

Minutes of Comprehensive Plan Review Public Hearing held October 19, 2017 commencing at 6:00pm, held in Germantown Town Hall, 50 Palatine Park Road, Germantown, NY.

Present: Supervisor Craig  
Councilwoman DuFresne  
Councilman Kukon

Absent: Councilman Moore  
Councilwoman Foley

Recorded by: Town Clerk, Joyce Vale

Supervisor Craig opened the Public Hearing and thanked the Comprehensive Plan Committee and chairman Norman Mintz. Norman Mintz thanked all residents who came to the public hearing tonight. Mr. Mintz said it was a big undertaking and he is looking forward to the official adoption of the Comprehensive Plan by the Town Board.

Supervisor Craig then read the following resolution:

**RESOLUTION OF THE TOWN BOARD FOR THE  
Town of Germantown**

In the Matter of the Declaring the Town of Germantown Town Board as Lead Agency for the  
SEQRA Review of the Comprehensive Plan

WHEREAS, a Comprehensive Plan is a statutorily recognized instrument under Town Law §272-a for the immediate and long-range protection, enhancement, growth and development in a Town; and

WHEREAS, a properly crafted comprehensive plan assists with the protection of the health, safety and welfare of the community and residents; and

WHEREAS, the Town of Germantown Town Board identified that a comprehensive plan was needed to properly plan growth and development, protect the environment and enhance the health, safety and welfare of the community and residents; and

WHEREAS, the Town of Germantown convened a Comprehensive Plan Committee to study the Town, collect data and prepare a draft comprehensive plan; and

WHEREAS, the Town engaged in an extensive effort to solicit public and community input into the comprehensive planning process over a multi-year period; and

WHEREAS, as a result of the public input and the efforts of the Comprehensive Plan Committee, a Draft Comprehensive Plan was prepared and submitted for Town Board consideration; and

WHEREAS, one public hearing was held by the Comprehensive Plan Committee to solicit input from the community as per Town Law §272-a; and

WHEREAS, the Town Board has reviewed the draft Comprehensive Plan and conducted multiple public hearings thereon; and

WHEREAS, the Town Board of the Town of Germantown recognizes that an environmental review of the Plan must occur in accordance with SEQRA regulations, 6NYCRR Part 619 and that a Lead Agency must be declared; and

WHEREAS, the Town Board of the Town of Germantown is the most appropriate Agency to complete such process.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE  
TOWN BOARD OF GERMANTOWN, COLUMBIA COUNTY, NEW YORK:

THAT THE Town Board of the Town of Germantown hereby determines that the Town Board shall be and hereby does declare itself Lead Agency for the SEQRA review of the Comprehensive Plan, and classifies the same as a Type I action.

The motion was moved by Councilwoman DuFresne.  
The motion was seconded by Councilman Kukon.

Vote by roll call by Town Clerk:

Supervisor Craig	Aye
Councilwoman DuFresne	Aye
Councilman Kukon	Aye

Supervisor Craig read the SEQRA Part II- Project Impacts.

- 1.) Impact on land- No
- 2.) Impact on geological features- No
- 3.) Impacts on surface water- No
- 4.) Impacts on ground water- No
- 5.) Impact on flooding- No
- 6.) Impact on air- No
- 7.) Impact on plants & animals- No
- 8.) Impact on agricultural resources- No
- 9.) Impact on aesthetic resources- No
- 10.) Impact on historic archeological resources- No
- 11.) Impact on open space recreation- No
- 12.) Impact on critical environmental areas- No
- 13.) Impact on transportation- No
- 14.) Impact on energy- No
- 15.) Impact on noise, odor, outdoor lighting- No
- 16.) Impact on human health- No
- 17.) Consistency with community land- No
- 18.) Consistency with community character.

Supervisor Craig read the following resolution:

**RESOLUTION  
GERMANTOWN TOWN BOARD**

**NEGATIVE DECLARATION- TYPE I ACTION**

**WHEREAS**, the Town Board of the Town of Germantown (“Town Board”) duly appointed a Comprehensive Planning Committee to develop a draft Town comprehensive plan; and

**WHEREAS**, the Comprehensive Planning Committee conducted a study of the Town of Germantown that included a full inventory of physical, natural and cultural resources; and

**WHEREAS**, the Comprehensive Planning Committee solicited and utilized the input of the public through a written survey, visioning workshops, news articles, public meetings, focus groups, and multiple public hearings to formulate the plan; and

**WHEREAS**, this Plan includes the long-term vision, goals, objectives and strategies to guide the orderly growth of the Town; and

**WHEREAS**, the Plan includes studies of past and present land uses, demographic statistics, public opinions, and recommendations for the Town to use and/or implement in order to reach the stated goals and objectives of the Town; and

**WHEREAS**, the Town Board submitted the Draft Comprehensive Plan to the Columbia County Planning Board as required by NYS General Municipal Law 239-m and the proposed action does not require any other permits or approvals from other State and Federal agencies prior to adoption; and

**WHEREAS**, the Town Board declared itself Lead Agency and conducted an environmental assessment according to SEQRA, 6NYCRR Part 617; and

**WHEREAS**, the Town Board, after consideration of the Full Environmental Assessment Form Part I and Part II finds that

Implementation of plan will positively assist Germantown in reaching goals of maintaining open space, rural landscapes, and the environment.

The plan recognizes natural features and sensitive environmental areas that need protection in the future.

The plan makes recommendations on ways the Town can maintain its agricultural land, historic, aesthetic character and rural landscapes, which are primary goals for the community.

The plan includes an inventory of agricultural land and historic resources and offers general methods to protect these important resources.

The plan recommends implementation of a variety of tools such as strengthening zoning, site plan review and subdivision local laws to protect critical resources and to accomplish the goals established in the plan.

The plan was developed with significant public input.

The plan was developed using, among other things, detailed analysis via a GIS to locate, identify, and understand environmental conditions such as streams, wetlands, steep slopes, floodplains, and soils.

The plan is an environmentally based plan and was developed in large part by understanding development patterns in relation to the environmental features of the town and future policies of the Town were established to protect and enhance these environmental features.

**NOW THEREFORE BE IT RESOLVED**, that the Town of Germantown Town Board hereby declares that adoption of the Town of Germantown Comprehensive Plan described herein, will not have any significant negative environmental impacts; and

**BE IT FURTHER RESOLVED**, that the Town Board hereby authorizes filing of a negative declaration (attached hereto), according to SEQRA, 6 NYCRR Part 617; and

**BE IT FURTHER RESOLVED**, that the Town Supervisor is authorized to execute the Environmental Assessment Form.

**WHEREUPON**, this Resolution was declared adopted by the Town Board of the Town of Germantown:

The motion was moved by Councilman Kukon.

The motion was seconded by Councilwoman DuFresne.

Vote by roll call by Town Clerk:

Supervisor Craig:	Aye
Councilwoman DuFresne:	Aye
Councilman Kukon:	Aye

Ellen Jouret Epstein said they must feel confident with the plan and thank you to the Town Board. Ms. Epstein hopes the Town Board will move forward to adopt the plan. Ms. Epstein said her top priorities are establishing a Conservation Advisory Committee, looking for a municipal water source and zoning update committee.

John Myers from Lasher Road wanted to thank the committee and Gtel and that he was able to get this information for the hearing. Mr. Myers said the water supply is practically negligent and any kind of development and we will run out of water and will be drinking chlorinated water out

of the Hudson River. Mr. Myers also said the rail trail will be a catastrophe and that it will be a garbage pit and nothing but expense. He would like to see money spent on the lake and the ballfields which benefits the youth.

A resident is shocked what Mr. Myers said about the rail trail. She has never heard of any rail trail with garbage along it. She also said the lake is important to our community.

A resident agrees with Ellen Jouret Epstein and she hopes the Town Board adopts the Comprehensive Plan.

Tony Albino said enforcement is critical and that people are not respecting rules. He would like things to be resolved in a pro-active way.

Steve Reynolds chairman of the Planning board said there had been a number of claims with issues on zoning. Steve said with zoning being re-drawn this should unify things and will end up with a clear set of zoning laws. Steve said they did a thorough and excellent job.

Lee Wurtzburger supports the process and liked what Ellen Jouret Epstein said.

Supervisor Craig closed the Public Hearing at 6:26pm.

Supervisor Craig said he anticipates moving forward with this and will bring to the Town Board at next month's Town Board meeting.

Motion to adjourn made by Councilman Kukon, seconded by Councilwoman DuFresne, with all in favor and none opposed.

Respectfully submitted,