

Town of Ghent Planning Board

Meeting of 1/3/18

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

Called to order 7:06PM by Chairman French.

Board reviewed the December 6th meeting minutes. Motion to approve the minutes as amended was made by Mr. Groom, seconded by Mr. Barufaldi. 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 Ray Jurkowski has seen the final map, Mr. Meyers states it was the EAF form that was amended not the maps. Chairman French states the EAF form has been added to the Application. Mr. Khosrova states the Board had issues as well with the bald spots at the last meeting, Mr. Meyers states the only erosion spots there are not visible from any neighbors and have been there for years. Mr. Groom states with any mining permit the Board would initially have asked for runoff or erosion control. Mr. Khosrova states it is up to the Board how they want the area to look. Chairman French states the area of concern is the flat spot in the photos, Mr. Meyers adds that the entire area has been reseeded. Mr. Khosrova states the Board needs to decide what they want and a timeframe. Mr. Coons states the new owner intends to build in the area of concern. Mr. Meyers suggests June 30th, 2018 to reseed if a building permit has not been applied for by the current owner.

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 declares a negative declaration.

Motion to approve the application made by Mr. Barufaldi, seconded by Mr. Groom, contingent on the applicant preparing and seeding for appropriate vegetation the 2.4 acre area that is the subject of the application, such that the 2.4 acre area will be fully covered with vegetation by June 30, 2018. All in favor, motion carried.

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

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

Mr. Machiz states the only question he had from last month was deed restrictions, Frederick Haley, the land surveyor representing the Applicant, states there are no restrictions.

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

Chairman French states this is a Type II Action and SEQRA is not needed.

Motion to approve the Application as presented and that it meets the current Town Zoning Code and Master Plan made by Mr. Groom, seconded by Mr. Barufaldi, all in favor motion carried.

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

Mr. Prendergast presents the Board with the changes made to the maps per last month's meeting, adding that the lot coverage is 28% and 60% is allowed, the landscaping has been moved out of the right-of-way, and the lighting been changed to motion detection. Mr. Machiz asks if the timing for the lighting is an hour, Mr. Coon states that would be the maximum. Mr. Barufaldi asks where the cars would be entering and exiting, Mr. Prendergast explains using the maps. Mr. Khosrova asks if the Columbia County Planning Board made any comments, Chairman French reads the letter. Mr. Prendergast refers to the letter, stating the only farmer is Conrad Coon, who is the Applicant. Mr. Khosrova asks Mr. Prendergast if he knows of any Agricultural Districts in the area, Mr. Prendergast states he is unsure. Chairman French looks up the area.

Mr. Machiz asks to review the lighting in the meantime, and if the 4,000k lighting is correct and Mr. Coon states it is. Ms. Stoner asks if the interior lighting will be motion activated as well, and Mr. Coon states it will. Mr. Machiz asks if there will be lighting on the buildings not temperature controlled, Mr. Coon states those won't have any electricity.

Chairman French has found the Ag District and states the property is completely surrounded by it, but is not part of it and that there aren't any working farms within 500ft. Chairman French states the County had also suggested the emergency access be reviewed by the local fire chief, Mr. Coon states they are already familiar with the property. Mr. Khosrova states to send the plans and ask for a response by January 31st, 2018.

Mr. Ocean asks about the plants on the site plan, Mr. Prendergast states they have added 13 new plantings. Mr. Ocean feels the plantings chosen do not provide ample screening and they are also invasive plants, Mr. Prendergast states the code calls for landscaping, not screening and reads from the code on screening. Mr. Khosrova states the Board has the authority to request what they feel is required. Mr. Ocean requests 30 Shad Blow shrubs, Mr. Coon states he would not do 30 but is willing to use them. Mr. Prendergast states he would eliminate the invasive plants and alternate with the Shad Blow, Mr. Ocean also suggests the Grey Twig Dogwood, Mr. Prendergast states he will make the adjustments to the map. Chairman French states to resubmit the plans for the record and they will stamp them next month.

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

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

Motion to approve the application made by Chairman French, seconded by Mr. Groom, contingent on the revised site plan going to West Ghent Fire Co. for comments and returning without comment on or

before January 31, 2018 and the applicant resubmitting page 2C of the site plan to reflect the 20 Grey Twig Dogwood and 10 Service Berry Shrubs placed along the property line, centered around the front of the proposed buildings and leaving all the existing trees, clarification of the 4000k neutral lighting, motion activated for a maximum duration of one hour and the comments by the County Planning Board addressed regarding the Agricultural data, all in favor motion carried.

Other Business:

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

Chairman French states he received a letter from Ray Jurkowski’s office and George Schmitt, from his office is here to address the letter. George states he is going to contact NYSEG in the morning and ask that the information be sent to him by Monday at the latest. Mr. Machiz states the lighting can’t be set dusk to dawn, a point the Board requests Mr. Schmitt review in his conversation with Mr. Bury of NYSEG. It is recommended that NYSEG either more tightly define when and for how many days dusk-to-dawn lighting would be needed, or provide a plan for less impactful lighting to be used when there are security concerns. Mr. Barufaldi then reads the letter from NYSEG. Mr. Khosrova adds to make sure all lights are directed inward and downward and for NYSEG to provide the lumens. Ms. Stoner adds there was a question from Ray regarding signage, Mr. Khosrova asks George to confirm there won’t be signage.

Meeting adjourned at 9:01PM.

Respectfully submitted,

Erin Costa

Secretary