Germantown Planning Board Minutes

October 29, 2015

Planning Board Members Present: Chairman Steve Reynolds, Peter Dedrick, Margaret della Cioppa, Kerie Abela, Rao Gaddipati and Joyce Crawford. Town Attorney Tal Rappleyea and Town Engineer Fred Mastroianni were also in attendance.

15 people in audience.

Meeting was opened at 7:00 p.m. by Chairman Reynolds, minutes were reviewed and amendments noted. On a motion by Keri and seconded by Margaret minutes were approved with all in favor and none opposed.

**Primax Properties, LLC-Dollar General**

Primax Properties returned before Planning Board, represented by Attorney Jacob Lamme, Engineer Lawrence Marshall and Mr. Adam Sellner, to address twenty-one (21) open items that needed to be addressed before application for subdivision and site plan would be deemed complete. A letter addressing items 1-21 and exhibits A-S were received and are attached for the record. After discussion of these items and exhibits, Attorney Lamme stated he feels the application is now complete, and could the board say in length of time when they will decide its completeness and approve the application?. He also requested designation of Lead Agency by the planning board under SEQR and that they issue a negative declaration, as to move forward for a combined public hearing on the subdivision application and site plan.

Engineer Fred Mastroianni requested for further review: DOT comments in regards to the width of driveway and entrances to be clarified. He further commented that drivers will exceed speed at which test of site distance safety was done in this location and would traffic engineer do the test at a higher rate and provide a summary. In his final thoughts Engineer Mastroianni stated that his firm would need additional time to review the Stormwater Pollution Prevention Plan and that they will report on at next meeting.

Attorney Tal Rappleyea addressed Primax by stating that they should be prepared to show how their proposal will not negatively impact the view shed. He added that in terms of the view shed, considerations are not based solely on drivers but to walkers and bikers as well.

Planning Board Chairman Steve Reynolds stated to Primax that after having reviewed items 1-21 and exhibits A-S of the proposal with respect to the zoning law and previous requests of the planning board, the application is still considered incomplete and feels they still need time to consider information presented and storm water plan. He added that it is usual and customary to seek a planner for the process of this application and on a motion by Margaret and seconded by Peter with all in favor and none opposed, will ask the Town Board to hire a planner.

Chairman Reynolds asked for any further comments/questions from Town Attorney and Engineer at which time it is stated that they will coordinate and review package and make suggestions for information received to be conforming. Town Attorney Rappleyea will send letter of Coordinating Review to all agencies for SEQR consideration. Motion was made by Keri to declare the planning board as lead agency seconded by Rao with all in favor and none opposed.

In the final order of business, Chairman Reynolds asked Primax if they would consider conducting an informal meeting with the town to share their presentation and plans for the Dollar General store. They responded favorably and will set a date with the planning board in the near future, and this date will be posted on the town website to alert the public.

The planning board determined that in consideration of the upcoming holidays they will not meet in November and move their regularly scheduled December meeting to December 3, 2015, and will post a public notice.

On a motion by Kerie and seconded by Margaret with all in favor and none opposed, this meeting was closed.

Jami L. DelPozzo

Planning and Zoning Secretary