

GERMANTOWN PLANNING BOARD  
MINUTES  
MAY 30, 2024

The meeting was held at the Town Hall with the following members in attendance: Chairman Garrett Montgomery, Kerrie Abela, Chris Brown, Simon Burstall, Jennifer Crawford, and Lauren Williams. The Town Attorney Corinne Smith and Town Engineer Jason Kokkinos attended via Zoom.

The meeting was opened at 7:00pm.

Pledge of Allegiance.

The minutes of April 25, 2024 were reviewed and on a motion by Chris, seconded by Lauren, with all in favor and none opposed were accepted with the following amendments: page two add “drive ability of UTV fire apparatus”, and page four add “board discussed adding dimensions to final notice of actions.”

**Public Hearing:**

**Paul Haas:** returned before the board for the review of his application for a Special Use Permit for an Accessory Apartment at his property located at 375 Viewmont Road.

On a motion by Kerrie, seconded by Jen, with all in favor and none opposed the Public Hearing was opened. The board reviewed the Ag Data Statement and commented that no farms are in operation within 500 feet of the property boundary of the proposed project.

No written comments were received, and after three offers for public comment at 7:09, 7:10 and 7:11 one comment was received by the applicant thanking the board. On a motion by Lauren, seconded by Simon, with all in favor and none opposed, the Public Hearing was closed.

The board previously declared itself lead agency and proceeded to take the required look at the project and amended the following of the SEAF part I: #2 no to yes, #5 yes to no, and #9 no to yes, on a motion by Jen, seconded by Chris, with all in favor and none opposed then made a negative declaration determining that it had not received any evidence of significant negative environmental impacts. Motion was made to accept this application as a Permanent Special Use Permit by Jen, seconded by Lauren, with all in favor and none opposed.

**Benjamin Davidson:** returned before the board for the review of his application for a Special Use Permit for an Accessory Apartment at his property located at 4681 State Route 9G and stated that after his initial visit and reconsideration he would like to proceed with the application as submitted and seek a 17ft height of his proposed project.

On a motion by Kerrie, seconded by Jen, with all in favor and none opposed the Public Hearing was opened. The board proceeded to review the submitted documents and stated that the drawings indicate a 17ft height to the proposed project and that is not permitted by code dimensional standards, review of this application has been stopped and the applicant is referred to the Building Department.

No comments were received from the audience or zoom attendees after three offers at 7:29, 7:30 and 7:31. The Public Hearing was adjourned on a motion by Lauren, seconded by Simon, with all in favor and none opposed.

**Old Business:**

**Twin Ponds:** returned before the board for the continued review of applications for Site Plan review and Special Use Permit for the Della Veccia property located at 708 County R8 for a proposed ground mounted community Solar Farm. Jutta Middel and Chad Dickinson proceeded to show maps and reviewed slopes of drainage, buffer zones and grading of perimeter.

The board continued their review of newly submitted documents and heard comments from the Town Engineer Jason Kokkinos and discussed the following: slope maps, meeting specifications of buffer zones and grading, if necessary, compliance of lot coverage and code, area within fence, prime soils, access road and the definition in code for clarification, glare and drainage ditch.

A meeting will be scheduled with Twin Ponds Solar, Renua, the towns engineer Delaware Engineering and town Attorney Corinne Smith. The board is informed by town Attorney Smith that she will submit a letter to the Town Board of the intent to build a Solar Farm and notice is required regarding a Pilot, and that a decommission agreement was received May 30,2024.

**New Business:**

**Jennifer Crawford:** appeared before the board for the review of her applications for a Minor Subdivision to make 1 parcel into 3, and a Lot Line Adjustment at the property located at 4365 Route 9G. She requested that both applications be reviewed simultaneously.

Chairman of the Board stated that the previous review and Public Hearing for the application of Jennifer Crawford for a Conservation Subdivision is officially closed and any balance or replenishment of the established escrow account should be made.

The applicant proceeded to discuss the downscale of her subdivision from one parcel into three, use existing driveway for lots A&B, utility access easement, one existing home on parcel A, neighbor to purchase same area as before, no conservation easement to town, the easement will be removed from final map, hatch will be removed to not show conservation subdivision, lot line adjustment is for parcel B, property to neighbor is .69acres and requested a Public Hearing for both applications together.

The board proceeded to review all submitted documents and requested a new authorization letter for property with amended date, the attendance of the second applicant for the Lot Line Adjustment to the next meeting or a letter of authorization and updated maps.

Motion was made by Chris to classify the proposed project as a Minor Subdivision of 1 parcel into 3, seconded by Kerrie, with all in favor and none opposed.

Kerrie made a motion to declare the board Lead Agency, seconded by Lauren, with all in favor and none opposed.

A Public Hearing is set for June on a motion made by Kerrie, seconded by Chris, with all in favor and none opposed.

**Other Business:**

- Reminder for members June 10<sup>th</sup> training at Town Hall
- Reminder for members to complete mandatory Work Place Violence Training
- June meeting change from 27<sup>th</sup> to 25<sup>th</sup>- must be posted in paper, town hall and website
- Applicant Reichlin that previously was approved for a Subdivision on Church Ave will return to the board for reapproval and restamp of maps: no changes have been made to his application, he missed the time for county submission of maps and on a motion by Kerrie, seconded by Jen, with all in favor and none opposed the board set a Public Hearing for June 25<sup>th</sup>.

The meeting was closed at 8:15pm on a motion by Kerrie, seconded by Jen, with all in favor and none opposed.

Jami L. DelPozzo  
Planning and Zoning Secretary