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**Town of Ghent Planning Board**

Meeting of 8/2/17

Chairmen French, Member Machiz, Member Barufaldi, Member Stoner, Attorney Mitchell Khosrova, Building Inspector Walt Simonsmeier, Absent Members Groom, Ocean and Walters.

Called to order 7:03PM by Chairman French.

Board reviewed the July 5<sup>th</sup> meeting minutes. Motion to approve the minutes as amended was made by Ms. Stoner, seconded by Mr. Barufaldi. All in favor, motion carried.

Mr. Khosrova asked the Secretary to put the Property Owner, Nature of Application, Street Address and Tax Lot and Block at the heading of each item in both the agenda and the minutes.

**Public Hearing:**

James Monahan & Lydia Law  
–Application for lot line adjustment  
55 Scannell Rd., Chatham, NY  
Tax Parcel ID# 85.-1-20.111

Jim Monahan, the Applicant explains who owns the parcels and that they are taking the old rye lot and adding it to his parcel.

Motion to open the public hearing made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor motion carried.

Chairman French asks the public if there are any further comments – no response.

Motion to close the public hearing made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor motion carried.

Chairman French reads through SEQRA, the Board unanimously declares a negative declaration.

Motion to approve the Application for a lot line adjustment and that it is in accordance with the Town Code, Master Plan made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor motion carried.

Anamyn Turowski  
–Application for special use permit for two dwellings on one lot  
422 Angel Hill Rd., Ghent, NY  
Tax Parcel ID# 85.-1-9.200

Chairman French states the Board is just approving the apartment above the garage, Walt has to issue all building permits.

Motion to open the public hearing made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor motion carried.

Chairman French asks the public if there are any further comments, one Public Member states that he is a neighbor and is concerned about properties in Ghent turning into rentals and the owners not living on the same property and that there has been an increase in crime because of this. Mr. Machiz suggests putting a condition on the application that the owner has to live on the premises. Chairman French states the Zoning Review Committee is working on these issues now and does not want to put a

condition on this application and start a precedent for all permits. Mr. Simonsmeier states that if people are converting their homes to multi-family they need permits and if anyone knows of this going on it is being done illegally and it should be brought to his attention.

Motion to close the public hearing made by Ms. Stoner, seconded by Mr. Machiz, all in favor motion carried.

Chairman French reads through SEQRA, the Board unanimously declares a negative declaration.

Motion to approve the Application for special use permit for two dwellings on one lot and that it is in accordance with the Town Code Zoning Code made by Mr. Barufaldi, seconded by Ms. Stoner, all in favor motion carried.

Tina Donenfeld  
-Application for site plan for restaurant & thrift shop  
2552 State Rte. 66, Ghent, NY  
Tax Parcel ID# 76.-1-38

Chairman French states the Board did a site visit on Sunday, Ms. Donenfeld passes out the revised site plan to the Board. Chairman French states the new site plan is with the suggestions from the Board from the previous month's meeting. Ms. Stoner asks what is each floor going to be and what the hours are. Ms. Donenfeld explains the bottom floor will be a thrift shop, the main floor a café and the second floor an internet café and passes out the Board handouts explaining this. Ms. Stoner asks if there will be outside dining, Ms. Donenfeld states 4 or 5 tables will be outside weather permitting. Mr. Barufaldi asks if there will be any lighting in the parking lot, Ms. Donenfeld states they will not be open after dark so there won't be any. Chairman French asks Mr. Simonsmeier about a liquor license, Mr. Simonsmeier states the Town Board approves the Application. Ms. Stoner asks what hours the thrift store will be open, Ms. Donenfeld states it will probably open later than the café, but close the same time and nothing will be outside from the thrift store.

Chairman French reviews the minutes from the July meeting and states everything the Board had asked for has been provided. Chairman French asks if the Board has any further questions, Mr. Khosrova states that the retail store is a permitted use, this site plan is just for the restaurant. Mr. Simonsmeier states under 190 Appendix C all of the uses indicated are permitted. Chairman French adds that this is a site plan not a special use permit.

Motion to open the public hearing made by Ms. Stoner, seconded by Mr. Machiz, all in favor motion carried.

Chairman French asks the public if there are any further comments. Public Member, Cindy Dodge states she had concerns about the lighting, but feels they have been answered. Chairman French adds that the spotlights on the corners of the building need to be taken out, Ms. Donenfeld state the owner is taking them out. Mr. Machiz asks about the pole lights, Chairman French states they are for the sign and are being replaced. The following is a list of lighting allowed. No other outdoor lighting is permitted.

- 1.) The canopy (existing) lights under the porch
- 2.) Deep recessed canister lights on the pole lights for the sign (these are lights to be installed)
- 3.) Mercury light by the garage that will be manually operated and will be on only when someone is in the umbrella of that light

- 4.) One large square fluorescent flood light on the rear of the building above the deck that will not remain on, it will only be used when needed for the yard.
- 5.) Any exit door lighting as required by code.

Ms. Dodge asks if there will be any outside entertainment, Ms. Donenfeld states there will not be any.

Motion to close the public hearing made by Mr. Machiz, seconded by Ms. Stoner, all in favor motion carried.

Chairman French reads through SEQRA, the Board declares a negative declaration.

Motion to approve the Application for site plan for restaurant & thrift shop with all the recommendations of lighting and that it is in accordance with the Master Plan made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor motion carried.

**New Business:**

Michael & Mary Brabeck  
–Application for lot line adjustment  
13 Leggett Rd., Ghent, NY  
Tax Parcel ID# 74.-00-1-29

Jim Thomaso, the Surveyor for the Applicant states he is representing the property owners for the lot line adjustment and has included the authorization letter, copies of the deed, and the environmental form in the application. Mr. Thomaso adds they are proposing to do a lot merger with the two parcels, the Brabeck's now own both parcel A and B and want to make it one parcel so they will only get 1 tax bill and they will no longer need the 20ft right of way on the one parcel.

Chairman French asks if there are any other questions from the Board and that this is a Type 2 action so SEQRA is not required and that the land can never be subdivided again. Mr. Barufaldi asks Mr. Thomaso if his client is aware the lot cannot be subdivided once merged. Mr. Thomaso acknowledges his clients are aware and have no desire to subdivide.

Motion to deem the Application complete and set the Public Hearing for September made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor motion carried.

**Old Business:**

Karen & Donald Hamilton  
–Application for lot line adjustment  
1209 County Rte. 22, Ghent, NY  
Tax Parcel ID# 83.-1-64&67

Chairman French states the Board would like to know what is happening with this Application, as the Applicant has not attended several meetings for which a Public Hearing was scheduled and noticed. Mr. Khosrova states we can send the Applicant a letter stating if they are not at the next meeting their Application will be withdrawn. Mr. Simonsmeier states he will send them a letter, Chairman French adds if the Application is not pursued with new maps.

Meeting adjourned 8:29PM.

Respectfully submitted,

Erin Costa

Secretary