rooftop solar array at 67 Palatine Park Road, Germantown, NY; and

WHEREAS, NYSERDA has prepared a contract for the Town Board’s review and approval that outlines the conditions of the award.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Germantown that the Town Board declares itself lead agency for purposes of State Environmental Quality Review (“SEQR”) for the proposed project and hereby finds that the proposed project is a Type II action under NYCRR §617.5 ©(15) as an installation of a solar array on an existing structure, not subject to further review under SEQR; and be it further

RESOLVED, that Climate Smart Communities Task Force is directed to prepare the deliverables required under the contract; and be it further

RESOLVED, that the Supervisor is hereby authorized and directed to sign the contract with NYSERDA and any necessary forms after review and approval of same by the attorney for the Town and to do all things necessary to carry out the intent of this resolution.

Introduced by Councilman Christian

Seconded by Councilman Kukon

The proposed Resolution having been approved by a majority of the Board, the same was declared duly adopted by the Germantown Town Board.

Dated: April 9, 2024

Joyce Vale, Town Clerk
Germantown Town Board

Supervisor's Report

- Congratulations to Clerk Vale on receiving the NYS Town Clerks Association certification as a Registered Municipal Clerk
- Molly Marquand and CSC having an invasive species pull on April 19th- confirm start time and location(s)
- Columbia County Hazardous Waste Collection, May 4th 8-12pm, 50 Grandinetti Drive, Ghent, NY
- River Sweep is May 4, 2024- confirm start time
- Town Wide Yard Sale is Saturday, May 18, 2024

Comments from Councilmembers

Councilman Kukon thanked the STR committee for all the time they put into the law.

Councilman Christian said CSC 2025-2026 fiscal year clean energy program work with smaller communities.

Supervisor Helsley read the list:

Councilman Christian said Supervisor Helsley will sign the letter and he will send it to NYSEDA. Councilman Christian also said the revised budget if the Town Board agrees with the changes. Corinne said they don't have the final contract. Councilman Christian said they will get the budget and ask about the contract.

Comments and Questions from the public

Dale said the flagpole at Lasher Park broke in half and he said they had no luck finding the warranty. Dale said Tim Otty got 3 quotes: fiberglass pole \$2,000, Aluminum pole \$2,456.98 and Hurricane Resistant pole \$4,066.98. Dale said the American Legion would be willing to help with some of the cost. Supervisor Helsley will review and see if they are warranted and then talk with Dale.

Martin Overington mentioned River Sweep on May 4th. Martin said that WAC got the grant from the Bank of Greene County. \$750 for weed cutting. Martin also said on lower Main Street there was flooding because of a clogged storm drain and the sewer back up as well. Supervisor Helsley said they received a high level alarm. Martin said not until they called. Supervisor Helsley will follow up with Joe and make Delaware Engineering aware of this.

Brandon had a suggestion that the flagpole design hold up to at least 115mph winds.

Kerrie Abela said her building is closed and she is asking to lower her sewer bill? Supervisor Helsley said her fee will be adjusted. Supervisor Helsley thanked Kerrie for her years in business.

Tom Shannon said there was wind damage at the Parsonage. Tom and Ethan suggested possibly doing asphalt shingles that look like wood. Tom said that Friends of Historic Germantown are going to try to raise some money for the roof. Tom also mentioned the

chimney needs to be repointed. Tom mentioned National Marker Day. Tom said they are going to clean up the Vietnam monument and that last year they cleaned up the WWII monument.

Motion to enter into executive session to discuss Attorney/Client Privilege matters at 9:29pm made by Councilman Sullivan, seconded by Councilman Kukon, with all in favor and none opposed.

Motion to exit executive session at 9:53pm made by Councilman Sullivan, seconded by Councilmember Suarez, with all in favor and none opposed.

Motion to adjourn at 9:54pm made by Councilmember Suarez, seconded by Councilman Sullivan, with all in favor and none opposed.

Respectfully submitted,