

Germantown Planning Board Minutes

July 28, 2016

Planning Board Members in attendance: Chairman Stephen Reynolds, Peter Dedrick, Margaret della Cioppa, Joyce Crawford, Rao Gaddipati and George Sharpe.

Attorney Tal Rappleyea and Planner Ted Fink also in attendance.

There were 30 members of the public in attendance.

The meeting was opened by Chairman Reynolds at 7:13p.m. Minutes were reviewed and accepted as written except for a minor typographical error. On a motion by Peter Dedrick and seconded by George Sharpe with all in favor and none opposed.

Helmholz/Westby Site Plan Review and Public Hearing:

Chairman Reynolds asked the applicant to give a summary of the proposed project. The application is for a small retail house-wares and clothing store to be called "Alder East" at 222 Main St. The hours of operation are to be Thursday through Monday, closed Tuesday and Wednesday. The applicant indicated that the Zoning Enforcement Officer had visited the site and had referred the application to the Planning Board for Site Plan Review. Though the proposed retail business is a permitted use according to zoning, the building has been, until now a private residence and the change of use requires Site Plan Review. The Planning Board questioned the applicants about potential adverse impacts to the neighborhood and it was determined that there would be none. Rao Gaddipati made a motion that the public hearing for site plan review be opened and this was seconded by Peter Dedrick. The motion was carried unanimously. There were no comments by the public. A motion was made by Margaret della Cioppa seconded by George Sharpe and agreed to by all members that the public hearing be closed. The EAF short form was reviewed and the Board declared that no significant environmental impact would be caused by the proposed action. A motion was made by Rao Gaddipati, seconded by Joyce Crawford and agreed to by all members that the application for Site Plan Review be approved.

Public Comment Session regarding Primax Application to establish a Dollar General Store:

Primax was represented by Adam Sellner, Engineering consultant Larry Marshall, Ecological analyst Jim Bates and attorneys John Privatera and Nicholas Zapp

The Chairman reminded the public that the purpose of the meeting is for the public to have an opportunity to contribute to the process of writing the Final Scoping Document and that the Final Scoping Document is the outline that the applicant will use to prepare the Draft Environmental Impact Statement. He went on to ask that general comments in favor or against the proposed Dollar General Store be avoided and that only comments addressing particular

potential adverse environmental impacts that the project may have, be voiced. Comments are to be restricted to 5 minutes per speaker.

Mr. Sellner, having requested a moment to make a brief statement, introduced the other consultants representing Primax and restated Primax's commitment to providing responses to the matters raised in the Final Scoping Document once it is completed.

13 members of the public made statements. Written versions of their comments are attached to these minutes.

Planning consultant Ted Fink made a statement explaining that the impact a project may have on community character and economic development are relevant considerations in the environmental review process.

Attorney Warren Replansky, retained by a group of Germantown residents, requested that the deadline for submission of written comments by the public be extended by one week. Attorney Rappelyea and Planner Ted Fink expressed concern that this would make it difficult to complete the Final Scoping document, which is to include these written comments by the next scheduled Planning Board meeting on August 25th, 2016. Representatives of Primax agreed, but had reservations about postponing the presentation of the Final Scoping Document until the September 29th meeting. After some discussion, the Planning Board suggested that the August 25th meeting be moved to September 1, 2016. Primax representatives agreed to this schedule and the deadline for submission of written public comments was extended by a week. The next Planning Board meeting was re-scheduled for September 1st.

Various members of the public and the Planning Board voiced complaints about the difficulty of finding the Draft Scoping Document and other materials on the Town website. From the Home page it is not at all obvious how to find them. The matter is to be referred to the Town Board for remediation of the problem.

On a motion by Peter Dedrick and seconded by Margaret della Cioppa with all in favor and none opposed, this meeting was closed at 8:50 p.m.

Stephen Reynolds, Chairman, Germantown Planning Board