

Planning Board Minutes

April 28th, 2016

Members in attendance: Chairman Steve Reynolds, Keri Abela, Margaret della Cioppa, Joyce Crawford, Rao Gadipatti, George Sharpe, and Peter Dedrick.

Town Attorney Tal Rappleyea, and Town Planner Ted Fink are also in attendance.

Primax/Dollar General returns represented by Adam Sellner, Engineer Lawrence Marshall, and environmental consultant, Mr. Mike Ericson.

Meeting is opened by Chairman Reynolds at 7:03 p.m. Minutes are reviewed and on a motion by Margaret and seconded by Rao are accepted as written with all in favor and none opposed.

The first item on the agenda was a sketch plan review of a proposed subdivision of a 53 acre property at 331 Roundtop Rd., near the intersection of Roundtop and Viewmont Rd in Germantown. The subdivision involved the dividing off of 12 acres, which would become the property of Ms. Laura Sink. The remaining lands would be merged with the adjoining property of Mr. Everett Kramer. The applicants were informed of the procedure for moving forward with the subdivision process and the preparation of a survey map. The applicant stated that they would aim to have the survey completed in time for the Planning Board Meeting of May 26, 2016.

The next item on the agenda was the continued consideration of the proposal by Primax Properties to establish a Dollar General store in Germantown. Chairman Reynolds read a letter submitted by Alvin Sheffer and Donald Westmore informing the planning board of certain matters concerning local history that were perhaps not adequately considered in the Primax archaeological study. A copy of the letter is attached to these minutes.

Chairman Reynolds stated that the Planning Board, in reviewing Part II of the long form EAF had identified a number of possible adverse environmental impacts, but that it had yet to make an official declaration and that it was time to take a vote and make either a positive or negative declaration. Adam Sellner, representing Primax, asked if he could make a statement and Chairman Reynolds assented. Sellner stated that he opposed a positive declaration and expressed his opinion that a proper environmental review could be accomplished through filling out Part III of the EAF. Various members of the Planning Board responded that due to the numerous possible adverse impacts that a positive declaration might be in order. Chairman Reynolds read the draft resolution of the positive declaration. In spite of further objections by Sellner and environmental consultant, Mike Ericson, a motion was made by Margaret and seconded by Rao to vote on making a positive declaration on the Dollar General proposal submitted by Primax Properties. On a vote of 7 in favor and none opposed, the motion was carried. Planner Ted Fink explained the procedure of the submission of the positive declaration to the DEC and other entities and stated that he would supervise this process. He went on to describe the procedure for drafting the scoping document for the EIS which is the next step following a positive declaration.

The last item on the agenda was an informal inquiry by Mr. Josh Kowan, representing Houllhan/Lawrence Real Estate. The proposed action would be the subdivision of a 45 acre property, currently

owned by Mr. George Pulver, into 3 lots of 15 acres each. The applicant was informed that more information would have to be submitted for the Planning Board to be able to begin to study or comment on the proposal.

On a motion by Kerrie and seconded by Peter with all in favor and none opposed, the meeting was closed at 8:09 p.m.

Minutes prepared by Planning Board Chairman, Stephen Reynolds in the absence of Jami L. DelPozzo-
Secretary Planning and Zoning