

Germantown Planning Board Minutes

June 30, 2016

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

Attorney Tal Rappleyea also in attendance.

Meeting was opened by Chairman Reynolds at 7:00p.m. Minutes were reviewed, amendment of .10 acres to read 10 acres and on a motion by Joyce and seconded by Rao with all in favor and none opposed are accepted as written.

Chairman Reynolds addressed the Draft Scoping Documents to clarify points of context and commented that the first step is prepare a list of things for the applicant to address in the DEIS, started by the board, this process could take two months to complete. DEIS is a document that addresses the issues identified in the scoping document, and this document will allow the Planning Board to identify the measures that the applicant proposes that will mitigate or address any potential adverse environmental impacts. The DEIS is prepared by the applicant but allows public input or input by any other interested agencies. Scoping is the process by which the applicant comes to understand what issues that the Planning Board, the public or other parties want addressed.

Chairman Reynolds stated that the purpose of the meeting tonight is to schedule a time and place for this public review. It is also stressed that the board is looking for substantive comments that address particular aspects of the application rather than general comments on the proposal as a whole. The board will therefore ask that written summaries of the public common session be submitted also, and that the public comment period will be left open for 10 days as to accept these written submissions. Again, this public scoping is NOT a public hearing where generalized opposition or support is to be voiced but an approach to make sure that relevant environmental issues are addressed.

Chairman Reynolds reviewed the process of preparing the DEIS and use of the draft scoping document as a guide for the Board to determine if all matters have been addressed. If there are amendments the applicant must revise. This process will continue until the board is satisfied that all issues have been addressed. After completion, the documents will be posted, distributed and a public comment period is opened. There will be Public Hearing again followed by acceptance period for written submissions. The Board must then incorporate all public remarks written or oral into what is called a Final Environmental Impact Statement (FEIS) which then is released for public consideration. After this period of public consideration of the FEIS the Board issues a finding statement. This is when the SEQR review process ends. The findings statement certifies that all potential environmental impacts have been addressed and that they have been mitigated.

In final comment of DEIS, Chairman Reynolds stated that the process could take as much as a year or more before the Board will approve or deny the applicant.

On a motion by George and seconded by Kerrie with all in favor and none opposed, A Public Comment Session will be held Thursday, July 28, 2016 at 7:00 at the Kellner Activity Building. This session will allow a 5 minute per individual to address their concern to the Board, with an additional 7 day period for written comment by all interested parties.

Sink/Kramer Subdivision:

The Board reviewed maps of Kramer/Sink subdivision for completeness. Existing driveways, all existing structures, well, utility lines, names of adjoining property owners and the tax map numbers of all parcels are shown.

Motion was made by Joyce and seconded by Steve to Open Public Hearing with all in favor and none opposed. Chairman Reynolds opened the hearing with no public comments being made the board proceeded to the review the short form EAF Part 2, and made a Negative Declaration. It was thus determined that there was no evidence of a significant negative environmental impact. Motion was made by Margaret to approve subdivision seconded by Steve with all in favor and opposed.

Motion was made by George to close Public Hearing seconded by Kerrie with all in favor and none opposed.

Rebecca Westby presented to the board and application for site plan review for a Retail location at 22 Main Street Germantown, of high end homewares, clothing and gift boutique. The store will sell no food, employ only 2 individuals and conduct business from the hours of 11 a.m. to 6 p.m. Thursday through Monday. Lighting is to be down faced and shielded, signage simple and minimal. Few alterations to existing interior with new paint, and a more thorough detailed package will be given to the board for their review at next meeting.

Attorney Rappleyea stated that the plans are not engineered, but are professional to scale rendering, and that the purpose of the Board is to determine any impact on the community.

Public Hearing is set for July 28, 2016. In consideration of Public Comment Session, the Hearing will be set for 6:30p.m. At the Kellner Activity Building. Submission of Public Hearing will be posted 10 days prior.

On a motion by Kerrie and seconded by Joyce with all in favor and none opposed, this meeting was closed at 7:45 p.m.

Jami L. DelPozzo-Secretary Planning and Zoning