

Planning Board Minutes
May 25, 2017

Members in Attendance: Kerri Abela, Tim Otty, Margaret della Cioppa, George Sharpe, Rao Gaddipat, Peter Dedrick and Chairman Stephen Reynolds.

Town Attorney Rapplelea

At 7:00 pm, the meeting was opened by Chairman Reynolds, and the minutes were reviewed. George Sharpe stated that an action taken by the planning board in the last meeting was omitted from the minutes. This action was a motion that Sharpe had made, which had been adopted unanimously, to have all bills that pertain to the Planning Board from outside consultants submitted for review by the planning board for approval before being sent for the issuance of a check. On a motion made by Tim Otty and seconded by Margaret Della Cioppa, the minutes were approved unanimously with the stipulation that the above action be included.

LUECK Application for a diner. Public Hearing.

The public hearing was opened and people were invited to speak in the order that they had signed up on the sheet that had been provided. There was quite a large turn-out of townspeople and every chair was occupied. All who spoke expressed opinions in favor of the proposed diner. The only concerns were those regarding the safety of cars entering and leaving the diner parking lot to and from route 9G, the proper handling of septic field out-flow or storm-water run-off from the parking lot as to prevent adverse impact to adjoining properties. A motion was made by Tim Otty to close the public hearing. Kerri Abela seconded it and was carried unanimously. SEQRA review using Part II of the long form EAF was done and no significant adverse impact of the proposed action was found. A motion was made by George Sharpe for a negative declaration. This was seconded by Tim Otty and approved unanimously. The results of the roll-call vote were: George Sharpe, aye; Rao Gaddipati, aye; Kerrie Abela, aye; Stephen Reynolds, aye; Margaret Della Cioppa, aye; Peter Dedrick, aye; Tim Otty, aye. A motion to approve the Site Plan Review of the Lueck diner with the contingency of Columbia County Planning Board approval was made by Tim Otty and was seconded by Peter Dedrick. The motion to approve was carried unanimously. There was some discussion about when the next meeting of the Columbia County Planning Board was and when the result of their review of this application would arrive. Chairman Reynolds stated that he would look into the matter.

KELLY GEARY Preliminary/Informational Meeting.

The application would be for a bookstore, café and wine bar on Main Street. Chairman Reynolds listed the information that the planning board would need for Site Plan Review such as: hours of operation, parking requirements, floor plan, seating capacity and all

other considerations listed in the Zoning Code regarding Site Plan Review. Ms. Geary stated that should would gather this information and submit it at the next meeting.

D'SOUZA Site Plan Review.

The Planning Board had asked that D'Souza wait for the result of her application to the ZBA for a variance for her fence posts, which are higher than the limit set by zoning law, before returning to the planning board. The variance was granted and to continue the process of Site Plan Review, the planning board went on to discuss the other violations listed in the August 18, 2016 ZBA resolution that it is using as a framework for review. The violation of the fence enclosure that encroaches on the adjoining property of the gas station is still unresolved. D'Souza presented a diagram showing a means of screening the adjoining properties from the extreme glare reflecting from the roof of D'Souza's metal storage building. The Planning Board is awaiting information from the town engineer as to what guidelines for the review of the pond are to be used. She has stated that she needs housing for 100 chickens, 10 ducks, 2 turkeys, 7 goats, 10 peacocks and peahens, 20 pigeons, 12 rabbits. D'Souza stated that the structures not needed for the housing of these animals will be removed. The planning board asked D'Souza if they could visit the site once she has set up a simulation of the screening of the metal building so that they can see if this proposed screening is likely to be effective and also to see which animal housing structures are necessary and which are to be removed. D'Souza will contact the board once the screening simulation has been constructed.

Discussion of Proposed Commercial Events Venue Addendum to Zoning Code

The Town Board requested comments from the Planning Board on a proposed law, based on one written for the town of Livingston, which regulates the use of agricultural/residential properties for commercial events. There is currently no allowance for such uses in the current zoning. Approving opinions cited possible positive economic impacts to the town's existing businesses while those opposing were concerned with bringing commercial enterprises with the attendant traffic and noise to what are now solely residential areas. The planning board came to the opinion that there was no urgent need at this time to vote the measure into law. The board felt that in view of the fact that the zoning law will be revised within 6-8 months that it would be better to study the issue in the mean time, allow the public to comment further and then use this information to write a law that better suits Germantown in particular. A motion was made by Tim Otty that the planning board recommend that the town board postpone voting the proposed Commercial Events Venue regulation into law until the zoning code is revisited. The motion was seconded by Peter Dedrick and approved by unanimous vote. Chairman Reynolds will write an opinion to this effect and submit it to Supervisor Craig.

On a motion by Member Otty seconded by Chairman Reynolds with all in favor and none opposed this meeting was adjourned at 8:15p.m.

Stephen Reynolds
Chairman, Germantown Planning Board