

Germantown Planning Board Minutes

January 31, 2019

Members in attendance: Keri Abela, Peter Dedrick, Emil Ericson, Tim Otty and George Sharpe. Town Attorney Corinne Smith is in attendance.

Meeting is opened at 7:00p.m.

At the request of Attorney Smith in the absence of appointed chairperson, Motion is made by Peter to appoint Tim Otty as Acting Chairman for this meeting, seconded by Keri, with all in favor and none opposed.

Minutes of December 6, 2018 are reviewed. Motion is made by Keri, seconded by Peter with all in favor and none opposed to accept minutes as written.

Site Plan Review (New):

Darren Davidowich from The Art of Building, presented to the board with Pre Sketch Plans of the Yadack- Fox Funeral Home located at 207-209 Main Street, Germantown to create a stylish, boutique/hotel/bar/restaurant in what are now three buildings on the site. Mr. Davidowich explained the approach of the renovation to have 5 distinct components: Greek Revival, Victorian Carriage House, Cottage, New Addition and Connector. The project will seek to preserve most all existing old growth of trees with additional planting near the cottage, utilize the existing parking lot, with expansion to be considered, dumpsters to be stored behind the building in a cedar fence trash enclosure, food/beverage service and 20-25 rooms.

The board determined that this location is within the HMU zone, and that the applicant must comply with and meet all Zoning regulations.

The applicant will return with a complete application from the Building Department.

New Business:

Draft Policies and Procedures: Along with Supervisor Robert Beury, Town Board members Brittany DuFresne and Ron Moore, reviewed with Planning board members Draft Planning Board Policies and Procedures which included: meetings, establishment of agenda, meeting materials, consultant review, governing rules, agenda format, conduct of public hearings, record of meetings, review of consultant invoices, application submission, fees and escrow, behavioral standards and training requirements for planning board members, and conflict with laws. All comments will be incorporated and reviewed with the Town Board.

Acting Chairman Tim Otty provided to Town Board member Ron Moore a copy of the Department of State Guide to Planning.

Old Business:

Board members will continue to research matters pertaining to: commercial events venue law, noise ordinance, other municipal guidelines as they pertain to these matters and solar farms. Member George Sharpe submitted materials related to solar energy installations and requested that all members receive a copy.

Motion is made by Peter to adjourn for Attorney Client Executive Session, seconded by Keri with all in favor and none opposed.

Motion is made by Emil to come out of Attorney Client Executive Session, seconded by Keri with all in favor and none opposed.

This meeting was closed at 9:20p.m. On a motion by Peter, seconded by Keri with all in favor and one opposed.

Jami L. DelPozzo- Planning and Zoning Secretary