

Germantown Planning Board Minutes

Thursday, January 25, 2018

Members in attendance: Chairman Steve Reynolds, Tim Otty, Peter Dedrick, Margaret della Cioppa, Keri Abela, Rao Gadipatti and George Sharpe. Town Attorney Tal Rappleyea also in attendance.

Chairman Reynolds opened the meeting at 7:00 p.m. Minutes were reviewed and on a motion by Margaret seconded by Rao were accepted as written with all in favor and none opposed.

Singleton/Carmean: Carol Lent representative for the applicants presented to the board for a Special Use Permit for a new One Family Home with Accessory Apartment, to be built on East Camp Road, Germantown in an AR Zone. In an AR Zone per schedule "A" accessory structures and uses to a one family dwelling require Special Use Permit. The Board reviewed the application and Keri made a motion for the Board to be Lead Agency, seconded by Peter with all in favor and none opposed. The Board reviewed the Special use Review Criteria, physical characteristics, topography, nature and intensity of operations, structure is not in proximity to religious facility, will not increase or introduce traffic congestion, has adequate off street parking, structures design will harmonize with surrounding uses, and that there is no conflict with the Town of Germantown Comprehensive Plan and Town Plans. Margaret made a motion to consider the Application complete, seconded by Rao with all in favor and none opposed. On a motion by George, Seconded by Steve with all in favor and none opposed Public Hearing is set for next available meeting. In accordance with General Municipal Law 239 (l) & (m) this Action has been referred to the County Planning Board because the property in question is within 500' of: State or County Road or right of way, either existing or proposed.

Edel/Planells: Paul Edel and Trisha Planells applicants, presented to the board for a Special Use Permit for an Equestrian/Riding Center to be located at their property of 75 Eastern Parkway, Germantown. The parcel is located in an AR Zone District, per schedule "A" permitted uses: a "Riding Academy" requires a Special Use Permit. Ms. Planells stated that her intent is to build a barn for a community based equestrian center, she included with her application her vision statement, offered services, hours of operation, safety protocol, parking, disease and illness prevention, lighting, sign sample, restroom accessibility and plans for manure disposal. Keri made a motion for the Board to be Lead Agency seconded by Margaret with all in favor and none opposed. The Board reviewed Horse Boarding, Commercial criteria which included acreage of property, acreage per horses, additionally the board asked for quantity of horses (and boarding of) with a total of 12 as a response, in an area of 38(plus) acres. In review of site plan it is determined that this property borders Clermont, Town Attorney Rappleyea stated that we do not have to notify Clermont, but must send to Columbia County Planning Board. The Board also reviewed, Home Occupations and found the application to comply with requirements and no comments were made. George made a motion to set Public Hearing seconded by Rao with all in favor and none opposed, for next available meeting date. In accordance with General Municipal Law 239 (l) & (m) this action has been referred to the County Planning Board because the property in question is within 500' of: A Municipal Boundary.

Primax/Dollar General: Primax/Dollar General: Attorney Lamme and Planners returned on behalf of Dollar General. A preliminary FEIS drafted by representatives of Primax had been submitted to the planning board 1/9/18. Chairman Reynolds provided the Board with the recommendations he received from planner Ted Fink. The Board conducted an extended discussion regarding whether the FEIS as presented, containing the changes to the DEIS required by the Planning Board and information garnered from the public hearing and comments from the Planning Board and it's consultants, fulfilled the requirements of SEQRA which included mitigation of the potential impacts identified. After a brief discussion concerning whether a special workshop was needed to further review the FEIS, Member George made a motion to accept the FEIS as written, seconded by Tim. Chairman

Reynolds asked for those in favor and members voted 4-3 : Chairman Reynolds-no, Tim Otty-yes, Peter Dedrick-yes, Margaret della Cioppa-no, Keri Abela-yes, Rao Gadipatti-no, and George Sharpe-yes.

The Planning Board then requested the applicant's representative to draft a proposed Findings Statement and agreed to have a special workshop meeting on February 10, 2018 to review that document.

Note: An audio recording of the meeting was made and is on file at Germantown Town Hall. It is available to the public on request.

Jami L. DelPozzo-Planning and Zoning Secretary