

Germantown Planning Board Minutes

March 29, 2018

Members in attendance: Chairman Steve Reynolds, Tim Otty, George Sharpe, Margaret della Cioppa, Kerrie Abela and Emil Ericson. Town Attorney Tal Rappleyea and Engineer Fred Mastroianni were also in attendance.

Meeting is opened at 7:00 p.m.

Review of January 25th and February 22nd Minutes:

January 25th meeting minutes. On a motion by Tim and seconded by Margaret the board voted unanimously to accept the minutes on the condition that they be altered to reflect the prescribed changes.

February 22th meeting minutes. On a motion by Tim and seconded by Margaret the board voted unanimously to accept the minutes on the condition that they be altered to reflect the prescribed changes.

Discussion of the payment of Planner Ted Fink's final bill:

The board resolved to discuss paying the outstanding final bill from planning consultant Ted Fink subject to Primax' review and Fink's further explanation of the charges listed on the bill at the April 26th meeting.

Singleton/Carmean: Special Use Permit for an accessory apartment public hearing:

The application was referred to the Columbia County Planning Board for review and a letter stating that the application was incomplete because a site plan was not included was returned. The board, determining that there was no requirement for submitting such a site plan in the zoning law, declared that it was ready to move forward in processing the application. A motion was made by Margaret to open the public hearing seconded by Kerrie and carried unanimously. No comment by the public was offered. A motion was made by George to close the public hearing, seconded by Kerrie and carried unanimously. SEQRA review was performed by way of the short form EAF and a negative declaration was issued. A motion was made by Margaret to approve the application, seconded by George and carried unanimously. The vote exceeded the number required for a supermajority thus over-riding the Columbia County Planning Board's concerns in the letter they submitted.

Edel/Planells: Special Use Permit for an equestrian center public hearing:

The board cautioned the applicant that approval of the application is not blanket approval for any and all events held for profit on the premises and that the board would establish guidelines and limits to such activities as conditions of approval. The public hearing was opened on a

motion by Margaret, seconded by Kerrie and carried unanimously. Several members of the public orally expressed support for the proposed action and two letters also expressing support were submitted. A motion was made by Steve to close the public hearing, seconded by Kerrie and carried unanimously. SEQRA review was performed by way of the short form EAF and a negative declaration was issued.

Conditions of approval are:

- 1) That the location of the manure storage container must be indicated on the final site plan when submitted to the ZEO.
- 2) That the location of the portable toilet must be indicated on the final site plan when submitted to the ZEO.
- 3) That if any for-profit events are held on the premises, they are limited to (30) persons in attendance.
- 4) That a certificate of liability insurance be submitted to the ZEO before a certificate of occupancy is issued.
- 5) That the applicant must comply with all state and local ordinances and permits at all times.

A motion was made by George to approve the application, seconded by Kerry and carried unanimously.

Bunn/Burns: Special Use Permit for a ground-mounted solar array:

A motion was made by George to open the public hearing seconded by Margaret and carried unanimously. No comment by the public was offered. A motion was made by Tim to close the public hearing, seconded by Margaret and was carried unanimously. SEQRA review was performed by way of the short form EAF and a negative declaration was issued

A condition of approval is that before a Certificate of Occupancy is issued, an official from the Germantown Fire Department shall visit the site and be shown the location and means of disconnecting the power from the solar array for the purpose of preventing injury to the fire fighting crew should such an emergency arise.

A motion was made by Steve to approve the application, seconded by George and carried unanimously.

Primax/Dollar General: Site Plan Review

Representatives of Primax presented new renderings of elevations created in response to comments by the board regarding building color, and requests for horizontal, clapboard style siding and other details. Engineer Fred Mastroianni agreed to review the new site plans which are to reflect any changes made to the building foot-print resulting from changes made to the

building in the design phase of the site plan review process. The board asked if the façade could be at all lowered to decrease the impact to the viewshed. Mr. Sellner agreed to inquire as to whether any practical or structural necessity would prevent such a height reduction. The board asked if a monument-style sign could be used in place of the pole sign. Mr. Sellner said he would look into this issue. New renderings reflecting the concerns discussed, will be submitted by Primax, as soon as possible for the board to consider. The possibility of holding a public hearing on the site plan review sometime around the middle of May was discussed. This would only be possible if the board was to find the application complete as of the April 26th meeting.

On a motion by Margaret, seconded by Kerrie with all in favor and none opposed, the meeting was closed at 10:15 pm.

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.

Minutes prepared by Chairman Reynolds, in the absence of Jami DelPozzo