

Germantown Planning Board Minutes

August 27, 2020

Members in attendance: Chairman Otty, Kerrie Abela, Chris Brown, and Jen Crawford.

Meeting was opened at 7:00 p.m.

Pledge of Allegiance

The minutes of July 30, 2020 were reviewed, with one amendment on page one, changing the word for to four, "...48 acres into four lots, creating three new parcels of land."

No Public Hearings were scheduled for this meeting.

Applications:

Susan Fredecon (Measured Earths, LLC) – Site Plan and Special Use Permit:

Mr. Douglas Strawinski presented to the Board on behalf of Ms. Fredecon, an application for Site Plan Review and Special Use Permit to convert an existing garage into an accessory apartment. The site address is at the residence of Ms. Fredecon at 117 Maple Avenue, Germantown in an HR Zone. Mr. Strawinski explained to the board that the proposed action would be to convert the garage using as much of the existing building as possible, where he would rebuild exterior walls or add to them.

The Board reviewed Article IV: District Regulations and the required "hard look" at section C.3.b: Accessory Apartments and Accessory Residential Structures. The septic was discussed and contact to the Columbia County Board of Health will be made to see if the current system size meets their requirements. The Board proceeded to Article XIII: Site Plan Review and determined all checklist requirements are met noting: e: no disturbance to soil, f: no change to grading, l: the septic will be revisited by the code enforcement officer, and the existing well is confirmed. Article XII: Special Use Permit is reviewed, it is determined that this application meets exemption from county referral and the action was categorized as a type II action per item c-11 of 6 CRR-NY 617.5, and is therefore not subject to review under the State Environmental Quality Review Act.

On a motion by Kerrie, seconded by Chris, with all in favor and none opposed Public Hearing for this Special Use Permit will be set for the next meeting of the Planning Board.

There is no Old or New Business for this meeting.

Other Business:

The board discussed Subdivision and Pre- Application Meetings and Sketch Plan reviews and determined that applicants will be contacted for a Pre-Application meeting to review their materials for submission to declare them as complete.

A website Sub Committee was discussed, and that suggestions of forms for the public be presented to Sara and Austin of the Town Board. Chairman Otty assigned member Chris to complete a flow chart for applicants to clearly navigate the application process and points of contact of the Planning Department.

On a motion by Jen, seconded by Kerrie, with all in favor and none opposed, the meeting was adjourned at 8:41 p.m.

Jami L. DelPozzo
Planning and Zoning Secretary