

Germantown Planning Board Minutes

Thursday

March 30, 2017

Members in attendance: Chairman Stephen Reynolds, Margaret della Cioppa, Rao Gaddipatti, Tim Otty and via satellite George Sharpe. Attorney Rappleyea and Planner Ted Fink are also in attendance.

Meeting is opened at 7:00p.m. Minutes are reviewed and on a motion by Tim and seconded by Margaret are accepted as written with all in favor and none opposed. Chairman Reynolds verified with Attorney Rappleyea that even from his location, and posting of Public Notice that Mr. Sharpe may participate in meeting and votes conducted tonight.

Primax: Chairman Reynolds opened by explaining where the Board is in the process of review for the Dollar General application of Primax. Planner Ted Fink Conducted a workshop with the Board to review the Draft Environmental Impact Statement (DEIS), he has prepared a memo as the board determined there were items to be added. Primax will receive the memo from Mr. Fink and also the additional written comments of the Board. Mr. Fink stated that he has prepared a draft resolution for this meeting, attached his memo and comments of Engineer. Mr. Fink then gave an explanation that details where the DEIS needed to be revised and stated that he circulated it to the applicant and this is open for discussion. It is stated that the board is trying to stay within the time allotted for the process of this review. Primax responded and suggested that when the board does submit their own memos that they are reviewed by Tal/Mr. Fink to review so that they are written about the completeness of the DEIS and not the "technical", there are two aspects, and they want to make sure it is one consistent message as to not bounce back and forth. Chairman Reynolds stated the business at hand is to adopt the resolution. All board members have confirmed their review of the DEIS, and it was determined to be incomplete. Chairman asked for any comments on the draft resolution, no comments received from the board. Member Otty stated he feels it should be stated that the Resolution is to have the DEIS amended to completeness, once it is accepted as complete it will then be ready for Public comment. Margaret made a motion to adopt the Resolution, seconded by Rao with all in favor and none opposed. Adam Sellner of Primax asked for the Resolution to be read. Ted Fink gave a copy to Mr. Sellner. The date of April 14th is agreed upon by all parties for the next submission of information.

Jornov: Ms. Jornov returns to board for her application of a Special Use Permit. She explained to the board that she discussed several options with professionals and found all to be above budget. One consultant suggested to elongate the drive of the current location, park the running truck further back and park the second truck next to it as to shield/buffer the sound of the refrigeration system noise. This was attempted and discussed with neighbor, Mr. Gaeschel. He is present at this meeting and stated to the board he would be in agreement for this solution. The process of the criteria for review is explained and that there would be conditions listed with any approval and they shall be complied with. Ms. Jornov stated that there will not be more than two trucks parked at the said location. The board requested Ms. Jornov to submit a letter of resolution with the following stipulations detailed, elongate the driveway to stagger parking of trucks, the running truck will be parked closest to garage, no more than 2

trucks/trailers and no more than 1 running refrigeration. Margaret made a motion to hold Public hearing April 27, 2017, seconded by Rao with all in favor and none opposed.

Lueck: Michael and Victoria Lueck present to the board an application for a diner to be located on Route 9G and Sharpe's Landing in the Town of Germantown. It is explained that curbing exists from previous parking and is paved, they will place an "old style" diner on a foundation and add a kitchen, shrubs will be planted, and engineer has not conducted a perk test to date. They also stated that Lighting will be downlit and they will follow requirements for lighting and signage. The Luecks's hope is to conduct in the future a "50's night" and member Rao stated that would have to be added to the application. They are seeking prompt board approval as they need to set up a date to have the diner delivered. Chairman Reynolds explained the review process, stating that the board will complete a description of what other information the applicant must return with next month for further review, when the application is deemed complete we will set public hearing.

D'Souza: Chairman Reynolds stated that although not on the Agenda for this meeting the board will continue site plan review pending further materials of animal use which shall not exceed 30%, not all pens can remain, an acceptable shade of green of a muted or earth tone will be reviewed at a future meeting as the board has determined to not continue review of site plan until the ZBA has resolved the Area Variance for fence height.

Motion is made by Margaret and seconded by Rao with all in favor and none opposed this meeting is adjourned at 8:20 p.m.

Jami L. DelPozzo-Secretary Planning and Zoning