

Germantown Planning Board Minutes

Thursday, April 27, 2017

Members in attendance: Chairman Steven Reynolds, Tim Otty, Margaret della Cioppa, Rao Gaddipatti and George Sharpe. Attorney Rappleyea also in attendance.

Meeting is opened at 7:00p.m. Minutes are reviewed, Member George asked that amendment to paragraph three be made changing "resolution" to "solution", motion is made by Tim and Seconded by Margaret to accept minutes with noted amendment with all in favor and none opposed.

Jurnov-Special Use Permit: Mr. and Mrs. Jurnov returned to the Board for application of a Special Use Permit. Attorney Rappleyea addressed the board and audience with a recap, that the Building Department received a complaint against the Jurnov's for noise from their refrigeration of Trucks, and when presented to the Code Enforcement Officer the history of their business, the Jurnov's were instructed to seek a Special Use Permit from the Board as there has been a change in use, and the district they reside in requires a this permit. The process of the application requires a Public Hearing and that is the nature of this meeting.

Motion is made by Tim to open Public Hearing, seconded by Margaret with all in favor and none opposed.

Attorney French is present on behalf of the Jurnov family, stating his submission of letter on their behalf which is filed with these minutes for the record, and previously viewed by the board, which is submitted with these minutes for the record. It is asked that the conditions passed for the Jurnov's be passed and effective as soon as possible. Mr. French added that he would like all previously received testimony and tonight's comments be added to the minutes.

Mr. Setaro asked to view the letter submitted by the Jurnov's and Mr. French. The board allows Mr. Setaro time to read and comment on letter.

Mr. Gaeschel stated he filed complaint to the Building Department as it was annoying to his living environment, making it hard to sleep, and enjoy his back porch and home. He also stated he tried to discuss solutions previously, but feels that the solution to stagger the trucks as stated by the Jurnovs will work as they have had several "practice" attempts and he cannot hear them at all. He ended by thanking the board for their time.

Mr. Setaro finished review of letter and commented on a typo to #3 to change vehicles to vehicle, and further that comment 4 sounds to "final". He would also like to request posts for placement of parking to mark boundaries. Member Tim stated marking may be needed for clarification for both parties.

Chairman asks for further comments, none given.

Motion is made by George for approval of the Special Use Permit, with conditions to be listed in Notice of Action, seconded by Rao with all in favor and none opposed.

Time made a motion to close Public Hearing, seconded by Margaret with all in favor and none opposed.

Lueck: Diner Site Plan Review: Mr. and Mrs. Lueck return for Site Plan review for a Diner to be located on Route 9G. The Board previously reviewed the submitted Plans according Site Plan criteria, a letter was sent to the Luecks asking for additional information and listings on their plans. Elevations of the Diner were added to the map as requested, the Board asked that the applicant's stake out the location for the Diner and Margaret suggested that the board conduct a site visit. Criteria of Site Plan review has been satisfied, classified as an unlisted action and Chairman Reynolds stated that due to the location of the Diner we must submit to the Columbia County Planning Board as to complete this review. It is stated that the Department of Transportation will not give any permit until Planning Board gives final approval.

Margaret made a motion to be lead agency seconded by Rao with all in favor and none opposed.

Motion is made to schedule Public Hearing for May 25, 2017 by Margaret, seconded by Tim with all in favor and none opposed.

Chairman Reynolds stated that Primax is now in the process of completing the DEIS, and not on the Agenda for this evening. Also, the D'Souza Site Plan review is not on agenda as more material is being received and ZBA to complete their resolution/findings. Ms. D'Souza is present and wanted to discuss her site plan, Chairman Reynolds stated she is not on agenda and will be heard next meeting.

Meeting is closed at 8:00 on a motion by Margaret seconded by Rao with all in favor and none opposed.

Jami L. DelPozzo- Planning and Zoning Secretary