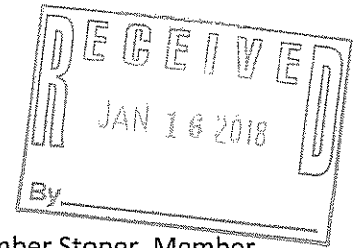


Town of Ghent Planning Board

Meeting of 12/6/17

Chairmen French, Member Machiz, Member Barufaldi, Member Groom, Member Stoner, Member Ocean, Attorney Mitchell Khosrova, Absent Member Walters.



Called to order 7:00PM by Chairman French.

Board reviewed the November 1<sup>st</sup> meeting minutes. Motion to approve the minutes as written was made by Mr. Ocean, seconded by Ms. Stoner. All in favor, motion carried.

**Public Hearing:**

F. Robert Brew III  
–Application for Special Use Permit for mining  
44 Old Post Rd., Ghent, NY  
Tax Parcel ID# 72.2-53.111

Chairman French asks if the Board reviewed the new documents that were submitted, Victor Meyers, the Attorney for the Applicant asks to review the documents submitted by the Town Engineer. Chairman French reads the statement from the Town Engineer of what is needed for closure. Mr. Meyers presents the Board with a map of what is needed. Mr. Meyers asks the Board to find out if the Town Engineer has seen this map. Chairman French asks Dan Russell, the Land Surveyor for the Applicant if he can email a pdf of the map to him, Walt and Mitch. Mr. Barufaldi asks Mr. Meyers if the application is for the stated .4 acres, or for the larger 1.2 acre area. Mr. Meyers indicated the application is for the .4 acres, which as he described, was the only area of recent mining activity.

Chairman French asks the Board if there is anything else they would need.

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

Public Member, Mark Restifo asks what is the purpose of the Application. Chairman French states it is to close out the Special Permit for the mine, it didn't have a permit when it was happening. Mr. Restifo asks if there will be any more mining, Chairman French states only if they come back to the Board.

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

4C's Property Management LLC  
–Application for Site Plan Review  
1840 Route 9H, Hudson, NY  
Tax Parcel ID# 73.-2-37.1

Pat Prendergast, the Engineer for the Applicant states they are adding new storage buildings to the site, there will be one light over each of the 4 doors on the temperature controlled building and will be LED wall pack lights. Mr. Ocean states he was hoping to see more screening shown on the maps than what is there. Mr. Coon states he didn't think screening was a requirement and is willing to come to a happy medium, without blocking the buildings. Mr. Khosrova states the Board does have a reasonable authority to ask for screening and has the ability to deny the Application. Mr. Prendergast states he had put the trees in the wrong place on the maps.

Mr. Machiz asks to go over the lighting, and if the fixtures can be seen from the road. Mr. Coons states he has the light spray charts. Mr. Machiz asks if they are motion activated, Mr. Coons states they would be on from dusk till dawn for security. Mr. Machiz asks if they are on both doors at each end of the building, Mr. Coons states they will be due to the length of the building and will be right above the door and are 3350 lumens. Mr. Prendergast states that is equivalent to a 100 watt light bulb, Mr. Coons states he is not opposed to motion activated lights.

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

Public Member, Malory Mort suggests putting some landscaping inside the trees. Chairman French reads from the code book on landscaping. Mr. Prendergast states he will edit the landscaping, tables and add motion detection to the plans. He also agreed to add any exterior building accessories to the drawings (air conditioning, tanks, bollards, etc..).

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

#### **New Applications:**

Mark Cheffo  
–Application for a lot line adjustment  
Route 66 & Ostrander Rd., Ghent, NY  
Tax Parcel ID# 92.-2-7.2&92.-2-2.221

Fred Haley, states he is the land surveyor representing the Applicant. Chairman French states they are combining two parcels. Mr. Khosrova asks if they are removing the stone wall, Mr. Haley states they are not doing any construction at all. Mr. Machiz asks if there are any deed restrictions and if he could bring it for the following month. Mr. Haley states if there were any restrictions they would have to be on the map and he is aware of no restrictions; but that he will confirm this for the next meeting.

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

#### **Old Applications:**

NYSEG  
–Application for Site Plan Review  
Falls Industrial Park Rd., Ghent, NY  
Tax Parcel ID# 103889-73.-3-88

Chairman French states the Board has done the site visit. Brian Bury, begins to go over the questions the Board had from October, and presents a color photo of what the site will look like once complete and they have added 6 lightning protectors each 60ft high. Mr. Machiz asks about the lighting, Mr. Bury states it is just on the fence line. Mr. Khosrova asks if they have talked to the airport regarding the lightning protectors and to provide whatever information they get. Mr. Bury states they did talk with them and will provide the information next month. Mr. Bury adds the highest light will be 20ft up and will only be on if work needs to be done. Mr. Barufaldi asks how often night work is performed, Mr. Bury states it is only if there is an issue, the perimeter lighting may be on from dusk till dawn. Mr. Machiz and Mr. Barufaldi asks for clarification regarding dusk till dawn lighting, and whether this can instead be

controlled with motion sensors when no workers are present. Chairman French asks if they could clarify the lighting for next month and send their fire suppression system information to West Ghent Fire Department. Mr. Bringham adds there will be 2 transformers each with 6600 gallons of oil and are continuously monitored by NYSEG.

Mr. Khosrova states NYSEG should have their Negative Declaration on SEQRA back by December 18 and at that point a Public Hearing can be scheduled. Chairman French states January 10<sup>th</sup>, 2018 is a tentative date for a joint Public Hearing with the Town ZBA and they need to have the FAA letters, illumination information and security camera information.

**Other Business:**

Mr. Khosrova states the final draft had been sent out to everyone and it now needs to go to the Town Board.

Motion to forward the Lot Line Adjustment procedure to the Town Board for recommendation is made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor motion carried.

Meeting adjourned at 9:35PM.

Respectfully submitted,

Erin Costa

Secretary