

Germantown Planning Board Minutes

July 30, 2020

Members in attendance: Chairman Otty, Kerrie Abela, Chris Brown, Jen Crawford, George Sharpe and Lauren Williams.

Meeting was opened a 7:00 p.m.

Pledge of Allegiance.

The minutes of June 25, 2020 were reviewed, with one amendment on page two, changing the word one to none, "with all in favor and none opposed." On a motion by Lauren, seconded by Jen, the minutes were accepted with amendment, with all in favor and none opposed.

Public Hearing:

Genette Picicci returned before the board seeking to subdivide her property at 188 Church Avenue, Germantown of 48 acres into four lots, creating three new parcels of land.

Motion was made by Jen to open the Public Hearing, seconded by Lauren, with all in favor and none opposed.

Chairman Otty asked all in attendance if there were any comments. No comments were received.

For a second review of Part 2 and 3 of the SEAF, motion was made by Chris for the Planning Board to be Lead Agency, seconded by George, with all in favor and none opposed. It is explained by Chairman Otty and member Jen, that after a thorough review of the AG (agricultural) district guidelines and AG data statement that any working farm within 500 feet of the said property line, or functioning farms that abut the property, must be notified of the subdivision. It is confirmed that there are no working farms within 500 feet of his property, except for the Oehlke farm, they have been notified, and no comments have been received. Therefore, it is determined, there are no impacts.

The Planning Board, after declaring itself Lead Agency under SEQRA, undertook the required "hard look" at the project with regard to all requirements, reviewed the submitted Short Form EAF and the attached permits of the Town Highway Department and accepted the application as "complete". The Board then made a "negative declaration". The Planning Board found that all information required under the Zoning Law was submitted and satisfactory and listed NO conditions on this approval, motion was made by Jen, seconded by Lauren, with all in favor and none opposed.

Applications:

Spencer Lincoln presented to the Planning Board his application for a Lot Line Adjustment Waiver between his property located at 260 Main Street and that of his neighbors Elaine Ronson of 495 Hover Avenue, Germantown. Ms. Ronson was not in attendance, but the record includes a letter of authorization, for Mr. Lincoln to speak on her behalf.

The board discussed the placement of any shed, and the setbacks that are determined by the CEO, with referral to the Zoning Board, if that is required to obtain a variance.

The Planning Board undertook the required "hard look" at the project with regard to the NYS Environmental Quality Review Act and found that this action is a Type II action therefore needs no SEAF review.

The Planning Board reviewed the Zoning Law specifically Article X Section C in conjunction with the application and materials submitted and found that all information was submitted and satisfactory. Motion is made by George, seconded by Kerrie, to approve this application with no conditions, with all in favor and none opposed.

Old Business:

Chairman Otty reminded all members to review their received email as it pertains to the required annual training that must be completed.

New Business:

Other Business:

Tiny Houses: Jen explained that she attended a Town Board meeting and there were questions asked pertaining to Tiny Houses, a referral to the Building Department was given.

Adjourn:

On a motion by Lauren, seconded by Kerrie, with all in favor and none opposed, this meeting was adjourned at 8:24 p.m.

Jami L. DelPozzo- Planning and Zoning Secretary