

GERMANTOWN PLANNING BOARD  
MINUTES  
JULY 25, 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, Benjamin Davidson and Lauren Williams. Town Attorney Corinne Smith attended via zoom audio/video. Town Engineer Jason Kokinos attended in person.

The meeting was opened at 7:05pm.

Pledge of Allegiance

The minutes of June 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 amendment: Page 2 Paragraph 4 remove "her.... did not work out" sentence.

**Public Hearing(s):** no public hearing(s) was held.

**Old Business:**

**Della Vecchia/Twin Ponds Solar:** Jutta Middel of Renua Energy and Chad Dickason Managing Director of Free State Solar returned before the board for the continued review of the application for a Site Plan and Special Use Permit for a proposed ground mounted community Solar Farm to be located at 708 County Route 8.

The following documents were submitted prior to the meeting and reviewed by the board, town attorney and town engineer(s): response memo between town engineer and applicants, Plan Set update, Long EAF update, Solar Photovoltaic System Visual Assessment Report (including screening buffers), Construction Schedule Timeline, Tree Inventory, Solar Photo System Operations and Maintenance (including Vegetative Maintenance Plan and Fire Mitigation Plan) and SHPO (State Historic Preservation) Response Letter.

The board continued their review and discussed the following: it is noted that the engineering firm for the applicant has changed to Klepper, Hahn and Hyatt, the board will not proceed to SEQR as environmental impacts have not been determined, decommissioning plan is being revised to include more detail, SWPPP needs further review and details and needs to be completed to proceed to SEQR, decommissioning plan will need Town Board approval, engineer review and comments of Fire Protection Plan is requested, aerial images look faded and are questioned to be seasonal and in need of added screening, the applicant stated photos are taken as a 7 year growth , glare plans are stated to be simple but sufficient, the inclusion of a performance guarantee in the decommissioning plan, suggested "line of credit" wording and stipulation of years/terms, bankruptcy statement and final costs are to be included in decommissioning plan, are new owners guaranteed funds, threshold of project size, prime soil acreage, if materials vary in size or are delivered different then stated a new review would be required

as that is a deviation to the plan and the GPB would refer to the Town Attorney and Code Enforcement Officer for advisement, 7 year growth and placement of deciduous planting, quality designer will choose location for greatest impact, destruction of trees by nature, and the requirement of long term standard maintenance of landscaping being added to the Maintenance Plan.

The board determined that upon their review no public hearing will be set and the following is requested for further review: SWPPP plan, Decommissioning plan, Visual Plan update with amendments, and Fire Protection Plan with safety and shock statement.

**New Business:**

**Tracy Martin:** returned before the board for the continued review of her application for a Site Plan Review and Special Use Permit for a proposed bard to the front space of her building located at 3 Church Avenue to serve beer, cider and wine.

The following documents were submitted and reviewed by the board and the following was discussed: is the laundromat considered "adjacent" to Main Street, emergency lighting, shared parking with Church, survey of property, sewer system, objectionable noise , patio seating, signage regulations and compliance, outside lighting regulations, noise regulations and the applicants plan for patio noise and hours of 11am-9pm of music live or through speakers, will outside seating be counted with inside as total number allowed, church request of written parking statement, the use of Municipal parking and upon completion of review for approval/denial if an alcohol permit is not issued it will be listed as a condition.

Member Jen Crawford stated that the 2020 survey maps were completed by Crawford Engineering, they are not a current client and therefore she will not recuse herself from the review and made a motion to declare this application a Type II Action, seconded by Chris, with all in favor and none opposed.

Chairman Montgomery will discuss parking with the Code Enforcement Officer.

Member Ben made a motion to declare the GPB as Lead Agency, seconded by Jen, with all in favor and none opposed. This application is being referred to the Columbia County Planning Department and the Public Hearing will be set for September 26, 2024 on a motion made by Jen, seconded by Lauren, with all in favor and none opposed.

**Moses Land Holdings LLC:** returned before the board to review his application and approval from 2023 for a Lot Line Adjustment to increase the size of his property .574 acres at 4136 State Route 9G.

The board proceeded to review all new documents and the following was discussed: the applicant was approved for the same Lot Line Adjustment in September of 2023, the NOA stated conditions for approval and they were not met and this application was considered abandoned, maps were confirmed to show septic and have been amended to show current date, there is no referral to the Columbia County Planning Board, no Public Hearing will be held, all requirements have been met for a Lot Line Adjustment and on a motion by Jen, seconded by Ben, with all in favor and none opposed the

Subdivision review process was waived, the board made a negative declaration that the action will not result in any significant adverse environmental impacts and on a motion by Ben, seconded by Lauren, approved the application by unanimous vote of 7-0. A final Notice of Action will be completed and the applicant will be referred back to the Building Department and filing requirements of maps was given.

**Reformed Church of Germantown:** Dustin James presented on behalf of the Reformed Church an application for Subdivision to create two lots Parcel 1: 7.08 acres and Parcel 2: 2.31 acres at the property located at 22 Church Avenue.

Member Jen Crawford stated that the applicant is her employee and she will recuse herself from the review of the application.

The applicant stated that prior subdivisions were done in 1996 of 5.32 acre parcel out of parent parcel and in 2004 2.31 acre parcel out of parent parcel, parcel 1 and 2 are the same tax map ID and there is no plan for construction, the Church is located on parcel 2, parcel 1 is a vacant wooded parcel with wetland in back and they want to have separate tax map listings.

The board proceeded to review all submitted documents and map and the following was discussed: AG and Markets schedule F, Catsview Farm is located at 67 Church Ave and the Ag data statement will need to be amended. Part 1 of the Short EAF is reviewed and question 12A is questioned as to if the Church is Historic, question 20 is answered yes as the subject of remediation and the applicant stated that the form is filled out by DEC/GIS and the response indicated that the GIS did not indicate hazardous waste sites on the adjacent or adjoining properties.

Motion is made by Ben to declare the GPB as Lead Agency, seconded by Lauren, with all in favor and none opposed.

No referral to the Columbia County Planning board is required.

Public Hearing is set for August 29, 2024 on a motion by Kerrie, seconded by Ben, with all in favor and none opposed.

**Other Business:**

Chairman Montgomery discussed the following with the board:

- Work Place Violence training should be completed by year end
- 2-hour Training will be scheduled for a Saturday and offered by year end
- Members who did not attend last training can obtain a copy from secretary
- Member are reminded to pick up meeting materials in a timely fashion

On a motion by Ben, seconded by Lauren, with all in favor and none opposed the meeting was closed at 9:00pm.

Jami L. DelPozzo-Planning and Zoning Secretary

